

## RESOLUTION #R-40-2018

### A RESOLUTION OF THE LOVELAND CITY COUNCIL APPROVING THE SERVICE PLAN FOR THE PARKSIDE METROPOLITAN DISTRICT

**WHEREAS**, pursuant to Section 32-1-204.5 of Title 32, Article 1, of the Colorado Revised Statutes (“C.R.S.,” the “Special District Act”), the Service Plan for the Parkside Metropolitan District (the “District”) has been submitted to the City Council (the “City Council”) of the City of Loveland, Colorado (the “City”); and

**WHEREAS**, a copy of said Service Plan is attached hereto as **Exhibit “A”** and incorporated herein by reference (the “Service Plan”); and

**WHEREAS**, the District, adjacent to Boedecker Lake and generally located at the southwest corner of First Street and south County Road 21, anticipates residential development to include 22.914 acres for initial development and an additional 44.5 acres for later development; and

**WHEREAS**, notice of the hearing before the City Council for its consideration of the Service Plan was duly published in the *Loveland Reporter-Herald* on April 9, 2018, in accordance with the Special District Act, as evidenced by the “Affidavit of Publication” attached hereto as **Exhibit “B”** and incorporated herein by reference; and

**WHEREAS**, in accordance with the Special District Act, notice of the hearing before the City Council must be sent to all property owners within the boundaries of the District, unless the petitioners for the District represent one 100% of the property owners; and

**WHEREAS**, the petitioners for the District represent 100% of the property owners within the boundaries of the District; therefore, notice to property owners was not required under the Special District Act; and

**WHEREAS**, in accordance with the Special District Act, notice of the hearing before the City Council was also duly mailed by first class mail on April 6, 2018 to interested persons, defined as follows: (1) the Colorado Division of Local Government; and (2) the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the proposed District’ boundaries, as evidenced by the Certificate of Mailing Notice of Public Hearing attached hereto as **Exhibit “C”** and incorporated herein by reference; and

**WHEREAS**, the boundaries of the proposed District are wholly contained within the boundaries of the City; and

**WHEREAS**, pursuant to the provisions of the Special District Act, the City Council held a public hearing on the Service Plan for the proposed District on May 1, 2018; and

**WHEREAS**, City Council considered the Service Plan, and all other testimony and evidence presented at said hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:**

**Section 1.** That the hearing before the City Council was open to the public; that all interested parties were heard or had the opportunity to be heard; and that all relevant testimony and evidence submitted to the City Council was considered.

**Section 2.** That the City Council hereby determines that the requirements of C.R.S. Sections 32-1-202 (1), (2) and (3), relating to the filing of the Service Plan for the District, and the requirements of C.R.S. Sections 32-1-204 (1) and (1.5), relating to notice of the hearing by the City Council, and the requirements of C.R.S. Section 32-1-204.5, relating to the approval by the City Council, have been fulfilled.

**Section 3.** That evidence satisfactory to the City Council for finding each of the following was presented at the hearing:

- a. there is sufficient existing and projected need for organized service in the area to be served by the proposed District;
- b. the existing service in the area to be served by the proposed District is inadequate for present and projected needs;
- c. the proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
- d. the area to be included within the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

**Section 4.** That no evidence of the following was presented to City Council at the hearing:

- a. adequate service is or will be available to the area through the City or other existing municipal or quasi-municipal corporations within a reasonable time and on a comparable basis;
- b. the facility and service standards of the proposed District are not compatible with the facility and service standards of the City;
- c. the proposal is not in substantial compliance with any Master Plan adopted by the City pursuant to C.R.S. Section 31-23-206, as amended;

d. the proposal is not in substantial compliance with any duly adopted City, County, regional and State long-range water quality management plans for the area; or

e. the creation of the proposed District will not be in the best interests of the area proposed to be served.

**Section 5.** That the City Council hereby finds that approval of the Service Plan is in the best interests of the property to be served, the City and the District.

**Section 6.** That the City Council hereby approves the Service Plan for the District as submitted, subject to modification of the Service Plan to require the owner of Inclusion Area to provide greenbelt, including public access in like fashion as exists in the Initial District Boundaries along the edge of Boedecker Reservoir as a condition of inclusion into the District.

**Section 7.** That a certified copy of this Resolution shall be filed in the records of the City and the Larimer County Clerk and Recorder, and submitted to the petitioners under the Service Plan for the purpose of filing in the District Court of Larimer County.

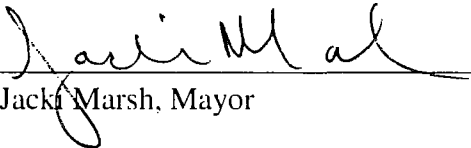
**Section 8.** That the City Council's findings in this Resolution and its approval of the Service Plan are conditioned upon the proponents of the Service Plan having reimbursed the City for all the charges and fees it has incurred with its bond counsel and public finance consultant relating to their review of the Service Plan and creation of the District.

**Section 9.** That nothing herein limits the City's powers with respect to the District, the property within the District, or the improvements to be constructed by the District.

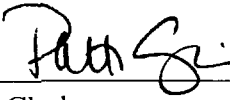
**Section 10.** That the City's findings are based solely on the evidence in the Service Plan and such other evidence presented at the public hearing, and the City has not conducted any independent investigation of the evidence. The City makes no guarantee as to the financial viability of the District or the achievability of the results as set forth in the Service Plan.

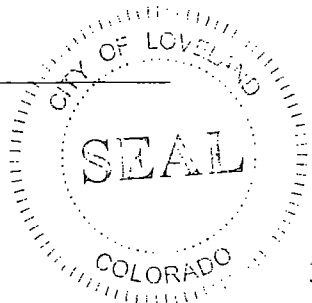
**Section 11.** That this Resolution shall be effective as of the date of its adoption.

**ADOPTED** this 1<sup>st</sup> day of May, 2018.

  
\_\_\_\_\_  
Jacki Marsh, Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



APPROVED AS TO FORM:

*Miss Jamie*  
City Attorney

RESOLUTION OF THE LOVELAND CITY COUNCIL APPROVING THE SERVICE PLAN FOR THE PARKSIDE METROPOLITAN DISTRICT

**EXHIBIT A**  
Service Plan for Parkside Metropolitan District

**SERVICE PLAN FOR  
PARKSIDE METROPOLITAN DISTRICT**

**Prepared by**

**Collins Cockrel & Cole P.C.  
390 Union Boulevard, Suite 400  
Denver, Colorado 80228**

**Approved by Loveland City Council  
May 1, 2018**

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**EXHIBIT B** - Legal Description of Initial District Boundaries

**EXHIBIT C** - Legal Description of Inclusion Area

**EXHIBIT D** - Public Improvements Diagram

**EXHIBIT E-1** - Cost Estimates for Initial District Boundaries

**EXHIBIT E-2** - Cost Estimates for Initial District Boundaries and Inclusion Area

**EXHIBIT F-1** - Financing Plan for Initial District Boundaries

**EXHIBIT F-2** - Financing Plan for Initial District Boundaries and Inclusion Area

**EXHIBIT G** - Statutory Contents of this Service Plan

**EXHIBIT H** – Agreement Regarding District Disclosures

**EXHIBIT I** - Notice of Inclusion in the Parkside Metropolitan District and Possible Property  
Tax Consequences

## I. INTRODUCTION

### A. General Overview

1. Scope of Service Plan. This service plan (this “**Service Plan**”) for Parkside Metropolitan District, City of Loveland, Larimer County, Colorado, (the “**District**”) constitutes the service plan for a single special district proposed for organization to serve the needs of a new development known as Parkside in the City of Loveland, Colorado (the “**City**”) in Larimer County (the “**County**”). The District’s initial boundaries will contain approximately 22.914 acres for primarily residential development (the “**Initial District Boundaries**”) as well as the area proposed to be included within the boundaries of the District which contains approximately 44.5 acres for primarily residential development (the “**Inclusion Area**”) (the Initial District Boundaries, combined with the Inclusion Area, at such time as the Inclusion Area is included within the boundaries of the District pursuant to Title 32, Article 1, Part 4, C.R.S., shall be referred to herein as the “**District Boundaries**”). Construction of public improvements is anticipated to occur over the next 1 to 3 years with build-out anticipated to occur in 2020.

A map depicting the Initial District Boundaries and Inclusion Area is attached hereto and incorporated herein as Exhibit A. The legal description of the Initial District Boundaries is attached hereto and incorporated herein as Exhibit B and the legal description of the Inclusion Area is attached hereto and incorporated herein as Exhibit C.

Considerable public improvements will be designed, acquired, installed, constructed, financed, operated, and/or maintained to provide the required water, wastewater, streets, and other public improvements needed for the area. This Service Plan addresses the public improvements which will be provided by the District and demonstrates how the District proposed to serve the development will provide the necessary public improvements and services.

The District is an independent unit of local government, separate and distinct from the City. It is intended that the District will provide a part or all of the public improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these public improvements. The District may also provide ongoing ownership, operations and maintenance of specific public improvements as provided for herein.

2. Configuration of District. Housing types within the development are anticipated to include single-family detached residences with average prices from \$400,000 to greater than \$638,000, and are anticipated to total approximately 76 units. The estimated projected population of the District at full build-out is approximately 228 persons based upon an assumption of three individuals per unit. If the Inclusion Area is included within the boundaries of the District, the housing types within the development are anticipated to include single-family detached residences and patio homes with an anticipated total of approximately 202 units and the estimated projected population of the District at full build-out would be approximately 606 persons based upon an assumption of three individuals per unit.

The “**service area**” (the area legally permitted to be served) for the District will consist of the entire area of the development, which may include property both within and

without the District Boundaries. The District will have the power to levy taxes as permitted by law but may only impose taxes within the District Boundaries.

The District shall not include within any of its boundaries any property outside the Inclusion Area without the prior written consent of the City Council, and will only include the Inclusion Area, or any portion thereof, upon the filing of a petition of the fee owner or owners of 100% of the Inclusion Area, are the relevant portion thereof, as provided in Section 32-1-401(1)(a), C.R.S. Any inclusion of property outside the Initial District Boundaries and Inclusion Area without the prior consent of the City Council shall be deemed a material modification of the Service Plan.

3. Long-Term District Plan. At any time after the District's Debt (as such term is defined in Section VII.A, below) obligations have been fully discharged and so long as the District has no ongoing operations or maintenance obligations, the City may file an application with the board of directors of the District (the "**Board**") pursuant to § 32-1-701(3), C.R.S., and the District shall thereupon dissolve in a prompt and orderly manner. In such event, the authorized purposes and powers of the District shall automatically be curtailed and expressly limited to taking actions reasonably necessary to dissolve, and the Board and the City Council will be deemed to have agreed to the dissolution without election pursuant to § 32-1-704(3)(b) C.R.S., and the District shall thereupon dissolve. In the event the District has not issued any Debt within five years of the earlier of December 31, 2018 or the date of organization of the District, the District shall initiate dissolution proceedings unless the City Council consents to the continued existence of the District beyond said date, as evidenced by a resolution after a public hearing thereon. In the absence of such City Council consent, the authorized purposes and powers of the District shall automatically be curtailed and expressly limited to taking actions reasonably necessary to dissolve, and the Board and the City Council will be deemed to have agreed to the dissolution without election pursuant to § 32-1-704(3)(b) C.R.S., and the District shall thereupon dissolve.

4. City Policy. Notwithstanding anything contained herein to the contrary, the District shall be subject to and comply with all applicable provisions of the City's Charter, Code, ordinances, resolutions, rules, regulations, standards, and policies ("**City Policy**").

5. Dedication of Public Improvements. The District shall, in accordance with City Policy, dedicate, or cause to be dedicated on its behalf, all public improvements customarily dedicated to the City. These public improvements include, but are not limited to: public water and wastewater improvements, all public streets and those streets dedicated by plat, public storm drainage and detention improvements, all public sidewalks, as well as all rights-of-way and easements necessary for access to public improvements. Public improvements which are to be dedicated to the City shall be designed and constructed in accordance with state and federal laws, regulations, and standards, and in accordance with City Policy. It is anticipated that the District shall own and maintain or cause to be maintained all neighborhood parks, all recreational public improvements, and any potable or non-potable irrigation systems. However, in accordance with City Policy, and upon agreement by the City and the District, the City may accept, but shall not be required to accept, dedication of neighborhood parks, open space, recreational public improvements, and potable and non-potable irrigation systems. Any parking

lots, parking structures, and other off-street parking facilities shall not be dedicated to the City, but shall be owned, operated, and maintained by the District.

Operations and maintenance of those public improvements dedicated to the City in accordance with City Policy shall rest with the City. However, the District shall maintain all landscaping in the public rights-of-way unless such obligation is expressly accepted by the City. In the event the District constructs or installs enhanced amenities which exceed City standards, the City and the District shall agree as to the operation and maintenance of such enhanced amenities prior to the City's acceptance of any such public improvements. All park and recreation and landscaping public improvements, including waterways and associated landscaping not dedicated to and accepted by the City, shall be owned, operated, and maintained by the District, either directly or by contract with another entity such as a property owners' association.

Storm sewer systems, including inlets and underground pipes within public rights-of-way, shall be conveyed to the City for purposes of reporting on Municipal Separate Storm Sewer System (MS4) Reports. The District shall retain such easements as are necessary to operate and maintain landscaping and related public improvements associated with such storm drainage and detention areas. The District shall further retain such easements as are necessary to operate and maintain all detention ponds, its respective outlet works, water quality components, and outlet pipes from the detention ponds to the point of terminus.

The District may, at its sole cost and expense, acquire all property required by the City for the design, acquisition, installation, construction, financing, operation, and/or maintenance of public improvements to be provided by the District pursuant to this Service Plan. The District may acquire any interests in property, leases, and easements necessary to the functions or the operation of the District, except that the District shall not pay more than fair market value and reasonable settlement costs for any interest in real property and shall not pay for any interest in real property which must otherwise be dedicated for public use or the District's use in accordance with any governmental ordinance, regulation, or law and in accordance with City Policy. Accordingly, the District shall not purchase from the Developer (as defined in Section I.C, below) any interest in real property that is customarily dedicated by developers to the City at no cost to the City and in accordance with City Policy.

In the event that the City determines that public improvements have been constructed in accordance with City Policy and will be accepted by the City in accordance with City Policy, an initial acceptance letter shall be issued by the City specifying that the public improvements dedicated to the City shall be warranted by the District or the Developer, for a period of two years from the date of such initial acceptance, or such other warranty period as may be required by City Policy. Should the public improvements conform to the City's specifications and standards, the City shall issue a "**Final Acceptance**" form letter to the District at the completion of the applicable warranty period. The City shall not unreasonably withhold or delay Final Acceptance of District public improvements, provided that such public improvements are in conformance with City Policy. At the City's discretion, dedication of public improvements may take place after the expiration of the applicable warranty period.

Failure of the District to comply with these dedication requirements shall be deemed to be a material modification of this Service Plan. Such dedication requirements shall not be amended without the prior approval of the City Council.

6. Existing Services and Districts. There are currently no other entities in existence in the area of the proposed development which have the ability and desire to undertake the design, financing, construction, operation, and/or maintenance of the public improvements which are needed for the development. It is also the Developer's understanding that the City does not consider it feasible or practicable to provide the necessary services and public improvements for the development, as further described herein. Consequently, use of the District is deemed necessary for the provision of public improvements in the development.

In order to minimize the proliferation of new governmental structures and personnel, the District intends to utilize existing entities, to the extent possible for operations and maintenance of public improvements. Consequently, while the District will finance capital public improvements and coordinate the provision of services, the District is expected to utilize existing entities and personnel as much as possible. Double taxation can be avoided by the District undertaking the necessary capital financing with Debt levies, and existing service providers furnishing day-to-day operations and maintenance with service charges and operating levies. As described above, public improvements, including sanitary sewer and water improvements (other than potable or non-potable irrigation systems), storm drainage, streets, and traffic safety and signalization improvements, will be conveyed to the City by the District and subsequent operations and maintenance of these public improvements shall rest with the City. Park and recreation public improvements may be conveyed to the City or may be owned, operated, and maintained by the District, as described in greater detail above. The timing for conveyance of the public improvements will be developed by mutual agreement of the District and the appropriate party as generally described above and in Section V hereof.

#### B. General Financial Information and Assumptions

The 2017 certified assessed valuation of all taxable property within the Initial District Boundaries is approximately \$72,500. At build-out, the total assessed valuation within the Initial District Boundaries is estimated to be approximately \$2,897,047 and if the Inclusion Area is included within the boundaries of the District, at build-out, the total assessed valuation is estimated to be approximately \$8,015,226.

The anticipated cost of public improvements necessary to provide access to and appropriate services within the District is estimated collectively in Exhibit E-1 and Exhibit E-2. As shown in Exhibit E-1, the total cost of the estimated public improvements in the Initial District Boundaries is \$4,251,319. As shown in Exhibit E-2, the total cost of the estimated public improvements in the District Boundaries with the Inclusion Area is \$11,031,180. Costs are shown for each category of public improvements anticipated to be constructed. The District may obtain financing for the capital public improvements needed for the development through the issuance of Debt instruments by the District. General obligation Debt will be payable from revenues derived from ad valorem property taxes and from other legally available sources. At the time Debt instruments are proposed to be issued, alternative financing plans may be

employed and utilized by the District as long as such alternative financing plan does not result in any material economic deviation or a change in the risk to property owners.

The Financing Plan demonstrates that the cost of public improvements described herein can be defrayed with the imposition of reasonable mill levies based on anticipated development within the District. The figures contained herein depicting costs of public improvements and operations shall not constitute legal limits on the financial powers of the District; provided, however, that the District shall not be permitted to issue Debt which is not in compliance with the bond registration and issuance requirements of state law.

C. Contents of Service Plan

This Service Plan consists of a preliminary financial analysis and preliminary engineering plan showing how the public improvements and services for the District can be provided and financed by the District. Numerous items are included in this Service Plan in order to satisfy the requirements of law for formation of a special District. Those items are listed in Exhibit G attached hereto. Each of the requirements of law is satisfied by this Service Plan.

The assumptions contained within this Service Plan were derived from a variety of sources. Information regarding the present status of property within the District, as well as the current status and projected future level of similar services, was obtained from the Developer. Construction cost estimates were assembled by Northern Engineering Services, which has experience in the costing and construction of similar public improvements. Legal advice in the preparation of this Service Plan was provided by Collins Cockrel & Cole, P.C., which represents numerous special districts. Preparation of the Financing Plan was provided by Piper Jaffray & Co. The proponent of the District is Boedecker Lake Partners, LLC, a Colorado Limited Liability Company and owner of all the property included in the Initial District Boundaries (the “**Proponent**”). For purposes of this Service Plan, the term “**Developer**” shall mean Boedecker Lake Partners, LLC, its affiliates, and its respective successors and assigns. As of the date of submission of this Service Plan, the Proponent owns the real property comprising the Initial District Boundaries, but has no ownership interest in the real property comprising the Inclusion Area.

D. Modification of Service Plan

This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and public improvements under evolving circumstances without the need for numerous amendments. While the assumptions upon which this Service Plan are generally based are reflective of current zoning for the property within the District, the cost estimates and Financing Plan are sufficiently flexible to enable the District to provide necessary services and public improvements without the need to amend this Service Plan as zoning changes. Modification of the general types of services and public improvements, and changes in proposed configurations, locations, or dimensions of various public improvements shall be permitted to accommodate development needs consistent with then-current zoning for the property and consistent with City Policy.

## II. NEED FOR NEW DISTRICT AND GENERAL POWERS

### A. Need for Metropolitan District

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the public improvements needed for the development. Formation of the District is therefore necessary in order for the public improvements required for the development to be provided in the most economical manner possible.

### B. General Powers of the District

The District shall have the power and authority, but not the obligation, to provide the services and public improvements listed below, both within and outside the District Boundaries in accordance with state law, all of which shall be in conformance with City Policy and/or the standards and specifications of other entities which may operate and maintain the completed public improvements. In accordance with City Policy, the District will obtain City approval of civil engineering plans and a permit from the City for construction and installation of all public improvements.

1. Sanitation and Storm Drainage. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of storm or sanitary sewers, or both, flood and surface drainage improvements including, but not limited to, underdrains, culverts, dams, retaining walls, access ways, inlets, detention ponds and paving, roadside swales and curbs and gutters, wastewater lift stations, force mains, and wet well storage facilities, and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental, and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said public improvements. The District shall not design, acquire, install, construct, finance, operate, or maintain any sewer treatment or disposal works or facilities

2. Water. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of a complete potable water and non-potable irrigation water system, including but not limited to, water rights, water supply, transmission and distribution systems for domestic and other public or private purposes, together with all necessary and proper water rights, equipment, and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, storage facilities, land and easements, together with extensions of and improvements to said systems. The District shall not design, acquire, install, construct, finance, operate, or maintain any water well, water treatment, or water storage works or facilities for use as part of a domestic potable water system without prior consent of the City Council; however, nothing in this Section shall be interpreted to limit the District's power and authority to acquire water rights and water supply for any potable or non-potable water system.

3. Streets. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, installation, construction, financing, operation,

and maintenance of street and roadway improvements, including, but not limited to, curbs, gutters, culverts, storm sewers and other drainage facilities, acceleration and deceleration lanes, detention ponds, retaining walls and appurtenances, as well as sidewalks, bike paths and pedestrian ways, bridges, median islands, parking facilities, paving, lighting, grading, landscaping and irrigation, undergrounding of public utilities, snow removal equipment, or tunnels and other street improvements, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said public improvements.

4. Traffic and Safety Controls. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of traffic and safety protection facilities and services through traffic and safety controls and devices on arterial streets, highways, collector streets, local streets, and all other public streets and roadways as well as other public improvements, including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance and driver information signs, together with all necessary, incidental, and appurtenant facilities, land easements, together with extensions of and improvements to said public improvements.

5. Parks and Recreation. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public park and recreation facilities and programs, including, but not limited to, grading, soil preparation, sprinkler systems, playgrounds, playfields, parks, bike and hiking trails, pedestrian trails, pedestrian bridges, open space, picnic areas, swimming pools, basketball courts, fitness centers, resident clubhouse facilities, volleyball courts, common area landscaping and weed control, outdoor lighting of all types, community events, cultural activities, water bodies, irrigation facilities, and other active and passive recreational facilities, programs, and events, together with all necessary, incidental, and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said public improvements.

6. Transportation. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public transportation system improvements, including, but not limited to, transportation equipment, park and ride facilities and parking lots, parking structures, roofs, covers, and facilities, including structures for repair, operations and maintenance of such facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said public improvements.

7. Television Relay and Translator. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, construction, completion, installation, financing, operation, and maintenance of television relay and translator facilities including, but not limited to, cable television and communication facilities, satellite television facilities, Internet and other telecommunication facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said public improvements.



8. Mosquito and Pest Control. The District shall have the power and authority, but not the obligation, to provide for the eradication and control of mosquitoes, rodents, and other pests, including, but not limited to, the elimination or treatment of breeding grounds and purchasing, leasing, contracting, or otherwise using equipment or supplies for mosquito and pest control.

9. Security. The District shall have the power and authority, but not the obligation, to furnish security services for any area within the District Boundaries. Prior to furnishing any security services, the District shall provide written notification to, consult with, and obtain the prior written consent of the City's Chief of Police and any applicable master association or similar body having authority in its charter or declaration to furnish security services within the District Boundaries.

10. Covenant Enforcement. The District shall have the power and authority, but not the obligation, to provide covenant enforcement and design review services within the District if the District and the governing body of a master association or similar body contract for such services, or if the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the area within the District that name the District as the enforcement or design review entity. The District shall have the power to provide covenant enforcement and design review services only if revenues used to provide such services are derived from the area in which the service is furnished.

11. Legal Powers. The powers and authorities of the District can be exercised by the Board to the extent necessary to provide the public improvements and services contemplated in this Service Plan upon determination by the Board that such public improvements and services are needed and in the best interests of the District. The foregoing public improvements and services, along with all other activities permitted by law, if determined to be in the best interests of the District by the Board, will be undertaken in accordance with, and pursuant to, the procedures and conditions contained in the Special District Act, other applicable statutes, and this Service Plan, as any or all of the same may be amended from time to time.

12. Other. In addition to the powers enumerated above, the Board shall also have the following authority:

a. To amend this Service Plan as needed, subject to the appropriate statutory procedures, provided that any material modification of this Service Plan shall be made only with the prior written approval of the City Council in accordance with § 32-1-207, C.R.S.; and

b. To forego, reschedule, or restructure the design, acquisition, installation, construction, financing, operation, or maintenance of certain public improvements in order to better accommodate the pace of growth, resource availability, and potential inclusions of property within the District, or if the development of the public improvements would best be performed by another entity; and

c. Except as otherwise limited herein, to exercise all necessary and implied powers under Title 32, C.R.S., in the reasonable discretion of the Board as necessary to further the exercise of the powers expressly authorized by this Service Plan.

13. Condemnation. Absent the prior written approval of the City Council, the District shall not exercise its statutory power of eminent domain or dominant eminent domain for the purpose of condemning property outside of the District Boundaries, including any property owned by the City. Additional approval from the City Council shall not be required prior to the District's exercise of its statutory power of eminent domain or dominant eminent domain with respect to property within the District Boundaries; provided, however, that the District shall not exercise its statutory power of dominant eminent domain to condemn property owned by the City, and located within the District Boundaries, without the prior written consent of the City Council.

14. Subdistrict Limitation. Absent the prior written approval of the City Council, the District shall not divide into one or more subdistricts pursuant to Section 32-1-1101(1)(f), C.R.S.

15. Special Assessments. Absent the prior written approval of the City Council, the District may not establish any special improvement District pursuant to Section 32-1-1101.7, C.R.S., nor shall the District levy any special assessments pursuant to 32-1-1101(1)(g), C.R.S.

### III. DESCRIPTION OF PUBLIC IMPROVEMENTS

The District will be permitted to exercise its statutory powers and authorities as set forth herein to design, acquire, install, construct, finance, operate, and maintain the public improvements described in Section II of this Service Plan either directly or by contract. A depiction of the public improvements anticipated to be provided by the District is set forth in Exhibit D, attached hereto and incorporated herein by this reference. Where appropriate, the District may contract with various public and/or private entities to undertake such functions. The District also may petition existing governmental entities for inclusion of part or all of the property within the District into an existing service area. There are currently no other entities within the boundaries of the proposed District providing the following services, nor shall the services provided by the District duplicate or interfere with those services provided by the City. Public improvements which are to be dedicated to the City shall be designed and constructed in accordance with City Policy and applicable state and federal laws, regulations, and standards.

Detailed information for each type of public improvement needed for the District is set forth in the following pages. It is important to note that the preliminary layouts contained in this Section and in Exhibit D are conceptual in nature only and that modifications to the type, configuration, and location of public improvements will be necessary as development proceeds. All public improvements will be designed in such a way as to assure that the public improvement and service standards will be compatible with those of the City and of other municipalities and special districts which may be affected thereby. To the extent required by City Policy, the District will provide letters of credit or other surety required by City Policy to the City to provide security for public improvements to be constructed by the District.

The following Sections contain general descriptions of the contemplated public improvements which will be financed by the District.

A. General

The design, acquisition, installation, construction, financing, operation, or maintenance of all planned public improvements will be scheduled to allow for proper sizing and phasing to keep pace with the need for service. All descriptions of the specific public improvements to be designed, acquired, installed, constructed, financed, operated, or maintained, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, requirements of the City, and construction design or scheduling may require. As depicted herein, many of the public improvements permitted to be designed, acquired, installed, constructed, financed, operated, or maintained by the District are anticipated to be necessary in the initial years of development.

B. General Design Standards

Any public improvements determined by Board to be designed, acquired, installed, constructed, financed, operated, or maintained by the District and that are within the municipal boundaries of the City, including without limitation, those specifically listed herein, must be designed and installed by the District in conformance with current standards adopted by the District and in accordance with City Policy. The intergovernmental agreements discussed in Section V hereof describe the procedures which will be followed to assure compliance with the requirements of this Service Plan.

1. Wastewater System. The District shall have the power and authority, but not the obligation, to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of sanitary sewer lines, and any sanitary sewer lines constructed by the District will be designed and installed to conform to the current standards and recommendations of the Colorado Department of Health, City Policy, the rules and regulations adopted by the District or other affected municipalities, and sound engineering judgment.

All major elements of the sanitary sewer lines required for proper operation may be designed, acquired, installed, constructed, financed, operated, or maintained by the District. Operations and maintenance of any wastewater facilities constructed by the District will be provided by the District until such facilities are dedicated to the City in accordance with the terms of this Service Plan and City Policy.

2. Storm Drainage.

a. Generally. The District shall have the power and authority, but not the obligation, to design, acquire, install, construct, finance, operate, and maintain the necessary storm drainage system to serve the development. The proposed elements of the storm drainage system will provide a network of underdrains, culverts, roadside swales, pipes, detention and water quality ponds, inlet and outlet structures, and curbs and gutters designed and installed in accordance with City Policy and sound engineering judgment. The District is authorized to design, acquire, install, construct, finance, operate, and/or maintain all public storm drainage improvements as needed to serve the property within the District. Specific

public drainage improvements within individual development parcels may ultimately be designed, acquired, installed, constructed, financed, operated, and/or maintained by individual developers and/or builders as specified by future approved development plans.

All major public storm drainage improvements ultimately constructed by the District must be designed to conform to the standards and recommendations for public storm drainage improvements pursuant to City Policy, the rules and regulations of the District, and standards of other affected jurisdictions.

b. Culverts. Culverts, if required by City policy, will be installed under all roadways that intersect storm drainage channels. Culverts will be designed to pass flows as required by City Policy, and may include headwalls, wing walls, inlet and outlet structures, and riprap protection to enhance their hydraulic capacity and reduce bank or channel erosion.

For any public storm drainage improvement constructed by the District, an overall drainage plan will be developed that will identify the major public improvements necessary to convey the storm runoff from the District. This plan will include all public improvements required to convey the flows generated within the District. This plan must maintain the flexibility to modify the major drainage public improvements as more detailed information is generated during the design of the individual phases. The overall drainage plan will include the utilization of storm sewers, drainage channels, streets, gutters, culverts, and ponds.

3. Potable Water System.

a. Overall Plan. The District shall have the power and authority, but not the obligation, to design, acquire, install, construct, finance, operate, and maintain a complete potable water system subject to the limitations in Section II.B.2 above. The water system will be comprised of a water distribution system consisting of buried water mains, fire hydrants, and related appurtenances located predominately within the District Boundaries. Pursuant to Section II.B.2, the District has the power and authority, but not the obligation, to acquire water rights and water supply. When design, acquisition, installation, construction, and/or financing are finalized, the system will serve each development tract from adjacent streets and roads. All major elements of the water facilities ultimately constructed by the District will be designed and installed in accordance with City Policy. Operations and maintenance of all water facilities ultimately constructed by the District will be provided by the District until such public improvements are dedicated to the City in accordance with the terms of this Service Plan and City Policy.

b. Design Criteria. The proposed domestic potable water distribution system is expected to include pressurized water mains. Any water system components constructed by the District will be constructed and installed in accordance with City Policy and applicable standards of all entities with jurisdiction over the District. The water system will also be designed based on applicable fire protection requirements.

4. Non-Potable Irrigation Water System.

a. District Authority. The District shall have the power and authority, but not the obligation, to provide for the design, financing, acquisition, installation, operation, construction, operation, and maintenance of a non-potable irrigation water system, including but not limited to, water rights, water supply, treatment, storage, transmission and distribution systems for public or private purposes, together with all necessary and proper reservoirs, treatment works and facilities, wells, water rights, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, storage facilities, land and easements, together with extensions of and improvements to such public improvements within and without the District Boundaries.

b. Overall Plan. The District may, in the discretion of the Board, choose to provide for a non-potable irrigation water system, which may ultimately serve both public and private property. At this time, the District has not included in the Financing Plan the provision of a non-potable irrigation water system, and the District shall not be obligated to provide such a system. If ultimately constructed, the non-potable irrigation water system will be constructed in accordance with City Policy and financed through the District to service the greenbelts, open spaces, landscaping, parks, and common areas within the District. In addition, the District may choose to design, acquire, install, construct, finance, operate, or maintain a non-potable irrigation water system designed to serve individual units and users within the development. If a non-potable irrigation water system is provided, the District shall have the right to purchase any and all water rights and water supply necessary for proper operation of the system from the Developer or any other entity or individual as the District deems appropriate.

5. Street System and Traffic Safety.

a. General. The District shall have the power and authority, but not the obligation, to design, acquire, install, construct, finance, operate, and maintain a street and roadway system to serve the development. Any existing and proposed elements of the street system will provide a network of arterial streets, collector streets, local streets, and other public streets and roadways to serve the flow of traffic within the District. Any facilities, traffic controls, signals, and signage constructed by the District will be designed and installed in accordance with City Policy and sound engineering judgment.

b. Streets. Any arterial streets, collector streets, local streets, and other public streets and roadways designed, acquired, installed, constructed, financed, operated, or maintained by the District will be designed, located, and installed to conform to the standards and recommendations of the Colorado Department of Transportation (where applicable), City Policy, and the rules and regulations adopted by the District.

Traffic controls and signage may be provided along arterial streets, collector streets, local streets, and other public streets and roadways to enhance the flow of traffic within the project. Street lights may be designed, acquired, installed, constructed, financed, operated, and maintained by the District along all public streets and roadways.

c. Landscaping. Landscaping may be installed by the District along the roadway rights-of-way and trail easements in accordance with City Policy. The District may also install and maintain landscaped highlights along the internal streets and entry features at major entrances.

d. Signals and Signage. Signals and signage may be designed, acquired, installed, constructed, financed, operated, and maintained by the District as required by traffic studies, the District's rules and regulations, City Policy, and the Colorado Department of Transportation, if applicable. Additional signage may be installed as needed to accommodate development.

6. Park and Recreation.

The District shall have the power and authority, but not the obligation to, provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public park and recreation facilities and programs. Any park and recreational public improvements and/or services that the District determine to undertake must be constructed in accordance with plans and specifications approved by the City. All park and recreational public improvements ultimately constructed by the District will be constructed in accordance with engineering and design requirements appropriate for the surrounding terrain, and shall be compatible with and comply with City Policy or the standards of other local public entities, as applicable, and per approved plans.

C. Services of District

The District will require operating funds to plan and cause the public improvements authorized herein to be completed. Such costs are expected to include reimbursement of organizational, legal, engineering, accounting, and Debt issuance costs, and costs related to compliance with state reporting and other administrative requirements. An overall Financing Plan showing the anticipated operating costs for the first budget year and thereafter, phasing of Debt issues, and related matters is collectively attached as Exhibit F-1 and Exhibit F-2. Operating costs may increase depending upon the final design of the public improvements and the entity designated responsible for operations and maintenance of the public improvements as set forth in Section III. Notwithstanding the projections set forth in the Financing Plan, such amounts are therefore subject to increase and may be paid from any legally available revenues, including, but not limited to, fees or charges legally imposed by the District. Organizational costs and capital costs expended for public improvements prior to the date of organization, if any, may be reimbursed to the Developer by the District out of its initial revenue sources including Debt issue proceeds. The District may acquire completed public improvements from the Developer with Debt proceeds. Certain public improvements may be required to be conveyed by the District to the City. Alternatively, the Developer may dedicate certain public improvements directly to the City, with reimbursement to the Developer to come from the District. The District's first year's operating budget is estimated to be approximately \$30,000. The first year's operating budget is an estimate only, and variations from the estimate shall not be considered a material modification of this Service Plan. The District shall be permitted to borrow its initial operations and maintenance funds from private entities until such time as it is able to generate operating revenues.

#### D. Estimated Cost of Public Improvements

The estimated cost of the public improvements to be designed, acquired, installed, constructed, and/or financed by the District are shown in Exhibit E and include contingencies, supervision for the administrative oversight process including necessary approvals, and construction management for onsite management of ongoing capital construction.

#### IV. DEVELOPMENT PROJECTIONS

The Developer is targeting several prominent home-builders as candidates to purchase individual parcels within the District Boundaries. The absorption rates for the development are incorporated into the Financing Plan attached hereto.

#### V. PROPOSED AGREEMENTS

To the extent practicable, the District may enter into intergovernmental and private agreements to better ensure long-term provision and effective management of the public improvements and services. Agreements may also be executed with property owners' associations and other service providers. Any additional intergovernmental agreements are authorized pursuant to Colorado Constitution, Article XIV, § 18 (2)(a) and § 29-1-201, *et seq.*, C.R.S.

#### VI. OPERATION AND MAINTENANCE COSTS

Estimated costs for operation and maintenance functions are presented in the Financing Plan at Exhibit F-1 and F-2.

#### VII. FINANCIAL PLAN

The Financial Plan describes two possible scenarios: one in which the District consists only of the land within the Initial District Boundaries and one in which the District also includes all or substantially all of the land within the Inclusion Area. Under either scenario, Debt may be issued in a single or in multiple series of Bonds, with proceeds funding public improvements within the Initial District Boundaries and/or the Inclusion Area. Due to the support expected to be received from the Developer, the Financing Plan demonstrates that the cost of public improvements described herein can be provided with reasonable mill levies assuming reasonable increases in assessed valuation and assuming the rate of build-out estimated in the Financing Plan.

##### A. Debt Limitation

To enable the District to design, acquire, install, construct, finance, operate, and/or maintain the public improvements contemplated by this Service Plan, it is anticipated that the District will incur Debt. For purposes of this Service Plan, "**Debt**" shall be defined to mean principal on general obligation or revenue bonds, notes, contracts, agreements, certificates of indebtedness, interim certificates or receipts, other multiple fiscal year obligations, including, but not limited to, loans from financial institutions, or other documents or instruments evidencing loans or advances to the District. The District shall issue such Debt as the District can

reasonably pay from revenues derived from the Debt Mill Levy Cap and other legally available revenues. The total Debt that the District together with any subdistrict authorized by Section II.B.14 shall be permitted to issue shall not exceed \$5,800,000 (exclusive of refundings at a lower interest rate); provided, however, that such amount shall be \$16,000,000 (exclusive of refundings at a lower interest rate) after inclusion into the District of substantially all of the property within the Inclusion Area (the “**Debt Limit**”). Debt shall be permitted to be issued on a schedule and in such year or years as the Board determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all taxable property within the District. The Debt that the District may issue for public improvements is supported by the Financial Plan prepared by Piper Jaffray & Co., attached hereto as Exhibit F-1 and F-2. The Financial Plan sets forth reasonably estimated projections regarding issuance of Debt both with and without the inclusion of the Inclusion Area into the District, and such projections shall not serve as limitations on the issuance of Debt except as otherwise expressly set forth in this Service Plan.

The Debt Limit may only be increased with the prior approval of the City Council as evidenced by a resolution after a public hearing thereon, and any attempted issuance of Debt in violation of this provision shall be deemed to be a material modification of the Service Plan.

Debt may be restructured to accomplish a refunding or reissuance, provided the principal amount of Debt does not exceed the Debt Limit set forth above. So as to avoid the “double-counting” of any Debt, any refunded Debt shall not count against the Debt Limit, but all Debt issued for the purpose of refunding existing Debt shall count against the Debt Limit.

B. Approval of Debt Issuance

It is currently anticipated that the District will issue Debt in amounts sufficient to permit the District to construct all or a portion of the needed public improvements. The timing of issuance of Debt may be adjusted from time to time to meet development requirements. Despite the amount of Debt authorization voted by the District’s electorate, the Debt Limit serves as the ultimate cap for the Debt the District shall incur. At least seven days prior to the issuance of any Debt, the District must provide the City Attorney with a form of opinion prepared by the District’s general counsel evidencing that the District has complied with all Service Plan requirements relating to such Debt. Developer advances for operations or capital costs, including capital loans, shall not accrue interest. All Debt instruments and any repayment obligations to the Developer entered into by the District shall provide that the District’s obligations thereunder shall be discharged 40 years after the date such Debt is issued or such obligation is entered into regardless of whether the obligations are paid in full and shall accrue simple interest at a fixed rate not to exceed the prime interest rate (as reported on the date of issuance by *The Wall Street Journal*) plus 3% (“Total Interest Rate) up to a maximum Total Interest Rate of 8.5%. Regardless of the date of issuance or any refinancing, all Debt of the District must be repaid within 45 years of the date the initial Debt is issued and any obligations outstanding 45 years after such date will be extinguished. Notwithstanding the foregoing, this 45-year discharge limit may be extended upon approval by a majority of the Board, at such time as a majority of the directors on the Board are End Users, as that term is defined below, and where the majority of End Users on the Board approve of such extension; any other extension of



this 45-year discharge limit shall be considered a material modification of the Service Plan. An “**End User**” shall mean any resident of the District or any owner of taxable property within the District who holds title to such property in his or her individual capacity. End Users shall specifically exclude any entity that constructs homes or commercial structures with the intention of selling to others.

Excluding any refunding of Debt, the District shall not issue any Debt after ten years from the earlier of December 31, 2018 or the date of organization of the District, except with the prior approval of the City Council as evidenced by a resolution after a public hearing thereon, and any attempted issuance in violation of this provision shall be considered a material modification of the Service Plan. The City Council may approve the issuance of Debt after such time for valid purposes including, without limitation, Debt refinancing or financing of later-constructed improvements. Notwithstanding the foregoing, this 10-year Debt issuance limit may be extended upon approval by a majority of the Board, at such time as a majority of the directors on the Board are End Users and where the majority of End Users on the Board approve of such extension.

In addition to the foregoing, the District shall not be authorized to issue Debt until: (1) the District or Proponent has reimbursed the City for all the charges and fees it has incurred with its bond counsel and public finance consultant relating to their review of this Service Plan and creation of the District; (2) the owner of property in the District executes an Agreement Regarding District Disclosures with the City, in the form attached hereto as Exhibit H and incorporated herein by this reference, and records such agreement with the County of Larimer that requires the provision of a General Disclosure and Common Questions Regarding Parkside Metropolitan District to all prospective purchasers of residential units in the District prior to any purchaser entering into the contract to purchase a residential unit from the owner or owners, or their successors and assigns, and (3) the District has recorded with the Larimer County Clerk a separate Notice of Inclusion in the Parkside Metropolitan District and Possible Property Tax Consequences that identifies the existence and effect of the District (the “**Notice**”), in the form attached hereto as Exhibit I and incorporated herein by this reference. At such time(s) as all or any portion of the Inclusion Area is included into the boundaries of the District, the District shall update the Notice to evidence such inclusion and record the updated Notice with the Larimer County Clerk within 30 days of recordation of the Order for Inclusion of such Inclusion Area. In addition to any other annual notice provided by the Board, the District shall also comply with the notice requirements of § 32-1-809, C.R.S., by maintaining an official District website (providing a link to the District’s website on the official website of the Division of Local Government) and posting such notice on the District’s website. This website posting requirement shall become effective in the year following such time as 38 certificates of occupancy have been issued for residential units within the District Boundaries.

### C. Identification of District Revenue

All Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all taxable property within the District, subject to the following limitations:

1. The maximum mill levy the District may impose for the payment of principal of and interest on Debt shall be 55.278 mills (the “**Debt Mill Levy Cap**”). The District also may impose a mill levy to defray operations and maintenance expenses of the District that shall not exceed 16.583 mills (the “**O&M Mill Levy Cap**”). The Debt Mill Levy Cap and the O&M Mill Levy Cap together shall not exceed 71.861 mills (the “**Total Mill Levy Cap**”). Each component of the Total Mill Levy Cap shall be subject to adjustment if the laws of the state change with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation changes, or other similar changes occur. In any of these events, the Total Mill Levy Cap shall be automatically adjusted so that the collective tax liability of property owners within the District neither increases nor decreases as a result of any such changes, thereby maintaining a constant level of tax receipts of the District and overall tax payments from property owners. The District shall not impose or attempt to impose a mill levy on any of the property conveyed or dedicated to the City as provided in this Service Plan. Except as otherwise provided in this Section VII.C.1, the Total Mill Levy Cap shall not be increased unless first approved by the City Council and as permitted by statute and any unauthorized increase in the Total Mill Levy Cap shall be considered a material modification of the Service Plan.

2. Any Debt issued by the District must be issued in compliance with the requirements of § 32-1-1101(6), C.R.S., as amended. The District anticipates issuing Debt that is exempt from registration by virtue of being credit enhanced or issued exclusively to “accredited investors” as such term is defined under sections 2(a)(15) and 4(a)(2) of the Federal Securities Act of 1933 or to a “developer” in accordance with the provisions of the Securities Commissioner of Colorado’s Interpretative Order No. 06-IN-001. This will ensure that appropriate development risk associated with current and future development within the development remains with the Developer until such time as the assessed valuation within the District is sufficient to support the Debt service requirements of the District with the imposition of the maximum allowable Total Mill Levy Cap. It is anticipated that the initial funding for both capital and ongoing administrative requirements of the District will be provided by the Developer in the form of advances in exchange for bonds or for promissory notes, short-term reimbursement agreements, or other acceptable agreements, which will provide for repayment to the Developer from Debt proceeds or other legally available sources of revenue, and the refinancing of the same shall not require prior City approval.

3. In addition to revenues from the District’s mill levies and revenues described in Section VII.C.4 below, the District may receive revenue from specific ownership taxes, Developer advances, interest income, oversizing and reimbursement agreements with the City or other entities, and any other legally permissible sources. Revenues from these additional sources, including, but not limited to specific ownership taxes, may be used for operations and maintenance expenses, pledged to the payment of Debt or a combination of the two, as determined by the District.

4. In the event the Developer enters into an oversizing and/or reimbursement agreement with the City, the following shall apply:

b. If the District purchases from the Developer public improvements designed, acquired, installed, constructed, or financed pursuant to an oversizing and/or reimbursement agreement with the City, and the Developer has obtained reimbursement from the

City at the time of the District's purchase, the purchase price of the public improvements to be paid by the District shall be the costs of the public improvements as certified by the District's engineer less the amount of the reimbursement received by the Developer; or

c. If the District purchases from the Developer public improvements designed, acquired, installed, constructed, or financed pursuant to an oversizing and/or reimbursement agreement with the City, and the Developer has not yet obtained reimbursement from the City at the time of the District's purchase, the purchase price of the public improvements to be paid by the District shall be the costs of the public improvements as certified by the District's engineer, and the Developer shall immediately assign to the District any and all rights to reimbursement from the City for said public improvements.

d. The District shall have the power and authority, but not the obligation, to impose fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District as authorized by § 32-1-1001(1)(j), C.R.S.

The District shall have the authority to use all available revenues authorized by the Service Plan in any legally permissible manner.

D. Security for Debt

The District shall not pledge any revenue or property or other assets of the City as security for the indebtedness described and contemplated herein.

E. Filings with City and Quinquennial Review

Pursuant to § 32-1-1101.5, C.R.S., and at the City's written request, the District shall submit an application for a quinquennial finding of reasonable diligence in every fifth calendar year after the calendar year in which the District's ballot issue to incur general obligation indebtedness was approved by its electors. In the event that the City determines that a public hearing is necessary on such application, such hearing shall be held in accordance with § 32-1-1101.5(2)(a), C.R.S., and a determination for continuation of the authority of the Board to issue any remaining authorized general obligation debt shall be made at that time. At the City's sole discretion, the District shall pay an administrative fee for any review required by the City under this Section.

F. Other Financial Information

The balance of the information contained in this Section VII is preliminary in nature. Upon approval of this Service Plan, the District will continue to develop and refine cost estimates contained herein and prepare for Debt issuances. All construction cost estimates assume construction to applicable local, state, and/or federal requirements.

In accordance with Section VII.C.4 above, in addition to ad valorem property taxes, and in order to offset the expenses of the anticipated construction as well as operations and maintenance, the District will also rely upon various other revenue sources authorized by law. These will include the power to assess fees, rates, tolls, penalties, or charges as provided in § 32-1-1001(1)(j), C.R.S., as amended from time to time. The District shall not be required to

obtain any additional City Council approval prior to assessing any fees, rates, tolls, penalties, or charges authorized pursuant to § 32-1-1001(1)(j), C.R.S., as the same may be amended from time to time.

The estimated costs of the public improvements permitted to be designed, acquired, installed, constructed, and/or financed by the District, including the costs of engineering services, legal services, administrative services, initial proposed indebtedness, and other major expenses related to the public improvements to be designed, acquired, installed, constructed, and/or financed, are set forth in Exhibit E of this Service Plan. The maximum net effective interest rate on Debt shall be 18%. The proposed maximum underwriting discount shall be 5%. The District's Debt, when issued, shall also be subject to the limits of Section VII.B. hereof regarding final maturity.

The estimated costs of the organization of the District, including legal, engineering, administrative, and financial services, are expected to be approximately \$50,000. Organizational costs may be reimbursed to the Developer by the District out of its initial revenue sources including Debt issue proceeds.

The Financing Plan does not project any significant accumulation of fund balances which might represent receipt of revenues in excess of expenditures under Colorado Constitution, Article X, § 20 ("TABOR"). To the extent annual District revenues exceed expenditures in this manner, the District will comply with the provisions of TABOR and either refund the excess or obtain voter approval to retain such amounts. Initial spending and revenue limits of the District, as well as mill levies, will be established by elections which satisfy TABOR requirements.

#### G. Enterprises

The Board may not set up enterprises to manage, fund, or operate such public improvements, services, or programs as may qualify for enterprise status using the procedures and criteria provided by TABOR without the prior written consent of the City. Any enterprise created by the District will remain under the control of the Board. Additionally, the District and the Board may not establish 63-20 corporations without the prior written consent of the City.

#### H. Conservation Trust Fund

The District shall claim no entitlement to funds from the Conservation Trust Fund, the Great Outdoor Colorado Fund, or any other grant moneys for which the City may be eligible, without the prior written consent of the City.

#### I. Elections; Other Requirements

All elections will be conducted as provided by the Uniform Election Code of 1992 (as amended), including the Local Government Election Code, and TABOR. The election questions may include TABOR ballot issues and questions as well as any other topics authorized by law. Ballot issues may be consolidated as approved in court orders. Future elections to comply with TABOR are anticipated and may be held as determined by the elected Board.

## VIII. ANNUAL REPORT

### A. General

The District shall be responsible for submitting an annual report to the City not later than March 1 of each calendar year that the District is in existence.

### B. Reporting of Significant Events

The annual report required by this Section VIII shall include information as to any of the following events that occurred during the preceding calendar year:

- (1) Boundary changes made or proposed.
- (2) Intergovernmental agreements entered into or proposed to be entered into.
- (3) Changes or proposed changes in the District's policies.
- (4) Changes or proposed changes in the District's operations.
- (5) Any changes in the financial status of the District, including revenue projections or operating costs.
- (6) A summary of any litigation involving the District.
- (7) Proposed plans for the year immediately following the year summarized in the annual report.
- (8) Construction contracts entered into.
- (9) Status of the District's public improvement construction schedule.
- (10) A list of all public improvements constructed by the District that have been dedicated to and accepted by the City.
- (11) If requested by the City in writing, copies of minutes of all meetings of the Board.

### C. Summary of Financial Information

In addition, the annual report shall include a summary of the following information:

- (1) Assessed value of taxable property within the District Boundaries.
- (2) Total acreage of property within the District Boundaries.
- (3) Audited financial statements of the District, to the extent audit financial statements are required by state law.
- (4) Annual budget of the District.
- (5) Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements.
- (6) The District's Debt (stated separately for each class of Debt).
- (7) The District's Debt service (stated separately for each class of Debt).
- (8) The District's tax revenue.
- (9) Other revenues of the District.
- (10) The District's public improvements expenditures.
- (11) Other expenditures of the District.

IX. CONCLUSIONS

It is submitted that this Service Plan for Parkside Metropolitan District, as required by § 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be served by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within the District Boundaries;
4. The area included in the District will have the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the City, or other existing municipal or quasi-municipal corporations, including existing special District, within a reasonable time and on a comparable basis;
6. The facility and service standards of the District are compatible with the facility and service standards of the City within which the District is to be located;
7. The proposal is in substantial compliance with a master plan adopted by the City pursuant to § 31-23-206, C.R.S.;
8. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
9. The creation of the District is in the best interests of the area proposed to be served.

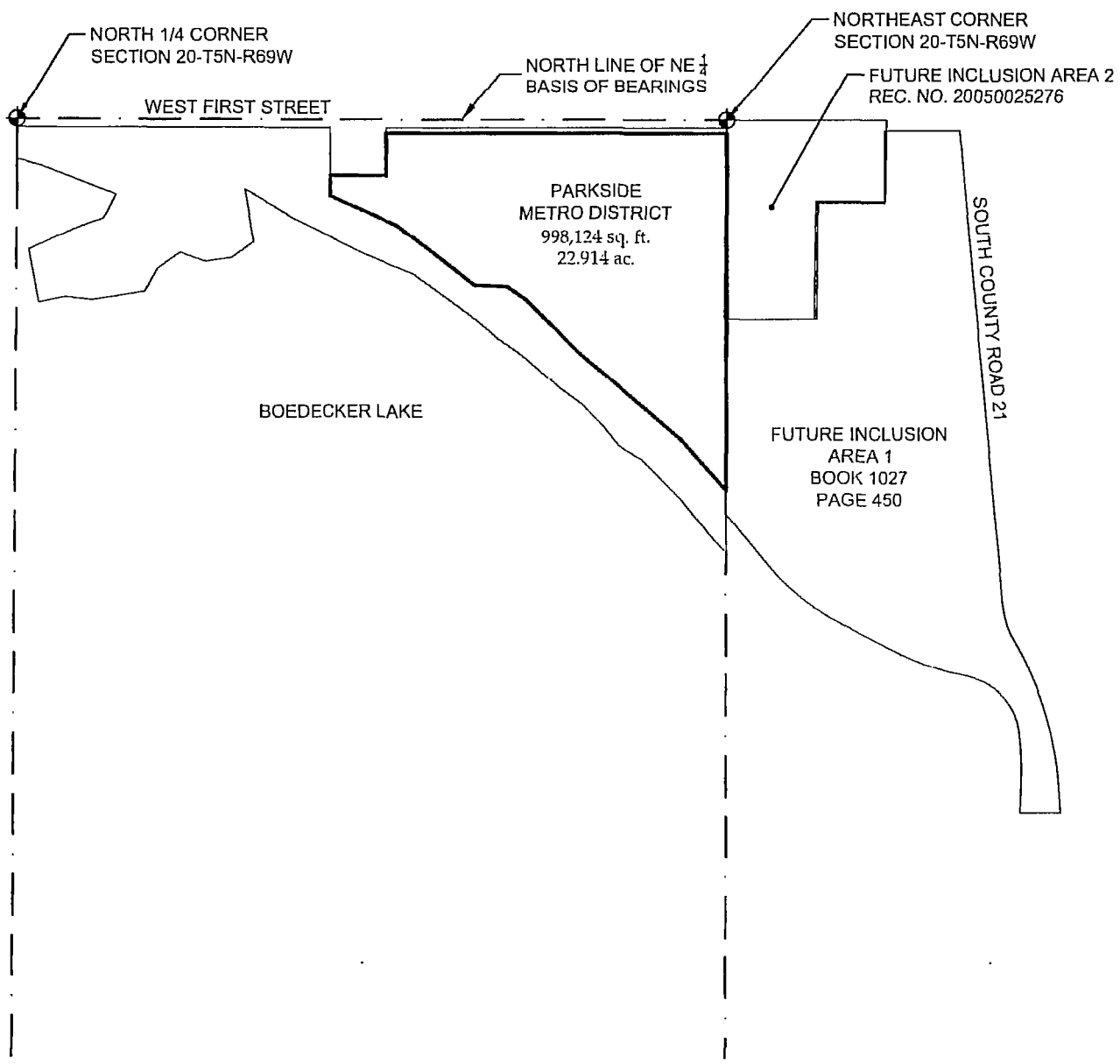
Therefore, it is requested that the Loveland City Council, which has jurisdiction to approve this Service Plan by virtue of § 32-1-204.5, C.R.S., as amended, adopt a resolution approving this "Service Plan for Parkside Metropolitan District" as submitted.

Respectfully submitted,

BY: \_\_\_\_\_

**EXHIBIT A**

**Map of Initial District Boundaries and Inclusion Area**



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.



**NE** | **NORTHERN ENGINEERING**

FORT COLLINS: 331 North Hayes Street, Suite 100, 96521 970.221.4108 northern@northerneng.com  
GREELEY: 820 8th Street, 85631 northern@northerneng.com

**PARKSIDE METRO DISTRICT**  
LOVELAND COLORADO

DESCRIPTION <b>DISTRICT MAP</b>		
DRAWN BY L. SMITH	SCALE 1"=600'	DRAWING <b>1</b>
DATE NOVEMBER 3, 2017	PROJECT 987-004	

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**EXHIBIT B**

**Legal Description of the Initial District Boundaries**



**NORTHERN**  
ENGINEERING

**PARKSIDE METRO DISTRICT DESCRIPTION:**

A tract of land located in Section 20, Township 5 North, Range 69 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Outlot B, Parkside Village First Subdivision

The above described tract of land contains 998,124 square feet, or 22.914 acres, more or less, is subject to all easements and rights-of-way now on record or existing.

LMS

November 3, 2017

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**EXHIBIT C**

**Legal Description of Inclusion Area**



**PARKSIDE METRO DISTRICT FUTURE INCLUSION AREA DESCRIPTION:**

**FUTURE INCLUSION AREA 1 - BOOK 1027 PAGE 450**

A tract of about forty-five acres situate in the West half of the Northwest quarter of Section 21, Township 5 North, Range 69 West of the 6<sup>th</sup> P.M., the North and West boundaries being the Section lines, the East boundary being the county road as said road is described in deed of record in Book 1028, Page 527, Larimer County Records, to a Southeast corner of said tract which is at a point in the center line of said road due East of the Southwest wall of the concrete spillway structure at the North end of Mariano Reservoir Dam, from which corner the Southerly boundary of said tract leads northwesterly and westerly along the high water line of Mariano Reservoir to the point where said high water line intersects the west boundary line of said Section 21; excepting and subject to rights-of-way for public highways, the outlet canal of Buckingham Reservoir, any existing transmission lines, ditches and excepting and reserving and severing all water and water rights in any way to the date of delivery of this deed appurtenant to said tract hereby conveyed, whether derived under the Contract of October 6, 1888, recorded in Book 62, Page 395, Larimer County Records, or in any other manner derived, it being expressly understood that said tract is conveyed as dry land without any appurtenant water right whatsoever, and excepting and reserving all oil, gas and other minerals than lime rock, sandstone and riprap or building stone, otherwise reserving the right to prospect for, remove and sell the said excepted oil, gas and other minerals, and warrant title to the property so conveyed.

**FUTURE INCLUSION AREA 2 - RECEPTION NO. 2005-0025276**

Beginning at the Northwest corner of Section 21, Township 5 North, Range 69 West of the 6<sup>th</sup> P.M.; thence, North 89° 56' East, 592.43 feet along the North Section line; thence, South 00° 53' 40" East (doesn't close - possible scrivener error), 300.00 feet; South 89° 56' West, 254.05 feet; thence, South 00° 53' 40" West, 437 feet; thence, South 89° 56' West, 338.38 feet to the West line of said Section; thence, North 00° 53' 40" East, 737.0 feet to the Northwest corner of said Section, subject to the right-of-way for the County Road 30 feet in width along the North side of said premises, County of Larimer, State of Colorado.

Also,

Beginning at a point on the Section line 30 feet East of the Northwest corner of Section 21, Township 5 North, Range 69 West of the 6<sup>th</sup> P.M.; thence, North 89° 56' East, 562.43 feet along the North Section line; thence, South 00° 53' 40" East (doesn't close - possible scrivener error), 300.00 feet; South 89° 56' West, 254.05 feet; thence, South 00° 53' 40" West, 437 feet; thence, South 89° 56' West, 308.38 feet to a point 30 feet East of the West line of said Section; thence, North 00° 53' 40" East, 737 feet to the Point of Beginning; subject to a right-of-way for County Road 30 feet in width along the North side of said premises, County of Larimer, State of Colorado.

The above described tract of land is subject to all easements and rights-of-way now on record or existing.

LMS

November 3, 2017

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**EXHIBIT D**

**Public Improvements Diagram**

ROSSUM  
DRIVE

GREEN VALLEY  
DRIVE

WEST FIRST STREET  
(LARIMER COUNTY RD 20)

CRESTONE  
DRIVE

S COUNTY RD 21

BOEDECKER  
LAKE

OF

AL STREET

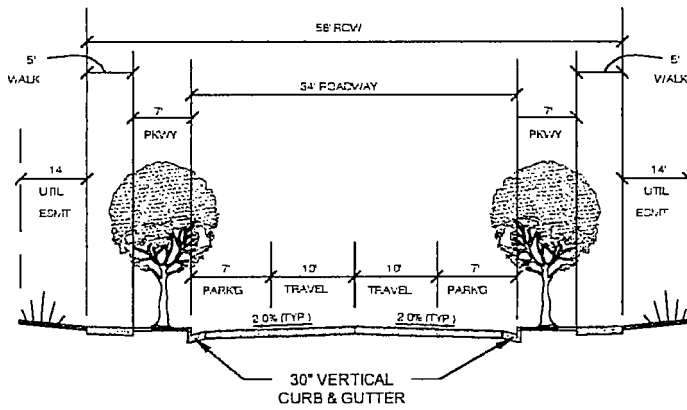
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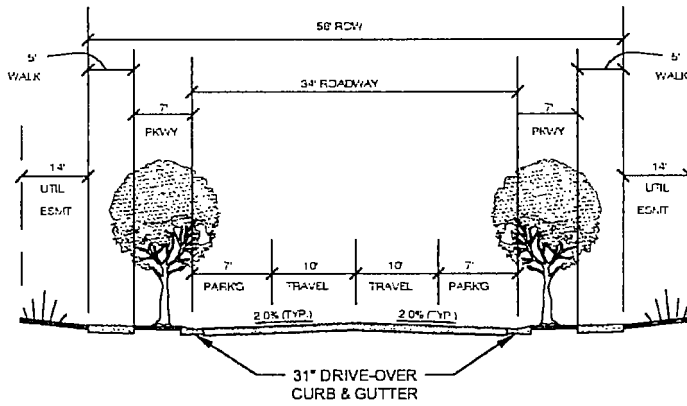
**N**  
**HERN**  
**ENGINEERING**  
  
970.221.4158  
northernengineering.com

**PARKSIDE METRO DISTRICT**  
LOVELAND,  
COLORADO

DESCRIPTION		
STREET PLAN		
DRAWN BY	SCALE	EXHIBIT
M. KUEHNEL	1"=400'	
DATE	PROJECT	E1
OCTOBER 30, 2017	987-004	



**LOCAL STREET - w/VERTICAL CURB & GUTTER**  
 (30" VERTICAL CURB & GUTTER, 58' ROW)



**LOCAL STREET - w/DRIVE OVER CURB & GUTTER**  
 (31" DRIVE-OVER CURB & GUTTER, 58' ROW)

<b>ERN</b> <b>ERING</b>  970.221.4158 ernengr.com	<b>PARKSIDE METRO DISTRICT</b> LOVELAND, COLORADO	DESCRIPTION	
		TYPICAL STREET SECTIONS	
		DRAWN BY	SCALE
M. KUEHNEL	NTS		
DATE	PROJECT	E2	
OCTOBER 30, 2017	987-004		

ROSSUM  
DRIVE

GREEN VALLEY  
DRIVE

WEST FIRST STREET  
(LARIMER COUNTY RD 20)

CRESTONE  
DRIVE

S COUNTY RD 21

BOEDECKER  
LAKE

- 12 INCH PVC.  
TO BE OWNED AND  
BY CITY OF

- 8 INCH PVC.  
TO BE OWNED AND  
BY CITY OF

- STREETS AND  
UTILITIES ARE  
AND MAY CHANGE  
MENT OCCURS.



**N**  
**HERN**  
**ENGINEERING**  
  
970.221.4158  
northernengineering.com

**PARKSIDE METRO DISTRICT**  
LOVELAND,  
COLORADO

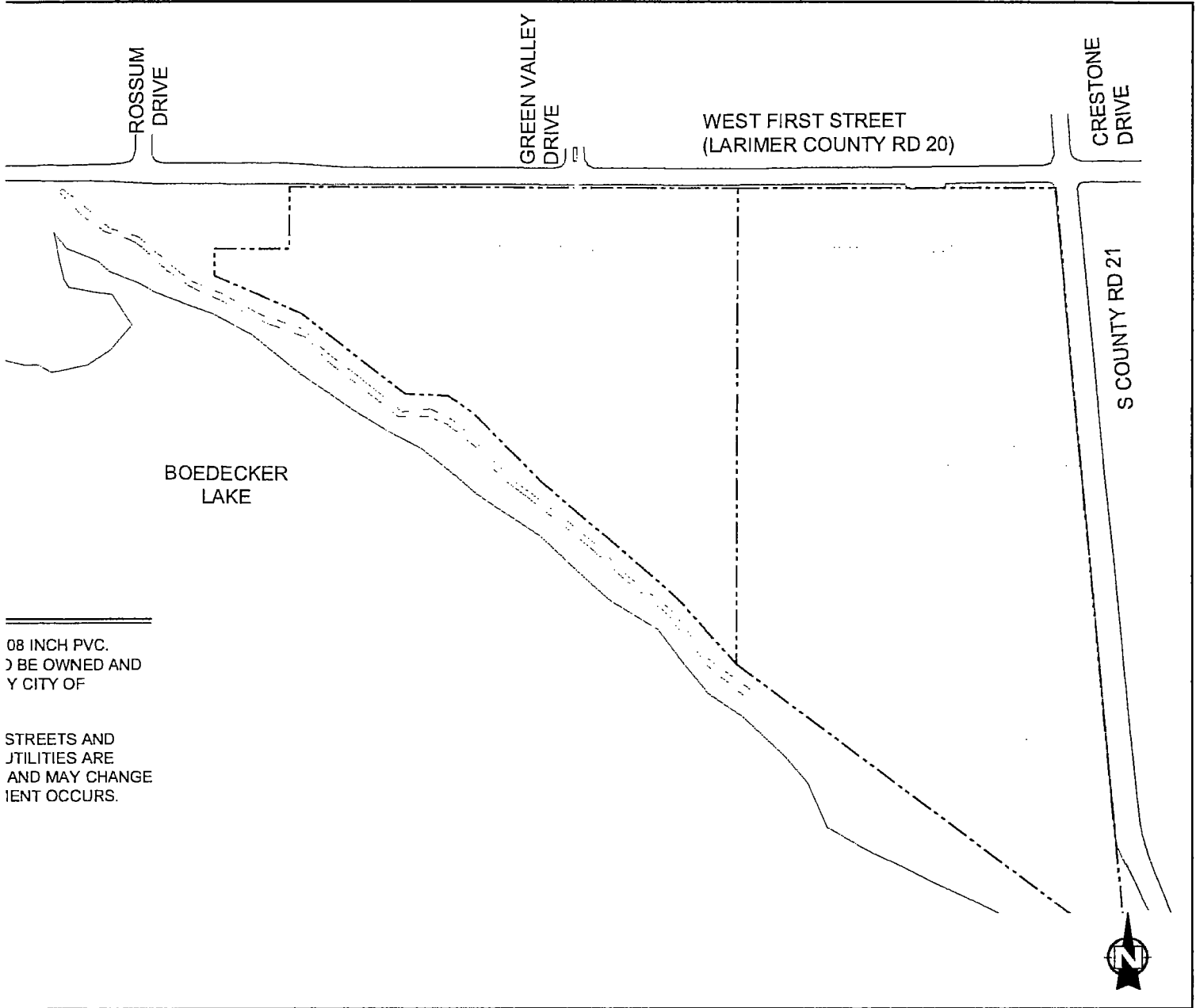
DESCRIPTION  
**WATER PLAN**

DRAWN BY  
M. KUEHNEL  
  
DATE  
OCTOBER 30, 2017

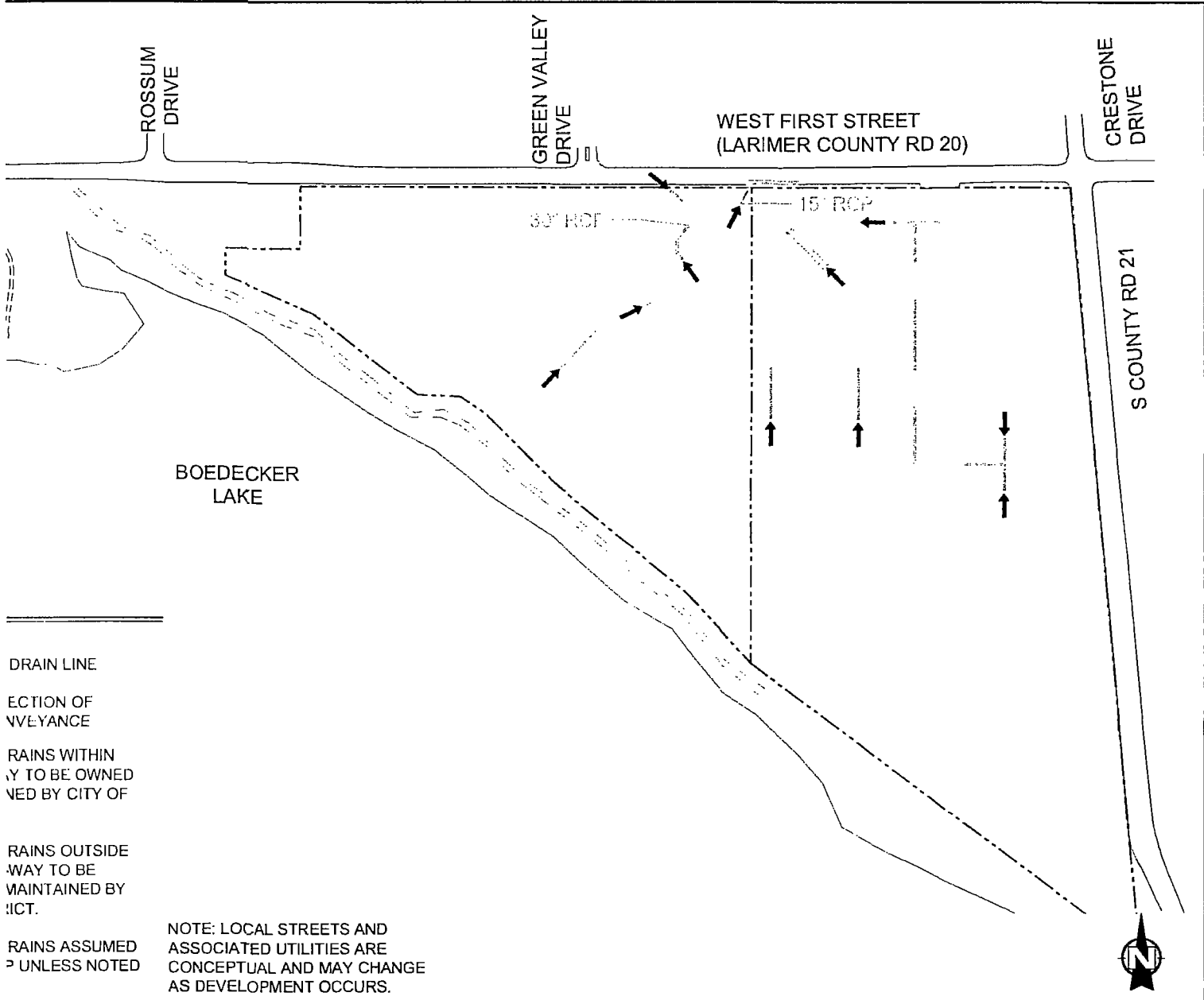
SCALE  
1"=400'  
  
PROJECT  
987-004

EXHIBIT  
**E3**





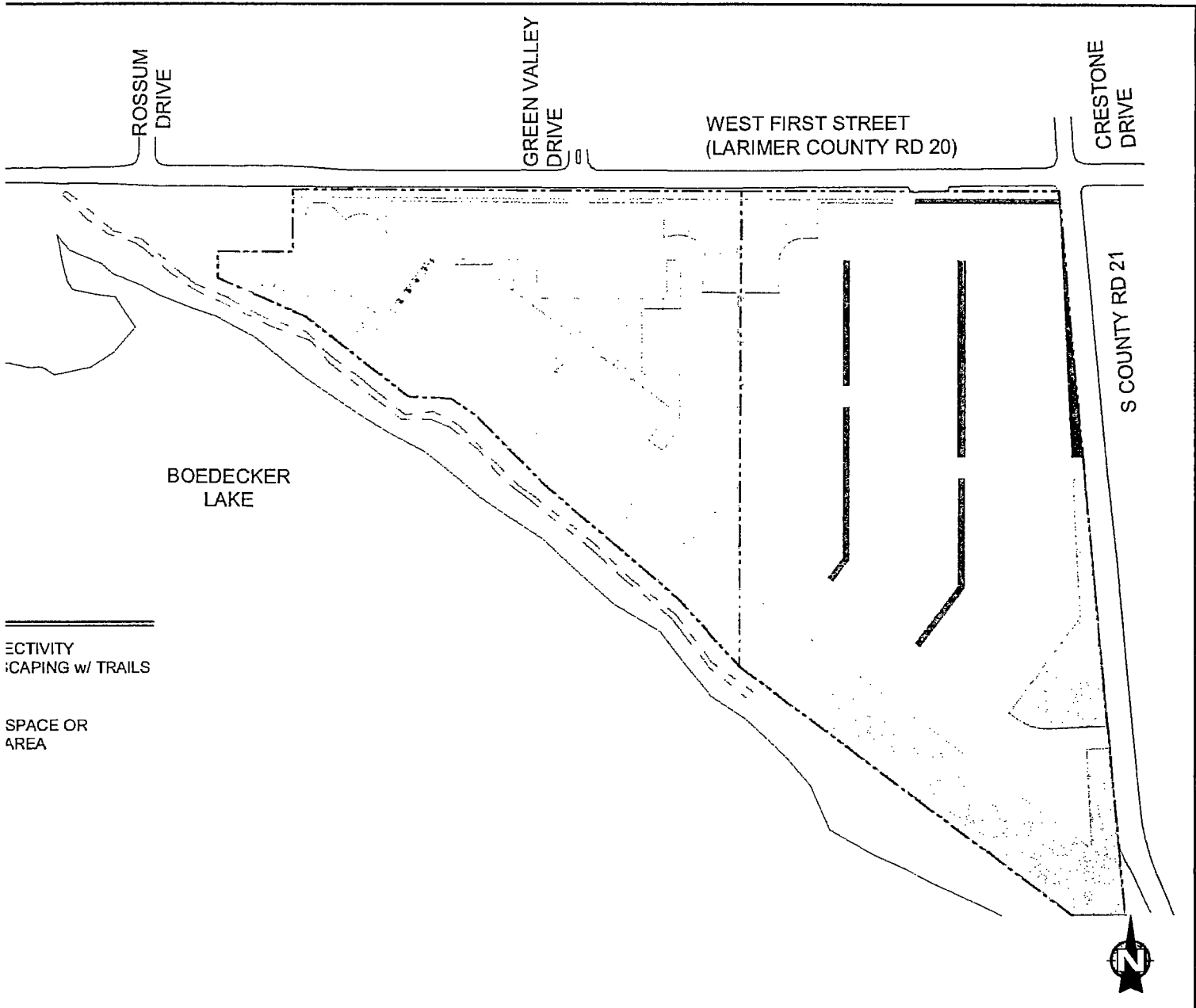
<b>HERN</b> <b>ERING</b>  970.221.4158 rthmerging.com	<b>PARKSIDE METRO DISTRICT</b> LOVELAND, COLORADO	DESCRIPTION: <b>SANITARY SEWER PLAN</b>	
		DRAWN BY M. KUEHNEL	SCALE 1"=400'
		DATE OCTOBER 30, 2017	PROJECT 987-004
		EXHIBIT <b>E4</b>	



DRAIN LINE  
 SECTION OF VEYANCE  
 RAINS WITHIN WAY TO BE OWNED BY CITY OF  
 RAINS OUTSIDE WAY TO BE MAINTAINED BY DISTRICT.  
 RAINS ASSUMED UNLESS NOTED

NOTE: LOCAL STREETS AND ASSOCIATED UTILITIES ARE CONCEPTUAL AND MAY CHANGE AS DEVELOPMENT OCCURS.

<b>NORTHERN ENGINEERING</b> 970.221.4158 northernengineering.com	<b>PARKSIDE METRO DISTRICT</b> LOVELAND, COLORADO	DESCRIPTION		EXHIBIT <b>E5</b>
		STORM SEWER PLAN		
		DRAWN BY M. KUEHNEL	SCALE 1"=400'	
		DATE OCTOBER 30, 2017	PROJECT 987-004	



ACTIVITY  
 CAPING w/ TRAILS

SPACE OR  
 AREA

<b>HERN</b> <b>ERING</b>  970.221.4158 urtherengineering.com	<b>PARKSIDE METRO DISTRICT</b> LOVELAND, COLORADO	DESCRIPTION <b>LANDSCAPE AND TRAILS PLAN</b>		
		DRAWN BY M. KUEHNEL	SCALE 1"=400'	EXHIBIT <b>E6</b>
		DATE OCTOBER 30, 2017	PROJECT 987-004	

**EXHIBIT E-1**

**Cost Estimates for Initial District Boundaries**

**EXHIBIT E1**

**PARKSIDE MASTER BUDGET - FOR PROPOSED METRO DISTRICT**

**INITIAL DISTRICT BOUNDARIES ONLY**

Project Name	Parkside Village
Date of Estimate	10/25/2017

	Sub Item #	Description	Quantity	Unit	Unit Price	Total
<b>1000</b>		<b>Demolition</b>				
		Site Trash and Debris	1	LS	\$10,000.00	\$ 10,000
					<b>Subtotal</b>	<b>\$ 10,000</b>

<b>2000</b>		<b>Earthwork</b>				
		Cut and Fill Earthwork	40,000	CY	\$ 3.50	\$ 140,000
		Rock Excavation	12,000	CY	\$ 20.00	\$ 240,000
		Import Select Material, Fill and Compact	7,500	CY	\$ 15.00	\$ 112,500
					<b>Subtotal</b>	<b>\$ 492,500</b>

<b>3000</b>		<b>Sanitary Sewer</b>				
		8" PVC Sanitary Sewer	2,658	LF	\$ 38.00	\$ 101,018
		4' dia. manholes	12	EA	\$ 4,025.00	\$ 48,300
		4" sanitary sewer service	76	EA	\$ 1,250.00	\$ 95,000
		Jack and Bore Connection to Adjoining Project	1	EA	\$15,000.00	\$ 15,000
		Offsite Sewer	147	LF	\$ 50.00	\$ 7,358
					<b>Subtotal</b>	<b>\$ 266,676</b>

<b>4000</b>		<b>Watermain and Services</b>				
		Connect to Existing	1	LS	25,000	25,000
		12" PVC waterline main	1400	LF	\$ 45.00	63,000
		8" PVC waterline main	2,450	LF	\$ 28.00	\$ 68,600
		8" Special Fittings	10	EA	\$ 555.00	\$ 5,550
		FH assembly	6	EA	\$ 6,600.00	\$ 39,600
		6" gate valve	9	EA	\$ 1,575.00	\$ 14,175

		8" gate valve	10	EA	\$ 1,675.00	\$ 16,750
		12" gate valve	6	EA	\$ 3,200.00	\$ 19,200
		Waterline Connections	2	EA	\$10,000.00	\$ 20,000
		3/4" water service	76	EA	\$ 1,210.00	\$ 91,960
					<b>Subtotal</b>	\$ 363,835

<b>5000</b>	<b>Storm Sewer</b>					
		18-30" RCP or HDPE	625	LF	\$ 45.00	\$ 28,125
		18-30" FES	4	EA	\$ 4,250.00	\$ 17,000
		Standard Combination Inlet	4	EA	\$ 4,575.00	\$ 18,300
		Detention Pond and Control Structure	2	EA	\$42,500.00	\$ 85,000
		Riprap	450	SF	\$ 10.00	\$ 4,500
					<b>Subtotal</b>	\$ 152,925

<b>6000</b>	<b>Concrete - Flatwork</b>					
		4' sidewalk	3,600	LF	\$ 20.00	\$ 72,000
		5' sidewalk	1,300	LF	\$ 24.00	\$ 31,200
		6' trail	250	LF	\$ 30.00	\$ 7,500
		Access Ramps	14	EA	\$ 2,750.00	\$ 38,500
		30" vertical curb & gutter	1,300	LF	\$ 18.00	\$ 23,400
		31" Rollover curb & gutter	3,600	LF	\$ 18.00	\$ 64,800
		8' concrete pan	4	EA	\$ 6,350.00	\$ 25,400
					<b>Subtotal</b>	\$ 262,800

<b>7000</b>	<b>Asphalt</b>					
		Turn Lane - 600' Transition	1	LS	\$75,000.00	\$ 75,000
		Collector Road Widening	2,500	SY	\$ 50.00	\$ 125,000
		Local Street Paving	12,400	SY	\$ 35.00	\$ 434,000
		Adjust manhole lids	7	EA	\$ 450.00	\$ 3,150

		Adjust valve box lids	16	EA	\$ 150.00	\$ 2,400
					<b>Subtotal</b>	\$ 639,550

<b>8000</b>	<b>Signage and Striping</b>					
		Street Signs	12	EA	\$ 600.00	\$ 7,200
		Striping - Rouhdabout	1	EA	\$12,500.00	\$ 12,500
					<b>Subtotal</b>	\$ 19,700

<b>9000</b>	<b>Dry Utilities</b>					
		Conduit for Utilities	1,260	LF	\$ 18.00	\$ 22,680
		Electrical Distribution	76	EA	\$ 3,000.00	\$ 228,000
		Natural Gas	76	EA	\$ 750.00	\$ 57,000
					<b>Subtotal</b>	\$ 307,680

<b>10000</b>	<b>General</b>					
		Mobilization	1	LS	\$15,000.00	\$ 15,000
		Sanitary Facility	1	LS	\$ 3,000.00	\$ 3,000
					<b>Subtotal</b>	\$ 18,000

<b>TOTAL CONSTRUCTION ESTIMATE</b>						<b>\$ 2,533,666</b>
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		<b>Probable Costs</b>				
		Fly Ash	13,500	SY	\$ 10.00	\$ 135,000
		Repair/ replace silt fence	3700	LF	\$ 2.50	\$ 9,250
		Inlet Protection	4	EA	\$ 250.00	\$ 1,000
		Roadabout Improvements	1	EA	\$ 175,000	\$ 175,000
		Vehicle Tracking Control	2	EA	\$ 5,000	\$ 10,000
					<b>Subtotal</b>	\$ 330,250

		<b>Non-Construction Items</b>				
		SWPPP Reporting	18	MTHS	\$ 350.00	\$ 6,300
		Prairie Dog Relocation	1	LS	\$ 20,000	\$ 20,000
		Buy Common Area Water	1	LS	\$ 150,000	\$ 150,000

		Erosion Control Main.	18	MTH	\$ 500.00	\$ 9,000
		Privacy Fence: 1st Street	1,000	LF	\$ 27.50	\$ 27,500
		Engineering & Planning	76	LOTS	\$ 1,750.00	\$ 133,000
		Surveying and Lot Corners	1	LS	\$ 40,000	\$ 40,000
		Materials and Soils Testing	1	LS	\$ 45,000	\$ 45,000
		Irrigation & Landscaping - Common Areas - Signage	1	LS	\$ 325,000	\$ 325,000
		Pocket Parks	2	LS	\$ 100,000	\$ 200,000
		Project Administration	18	MTH	\$ 7,500.00	\$ 135,000
					<b>Subtotal</b>	<b>\$ 1,090,800</b>

<b>TOTAL ESTIMATED COST</b>		<b>\$3,954,716</b>
<b>ADD 7.5% FOR CONTINGENCY</b>		<b>\$ 296,604</b>
<b>INITIAL DISTRICT BOUNDARIES - PROJECT GRAND TOTAL</b>		<b>\$4,251,319</b>
<b>COST PER LOT</b>	<b>76</b>	<b>\$ 55,938</b>



**EXHIBIT E-2**

**Cost Estimates for Initial District Boundaries and Inclusion Area**

**EXHIBIT E2**

**PARKSIDE MASTER BUDGET - FOR PROPOSED METRO DISTRICT  
INITIAL DISTRICT BOUNDARIES AND INCLUSION AREA**

Project Name Parkside Village  
Date of Estimate 10/25/2017

	Sub Item #	Description	Quantity	Unit	Unit Price	Total
<b>1000</b>		<b>Demolition</b>				
		Site Trash and Debris	1	LS	\$ 10,000.00	\$ 10,000
					<b>Subtotal</b>	\$ 10,000

<b>2000</b>	<b>Earthwork</b>					
		Cut and Fill Earthwork	40,000	CY	\$ 3.50	\$ 140,000
		Rock Excavation	12,000	CY	\$ 20.00	\$ 240,000
		Import Select Material, Fill and Compact	7,500	CY	\$ 15.00	\$ 112,500
					<b>Subtotal</b>	\$ 492,500

<b>3000</b>	<b>Sanitary Sewer</b>					
		8" PVC Sanitary Sewer	2,658	LF	\$ 38.00	\$ 101,018
		4' dia. manholes	12	EA	\$ 4,025.00	\$ 48,300
		4" sanitary sewer service	76	EA	\$ 1,250.00	\$ 95,000
		Jack and Bore Connection to Adjoining Project	1	EA	\$ 15,000.00	\$ 15,000
		Offsite Sewer	147	LF	\$ 50.00	\$ 7,358
					<b>Subtotal</b>	\$ 266,676

<b>4000</b>	<b>Watermain and Services</b>					
		Connect to Existing	1	LS	25,000	25,000
		12" PVC waterline main	1400	LF	\$ 45.00	63,000
		8" PVC waterline main	2,450	LF	\$ 28.00	\$ 68,600
		8" Special Fittings	10	EA	\$ 555.00	\$ 5,550
		FH assembly	6	EA	\$ 6,600.00	\$ 39,600
		6" gate valve	9	EA	\$ 1,575.00	\$ 14,175
		8" gate valve	10	EA	\$ 1,675.00	\$ 16,750
		12" gate valve	6	EA	\$ 3,200.00	\$ 19,200
		Waterline Connections	2	EA	\$ 10,000.00	\$ 20,000
		3/4" water service	76	EA	\$ 1,210.00	\$ 91,960
					<b>Subtotal</b>	\$ 363,835

5000	Storm Sewer					
		18-30" RCP or HDPE	625	LF	\$ 45.00	\$ 28,125
		18-30" FES	4	EA	\$ 4,250.00	\$ 17,000
		Standard Combination Inlet	4	EA	\$ 4,575.00	\$ 18,300
		Detention Pond and Control Structure	2	EA	\$ 42,500.00	\$ 85,000
		Riprap	450	SF	\$ 10.00	\$ 4,500
					<b>Subtotal</b>	\$ 152,925

6000	Concrete - Flatwork					
		4' sidewalk	3,600	LF	\$ 20.00	\$ 72,000
		5' sidewalk	1,300	LF	\$ 24.00	\$ 31,200
		6' trail	250	LF	\$ 30.00	\$ 7,500
		Access Ramps	14	EA	\$ 2,750.00	\$ 38,500
		30" vertical curb & gutter	1,300	LF	\$ 18.00	\$ 23,400
		31" Rollover curb & gutter	3,600	LF	\$ 18.00	\$ 64,800
		8' concrete pan	4	EA	\$ 6,350.00	\$ 25,400
					<b>Subtotal</b>	\$ 262,800

7000	Asphalt					
		Turn Lane - 600' Transition	1	LS	\$ 75,000.00	\$ 75,000
		Collector Road Widening	2,500	SY	\$ 50.00	\$ 125,000
		Local Street Paving	12,400	SY	\$ 35.00	\$ 434,000
		Adjust manhole lids	7	EA	\$ 450.00	\$ 3,150
		Adjust valve box lids	16	EA	\$ 150.00	\$ 2,400
					<b>Subtotal</b>	\$ 639,550

8000	Signage and Striping					
		Street Signs	12	EA	\$ 600.00	\$ 7,200
		Striping - Rouhdabout	1	EA	\$ 12,500.00	\$ 12,500
					<b>Subtotal</b>	\$ 19,700

9000	Dry Utilities					
		Conduit for Utilities	1,260	LF	\$ 18.00	\$ 22,680
		Electrical Distribution	76	EA	\$ 3,000.00	\$ 228,000

		Natural Gas	76	EA	\$ 750.00	\$ 57,000
					<b>Subtotal</b>	\$ 307,680

<b>10000</b>	<b>General</b>					
		Mobilization	1	LS	\$ 15,000.00	\$ 15,000
		Sanitary Facility	1	LS	\$ 3,000.00	\$ 3,000
					<b>Subtotal</b>	\$ 18,000

<b>TOTAL CONSTRUCTION ESTIMATE</b>						\$ 2,533,666
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		<b>Probable Costs</b>				
		Fly Ash	13,500	SY	\$ 10.00	\$ 135,000
		Repair/ replace silt fence	3700	LF	\$ 2.50	\$ 9,250
		Inlet Protection	4	EA	\$ 250.00	\$ 1,000
		Roadabout Improvements	1	EA	\$ 175,000	\$ 175,000
		Vehicle Tracking Control	2	EA	\$ 5,000	\$ 10,000
					<b>Subtotal</b>	\$ 330,250
		<b>Non-Construction Items</b>				
		SWPPP Reporting	18	MTHS	\$ 350.00	\$ 6,300
		Prairie Dog Relocation	1	LS	\$ 20,000	\$ 20,000
		Buy Common Area Water	1	LS	\$ 150,000	\$ 150,000
		Erosion Control Main.	18	MTH	\$ 500.00	\$ 9,000
		Privacy Fence: 1st Street	1,000	LF	\$ 27.50	\$ 27,500
		Engineering & Planning	76	LOTS	\$ 1,750.00	\$ 133,000
		Surveying and Lot Corners	1	LS	\$ 40,000	\$ 40,000
		Materials and Soils Testing	1	LS	\$ 45,000	\$ 45,000
		Irrigation & Landscaping - Common Areas - Signage	1	LS	\$ 325,000	\$ 325,000
		Pocket Parks	2	LS	\$ 100,000	\$ 200,000
		Project Administration	18	MTH	\$ 7,500.00	\$ 135,000
					<b>Subtotal</b>	\$ 1,090,800

<b>TOTAL ESTIMATED COST</b>		\$ 3,954,716
<b>ADD 7.5% FOR CONTINGENCY</b>		\$ 296,604
<b>INITIAL DISTRICT BOUNDARIES -PROJECT GRAND TOTAL</b>		<b>\$ 4,251,319</b>

<b>COST PER LOT</b>	76	\$ 55,938
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**PARKSIDE MASTER BUDGET - FOR PROPOSED METRO DISTRICT  
PROPOSED INCLUSION AREA - ESTIMATED COST FOR 40 NET ACRES**

Project Name Parkside Village  
Date of Estimate 10/25/2017

	Sub Item #	Description	Quantity	Unit	Unit Price	Total
<b>1000</b>		<b>Demolition</b>				
		Site Trash and Debris	1	LS	\$ 10,000.00	\$ 40,000
					<b>Subtotal</b>	<b>\$ 40,000</b>

<b>2000</b>		<b>Earthwork</b>				
		Cut and Fill Earthwork	70,000	CY	\$ 3.50	\$ 245,000
		Rock Excavation	21,000	CY	\$ 20.00	\$ 420,000
		Import Select Material, Fill and Compact	13,125	CY	\$ 15.00	\$ 196,875
					<b>Subtotal</b>	<b>\$ 861,875</b>

<b>3000</b>		<b>Sanitary Sewer</b>				
		8" PVC Sanitary Sewer	4,652	LF	\$ 38.00	\$ 176,782
		4' dia. manholes	21	EA	\$ 4,025.00	\$ 84,525
		4" sanitary sewer service	120	EA	\$ 1,250.00	\$ 150,000
		Jack and Bore Connection to Adjoining Project	1	EA	\$ 15,000.00	\$ 15,000
		Offsite Sewer	258	LF	\$ 50.00	\$ 12,876
					<b>Subtotal</b>	<b>\$ 439,182</b>

<b>4000</b>		<b>Watermain and Services</b>				
		Connect to Existing	1	LS	25,000	25,000
		12" PVC waterline main	2450	LF	\$ 45.00	110,250
		8" PVC waterline main	4,288	LF	\$ 28.00	\$ 120,050
		8" Special Fittings	18	EA	\$ 555.00	\$ 9,713
		FH assembly	11	EA	\$ 6,600.00	\$ 69,300
		6" gate valve	16	EA	\$ 1,575.00	\$ 24,806
		8" gate valve	18	EA	\$ 1,675.00	\$ 29,313
		12" gate valve	11	EA	\$ 3,200.00	\$ 33,600
		Waterline Connections	4	EA	\$ 10,000.00	\$ 35,000
		3/4" water service	120	EA	\$ 1,210.00	\$ 145,200
					<b>Subtotal</b>	<b>\$ 602,231</b>

5000	Storm Sewer					
		18-30" RCP or HDPE	1,094	LF	\$ 45.00	\$ 49,219
		18-30" FES	4	EA	\$ 4,250.00	\$ 17,000
		Standard Combination Inlet	7	EA	\$ 4,575.00	\$ 32,025
		Detention Pond and Control Structure	4	EA	\$ 42,500.00	\$ 148,750
		Riprap	788	SF	\$ 10.00	\$ 7,875
					<b>Subtotal</b>	\$ 254,869

6000	Concrete - Flatwork					
		4' sidewalk	6,300	LF	\$ 20.00	\$ 126,000
		5' sidewalk	2,275	LF	\$ 24.00	\$ 54,600
		6' trail	438	LF	\$ 30.00	\$ 13,125
		Access Ramps	25	EA	\$ 2,750.00	\$ 67,375
		30" vertical curb & gutter	2,275	LF	\$ 18.00	\$ 40,950
		31" Rollover curb & gutter	6,300	LF	\$ 18.00	\$ 113,400
		8' concrete pan	7	EA	\$ 6,350.00	\$ 44,450
					<b>Subtotal</b>	\$ 459,900

7000	Asphalt					
		Turn Lane - 600' Transition	2	LS	\$ 75,000.00	\$ 131,250
		Collector Road Widening	4,375	SY	\$ 50.00	\$ 218,750
		Local Street Paving	12,400	SY	\$ 35.00	\$ 434,000
		Adjust manhole lids	12	EA	\$ 450.00	\$ 5,513
		Adjust valve box lids	28	EA	\$ 150.00	\$ 4,200
					<b>Subtotal</b>	\$ 793,713

8000	Signage and Striping					
		Street Signs	21	EA	\$ 600.00	\$ 12,600
		Striping - Roundabout	2	EA	\$ 12,500.00	\$ 21,875
					<b>Subtotal</b>	\$ 34,475

9000	Dry Utilities					
		Conduit for Utilities	2,205	LF	\$ 18.00	\$ 39,690
		Electrical Distribution	120	EA	\$ 3,000.00	\$ 360,000
		Natural Gas	120	EA	\$ 750.00	\$ 90,000
					<b>Subtotal</b>	\$ 489,690

10000	General					
		Mobilization	2	LS	\$ 15,000.00	\$ 15,000
		Sanitary Facility	2	LS	\$ 3,000.00	\$ 3,000
					<b>Subtotal</b>	<b>\$ 18,000</b>

<b>TOTAL CONSTRUCTION ESTIMATE</b>						<b>\$ 3,993,935</b>
------------------------------------	--	--	--	--	--	---------------------

		<b>Probable Costs</b>				
		Fly Ash	23,625	SY	\$ 10.00	\$ 236,250
		Repair/ replace silt fence	6,475	LF	\$ 2.50	\$ 16,188
		Inlet Protection	7	EA	\$ 250.00	\$ 1,750
		Roadabout Improvements	1	EA	\$ 175,000	\$ 175,000
		Vehicle Tracking Control	2	EA	\$ 5,000	\$ 10,000
					<b>Subtotal</b>	<b>\$ 439,188</b>
		<b>Non-Construction Items</b>				
		SWPPP Reporting	36	MTHS	\$ 350.00	\$ 12,600
		Prairie Dog Relocation	1	LS	\$ 35,000	\$ 35,000
		Buy Common Area Water	1	LS	\$ 262,500	\$ 262,500
		Erosion Control Main.	36	MTH	\$ 500.00	\$ 18,000
		Privacy Fence 1st Stt/CR 21	1,750	LF	\$ 27.50	\$ 48,125
		Engineering & Planning	120	LOTS	\$ 1,750.00	\$ 210,000
		Surveying and Lot Corners	1	LS	\$ 70,000	\$ 70,000
		Materials and Soils Testing	1	LS	\$ 78,750	\$ 78,750
		Irrigation & Landscaping - Common Areas - Signage	1	LS	\$ 568,750	\$ 568,750
		Pocket Parks	3	LS	\$ 100,000	\$ 300,000
		Project Administration	36	MTH	\$ 7,500.00	\$ 270,000
					<b>Subtotal</b>	<b>\$ 1,873,725</b>

TOTAL ESTIMATED COST		\$ 6,306,847
ADD 7.5% FOR CONTINGENCY		\$ 473,014
INCLUSION AREA - PROJECT GRAND TOTAL		<b>\$ 6,779,861</b>
COST PER LOT	120	\$ 56,499
INITIAL DISTRICT BOUNDARIES AND INCLUSION AREA - GRAND TOTAL		<b>\$11,031,180</b>

**EXHIBIT F-1**

**Financing Plan for Initial District Boundaries**







2021		2020	
Impressed Land	Cumulative AV	Impressed Land	Cumulative AV
697,500	1,305,000	697,500	1,305,000

2021			2020			2019			2018			2017		
Impressed Land	Less: 10% Used	Cumulative AV	Impressed Land	Less: 10% Used	Cumulative AV	Impressed Land	Less: 10% Used	Cumulative AV	Impressed Land	Less: 10% Used	Cumulative AV	Impressed Land	Less: 10% Used	Cumulative AV
697,500	(69,750)	627,750	697,500	(69,750)	627,750	697,500	(69,750)	627,750	697,500	(69,750)	627,750	697,500	(69,750)	627,750

Construction Year	Construction Year	Total Cumulative Actual Value	Estimated Appraised Value	Total Residential Assessed Value	Total Assessed Value
2017	2018	2,527,500	754,725	-	754,725
2018	2019	3,423,014	625,574	1,380,300	2,244,774
2019	2020	-	-	2,601,647	2,601,647
2020	2021	-	-	3,012,829	3,012,829
2021	2022	-	-	3,217,920	3,217,920
2022	2023	-	-	3,133,448	3,133,448
2023	2024	-	-	3,133,448	3,133,448
2024	2025	-	-	3,258,784	3,258,784
2025	2026	-	-	3,258,784	3,258,784
2026	2027	-	-	3,384,120	3,384,120
2027	2028	-	-	3,384,120	3,384,120
2028	2029	-	-	3,509,456	3,509,456
2029	2030	-	-	3,509,456	3,509,456
2030	2031	-	-	3,634,792	3,634,792
2031	2032	-	-	3,634,792	3,634,792
2032	2033	-	-	3,760,128	3,760,128
2033	2034	-	-	3,760,128	3,760,128
2034	2035	-	-	3,885,464	3,885,464
2035	2036	-	-	3,885,464	3,885,464
2036	2037	-	-	4,010,800	4,010,800
2037	2038	-	-	4,010,800	4,010,800
2038	2039	-	-	4,136,136	4,136,136
2039	2040	-	-	4,136,136	4,136,136
2040	2041	-	-	4,261,472	4,261,472
2041	2042	-	-	4,261,472	4,261,472
2042	2043	-	-	4,386,808	4,386,808
2043	2044	-	-	4,386,808	4,386,808
2044	2045	-	-	4,512,144	4,512,144
2045	2046	-	-	4,512,144	4,512,144
2046	2047	-	-	4,637,480	4,637,480
2047	2048	-	-	4,637,480	4,637,480
2048	2049	-	-	4,762,816	4,762,816
2049	2050	-	-	4,762,816	4,762,816
2050	2051	-	-	4,888,152	4,888,152
2051	2052	-	-	4,888,152	4,888,152
2052	2053	-	-	5,013,488	5,013,488
2053	2054	-	-	5,013,488	5,013,488
2054	2055	-	-	5,138,824	5,138,824
2055	2056	-	-	5,138,824	5,138,824
2056	2057	-	-	5,264,160	5,264,160
2057	2058	-	-	5,264,160	5,264,160
2058	2059	-	-	5,389,496	5,389,496
2059	2060	-	-	5,389,496	5,389,496
2060	2061	-	-	5,514,832	5,514,832
2061	2062	-	-	5,514,832	5,514,832
2062	2063	-	-	5,640,168	5,640,168
2063	2064	-	-	5,640,168	5,640,168
2064	2065	-	-	5,765,504	5,765,504
2065	2066	-	-	5,765,504	5,765,504
2066	2067	-	-	5,890,840	5,890,840
2067	2068	-	-	5,890,840	5,890,840
2068	2069	-	-	6,016,176	6,016,176
2069	2070	-	-	6,016,176	6,016,176
2070	2071	-	-	6,141,512	6,141,512
2071	2072	-	-	6,141,512	6,141,512
2072	2073	-	-	6,266,848	6,266,848
2073	2074	-	-	6,266,848	6,266,848
2074	2075	-	-	6,392,184	6,392,184
2075	2076	-	-	6,392,184	6,392,184
2076	2077	-	-	6,517,520	6,517,520
2077	2078	-	-	6,517,520	6,517,520
2078	2079	-	-	6,642,856	6,642,856
2079	2080	-	-	6,642,856	6,642,856
2080	2081	-	-	6,768,192	6,768,192
2081	2082	-	-	6,768,192	6,768,192
2082	2083	-	-	6,893,528	6,893,528
2083	2084	-	-	6,893,528	6,893,528
2084	2085	-	-	7,018,864	7,018,864
2085	2086	-	-	7,018,864	7,018,864
2086	2087	-	-	7,144,200	7,144,200
2087	2088	-	-	7,144,200	7,144,200
2088	2089	-	-	7,269,536	7,269,536
2089	2090	-	-	7,269,536	7,269,536

Filing 1	Sales Price	Lots		
Backs to 1st street	\$ 400,000.00	10	\$	4,000,000.00
Interior 45' lots	\$ 465,000.00	10	\$	4,650,000.00
Lakeview 50' lots	\$ 580,000.00	15	\$	8,700,000.00
Total F 1		35	\$	17,350,000.00
Filing 2				Lots sold to builder by 12/31/18 Homes sold by 6/31/19
Backs to 1st street	\$ 440,000.00	4	\$	1,760,000.00
Interior 45' lots	\$ 511,500.00	16	\$	8,184,000.00
Lakeview 50' lots	\$ 638,000.00	13	\$	8,294,000.00
Interior 50' Lots	\$ 525,000.00	8	\$	4,200,000.00
Total F2 Sales Price		41	\$	22,438,000.00
Total F1 & F2 Lots		76	\$	39,788,000.00
				Homes sold by 3/31/20
Inclusion				
Backs to 1st street and CR 21	\$ 440,000.00	23	\$	10,120,000.00
Interior 45' lots	\$ 511,500.00	43	\$	21,994,500.00
Lakeview 50' lots	\$ 638,000.00	28	\$	17,864,000.00
Interior 50' Lots	\$ 525,000.00	32	\$	16,800,000.00
Total Inclusion		126	\$	66,778,500.00
Total F1, F2 and Inclusion Lots		202	\$	106,566,500.00
				Lots sold to builder by 12/31/20 Homes sold by 12/31/21

**EXHIBIT F-2**

**Financing Plan for Initial District Boundaries and Inclusion Area**



Section 1		Section 2		Section 3		Section 4		Section 5		Section 6		Section 7		Section 8		Section 9		Section 10		Section 11		Section 12		Section 13		Section 14		Section 15		Section 16		Section 17		Section 18		Section 19		Section 20		Section 21		Section 22		Section 23		Section 24		Section 25		Section 26		Section 27		Section 28		Section 29		Section 30		Section 31		Section 32		Section 33		Section 34		Section 35		Section 36		Section 37		Section 38		Section 39		Section 40		Section 41		Section 42		Section 43		Section 44		Section 45		Section 46		Section 47		Section 48		Section 49		Section 50	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Crew/Station	Year	Block 11/20/13			Block 11/20/13			Block 11/20/13		
		Approved	Left	Comulative	Approved	Left	Comulative	Approved	Left	Comulative
2012	2012									
2013	2013	438731	146120	460300	438731	146120	460300	1390000	1130101	1320000
TOTAL										

Crew/Station	Year	Block 11/20/13			Block 11/20/13			Block 11/20/13			Block 11/20/13		
		Approved	Left	Comulative	Approved	Left	Comulative	Approved	Left	Comulative	Approved	Left	Comulative
2012	2012												
2013	2013	702320	705289	705289	1323130	1120133	1323130	1324800	1120133	1324800	643800	643800	643800
TOTAL													

Crew/Station	Year	Crews	Crews-Adm	Total	Approved	Req/Adm	Total	Adm	Total
2012	2012	791	3193	3984	767	1342	2109	2109	2109
2013	2013	791	3193	3984	767	1342	2109	2109	2109
TOTAL		1582	6386	7968	1534	2684	4218	4218	4218



Filing 1	Sales Price	Lots		
Backs to 1st street	\$ 400,000.00	10	\$ 4,000,000.00	
Interior 45' lots	\$ 465,000.00	10	\$ 4,650,000.00	
Lakeview 50' lots	\$ 580,000.00	15	\$ 8,700,000.00	
Total F 1		35	\$ 17,350,000.00	Lots sold to builder by 12/31/18
Filing 2				Homes sold by 6/31/19
Backs to 1st street	\$ 440,000.00	4	\$ 1,760,000.00	
Interior 45' lots	\$ 511,500.00	16	\$ 8,184,000.00	
Lakeview 50' lots	\$ 638,000.00	13	\$ 8,294,000.00	
Interior 50' Lots	\$ 525,000.00	8	\$ 4,200,000.00	
Total F2 Sales Price		41	\$ 22,438,000.00	Lots sold to builder by 06/31/19
Total F1 & F2 Lots		76	\$ 39,788,000.00	Homes sold by 3/31/20
Inclusion				
Backs to 1st street and CR 21	\$ 440,000.00	23	\$ 10,120,000.00	
Interior 45' lots	\$ 511,500.00	43	\$ 21,994,500.00	
Lakeview 50' lots	\$ 638,000.00	28	\$ 17,864,000.00	
Interior 50' Lots	\$ 525,000.00	32	\$ 16,800,000.00	
Total Inclusion		126	\$ 66,778,500.00	Lots sold to builder by 12/31/20
Total F1, F2 and Inclusion Lots		202	\$ 106,566,500.00	Homes sold by 12/31/21

## EXHIBIT G

### Statutory Contents of this Service Plan

1. A description of the proposed services;
2. A financial plan showing how the proposed services are to be financed;
3. A preliminary description of how the proposed services are to be provided;
4. A map of the District Boundaries and an estimate of the population and valuation for assessment of the District;
5. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the District are compatible with facility and service standards of the City and of municipalities and special District which are interested parties pursuant to §32-1-204(1), C.R.S.;
6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District;
7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the District and such other political subdivisions;
8. Information satisfactory to establish that each of the following criteria as set forth in §32-1-203, C.R.S., has been met:
  - a. That there is sufficient existing and projected need for organized service in the area to be served by the District;
  - b. That the existing service in the area to be served by the District is inadequate for the present and projected needs;
  - c. That the District is capable of providing economical and sufficient service to the area within its boundaries;
  - d. That the area to be included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
  - e. That adequate service is not, or will not be available to the area through the City, other existing municipal or quasi-municipal corporations, including existing special District, within a reasonable time and on a comparable basis;
  - f. That the facility and service standards of the District are compatible with the facility and service standards of the City within which the District are to be located;

g. The proposal is in substantial compliance with any master plan adopted pursuant to § 31-23-206, C.R.S.;

h. That the proposal is in compliance with any duly adopted city, county, regional, or state long-range water quality management plan for the area; and

i. That the continued existence of the District will be in the best interests of the area proposed to be served.

**EXHIBIT H**

***Agreement Regarding District Disclosures***

**AGREEMENT REGARDING DISTRICT DISCLOSURES  
(Parkside Metropolitan District)**

THIS AGREEMENT REGARDING DISTRICT DISCLOSURES (this “**Agreement**”) is executed as of the \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the CITY OF LOVELAND, COLORADO, a municipal corporation (the “**City**”), and BOEDECKER LAKE PARTNERS, LLC, a Colorado limited liability company (the “**Property Owner**”).

**Recitals**

A. The Property Owner owns certain real property located within the City’s boundaries, which property will be developed for residential uses (the “**Initial District Boundaries**”). The Initial District Boundaries is more particularly described on **Exhibit A**.

B. The Initial District Boundaries currently comprises all of the property in Parkside Metropolitan District (the “**District**”) as defined and provided for in the Service Plan for Parkside Metropolitan District (the “**Service Plan**”).

C. The Service Plan allows for the future inclusion of certain real property located within the City’s boundaries within the boundaries of the District, which property may be developed for residential uses (the “**Inclusion Area**”). The Inclusion Area is more particularly described on **Exhibit B**. The Initial District Boundaries, combined with the Inclusions Area, at such time as the Inclusion Area is included within the boundaries of the District, shall be referred to herein as the “**Property**”)

D. As a condition to its approval of the Service Plan, the City requires that the Property Owner agree to provide certain disclosures regarding the District to prospective purchasers (“**Lot Purchasers**,” as further defined herein) of lots (“**Lots**”) within the Property from the Property Owner.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agree as follows.

**Agreement**

1. Disclosure Requirement. At the time any Lot Purchaser enters into a reservation agreement with the Property Owner for a Lot within the Property, or if such Lot Purchaser does not enter into a reservation agreement, then prior to the time such Lot Purchaser enters into a written contract with the Property Owner for the purchase of a Lot within the Property, the Property Owner will provide to the Lot Purchaser a copy of a General Disclosure and Common Questions Regarding Parkside Metropolitan District, which shall include the Estimate of Property Taxes with and without the District’s proposed maximum mill levy, in the form attached hereto as **Exhibit C** (the “**Disclosure**”). The Property Owner shall retain a copy of the Disclosure signed by all Lot Purchasers for its records. The Property Owner shall include the Estimate of Property

Taxes attached as Exhibit B to the Disclosure, in all printed pricing schedules and related cost materials provided to prospective purchasers for the Property.

2. Amendments to Disclosure. The Property Owner shall not amend the Disclosure without the prior written approval by the City Attorney of such amendments, except that the Property Owner may (a) correct minor typographical or clerical errors, (b) upon inclusion of the Inclusion Area within the boundaries of the District, update the legal description on Exhibit 1 of the Disclosure to evidence such inclusion, and (c) periodically update the assessment ratios, mill levies, and similar information contained in the Disclosure, without the prior written approval of the City Attorney.

3. City's Remedies. In the event that the Property Owner fails to comply with the requirements of this Agreement, the City shall be entitled to seek specific performance thereof, and if the City prevails, it shall be entitled to recover from the Property Owner all of its costs and expenses incurred in connection therewith, including reasonable attorneys' fees and costs.

4. Lot Purchasers' Remedies. In the event that a Lot Purchaser does not receive a copy of the Disclosure prior to the time such Lot Purchaser enters into a written contract with the Property Owner for the purchase of a Lot within the Property, such Lot Purchaser shall be entitled to terminate such contract and receive a full refund of its deposits thereunder at any time prior to the earlier of: (a) fifteen (15) days after a copy of the Disclosure is provided to such Lot Purchaser; or (b) the closing of Lot Purchaser's acquisition of the Lot from Property Owner.

5. Disclosure by Subsequent Owners. The Property Owner's obligation under this Agreement shall be a covenant running with the land which shall bind subsequent Developers (as defined below). All subsequent Developers of a Lot within the Property shall be required by the Property Owner in a written agreement to comply with the disclosure requirements of Section 1 and shall be subject to the remedies set forth in Sections 3 and 4 in connection with their sale of such Lot. Following the first sale of a Lot to a Lot Purchaser, such Lot shall cease to be subject to this Agreement. For the purposes of this Agreement, a "**Developer**" shall be a party which acquires a Lot for the purpose of selling that Lot or for constructing improvements for residential use thereon for resale to a Lot Purchaser, and a "**Lot Purchaser**" shall be a party who acquires a Lot with improvements for residential use constructed thereon or who acquires a Lot without improvements for the purpose of constructing improvements for residential use thereon.

6. No Third Party Beneficiaries. Except as provided in Section 4, this Agreement is for the benefit of, and may only be enforced by, the parties hereto. Except as set forth in Section 4, no third party shall have any rights, or be entitled to any remedies, arising out of this Agreement or any breach hereof.

7. Recitals. The Recitals set forth at the beginning of this Agreement are hereby incorporated in and made a part of this Agreement.

8. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

9. Facsimile Signatures; Counterparts. The facsimile signature of any party on this Agreement shall be deemed an original for all purposes. This Agreement may be executed in counterparts, each of which shall be deemed a duplicate original.

10. Recording. This Agreement shall be recorded in the Larimer County Clerk and Recorder's Office at the Property Owner's expense.

*[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]*

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the day, month and year first above written.

CITY:

CITY OF LOVELAND, a municipal corporation

By: \_\_\_\_\_  
City Manager

ATTEST:

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

STATE OF COLORADO )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ as City Manager of the City of Loveland, a municipal corporation.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public



STATE OF COLORADO                    )  
  ) ss:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ as City Clerk of the City of Loveland, a municipal corporation.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

BOEDECKER LAKE PARTNERS, LLC, a  
Colorado limited liability company

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF COLORADO                    )  
  ) ss:  
COUNTY OF \_\_\_\_\_            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_ as \_\_\_\_\_ of Boedecker Lake Partners, LLC, an Colorado limited liability company.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**Exhibit A**

**To Agreement Regarding District Disclosures**

**Legal Description of the Initial District Boundaries**

A tract of land located in Section 20, Township 5 North, Range 69 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Outlot B, Parkside Village First Subdivision.

The above described tract of land contains 998,124 square feet, or 22.914 acres, more or less, is subject to all easements and rights-of-way now on record or existing.

**Exhibit B**

**To Agreement Regarding District Disclosures**

**Legal Description of the Inclusion Area**

FUTURE INCLUSION AREA 1 - BOOK 1027 PAGE 450

A tract of about forty-five acres situate in the West half of the Northwest quarter of Section 21, Township 5 North, Range 69 West of the 6th P.M., the North and West boundaries being the Section lines, the East boundary being the county road as said road is described in deed of record in Book 1028, Page 527, Larimer County Records, to a Southeast corner of said tract which is at a point in the center line of said road due East of the Southwest wall of the concrete spillway structure at the North end of Mariano Reservoir Dam, from which corner the Southerly boundary of said tract leads northwesterly and westerly along the high water line of Mariano Reservoir to the point where said high water line intersects the west boundary line of said Section 21; excepting and subject to rights-of-way for public highways, the outlet canal of Buckingham Reservoir, any existing transmission lines, ditches and excepting and reserving and severing all water and water rights in any way to the date of delivery of this deed appurtenant to said tract hereby conveyed, whether derived under the Contract of October 6, 1888, recorded in Book 62, Page 395, Larimer County Records, or in any other manner derived, it being expressly understood that said tract is conveyed as dry land without any appurtenant water right whatsoever, and excepting and reserving all oil, gas and other minerals than lime rock, sandstone and riprap or building stone, otherwise reserving the right to prospect for, remove and sell the said excepted oil, gas and other minerals, and warrant title to the property so conveyed.

FUTURE INCLUSION AREA 2 - RECEPTION NO. 2005-0025276

Beginning at the Northwest corner of Section 21, Township 5 North, Range 69 West of the 6th P.M.; thence, North 89° 56' East, 592.43 feet along the North Section line; thence, South 00° 53' 40" East (doesn't close - possible scrivener error), 300.00 feet; South 89° 56' West, 254.05 feet; thence, South 00° 53' 40" West, 437 feet; thence, South 89° 56' West, 338.38 feet to the West line of said Section; thence, North 00° 53' 40" East, 737.0 feet to the Northwest corner of said Section, subject to the right-of-way for the County Road 30 feet in width along the North side of said premises, County of Larimer, State of Colorado.

Also,

Beginning at a point on the Section line 30 feet East of the Northwest corner of Section 21, Township 5 North, Range 69 West of the 6th P.M.; thence, North 89° 56' East, 562.43 feet along the North Section line; thence, South 00° 53' 40" East (doesn't close - possible scrivener error), 300.00 feet; South 89° 56' West, 254.05 feet; thence, South 00° 53' 40" West, 437 feet; thence, South 89° 56' West, 308.38 feet to a point 30 feet East of the West line of said Section; thence, North 00° 53' 40" East, 737 feet to the Point of Beginning; subject to a right-of-way for County Road 30 feet in width along the North side of said premises, County of Larimer, State of Colorado.

The above described tract of land is subject to all easements and rights-of-way now on record or existing.

## Exhibit C

### To Agreement Regarding District Disclosures

#### Form of Disclosure

#### GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING Parkside Metropolitan District

**1. What does the District do?**

Parkside Metropolitan District (the “**District**”) was organized \_\_\_\_\_, 2018, pursuant to a Service Plan, approved by Resolution No. \_\_\_\_\_ of the City Council for the City of Loveland, Colorado, on \_\_\_\_\_, 2018 (the “**Service Plan**”) for purposes of constructing, operating and maintaining certain public improvements within the boundaries of the District. The District is a governmental entity governed by an elected board of directors made up of property owners and property taxpayers within the District’s boundaries.

The District’s boundaries are set forth in **Exhibit 1** attached hereto. It is conceivable that additional boundary adjustments may be made within the District. Any such boundary adjustment is subject to prior approval by the owners of the property to be included and must be considered at a public hearing of the District’s board of directors.

Pursuant to the Service Plan, the District is authorized to construct, operate, and maintain a sanitary sewer system, storm drainage, potable water system, non-potable irrigation system, street system and traffic safety, and parks and recreation improvements for the benefit of the property owners of the District. The District may dedicate certain public improvements to the City of Loveland (the “**City**”). The operations and maintenance of public improvements dedicated to the City shall rest with the City. Public improvements not dedicated to the City shall be owned, operated, and maintained by the District. The District has authority to impose property taxes and other fees, rates, tolls, penalties, or charges to fund the construction and operations and maintenance for all improvements identified in the Service Plan. At some point in the future, the District may impose fees and/or rates; all District fees and rates may be adopted and/or amended from time to time by the District’s board of directors at their discretion, as permitted by law.

Certain services may be provided within the District by one or more property owner associations organized as Colorado non-profit organizations comprised of all property owners in the District. Currently, no property owners association has been established within the boundaries of the District. If a property owners association is established, property owners will be subject to fees and assessments payable to the association which will be separate from and in addition to any fees or assessments payable to the District.

**2. How much property tax will the District collect to construct improvements and pay for operations?**

The District has authority to impose property taxes for the construction, operation, and maintenance of the improvements identified in the Service Plan. The District may issue bonds to provide for the costs of capital improvements within its boundaries. In order to meet the debt service requirements for bonds and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy under the Service Plan. The mill levy authorized for the District under the Service Plan may not exceed 55.278 mills for the payment of debt obligations and related expenses, may not exceed 16.583 mills for the payment of operations and maintenance obligations and related expenses, and may not

exceed a total of 71.861 mills for the payment of debt obligations and operations and maintenance expenses combined, which mill levy rates may be adjusted upward or downward over time as permitted in the Service Plan. In addition, various voter limitations exist which affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also provides for various legal limitations which may restrict the taxing and spending authority of the District.

**3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?**

Many areas in Colorado utilize special districts to finance public improvements. As cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts have been organized to build these facilities. Special districts, and the financial powers they utilize, may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are utilized, the costs of improvements within the community are generally spread over 20 to 30 years and are paid from mill levies. Special districts are governed by property owners within the community who are better able to address issues of concern to the community than could a larger city or county.

**4. How can I be assured that the District will not issue too many bonds and create unreasonably high mill levies?**

All bonds issued by the District will be governed by the controls adopted by the Colorado legislature governing the process by which bonds are issued by special districts. In addition, the organization and operation of the District are governed by the terms of the Service Plan, which limits the mill levy that may be assessed by the District for the payment of debt obligations and related expenses to 55.278 mills, the mill levy that may be assessed by the District for payment of operations and maintenance obligations and related expenses to 16.583 mills, and the total mill levy that may be assessed by the District for debt obligations and operations and maintenance combined to 71.861 mills, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters. The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 71.861 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters.

The mill levy limits will remain in place unless and until the Service Plan is amended to permit a change in this limit for the District. This limit, as well as others existing under Colorado law and various voter approvals, are believed to be adequate to control the tax levies within the District. As noted above, however, many of the limits of the Service Plan and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also require that the mill levy within the District be comparable to mill levies in competing development areas in order to further the community as an attractive place for individuals to purchase residential property. Therefore, in the initial stages of the development, it is in the District's and the project developer's best interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that the property taxes paid for the amenities and services in the District are perceived as a good value.

**5. Who bears the risk that the community may not fully develop?**

Bondholders will be providing funding to the District for the District's construction of public improvements authorized by the Service Plan. These initial bonds for the District may be supported, in part, by the developer of the project. Property taxes paid by property owners on residential property will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders and the developer. The property owners also share risk relative to the bonds which are currently limited as noted above in paragraph 4. As previously stated, it is within the District's discretion to impose other fees to help pay for public improvements.

**6. What will my tax bill look like?**

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to appraisal. Up to five years of market activity are analyzed. The actual value of the residential property is then multiplied by the assessment rate, which is set every odd numbered year by the state legislature, to determine the assessed valuation of the residential property. The current assessment rate on residential property is 7.2%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of \$450,000 would have an assessed value of \$32,400 ( $\$450,000 \times 7.2\%$ ). One mill (0.001) applied to that valuation for assessment produces \$32.40 of taxes ( $\$32,400 \times 0.001$ ).

It is anticipated that the tax bill for your property will show mill levies for Larimer County, Larimer County Pest Control, Northern Colorado Water Conservancy District, Thompson R2-J School District, Thompson Valley Health Services District, Loveland Fire District, Little Thompson Water District and various other service providers, including Parkside Metropolitan District. According to information available from the Larimer County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, is was 70.117 mills for tax year 2017 for collection in the year 2018. Therefore, without the District, the annual tax bill levied on a residential property with an actual value of \$450,000 would be approximately \$2,271.78 ( $\$32.40 \times 70.117$ ).

The maximum mill levy the District is permitted to levy is 71.861 mills (0.071861), and the portion of the annual tax bill levied by the District on a residential property with an actual value of \$450,000 would be approximately \$2,106.00 ( $\$32.40 \times 71.861$ ). Your tax bill for your property will also include mill levies from other taxing entities that overlap with the District's boundaries, making the total annual tax bill levied on the residential property approximately \$4,377.78 ( $\$2,271.78 + \$2,106.00$ ).

**Exhibit 2** attached hereto sets forth the approximate mill levies that are currently levied against the property within the District and outlines the annual tax bills levied both with and without the District. Colorado taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Larimer County Assessor's office directly.

**7. Where can I get additional information regarding the District?**

This document is not intended to address all issues associated with special districts generally or with Parkside Metropolitan District specifically. The Service Plan for the District contains a full description of the District's purpose and functions. Prospective purchasers of property within the District are encouraged to read this document to be fully informed. A copy of the District's Service Plan is available in the City Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's attorney's office of Collins Cockrel & Cole, P.C., 303-986-1551. The District's

meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

**[Remainder of page intentionally left blank].**

Dated this \_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Boedecker Lake Partners, LLC  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Purchaser's Signature Acknowledging Receipt: \_\_\_\_\_



**EXHIBIT 1  
TO GENERAL DISCLOSURE AND COMMON QUESTIONS**

**LEGAL DESCRIPTION OF  
PARKSIDE METROPOLITAN DISTRICT**

A tract of land located in Section 20, Township 5 North, Range 69 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Outlot B, Parkside Village First Subdivision.

The above described tract of land contains 998,124 square feet, or 22.914 acres, more or less, is subject to all easements and rights-of-way now on record or existing.

**EXHIBIT 2**  
**TO GENERAL DISCLOSURE AND COMMON QUESTIONS**

ESTIMATE OF PROPERTY TAXES

**Annual Tax Levied on Residential Property With \$450,000 Actual Value Without the District**

<u>Taxing Entity</u>	Mill Levies (2018**)	Annual tax levied
Larimer County	22.092	\$ 715.78
Loveland Fire District	8.810	\$ 285.44
Thompson R2-J Bond Pymt	6.043	\$ 195.79
Thompson R2-J Gen Fund	30.272	\$ 980.81
Thompson Valley Hlth Scv Dist	1.758	\$ 56.96
N Colo Water Cons Dist	1.000	\$ 32.40
Larimer Co Pest Ctrl Dst	0.142	\$ 4.60
Little Thompson Water	0.000	\$ 0.00
TOTAL:	70.117	\$ 2,271.78

**Annual Tax Levied on Residential Property With \$450,000 Actual Value With the District (Assuming Maximum District Mill Levy)**

<u>Taxing Entity</u>	Mill Levies (2018**)	Annual tax levied
Larimer County	22.092	\$ 715.78
Loveland Fire District	8.810	\$ 285.44
Thompson R2-J Bond Pymt	6.043	\$ 195.79
Thompson R2-J Gen Fund	30.272	\$ 980.81
Thompson Valley Hlth Sev Dist	1.758	\$ 56.96
N Colo Water Cons Dist	1.000	\$ 32.40
Larimer Co Pest Ctrl Dst	0.142	\$ 4.60
Little Thompson Water	0.000	\$ 0.00
Parkside Metropolitan District	71.861	\$ 2,328.30
TOTAL:	141.978	\$ 4,600.08

{00621307.DOCX / 4 }\*\*This estimate of Overlapping Mill Levies is based upon mill levies certified by the Larimer County Assessor's office in December 2017 for collection in 2018, and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change and you should contact the Larimer County Assessor's office to obtain the most accurate and up to date information.

**EXHIBIT I**

**Notice of Inclusion in the Parkside Metropolitan District and Possible Property Tax  
Consequences**



**NOTICE OF INCLUSION IN THE PARKSIDE METROPOLITAN DISTRICT  
AND POSSIBLE PROPERTY TAX CONSEQUENCES**

*Legal description of the property and address:*

A tract of land located in Section 20, Township 5 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Outlot B, Parkside Village First Subdivision.

The above described tract of land contains 998,124 square feet, or 22.914 acres, more or less, is subject to all easements and rights-of-way now on record or existing.

This property is located in the following metropolitan district:

Parkside Metropolitan District (the "District").

The District has the following powers and is authorized to provide the following services: sanitation and storm drainage, water, streets, traffic and safety controls, park and recreation, transportation, television relay and translator, mosquito and pest control, security, covenant enforcement, including all services, facilities, equipment and other improvements authorized under the Special District Act.

The District's Service, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the Service Plan is available from the Division of Local Government in the State Department of Local Affairs.

The District is authorized by Title 32, Article 1, Colorado Revised Statutes, to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to certain limitations imposed by Section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), Colorado Revised Statutes, which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the Clerk and Recorder of each county in which the Special District is located.

In addition to standard property taxes identified on the last page of this notice, this property is subject to a metropolitan district mill levy (another property tax) of up to:

71.861 mills (55.278 mills for debt and 16.583 mills of operations and maintenance), subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters. The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 71.861 mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters.

Based on the property's inclusion in the District, an average home sales price of \$450,000 could result in ADDITIONAL annual property taxes up to:

\$ 2,328.30.

The next page provides examples of estimated total annual property taxes that could be due on this property and a comparison of annual property taxes, if this property were located outside the District.

The mill levy to repay the cost of public improvements normally expires 40 years after it begins, but some or all of the mill levy may continue to pay of operations, maintenance and other on-going costs of improvements indefinitely.

The District board of directors can be reached as follows:

Collins Cockrel & Cole, P.C.  
390 Union Boulevard, Suite 400  
Denver, Colorado 80228  
303-986-1551

Note: You may wish to consult with: (1) the Larimer County Assessor's Office, to determine the specific amount of District taxes currently due on this property; and (2) the District board of directors, to determine if the Service Plan has been amended.

ESTIMATE OF PROPERTY TAXES

**Annual Tax Levied on Residential Property With \$450,000 Actual Value Without the District**

<u>Taxing Entity</u>	Mill Levies (2018**)	Annual tax levied
Larimer County	22.092	\$ 715.78
Loveland Fire District	8.810	\$ 285.44
Thompson R2-J Bond Pymt	6.043	\$ 195.79
Thompson R2-J Gen Fund	30.272	\$ 980.81
Thompson Valley Hlth Scv Dist	1.758	\$ 56.96
N Colo Water Cons Dist	1.000	\$ 32.40
Larimer Co Pest Ctrl Dst	0.142	\$ 4.60
Little Thompson Water	0.000	\$ 0.00
TOTAL:	70.117	\$ 2,271.78

**Annual Tax Levied on Residential Property With \$450,000 Actual Value With the District (Assuming Maximum District Mill Levy)**

<u>Taxing Entity</u>	Mill Levies (2018**)	Annual tax levied
Larimer County	22.092	\$ 715.78
Loveland Fire District	8.810	\$ 285.44
Thompson R2-J Bond Pymt	6.043	\$ 195.79
Thompson R2-J Gen Fund	30.272	\$ 980.81
Thompson Valley Hlth Scv Dist	1.758	\$ 56.96
N Colo Water Cons Dist	1.000	\$ 32.40
Larimer Co Pest Ctrl Dst	0.142	\$ 4.60
Little Thompson Water	0.000	\$ 0.00
Parkside Metropolitan District	71.861	\$ 2,328.30
TOTAL:	141.978	\$ 4,600.08

\*\*This estimate of mill levies is based upon mill levies certified by the Larimer County Assessor's Office in December 2017 for collection in 2018, and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change and you should contact the Larimer County Assessor's Office to obtain accurate and current information.

**EXHIBIT B**  
Affidavit of Publication

CITY OF LOVELAND, STATE OF COLORADO  
**NOTICE OF PUBLIC HEARING**  
 IN RE THE SERVICE PLAN FOR PARKSIDE METROPOLITAN DISTRICT,  
 CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO  
 PUBLIC NOTICE IS HEREBY GIVEN that there has been filed  
 with the City of Loveland, Colorado (the "City"), a Service Plan (the  
 "Service Plan") for the proposed Parkside Metropolitan District (the  
 "District"). The Service Plan is on file at the City of Loveland, 500  
 East Third Street, Loveland, CO and is available for public inspec-  
 tion.  
 NOTICE IS HEREBY FURTHER GIVEN that the City Council (the  
 "Council") will hold a public hearing at 6:00 p.m. or soon thereafter,  
 on Tuesday, the 1st day of May, 2018, at 500 East Third Street, Love-  
 land, CO for the purpose of considering approval of the Service Plan  
 and to form a basis for a resolution approving, disapproving or con-  
 ditionally approving the Service Plan.  
 The District's initial boundaries consist of approximately 22  
 914 acres. The District is generally located on the southwest corner  
 of West First Street (Larimer County Road 20) and Larimer County  
 Road 21 within the City, as shown on the map of the District that is  
 a part of the Service Plan. A precise description of the boundaries  
 of the District is on file with the City of Loveland as part of the Ser-  
 vice Plan. Further information may be obtained by contacting the  
 District at Collins Cockrel and Cole, P.C., 390 Union Boulevard, Suite  
 400, Denver, CO 80228, telephone number 303-986-1551.  
 The proposed District has petitioned for formation as a metro-  
 politan district to provide the services listed in the Service Plan and  
 has requested all the powers of a metropolitan district as described  
 in §§ 32-1-1001 and 32-1-1004, C.R.S., as amended, subject to the  
 limitations set forth in the Service Plan. The District shall have the  
 authority to impose a mill levy for repayment of debt and for limited  
 administrative, operation and maintenance purposes. For debt  
 service, the maximum mill levy that may be imposed upon taxable  
 property within the District's boundaries shall not exceed 50 mills,  
 as adjusted. For operations and maintenance expenses, the maxi-  
 mum mill levy that may be imposed upon taxable property within  
 the District's boundaries shall not exceed 15 mills. If the method of  
 calculating assessed valuation is changed by law, the maximum  
 mill levies described above may be increased or decreased to re-  
 flect such changes.  
 Pursuant to § 32-1-203(3.5), C.R.S., any person owning prop-  
 erty within the geographical area of the proposed District who re-  
 quests his or her property to be excluded from the District shall  
 submit a written request for exclusion to the Council no later than  
 10 days prior to the hearing described herein in order to be consid-  
 ered.  
 NOTICE IS FURTHER GIVEN that any protests or objections to  
 the proposed District and Service Plan must be submitted in writing  
 to the Clerk for the Council, at or prior to the public hearing, or any  
 continuance or postponement thereof, in order to be considered.  
 All protests and objections to the Service Plan shall be deemed  
 waived unless presented in writing at the time and manner speci-  
 fied above.  
 BY ORDER OF THE CITY COUNCIL OF THE CITY OF LOVELAND  
 Published: Reporter-Herald April 9, 2018 - 1447062

**Prairie Mountain Media, LLC**

**PUBLISHER'S AFFIDAVIT**

County of Larimer  
 State of Colorado

The undersigned, Terry Love, being first duly  
 sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of  
 Prairie Mountain Media LLC, publisher of the  
*Loveland Reporter Herald*
2. The *Loveland Reporter Herald* is a newspaper  
 of general circulation that has been published  
 continuously and without interruption for at least  
 fifty-two weeks in Larimer County and  
 meets the legal requisites for a legal newspaper  
 under Colo. Rev. Stat. 24-70-103
3. The notice that is attached hereto is a true copy,  
 published in the *Loveland Reporter Herald*  
 in Larimer County on the following date(s)

Apr 9, 2018

*TERRY LOVE*

Signature

Subscribed and sworn to before me this

9th day of April, 2018

*Melissa L Najera*

Notary Public

**MELISSA L NAJERA**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
 NOTARY ID 20064049936  
 MY COMMISSION EXPIRES DEC 11, 2018

(SEAL)

APR 12 2018

Account 1048856  
 Ad Number 1447062  
 Fee \$53.07




**EXHIBIT C**  
Certificate of Mailing Notice of Public Hearing

**CERTIFICATE OF MAILING**

I hereby certify that a true and correct copy of the following NOTICE OF PUBLIC HEARING for Parkside Metropolitan District was mailed on the 6<sup>th</sup> day of April, 2018, by placing same in envelopes with U.S. Mail, first-class postage prepaid and addressed as set forth below:

SEE EXHIBIT A

Dated this 6<sup>th</sup> day of April, 2018.

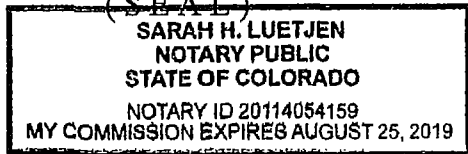
  
\_\_\_\_\_  
By: Crystal Schenck

STATE OF COLORADO        )  
  ) ss.  
JEFFERSON COUNTY        )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2018, by Crystal Schenck as an individual.

WITNESS my hand and official seal.

My commission expires: 8.25.2019



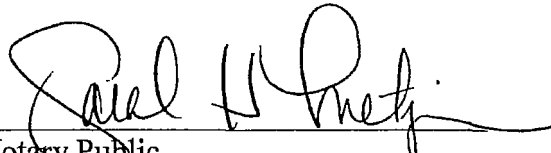
  
\_\_\_\_\_  
Notary Public

Exhibit A

Loveland Rural Fire Protection District  
1423 West 29th Street  
Loveland, CO 80538

Thompson Valley Health Service District  
4480 Clydesdale Parkway  
Loveland, CO 80538

Littleton Thompson Water District  
835 E. State Highway 56  
Berthoud, CO 80513

South Fort Collins Sanitation District  
5150 Snead Drive  
Fort Collins, CO 80525

City of Loveland  
500 East Third Street  
Loveland, CO 80537

Lee Farm Metro District No. 1  
Attn Shana Morgan  
550 West Eisenhower Blvd  
Loveland, CO 80537

Lee Farm Metro District No. 2  
Attn Shana Morgan  
550 West Eisenhower Blvd  
Loveland, CO 80537

Lee Farm Metro District No. 3  
Attn Shana Morgan  
550 West Eisenhower Blvd  
Loveland, CO 80537

Lee Farm Metro District No. 4  
Attn Shana Morgan  
550 West Eisenhower Blvd  
Loveland, CO 80537

Deer Meadows Metro District  
c/o Spencer Fane Britt & Browne LLP  
1700 Lincoln St Ste 2000  
Denver, CO 80203

Cascade Ridge Metro District  
c/o McGeady Becher PC  
450 E 17th Avenue, Ste 400  
Denver, CO 80203-1254

Town of Berthoud  
PO Box 1229  
Berthoud, CO 80513

Berthoud Fire Protection District  
PO Box 570  
Berthoud, CO 80513

Berthoud-Heritage Metro District No. 9  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Boulevard  
Loveland, CO 80237

Colorado Division of Local Government  
1313 Sherman Street, Suite 521  
Denver, CO 80203

CITY OF LOVELAND, STATE OF COLORADO

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**NOTICE OF PUBLIC HEARING**

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IN RE THE SERVICE PLAN FOR PARKSIDE METROPOLITAN DISTRICT, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

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PUBLIC NOTICE IS HEREBY GIVEN that there has been filed with the City of Loveland, Colorado (the “City”), a Service Plan (the “Service Plan”) for the proposed Parkside Metropolitan District (the “District”). The Service Plan is on file at the City of Loveland, 500 East Third Street, Loveland, CO and is available for public inspection.

NOTICE IS HEREBY FURTHER GIVEN that the City Council (the “Council”) will hold a public hearing at 6:00 p.m. or soon thereafter, on Tuesday, the 1<sup>st</sup> day of May, 2018, at 500 East Third Street, Loveland, CO for the purpose of considering approval of the Service Plan and to form a basis for a resolution approving, disapproving or conditionally approving the Service Plan.

The District’s initial boundaries consist of approximately 22.914 acres. The District is generally located on the southwest corner of West First Street (Larimer County Road 20) and Larimer County Road 21 within the City, as shown on the map of the District that is a part of the Service Plan. A precise description of the boundaries of the District is on file with the City of Loveland as part of the Service Plan. Further information may be obtained by contacting the District at Collins Cockrel and Cole, P.C., 390 Union Boulevard, Suite 400, Denver, CO 80228, telephone number 303-986-1551.

The proposed District has petitioned for formation as a metropolitan district to provide the services listed in the Service Plan and has requested all the powers of a metropolitan district as described in §§ 32-1-1001 and 32-1-1004, C.R.S., as amended, subject to the limitations set forth in the Service Plan. The District shall have the authority to impose a mill levy for repayment of debt and for limited administrative, operation and maintenance purposes. For debt service, the maximum mill levy that may be imposed upon taxable property within the District’s boundaries shall not exceed 50 mills, as adjusted. For operations and maintenance expenses, the maximum mill levy that may be imposed upon taxable property within the District’s boundaries shall not exceed 15 mills. If the method of calculating assessed valuation is changed by law, the maximum mill levies described above may be increased or decreased to reflect such changes.

Pursuant to § 32-1-203(3.5), C.R.S., any person owning property within the geographical area of the proposed District who requests his or her property to be excluded from the District shall submit a written request for exclusion to the Council no later than 10 days prior to the hearing described herein in order to be considered.

NOTICE IS FURTHER GIVEN that any protests or objections to the proposed District and Service Plan must be submitted in writing to the Clerk for the Council, at or prior to the public

hearing, or any continuance or postponement thereof, in order to be considered. All protests and objections to the Service Plan shall be deemed waived unless presented in writing at the time and manner specified above.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF LOVELAND.

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