


**EAGLEVIEW
METROPOLITAN DISTRICT**

EL PASO COUNTY, COLORADO

MARCH 21, 2023 DRAFT

 please provide a
letter that PBHMD
wont allow
annexation, nor
provide services.

SERVICE PLAN FOR
EAGLEVIEW
METROPOLITAN DISTRICT

Prepared by:

ICENOGLE SEAVER POGUE, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237
Telephone: (303) 292-9100
Email: jivey@isp-law.com

MARCH 21, 2023 DRAFT

Applicant

PT EAGLEVIEW LLC
1864 WOODMOOR DR, STE 100,
MONUMENT, COLORADO 80132

Currently anticipated proposed directors:

Jerry Biggs
Andrew Biggs
Tamrin Apaydin
Joseph DesJardin
Charlie Williams

Consultants(s)

Financial Advisor

D.A. Davidson & Co.
1600 Broadway, Suite 1100
Denver, Colorado 80202

Planner

N.E.S. Inc.
619 North Cascade Ave., Suite 200
Colorado Springs, Colorado 80903

District Counsel

Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street, Suite 360
Denver, Colorado 80237

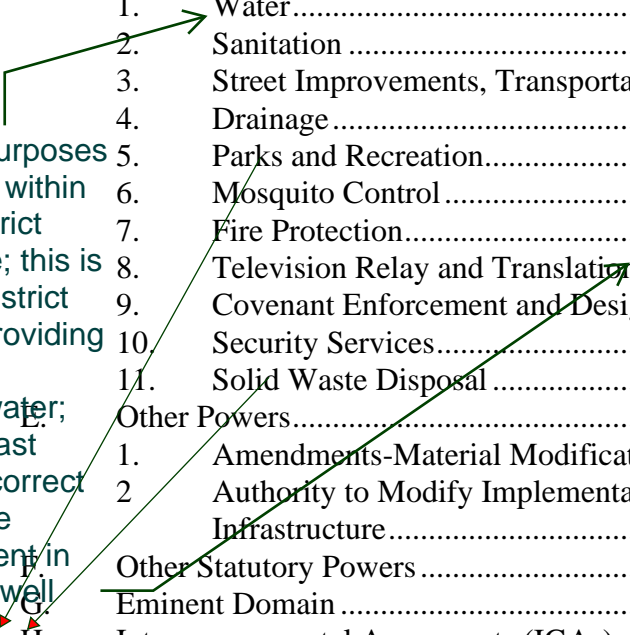
Engineer

Kimley Horn
2 North Nevada Avenue, 9th Floor
Colorado Springs, CO 80903

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If the purposes are not within the district remove; this is not a district thats providing water ; wastewater; solid waste trash- correct purpose statement in LOI as well



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EXHIBITS (refer to instructions)

- A. Maps and Legal Descriptions
 - 1. Vicinity Map
 - 2. Initially Included Property Map & Legal Description(s) of Initially Included Property/Properties
 - 3. Proposed Infrastructure Maps - Site plan, roadways, and drainage facilities
 - 4. 3 Mile Radius Map

- B. Development Summary
- C. Infrastructure Capital Costs
- D. Financial Plan Summary
- E. Annual Report and Disclosure Form

Are there no parks, trails openspace as amenities that the District will own and maintain near the drainage or throughout the development?

Approved preliminary plan

I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the proposed District provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed District:	Eagleview Metropolitan District (the “District”)	Are you stating that there are 104 acres of open space and of the 121 acres only 16 is for developed homes?
Property Owner(s):	PT Eagleview LLC	
Developer(s):	PT Eagleview LLC	
Description of Development:	The site consists of 121.20 Acres (TSN: 5226000001; 5226000002) located southeast of the intersection of Raygor Road and Arroya Lane in northeast El Paso County. The site is currently vacant and undeveloped. The property is currently zoned RR-2.5. The proposed Eagleview Estates Subdivision to be constructed on the site is expected to contain 38 single family residential units with an average lot size of 2.95 acres and a minimum lot size of 2.5 acres each, to be constructed on 16.80 acres within the District’s boundaries.	
Proposed Improvements	Total estimated improvement costs of \$7,593,068(in 2022 dollars), of which it is estimated that \$6,264,932 (in 2022 dollars) are district-eligible public improvement costs, which include, but are not limited to, on and off-site roadway improvements, safety protection, on and off-site drainage facilities, and landscaping.	
Proposed Ongoing Services:	The District will be responsible for ongoing operations and maintenance of District-owned, operated, and maintained two stormwater quality ponds and associated drainage ways.	
Infrastructure Capital Costs:	Approximately \$6,264,932.	
Maximum Debt Authorization:	\$10,000,000. This amount is larger than the estimated cost of the Public Improvements to allow for inflation, contingencies, and unanticipated changes from the date of approval of this Service Plan.	
Proposed Debt Mill Levy:	Up to 50 Mills, subject to Assessment Rate Adjustment and the Maximum Combined Mill Levy of 65 mills.	
Proposed O & M Mill Levy:	Up to 15 Mills, subject to Assessment Rate Adjustment and the Maximum Combined Mill Levy of 65 mills.	

this is a significantly higher number than costs; i am nit sure how such a percentage increase is supportable. Its almost 24% I have nit seen such a difference in debt max to costs before that i can recall.

Proposed Special Purpose
Mill Levy:

Up to 5 mills, subject to Assessment Rate Adjustment and
the Maximum Combined Mill Levy of 65 mills.

Proposed Maximum Mill Levies:

65 Mills, subject to Assessment Rate Adjustment.

Proposed Fees:

None proposed at this time, but the District retains the ability
to assess fees in the future.

II. DEFINITIONS

The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the El Paso County Special District Policies, the El Paso County Land Development Code and Colorado Revised Statutes, as may be applicable.

Additional Inclusion Areas: means the property described in Section 3 that is anticipated for future inclusion into the boundaries of the District.

Annual Report and Disclosure Statement: means the statement of the same name required to be filed annually with the Board of County Commissioners pursuant to Resolution 06-472 as may be amended.

Assessment Rate Adjustment: means, if after approval of this Service Plan, the laws of the State change with respect to the assessment of property for taxation purposes, the method of calculating assessed valuation or any other similar changes occur, an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Special Mill Levy to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy or Maximum Special Mill Levy, are neither diminished nor enhanced as a result of such changes.

Board: means the board of directors of the District.

Board of County Commissioners: means the Board of County Commissioners of El Paso County.

Conventional Representative District: means a Title 32 special district, which is structured to allow all residents and property owners to participate in elections for the Board of Directors, as otherwise allowed by Statute.

County: means El Paso County, Colorado

Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer Funding Agreement: means an agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term “Developer” means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of

all real property located within the boundaries of the special district. The term “Developer Funding Agreement” shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

District: means the Eagleview Metropolitan District.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer’s Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Initial District Boundaries: means the initial boundaries of the District as described in Section III. depicted on the map in Exhibit A.2 and as legally described in the legal description found at Exhibit A.2.

Local Public Improvements: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.

Material Modification: has the meaning described in Section 32-1-207, C.R.S., as it may be amended from time to time.

Maximum Combined Mill Levy: means the maximum combined ad valorem mill levy the District may certify against any property within the District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the District may have outstanding at any time, which under this Service Plan is \$10,000,000.

Maximum Debt Service Mill Levy: means the maximum ad valorem mill levy the District may certify against any property within the District for the purpose of servicing any Debt incurred by or on behalf of the District.

Maximum Operational Mill Levy: means the maximum ad valorem mill levy the District may certify against any property within the District for the purposes providing revenues for ongoing operation, maintenance, administration or any other allowable services and activities other than the servicing of Debt. This Maximum Operational Mill Levy is exclusive of any Maximum Special Mill Levy which might be separately authorized.

Maximum Special Purpose Mill Levy: means the maximum ad valorem mill levy which is allowed in addition to the allowable Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy (*E.g. a special earmarked levy for fire protection or covenant enforcement etc. – identify use within definition*)

Planning and Community Development Department: The department of the County formally charged with administering the development regulations of the County.

Public Improvements: means those improvements constituting Regional Public Improvements and Local Public Improvements collectively.

Regional Public Improvements: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.

Revenue Obligations: means bonds or other obligations not subject to annual appropriation that are payable from a pledge of revenues other than *ad valorem* property taxes.

Service Plan: means this Service Plan for the District.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Underlying Land Use Approvals: means Board of County Commissioners approval of the applicable land use plans that form the basis for the need for the District and its proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, site-specific Planned Unit Development (PUD) plans, or subdivision plans.

III. INTRODUCTION

A. Overall Purpose and Intent.

The District will be created pursuant to the Special District Act and is being organized as a Conventional Representative District under El Paso County policies. The District is an independent unit of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the District, in its discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the unincorporated County to be known as “Eagleview Estates” (the “Project”). The Public Improvements will be constructed for the use and benefit of all anticipated

what about the extra
5 mills you requested

inhabitants, property owners and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. Additional major purposes will include ongoing maintenance of two stormwater quality ponds and associated drainage ways.

- B. Need For The District. why cant the developer install the reimbursable drainage improvements and add the roads to the lot costs; please update to include district services that will be expenses here and in loi

The overall need for creation of this District is that there are currently no other governmental entities 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 proposed development within the District. Formation of the District is therefore necessary in order for the Public Improvements required for the proposed development within the District to be provided in the most economic manner possible. The District will be able to construct the Public Improvements and produce the required revenue to fund the Public Improvements and any associated ongoing operations and maintenance costs for those Public Improvements not dedicated to another governmental entity.

It would not be in the best interests of those existing metropolitan districts in the vicinity of the District to provide or fund the Public Improvements needed to serve the District. The existing metropolitan districts have already been formed by different developers in connection with specific subdivisions or development. The respective service plans of these existing metropolitan districts may further prohibit or limit the ability of these existing metropolitan district to undertake the funding of the public improvements within the District. It also could adversely affect the current residents and property owners within those metropolitan districts who do not wish to fund public improvements from which they will not receive any services or benefit.

- C. County Objectives In Forming The District. what district is the nearest and what is the name- provide for context that no district is available.

The County recognizes this District as an independent quasi-municipal entity which is duly authorized for the purposes and functions identified in the Service Plan. Future County involvement in the affairs of the District will generally be limited to functions as required by the Colorado Revised Statutes, reporting and disclosure functions, determinations as to compliance with the limits as set forth in this Service Plan or any conditions attached to its approval, as well as additional activities or relationships as may be stipulated in any intergovernmental agreements which may be entered in to between the District and the County in the future.

In approving this Service Plan the objectives of the County include an intent to allow the applicant reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the applicant the ability to prudently obligate future property owners for a reasonable share of the repayment costs of the Public Improvements which will benefit the properties within this District.

It is the additional objective of the County to allow for this District to provide for the identified ongoing services which either cannot or will not be provided by the County and/ or other districts. The District will provide ongoing maintenance of two stormwater quality ponds and

4. That all exhibits were received into evidence.
5. That the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. That the subdivision is in conformance with the subdivision design standards and any approved sketch plan.
7. That the subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. That a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.

are to be owned and maintained

representative District, it is also an active participation on the part of planning decisions will be made by the County to accommodate and property owners of the probable

The District is authorized to provide the following facilities and services, both within and without the boundaries of the District as may be necessary: The water rights are already obtained correct- a plat is in review.

1. Water. The District shall retain water rights and have the power and authority to perform accounting activities related to water usage. The District shall not design, acquire, install, construct, finance, operate or maintain any water system, water well or water treatment or storage works or facilities. It is anticipated that the District will deed the water rights to the respective property owners upon the sale of each lot. The District will maintain responsibility for reporting all meter results to the Ground Water Commission. The District does not intend to join the Pikes Peak Water Authority following formation.

2. Sanitation. The District shall not finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewer facilities or improvements. The development of the Project is anticipated to utilize onsite wastewater treatment systems ("OWTS") for wastewater treatment, as permitted by El Paso County Public Health, operating under the authority of the Colorado Department of Public Health and Environment.

3. Street Improvements, Transportation and Safety Protection. The District shall have the power and authority 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, retaining walls and appurtenances, as well as sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, 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 facilities. The District will construct a number of off-site street improvements, including the provision of a turn lane, ~~widening of an existing roadway~~, and provide emergency access for the Project. It is anticipated that most of the foregoing street improvements, except underground utilities and private driveways serving individual lots or parcels, will be dedicated by the District to the County upon completion and, following acceptance by the County, the County will own, operate, and maintain such street improvements.

The District shall have the power and authority 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 and


Update. Per email correspondence sent to the applicant on April 6, the County will no longer require the widening of Raygor Road, but will instead require escrow for the Development's proportional impact.

highways, as well as other facilities and 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 facilities.

The District shall also have the power and authority 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.

Update. Is this supposed to be County?

4. Drainage. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of flood and surface drainage facilities, including but not limited to, channels, culverts, dams, retaining walls, access ways inlets, detention ponds and paving, roadside swales and curb and gutter, flood and surface drainage disposal works and facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that the drainage improvements will consist of storm sewer facilities and detention ponds designed to meet County Drainage Criteria. Following completion and acceptance of those drainage improvements by the District, said drainage improvements will be owned, operated, and maintained by the **District**, except for two (2) stormwater quality ponds and associated drainage ways which will be owned, operated, and maintained by the District.

Condition of approval on prelim  update LOI

5. Parks and Recreation. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public park and recreation facilities or programs including, but not limited to, grading, soil preparation, sprinkler systems, hiking trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping and weed control, outdoor lighting of all types, and other facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems. In the event that any park and/or recreation facilities are constructed within the Project, it is anticipated that such park and recreation facilities will be owned, operated, and maintained by the District.

The District shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (“GOCO”) discretionary grants. Such approval, although required, is not considered to be a major modification which would require the need to revise this service plan.

provide for treatment

6. Mosquito Control Burgess Road. The District shall have the power and authority to

10. Applicant shall work with County Parks Department regarding easements, grade control, and wetland management for the placement of a regional trail connection prior to Final Plat approval.

11. Applicant shall construct public roads and drainage improvements as part of an approved subdivision improvement agreement.

for mosquito control.

Woodmen Hills MD is providing a hydrant at edge...Are you adding hydrants ?



7. Fire Protection. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, except fire hydrants, unless such facilities and services are provided pursuant to an intergovernmental agreement with Falcon Fire Protection District or other applicable service provider. The authority to plan for, design, acquire, construct, install, relocate, redevelop, or finance fire hydrants and related improvements installed as part of any water system shall not be limited by this provision.

← is district really doing this? — is a cistern required?

8. Television Relay And Translation. The District shall have the power and authority to provide for the design, acquisition, construction, completion, installation, financing, and/or operation and maintenance of television relay and translator facilities, including but not limited to cable television and related 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 facilities.

9. Covenant Enforcement and Design Review. The District shall have the power and authority to provide covenant enforcement and design review services. Covenant enforcement and design review services shall be limited pursuant to Section 32-1-1004(8), C.R.S. as it may be amended from time to time.

10. Security Services. The District shall have the power and authority to provide security services. Such power and authority shall be limited pursuant to Section 32-1-1004(7), C.R.S. as may be amended from time to time. The power and authority hereby given to the District is not intended in any way to supersede, subvert, or otherwise interfere with the authority and powers of local law enforcement officials within the boundaries of the District.

11. Solid Waste Disposal. The District shall have the power and authority to provide for the design, acquisition, operation and maintenance of solid collection and transportation of solid contracting with a third-party service p

Solid Waste — Any garbage, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from industrial or commercial operations or from community activities. "Solid waste" does not include:

If the County is providing solid waste disposal services, the District shall obtain the prior written consent of the Board of County Commissioners prior to furnishing any solid waste disposal services within the District.

I dont think this is correct; that the district will be doing this...

E. Other Powers.

1. Amendments. The District shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S.

2. Authority to Modify Implementation of Financing Plan and Public Infrastructure. Without amending this Service Plan, the District may defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within

the District.

F. Other Statutory Powers.

The District may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval. The District shall not adopt or enact an ordinance, resolution, rule or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District as provided in C.R.S. § 18-12-214.

G. Eminent Domain.

The District may exercise the power of eminent domain or dominant eminent domain only as necessary to further the clear public purposes of the District.

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the District intends to own, control or maintain by the District or other governmental entity and is for the material use or benefit of the general public. The term “material use or benefit for the general public” shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase “furtherance of an economic development plan” does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

H. Intergovernmental Agreements (IGAs).

The District is authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, no IGAs are anticipated.

 Falcon fire? WHMD?

I. Description Of Proposed Boundaries And Service Area.

1. Initial District Boundaries. A vicinity map showing the general location of the District is included as Exhibit A.1. A map of the initially included properties is included at Exhibit A.2, with a legal description of its boundaries found at Exhibit A.2.

2. Additional Inclusion Areas. Additional inclusion areas are not anticipated in addition to the initially included properties. The District shall be authorized to include territory in accordance with applicable provisions of the Special District Act.

Notwithstanding the foregoing, the District is prohibited from including additional property within the District’s boundaries if the property is within the corporate limits of the City of Colorado Springs without express prior consent of the City of Colorado Springs City Council.

Notwithstanding the foregoing, the District is prohibited from including additional property within the District’s boundaries if the property is within the corporate limits of the Town of

Monument without express prior consent of the Town of Monument Board of Trustees.

3. Extraterritorial Service Areas. The District does not anticipate providing services to areas outside of the Initial District Boundaries.
Did PBHMD say no to providing services? They have IGA's with other districts?

4. Analysis Of Alternatives. There are 31 existing metropolitan districts within a three-mile radius of the Project as reflected on the list of neighboring taxing and service providing entities in Section VII.B below and on the map attached as Exhibit A.4. However, except for Paint Brush Hills Metropolitan District, those metropolitan districts in the vicinity of the District are not immediately adjacent to the District. ~~Those existing metropolitan districts have already been constructed by different developers in connection with specific developments. It may not be in the financial interests of the residents and property owners within these existing metropolitan districts to undertake the funding of the public improvements within the District based on their respective service plan limitations. It further could adversely affect the current residents and property owners within those metropolitan districts who do not wish to fund public improvements from which they will not receive any services or benefit.~~ The establishment of the District will generate the majority of the tax revenue sufficient to pay the costs of the Public Improvements and create several benefits for the inhabitants of the development and the County. In general, those benefits are: (a) administration of the design, acquisition, installation, construction, financing, operations, and/or maintenance of Public Improvements, and delivery of those public improvements in a timely manner; (b) maintenance of a reasonable tax burden on all residents of the District through proper management of the financing and operation of Public Improvements; and (c) assurance that Public Improvements required by the County are designed, acquired, installed, constructed, financed, operated, and/or maintained in a timely and cost effective manner by which to protect residents, bondholders, and the County from the risk of development.

Currently, the County does not have the ability to provide the services and infrastructure required to support the planned development of the Project. In addition, the Initial District Boundaries are not contiguous with the incorporated boundaries of the City of Colorado Springs or any other municipality as would be necessary to facilitate annexation and provision of municipal services. Further, there are no other public entities in the area, including existing Title 32 Special Districts, that have the ability or debt capacity to finance the construction of the public improvements associated with Project.

5. Material Modifications/Service Plan Amendment. Material modifications of this Service Plan shall, at a minimum, trigger the need for prior approval of the Board of County Commissioners at an advertised public hearing and may require a need for a complete re-submittal of an amended Service Plan along with a hearing before the County's Planning Commission. For the purpose of this Service Plan the following changes shall be considered material modifications:

a. Any change in the basic services provided by the District, including the addition of any types of services not authorized by this Service Plan.

b. Any other matter which is now, or may in the future, be described as a material modification by the Special District Act.

I recommend this is beefed up - why cant the developer build the reimbursable drainage improvements, wont the county maintain them after? The roads will be public maintained by the County. what are the ongoing expenses for O and M?

c. Imposition of a mill levy in excess of any of the Maximum Mill Levies as authorized in this approved Service Plan.

d. Issuance of Debt in excess of the Maximum Debt Authorization authorized in this Service Plan

e. Issuance of any Debt with a maturity period of greater than thirty (30) years, from the date of issuance of such Debt.

f. Creation of any sub-districts as contemplated in the Special District Act.

g. Inclusion into the District of any property over five (5) miles from the combined area of the Initial District Boundaries unless explicitly contemplated in this Service Plan.

IV. DEVELOPMENT ANALYSIS

A. Existing Developed Conditions.

The property located within the Project is currently vacant and undeveloped.

B. Total Development At Project Buildout.

At complete Project build-out, development within the District is planned to consist of 38 single family residential units with a minimum lot size of 2.5 acres each. The prices of homes in the project are expected to average between \$800,000 to \$1,600,000 with \$1,200,000 being the average home price in 2023 dollars. The total estimated population of the District upon completion of development is 95 (based on the assumption that approximately 2.5 residents will occupy each home; $2.5 \times 38 = 95$).

C. Development Phasing And Absorption.

ending in 2026 and is further described in the Development Summary Table found at Exhibit B.

“The proposed metro district would assess a Maximum Debt Mill Levy of 50 mills on assessed properties in the district from 2025 to 2064 for collection in 2065. Over the 40 years, the effect of collecting property taxes for the district will decrease El Paso County’s Specific Ownership Taxes (SOT) by an average of \$16,998 a year. In year 1 (2026 collection year), EPC collections will be reduced by approximately \$831 and growing to \$29,816 at final maturity in 2064. During the same time period, El Paso County’s property taxes are expected to grow approximately \$2,244 in 2026 to \$86,101 in year 2064. Over the 40 year amortization of the anticipated debt for the Project, it is estimated the County’s total SOT collections will be reduced by \$679,905 while property tax collections should increase by \$2,244 in 2026 to \$86,101 in year 2064.

Please work with Shanna Smith in Budget to verify numbers

30 years is standard-please address in loi for the exception.

Update. Prelim Plan has been approved.

D. Status of Underlying Land Use Approvals.

On February 14, 2008, the Board of County Commissioners approved a rezone from RR-5 to RR-2.5 (Resolution No. 08-77). A concurrent application for the Eagleview Subdivision Preliminary Plan (SP-06-024) to include 38 single-family residential lots on the 121.20 acre site was also approved. This plan has since expired. Reconsideration of the Preliminary Plan has been submitted, with only minor changes to the street configuration to establish better continuity on the site and avoid street naming issues. The Applicant is seeking seek approval of the Preliminary Plan by the Board of County Commissioners at its February 21, 2023 meeting. The Final Plat and associated construction plans were submitted to the County on December 23, 2022 and may be recorded by the end of 2023.

V. INFRASTRUCTURE SUMMARY

The applicant went to Drainage Board in May requesting that the Drainage Basin Planning Study (DBPS) for Falcon Basin be amended so that the DBPS improvements are going to be reimbursable through the EPC Drainage Basin Fee program. Drainage Board has recommended approval of the request and is pending submittal & final determination by the Board of County Commissioners.

If BoCC approves the request to make the DBPS improvements eligible for reimbursement explain the Metrodistricts role as available funds and disbursed. Are the expected drainage credits going to be assigned to the Developer or the District? Are future disbursements received used to reduce the construction debt?

VI. FINANCIAL PLAN SUMMARY.

A. Financial Plan Assumptions and Debt Capacity Model.

Attached at Exhibit D is a summary of development assumptions, projected assessed valuation, description of revenue sources (including applicable mill levies and fees) and expenses for both operations and debt service, and an overall debt capacity model associated with projected future development of the Project. The model demonstrates that the District is capable of providing sufficient and economic service within the Project, and that the District has or will have the financial ability to discharge the District's Debt on a reasonable basis. The financial model attached as Exhibit D is an example of the manner in which the District may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Board of Directors of the District, subject to the limitations set forth in this Service Plan.

← why is max debt 10million?

← is there exhibits with road improvement numbers? drainage improvement numbers?

B. Maximum Authorized Debt.

The District is authorized to issue Debt up to Ten Million Dollars (\$10,000,000) in principal amount. The maximum debt authorization is based upon the estimated costs associated with the construction of on and off-site public improvements for the Project, including on and off-site roadway improvements, safety protection, on and off-site drainage facilities, and landscaping. This amount is larger than the estimated cost of the Public Improvements to allow for inflation, contingencies, and unanticipated changes from the date of approval of this Service Plan. The cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of Developer's control.

C. Maximum Mill Levies.

1. Maximum Debt Service Mill Levy. The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to the Maximum Combined Mill Levy and to the Assessment Rate Adjustment. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

2. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap shall be fifteen (15) mills, subject to the Maximum Combined Mill Levy and to the Assessment Rate Adjustment.

3. Maximum Special Purpose Mill Levy Cap. The Maximum Special Purpose Mill Levy is five (5) Mills, subject to the Maximum Combined Mill Levy and to the Assessment Rate Adjustment.

4. Maximum Combined Mill Levy. The Maximum Combined Mill Levy is sixty five (65) Mills subject to the Assessment Rate Adjustment.

D. Maximum Maturity Period For Debt.

The period of maturity for issuance of any Debt (but not including Developer Funding Agreements) shall be limited to no more than thirty (30) years without express, prior approval of the Board of County Commissioners. However, the District is specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than 30 years from the date of the issuance thereof.

you say 40 years elsewhere

E. Developer Funding Agreements.

The Developer does intend to enter into Developer Funding Agreements with the District in addition to recovery of the eligible costs associated with creation of this District. It is anticipated that in the formative years the District will have shortfalls in funding its capital costs and monthly operations and maintenance expenses. The Developer may fund these obligations for the District to promote the Project's development subject to the Developer being repaid from future District revenues.

Developer Funding Agreements may allow for the earning of simple interest thereon, but under no circumstances shall any such agreement permit the compounding of interest. The Developer Funding Agreements may permit an interest rate that does not exceed the prime interest rate plus two points thereon.

The maximum term for repayment of a Developer Funding Agreement shall be twenty (20) years from the date the District becomes obligated to repay the Developer Funding Agreement under the associated contractual obligation. For the purpose of this provision, Developer Funding Agreements are considered repaid once the obligations are fully paid in cash or when converted to bonded indebtedness of the District (including privately placed bonds). Any extension of such term is considered a material modification and must be approved by the Board of County Commissioners.

Required disclosure notices shall clearly identify the potential for the District to enter into obligations associated with Developer Funding Agreements.

F. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows: We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

G. Revenue Obligations. The District shall also be permitted to issue Revenue Obligations in such amount as the District may determine. Amounts issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS

A. Overlapping Taxing Entities.

The directly overlapping taxing entities and their respective levy year 2022 mill levies are as follows:

El Paso County	7.732
El Paso County Road and Bridge	0.330

El Paos County School District No. 49	45.159
Pikes Peak Library District	3.512
Falcon Fire Protection District	14.886
Upper Black Squirrel Creek Ground Water District	1.062
El Paso County Conservation	0.000

Total Existing Mill Levy: 72.681 ~~7~~ plus 65 =137.681

The total mill levy including the initially proposed District mill levy is 132.681 mills.
 ➤ review SOT section

It is not anticipated that there will be any significant financial impacts to these overlapping entities as these overlapping entities will collect tax revenue from the imposition of mill levies upon property located within the District.

The Property within the District will receive fire protection services from Falcon Fire Protection District; the District does not currently anticipate the need for an intergovernmental agreement with Falcon Fire Protection District.
 ↗ WHMD hydrant?

The provision of water to the Project is not proposed to rely upon groundwater resources within the Upper Black Squirrel Creek Aquifer, instead relying on decreed water resources from the Dawson Aquifer. Replacement Plan 746-BD has been recorded and specifies conditions of approval. In fact, utilizing OWTS by the end users in the Project may actually help improve overall recharge of the Upper Black Squirrel Creek Aquifer.
 ↗ what is being drawn by individual wells-

Development of the Project will significantly increase the value of the property included within the District’s boundaries, which will result in a substantial increase in the tax revenue for El Paso County (Falcon) School District No. 49, Pikes Peak Library District, and Falcon Fire Protection District as a result of their current mill levies.

B. Neighboring Jurisdictions.

The following additional taxing and or service providing entities include territory within three (3) miles of the Initial District Boundaries.

- EL PASO COUNTY
- CITY OF COLORADO SPRINGS
- PAINT BRUSH HILLS METROPOLITAN DISTRICT
- ACADEMY SCHOOL DISTRICT NO. 20
- EL PASO COUNTY SCHOOL DISTRICT NO. 49
- PIKES PEAK LIBRARY DISTRICT
- BLACK FOREST FIRE PROTECTION DISTRICT

FALCON FIRE PROTECTION DISTRICT
PARK FOREST WATER DISTRICT
UPPER BLK SQUIRREL CRK GROUND WATER DISTRICT
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT
WESTMOOR WATER & SANITATION DISTRICT
WOODMEN HILLS METROPOLITAN DISTRICT
EL PASO COUNTY CONSERVATION DISTRICT
CENTRAL COLORADO CONSERVATION DISTRICT
KIOWA CONSERVATION DISTRICT
MERIDIAN RANCH METROPOLITAN DISTRICT
MERIDIAN SERVICE METROPOLITAN DISTRICT
WOODMEN ROAD METROPOLITAN DISTRICT
FALCON HIGHLANDS METROPOLITAN DISTRICT
WOODMEN HEIGHTS METROPOLITAN DISTRICT #1
WOODMEN HEIGHTS METROPOLITAN DISTRICT #2
WOODMEN HEIGHTS METROPOLITAN DISTRICT #3
BANNING LEWIS RANCH METROPOLITAN DISTRICT #3
BANNING LEWIS RANCH METROPOLITAN DISTRICT #4
BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT #1
BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT #2
4-WAY RANCH METROPOLITAN DISTRICT #1
BENT GRASS METROPOLITAN DISTRICT
THE SANCTUARY METROPOLITAN DISTRICT
STERLING RANCH METROPOLITAN DISTRICT #1
STERLING RANCH METROPOLITAN DISTRICT #2
STERLING RANCH METROPOLITAN DISTRICT #3
EL PASO COUNTY PID #2
EL PASO COUNTY PID #3
PAINT BRUSH HILLS MD- SUBDISTRICT A
MERIDIAN RANCH METRO 2018 SUBDISTRICT
BANNING LEWIS RANCH METRO #8
THE RETREAT METROPOLITAN #1
THE RETREAT METROPOLITAN #2
NORTH MEADOW METROPOLITAN DISTRICT #1
NORTH MEADOW METROPOLITAN DISTRICT #2
NORTH MEADOW METROPOLITAN DISTRICT #3
NORTH MEADOW METROPOLITAN DISTRICT #4
NORTH MEADOW METROPOLITAN DISTRICT #5
THE RANCH METROPOLITAN DISTRICT #1
THE RANCH METROPOLITAN DISTRICT #2
THE RANCH METROPOLITAN DISTRICT #3
THE RANCH METROPOLITAN DISTRICT #4

There are no additional relationships anticipated with any of the foregoing entities at this time and it is not anticipated that the District will impact to these neighboring entities.

VIII. DISSOLUTION

A. Dissolution. Upon an independent determination of the Board of County Commissioners that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

B. Administrative Dissolution. The District shall be subject to administrative dissolution by the Division of Local Government as set forth in Section 32-1-710, C.R.S.

IX. COMPLIANCE

A. An Annual Report and Disclosure Form will be required and submitted as described in C.R.S. 32-1-207(3)(d) and as further articulated by Board of County Commissioners Resolution No. Resolution 06-472, as may be amended.

B. Material modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., relating to approvals and notices thereof.

X. MISCELLANEOUS.

The following is additional information to further explain the functions of the District:

A. Special District Act.

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

B. Disclosure to Prospective Purchasers.

After formation of the District, and in conjunction with final platting of any properties within the proposed District, the applicable Board of Directors of the District shall prepare a notice acceptable to the Planning and Community Development Department Staff informing all purchasers of property within the District of the District's existence, purpose and debt, taxing, and other revenue-raising powers and limitations. Such notice obligation shall be deemed satisfied by recording the notice with this Service Plan and each final plat associated with the Project, or by such other means as the Planning and Community Development Department approves. Such notice shall be modified to address the potential for future Debt issuance which may be required to meet the obligations associated with loans incurred by the District. In conjunction with subsequent plat recordings, Planning and Community Development Department staff is authorized to administratively approve updates of the disclosure form to

reflect current information.

C. Local Improvements.

Prior to the financing of Local Public Improvements, and if required by County policy uniformly applied, agreements shall be in place to prevent a loss of sales tax revenue from sales of construction materials which would otherwise accrue to the County.

D. Service Plan not a Contract.

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the District enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

E. Land Use and Development Approvals.

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with applicable El Paso County rules, regulations and policies.

XI. CONCLUSION ➤

It is submitted that this Service Plan for the District establishes that:

A. There is sufficient existing and projected need for organized service in the area to be serviced 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 Project.

D. The area to be included in the proposed District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the proposed District are compatible with the facility and service standards of the County.

G. The proposal is in substantial compliance with the with applicable elements of the El Paso County Master Plan, including but not limited to Your El Paso Master Plan (2021), the El Paso County Water Master Plan (2018), the El Paso County Parks Master Plan (2013), the El Paso County Major Transportation Corridors Plan, and with these Special District Policies; and

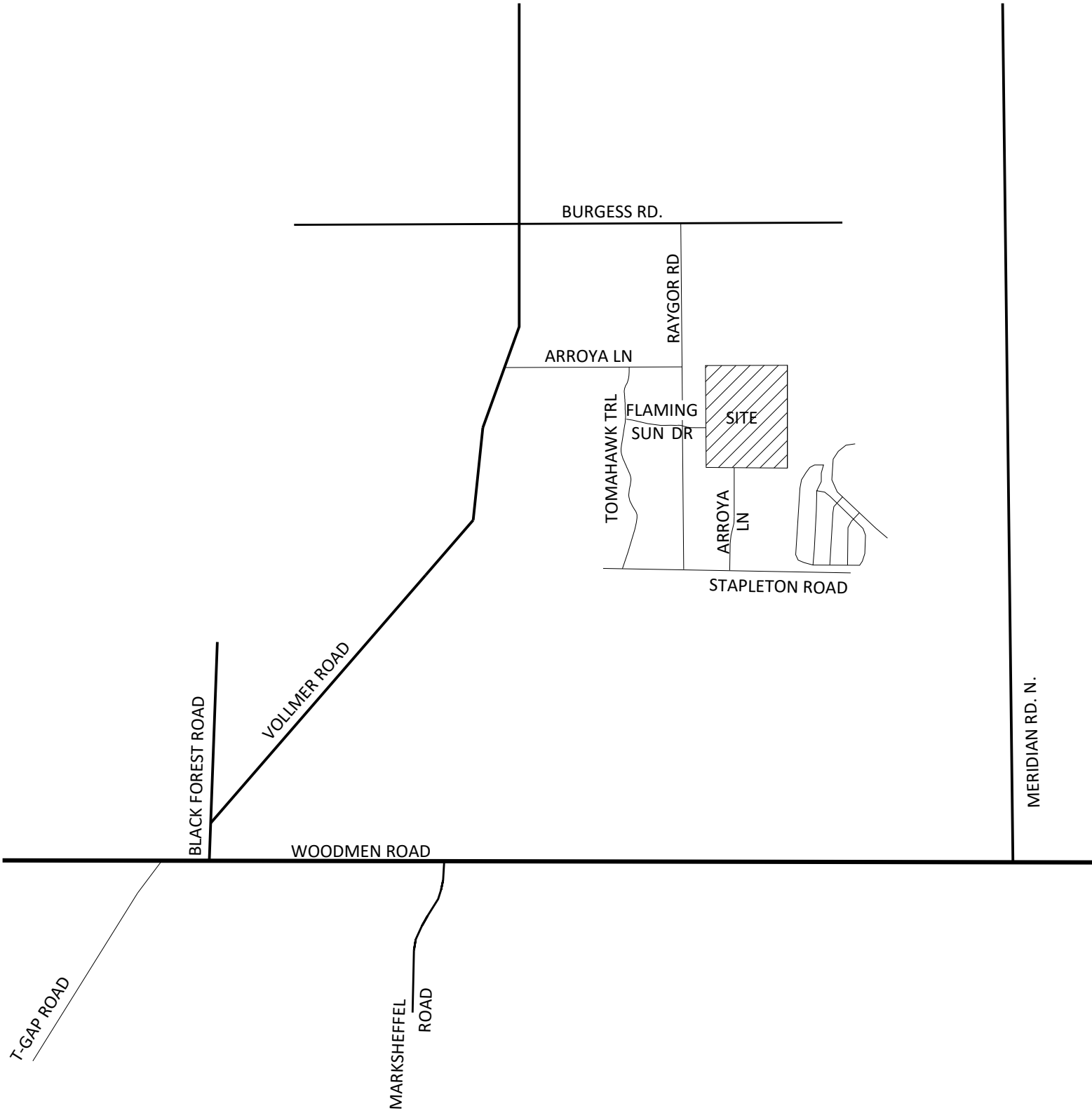
H. The creation of the proposed District is in the best interests of the area proposed to be served.

EXHIBIT A

MAPS AND LEGAL DESCRIPTIONS

EXHIBIT A.1

VICINITY MAP



VICINITY MAP

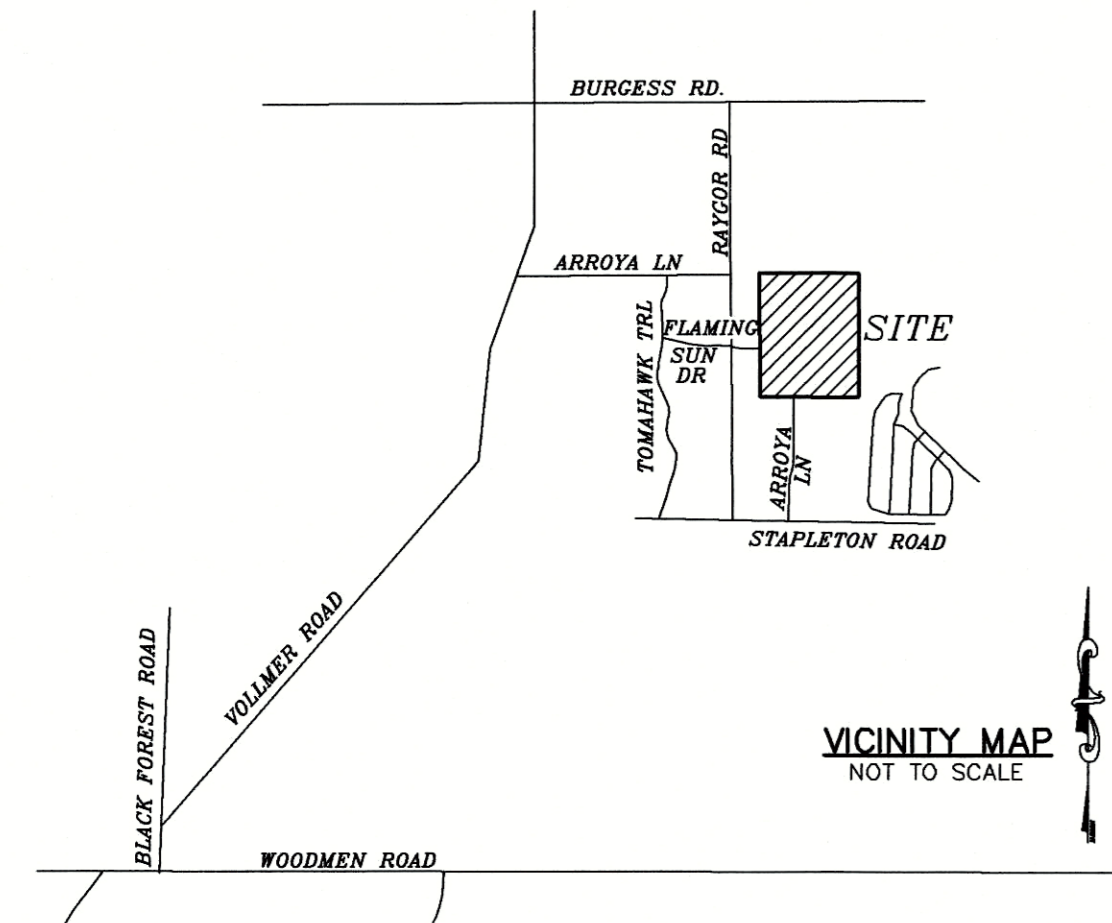


EXHIBIT A.2

MAP AND LEGAL DESCRIPTION OF INITIALLY INCLUDED PROPERTY

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

NOTES:

1) ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED DEEDED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D-" IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED PLAT DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P-".

2) ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF S00°02'11"E (S00°04'34"E PER THE RECORDED DEED), A DISTANCE OF 2587.22 FEET (2587.32 FEET OF RECORD) BETWEEN A 2-1/2" ALUMINUM CAP STAMPED "PLS 48427" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 26 AND A 2" ALUMINUM CAP STAMPED "PLS 25968" AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26.

3) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON AN ALTA COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: SC55096073 (EFFECTIVE DATE: 04/29/2021 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II (EXCEPTIONS) IN THE ABOVE REFERENCED COMMITMENT.

4. THROUGH 7. STANDARD EXCEPTIONS – RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
 8. THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY. (NOT SHOWN)
 9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO 30 FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN. (AS SHOWN HEREON)
 10. THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED DECEMBER 05, 1884 IN BOOK 35 AT PAGE 364. (BLANKET IN NATURE, NOT SHOWN)
 11. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BLACK SQUIRREL SOIL CONSERVATION DISTRICT, RECORDED JULY 03, 1946, IN BOOK 957 AT PAGE 321. (BLANKET IN NATURE, NOT SHOWN)
 12. THE PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE BETWEEN RALPH BENNETT AND OPAL BENNETT AND W.H. HOGAN, RECORDED FEBRUARY 09, 1954 IN BOOK 1416 AT PAGE 221 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (BLANKET IN NATURE, NOT SHOWN)
 13. THE PROPERTY IS SUBJECT TO MINERAL RESERVATIONS CONTAINED IN DEED RECORDED FEBRUARY 24, 1954 IN BOOK 1419 AT PAGE 198. (BLANKET IN NATURE, NOT SHOWN)
 14. THE PROPERTY IS SUBJECT TO THE EFFECT OF MINERAL DEED, RECORDED MAY 27, 1959, IN BOOK 1745 AT PAGE 336. (BLANKET IN NATURE, NOT SHOWN)
 15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED MAY 09, 1988 UNDER RECEPTION NO. 1699723. (BLANKET IN NATURE, NOT SHOWN)
 16. THE PROPERTY IS SUBJECT TO THE EFFECT OF AFFIDAVIT REGARDING KNOWN AGGREGATE VALUE, RECORDED JULY 12, 2000, UNDER RECEPTION NO. 2000081277. (BLANKET IN NATURE, NOT SHOWN)
 17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGGREGATE LEASE RECORDED JULY 12, 2000 UNDER RECEPTION NO. 01216. (BLANKET IN NATURE, NOT SHOWN)
 18. THE PROPERTY IS SUBJECT TO THE EFFECT OF TRUSTEE'S DEED (WATER RIGHTS), RECORDED OCTOBER 31, 2002, UNDER RECEPTION NO. 202190198. (BLANKET IN NATURE, NOT SHOWN)
 19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED APRIL 14, 2004 UNDER RECEPTION NO. 204060338.
 20. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 04-159, RECORDED APRIL 30, 2004, UNDER RECEPTION NO. 204070341. (20' STRIP, LOCATION NOT SPECIFIED, NOT SHOWN)
 21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117858. (ZONING CHANGE, NOT SHOWN)
 22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117859. (BLANKET IN NATURE, NOT SHOWN)
 23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117860. (BLANKET IN NATURE, NOT SHOWN)
 24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117861. (BLANKET IN NATURE, NOT SHOWN)
 25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127098. (BLANKET IN NATURE, NOT SHOWN)
 26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED OCTOBER 05, 2005 UNDER RECEPTION NO. 205157500. (BLANKET IN NATURE, NOT SHOWN)
 27. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-77, RECORDED JULY 02, 2008, UNDER RECEPTION NO. 208075839. (ZONING CHANGE, NOT SHOWN)
 28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-78, RECORDED JULY 07, 2008, UNDER RECEPTION NO. 208077033. (BLANKET IN NATURE, NOT SHOWN)
 29. THE PROPERTY IS SUBJECT TO THE EFFECT OF MEMORANDUM OF OIL AND GAS LEASE, RECORDED APRIL 27, 2011, UNDER RECEPTION NO. 211041825. (BLANKET IN NATURE, NOT SHOWN)
 30. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF OPTION RECORDED AUGUST 26, 2019 UNDER RECEPTION NO. 219100322. (BLANKET IN NATURE, NOT SHOWN)
 31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220138338, AND 220138339. (AS SHOWN HEREON)
 32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE REQUEST RECORDED FEBRUARY 22, 2021 UNDER RECEPTION NO. 22134156. (BLANKET IN NATURE, NOT SHOWN)
- 4) REGARDING ALTA REQUIREMENTS TABLE A: 7. THERE ARE NO EXISTING BUILDINGS; 9. THERE IS NO IDENTIFIABLE PARKING; 16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; 17. THERE ARE NO PROPOSED CHANGES IN RIGHT OF WAY LINES TO THE BEST OF OUR KNOWLEDGE, NOR IS THERE ANY EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION; 18. WETLANDS HAVE NOT BEEN DELINEATED, AND NO MARKERS WERE OBSERVED AT THE SITE.
- 5) ALL LINEAL UNITS DEPICTED ON THIS ALTA/NSPS LAND TITLE SURVEY ARE U.S. SURVEY FEET.

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MPY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°02'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26 (BASIS OF BEARINGS – ASSUMED); THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W, ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MPY FARM SUBDIVISION AND THE SOUTHERLY LINE OF RODCWICK SUBDIVISION, RECORDED AT RECEPTION NO. 207712566 OF THE RECORDS OF SAID EL PASO COUNTY, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041005350 (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

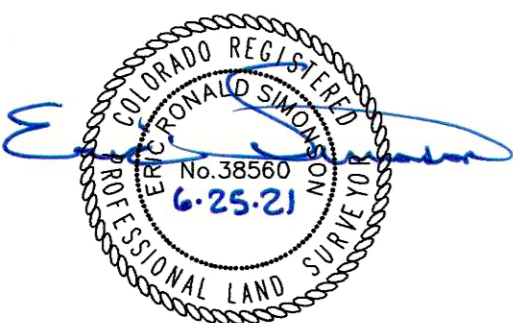
ADDRESS:

"UNASSIGNED" ARROYA LANE
121 ACRES (EAGLEVIEW)
COLORADO SPRINGS, CO 80831

SURVEYOR'S CERTIFICATION:

TO: PROTERRA PROPERTIES, LLC AND LAND TITLE GUARANTEE COMPANY, AND EACH OF THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 16, 2021.



BY: ERIC SIMONSON DATE _____
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
(719) 687-0920

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

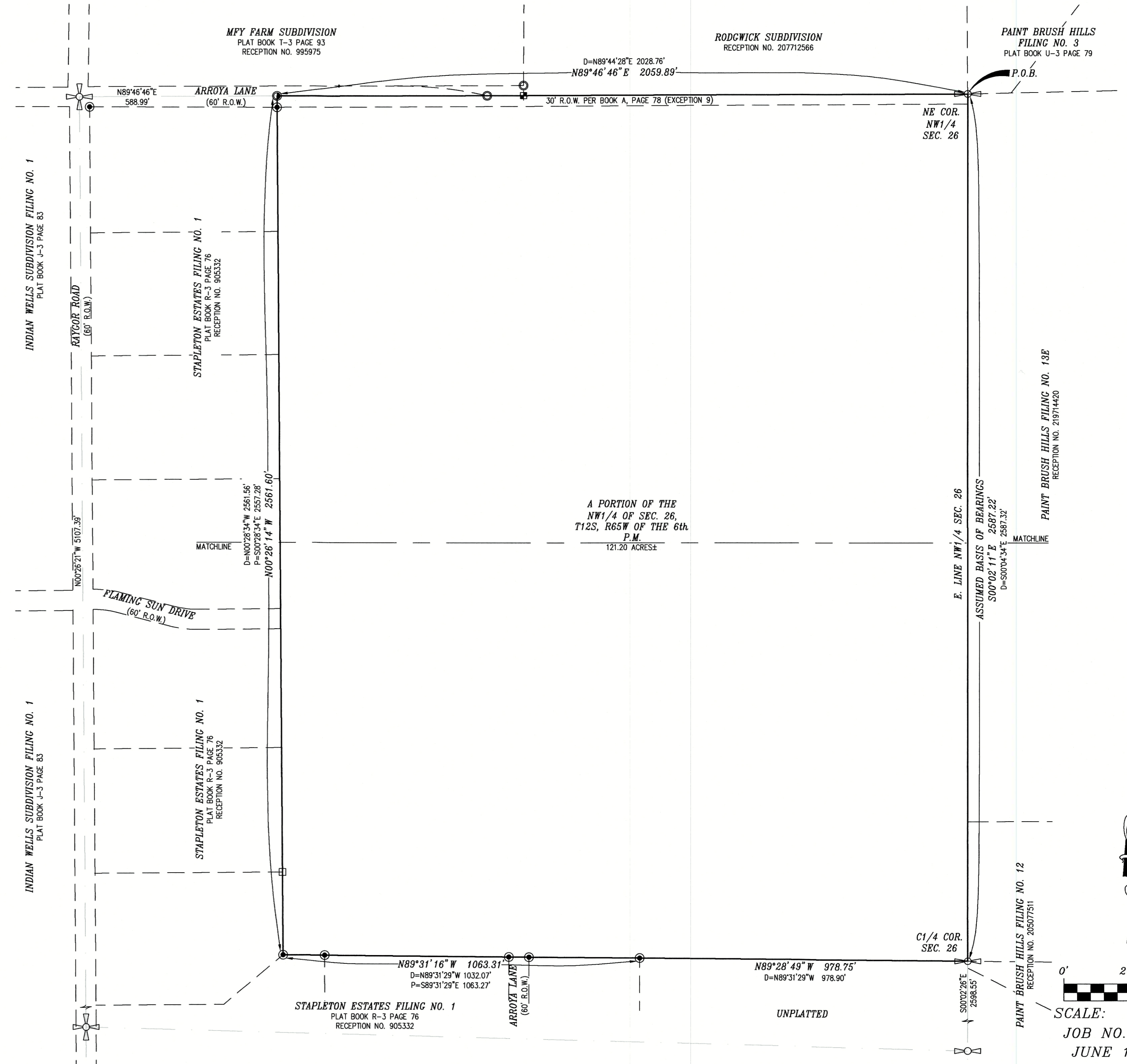
MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 2021, A.D. AT _____ O'CLOCK _____ M., IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____, DEPOSIT NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

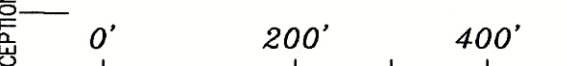
AREAS OF CONCERN:

- 1) THE FENCE THAT RUNS ALONG THE ENTIRE EAST PROPERTY LINE ACTUALLY LIES INSIDE OF THE SUBJECT PROPERTY BY AS MUCH AS 24 FEET, THEREFORE CAUSING AN AREA OF CONCERN.
- 2) THE GRAVEL ROAD RUNNING THROUGH TRACT A, PAINT BRUSH HILLS FILING NO. 12 CROSSES OVER INTO THE SUBJECT PROPERTY, THEREFORE CAUSING AN AREA OF CONCERN.



LEGEND:

- ⊙ SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ⊙ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PE & LS 2183"
- ⊙ FOUND REBAR AND RED CAP STAMPED "MVE PLS 37928"
- ⊙ FOUND REBAR AND 2" ALUMINUM CAP STAMPED "LS 37928"
- ⊙ FOUND 5/8" REBAR (NO CAP)
- ⊙ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118"
- ⊙ FOUND AS SHOWN (1/4 CORNER)
- ⊙ FOUND AS SHOWN (SECTION CORNER)



SCALE: 1" = 200'
JOB NO.: 21229
JUNE 17, 2021

ALTA SURVEY – PT NW1/4 SEC. 26, T12S,
R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

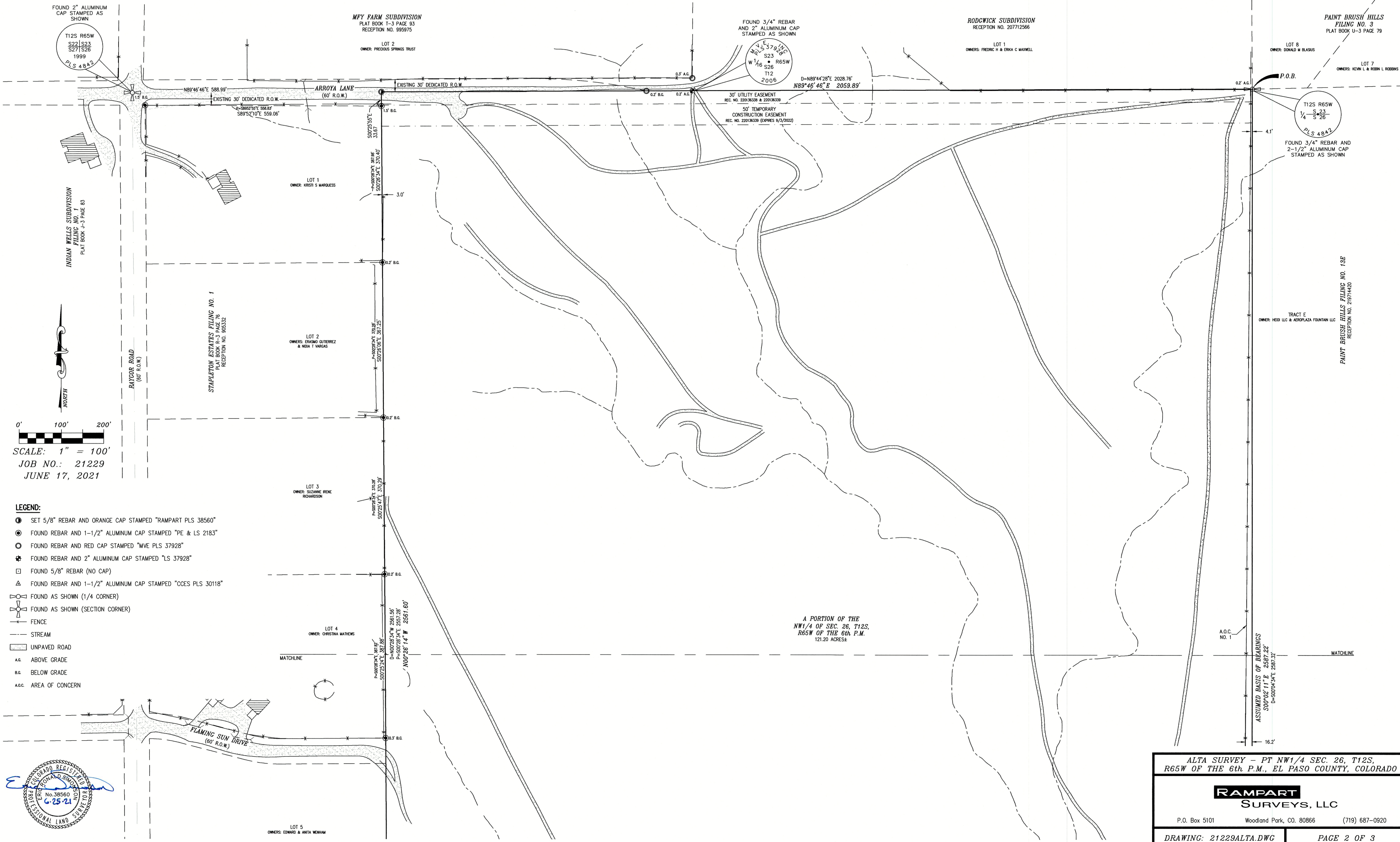
RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 21229ALTA.DWG PAGE 1 OF 3

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



SCALE: 1" = 100'
JOB NO.: 21229
JUNE 17, 2021

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PE & LS 2183"
 - FOUND REBAR AND RED CAP STAMPED "MVE PLS 37928"
 - ⊕ FOUND REBAR AND 2" ALUMINUM CAP STAMPED "LS 37928"
 - FOUND 5/8" REBAR (NO CAP)
 - △ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118"
 - FOUND AS SHOWN (1/4 CORNER)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)
 - FENCE
 - STREAM
 - UNPAVED ROAD
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - A.O.C. AREA OF CONCERN



ALTA SURVEY - PT NW 1/4 SEC. 26, T12S,
R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, LLC

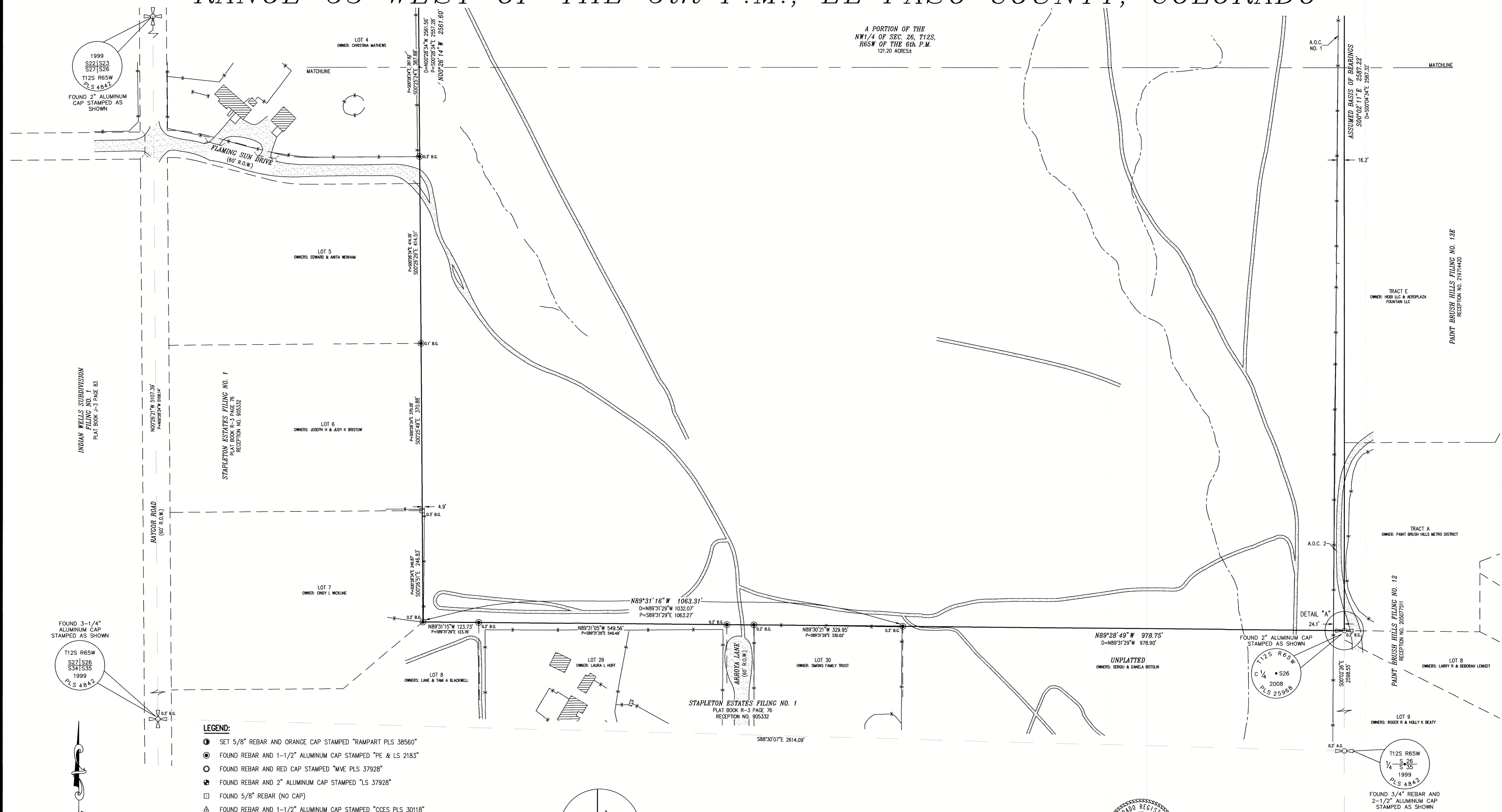
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 21229ALTA.DWG PAGE 2 OF 3

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

A PORTION OF THE
NW1/4 OF SEC. 26, T12S,
R65W OF THE 6th P.M.
121.20 ACRES±



1999
S221S23
S271S26
T12S R65W
PLS 48A2

FOUND 2" ALUMINUM
CAP STAMPED AS
SHOWN

FOUND 3-1/4"
ALUMINUM CAP
STAMPED AS SHOWN

T12S R65W
S271S26
S341S35
1999
PLS 48A2

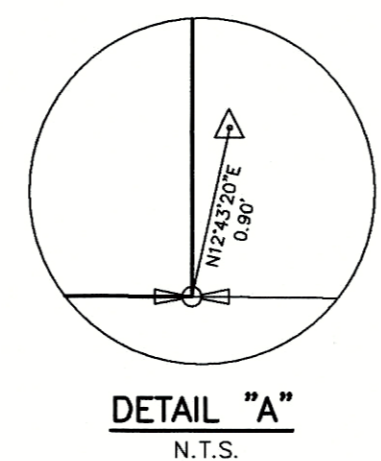
FOUND 2" ALUMINUM CAP
STAMPED AS SHOWN

T12S R65W
C1/4
S26
2008
PLS 2596B

T12S R65W
1/4 - S 26 -
1/4 - S 35 -
1999
PLS 48A2

FOUND 3/4" REBAR AND
2-1/2" ALUMINUM CAP
STAMPED AS SHOWN

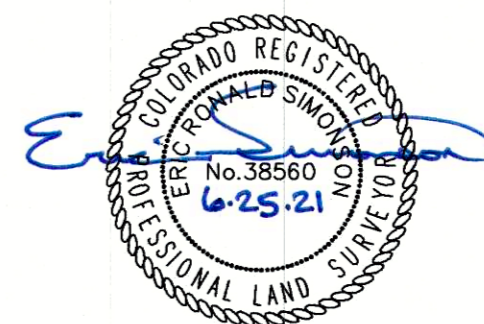
- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PE & LS 2183"
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 - ⊕ FOUND REBAR AND 2" ALUMINUM CAP STAMPED "LS 37928"
 - FOUND 5/8" REBAR (NO CAP)
 - △ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118"
 - FOUND AS SHOWN (1/4 CORNER)
 - ⊕ FOUND AS SHOWN (SECTION CORNER)
 - - - FENCE
 - STREAM
 - UNPAVED ROAD
 - AG ABOVE GRADE
 - B.G. BELOW GRADE
 - A.O.C. AREA OF CONCERN



0' 100' 200'

SCALE: 1" = 100'

JOB NO.: 21229
JUNE 17, 2021



ALTA SURVEY - PT NW1/4 SEC. 26, T12S,
R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 21229ALTA.DWG PAGE 3 OF 3

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EXHIBIT A-4

LEGAL DESCRIPTION:

AS DESCRIBED IN TITLE COMMITMENT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 2587.32 FEET TO THE CENTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 978.90 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, 1032.07 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 34 SECONDS WEST, 2561.56 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

AS MEASURED:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°02'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID

STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920

EXHIBIT A.3

PROPOSED INFRASTRUCTURE MAPS

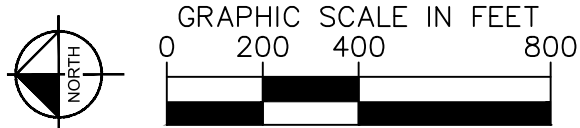
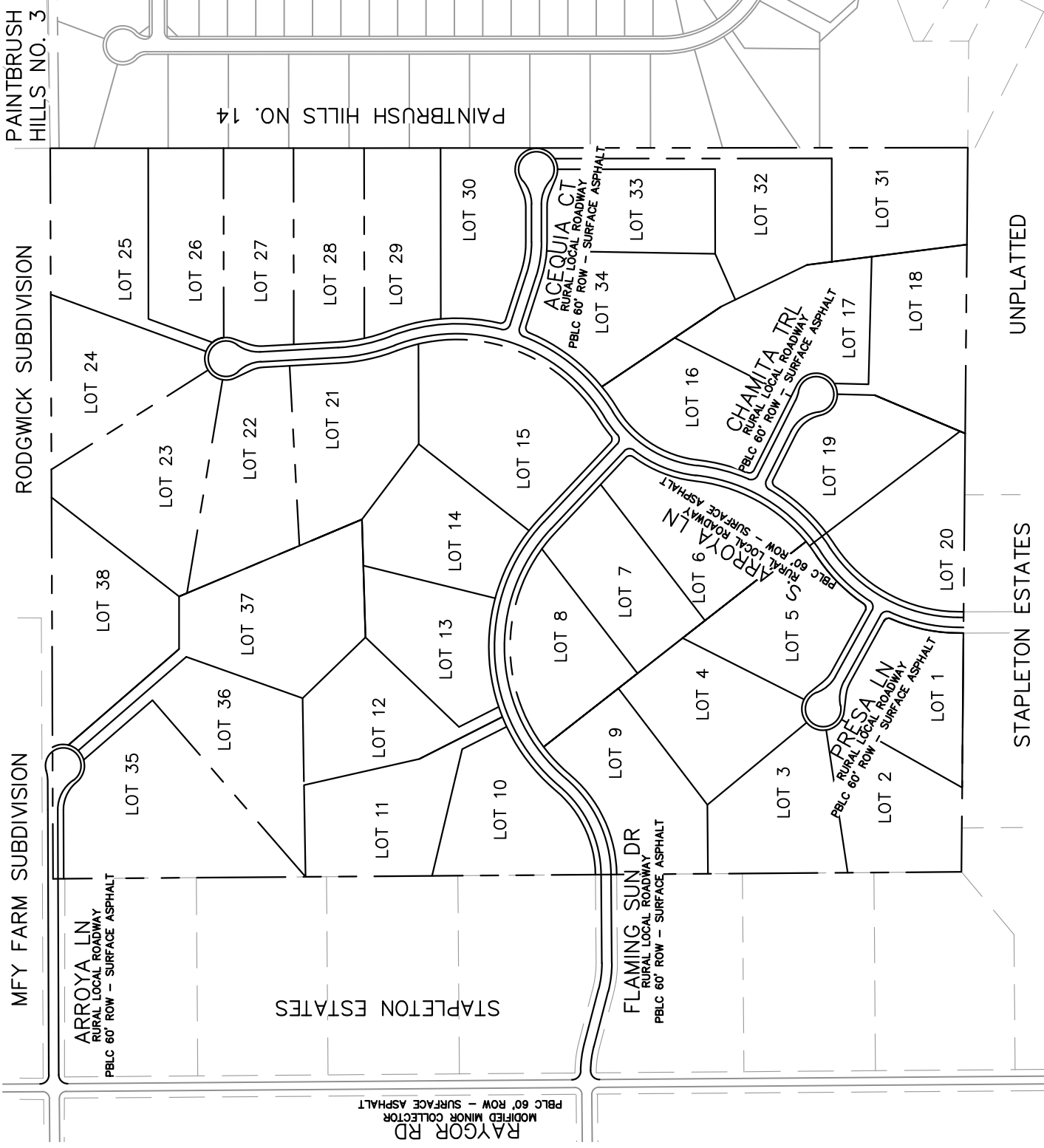


EXHIBIT A.1
EAGLEVIEW SITE PLAN

← use preliminary plan

02/07/23

Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 2 N. NEVADA AVE, SUITE 900, COLORADO SPRINGS, 80903
 PHONE: 719-453-0180

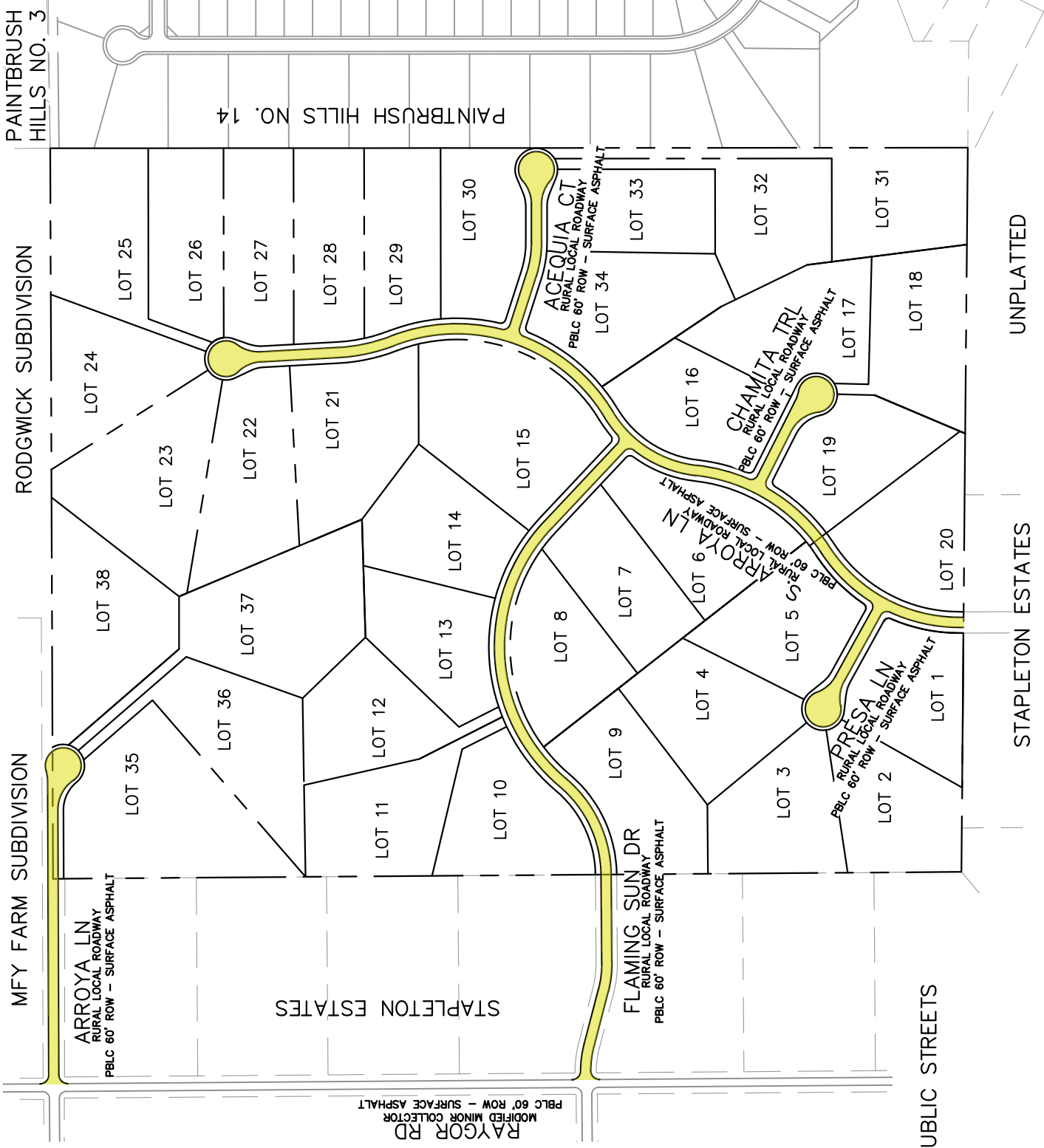
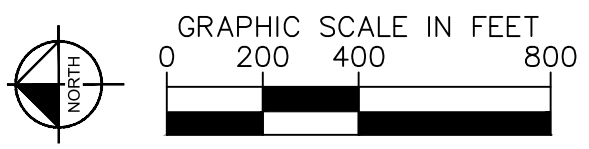
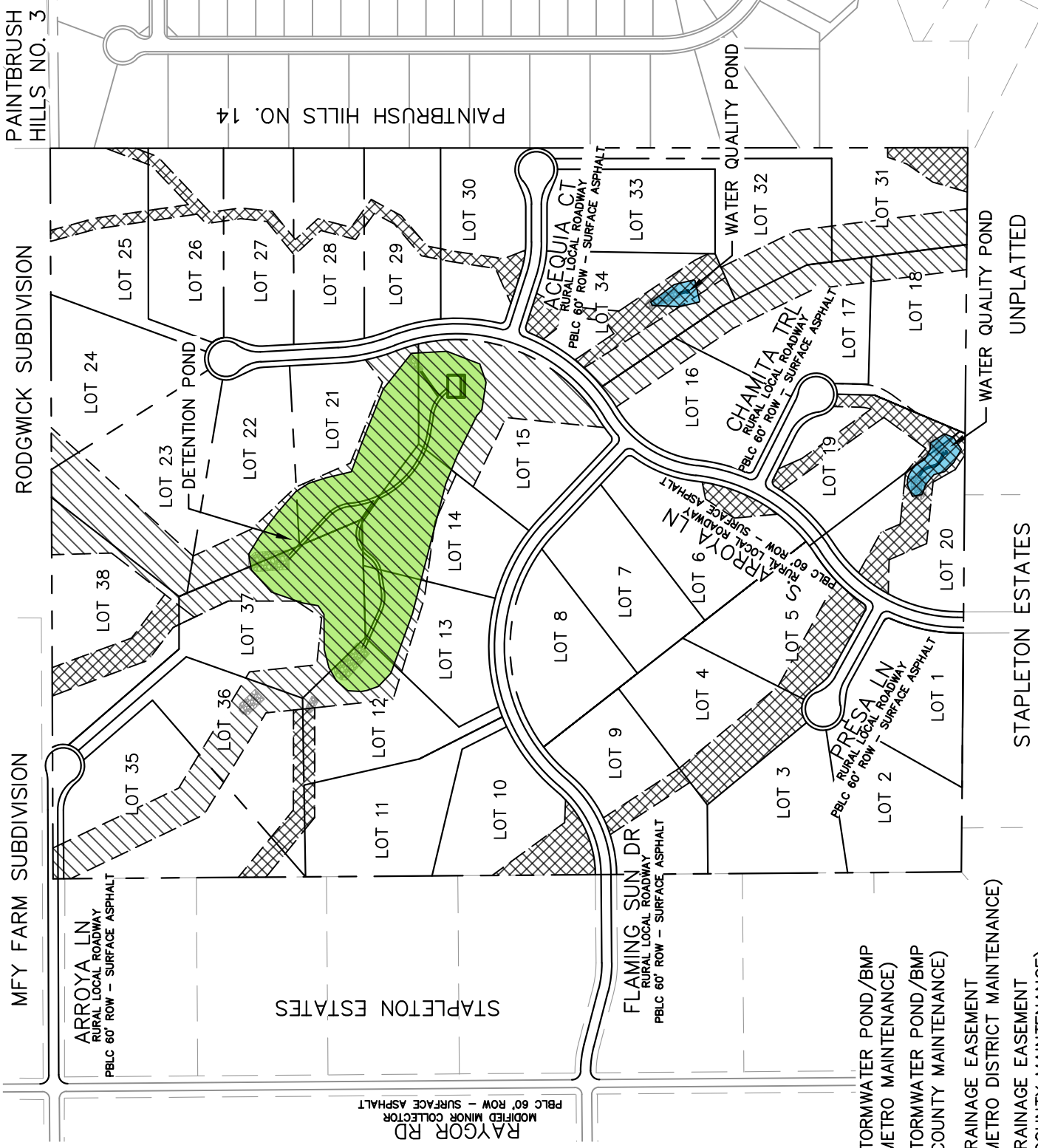


EXHIBIT A.2
EAGLEVIEW STREET IMPROVEMENTS

02/07/23


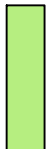


Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 2 N. NEVADA AVE, SUITE 900, COLORADO SPRINGS, 80903
 PHONE: 719-453-0180

UNPLATTED
 STAPLETON ESTATES



**EXHIBIT A.3
EAGLEVIEW DRAINAGE FACILITIES**

LEGEND

-  STORMWATER POND/BMP (METRO MAINTENANCE)
-  STORMWATER POND/BMP (COUNTY MAINTENANCE)
-  DRAINAGE EASEMENT (METRO DISTRICT MAINTENANCE)
-  DRAINAGE EASEMENT (COUNTY MAINTENANCE)

02/07/23

Kimley»Horn
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 2 N. NEVADA AVE, SUITE 900, COLORADO SPRINGS, 80903
 PHONE: 719-453-0180

EXHIBIT A.4

3 MILE RADIUS MAP

5226000001 and 002

with Overlapping Metro, Sanitation, Sanitation/Water, and Water Districts

5226000001 and 002

3 Miles from Selected Parcels

1 inch = 3,804.1 feet

2/3/2023 EPC Assessor's Office
NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
Projection: Lambert_Conformal_Conic

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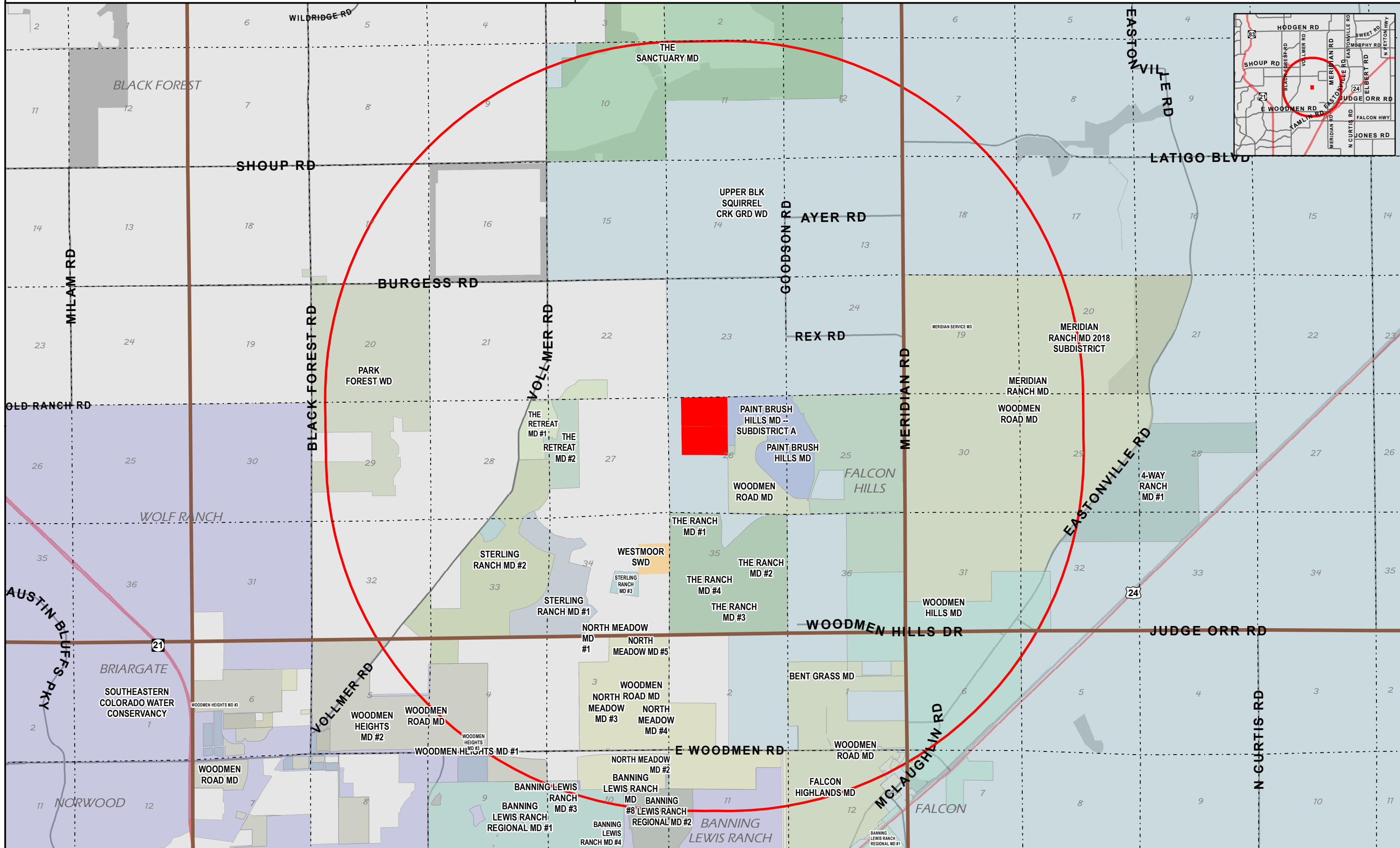


EXHIBIT B

DEVELOPMENT SUMMARY



EXHIBIT B
EAGLEVIEW SUBDIVISION
DEVELOPMENT SUMMARY
January 2023

The proposed Eagleview Subdivision consists of 38 single family residential homes on approximately 121 acres in northern El Paso County, Colorado. The development has access from Raygor Road south of Burgess Road.

The property consists of El Paso County parcel #'s 5226000001 and 5226000002 with a total acreage of 121.20 acres and is owned by PT Eagleview LLC. The property is bound by Stapleton Estates Filing No 1 on the west/south and Paint Brush Hills Filing No 14 on the east.

The land is currently undeveloped. The ground cover is grasslands with rolling hills and a few trees. The terrain slopes towards a drainage way that traverses the center of the property and flows from north to south. The drainage way is locally known as headwaters of the West Tributary of the Falcon Watershed. The drainage way is not a jurisdictional wetland nor a designated floodplain.

The property is zoned RR 2.5. Proposed development consists of 38 residential lots with average size of 2.98 acres, accessed by paved public roads. No tracts are anticipated. Stormwater runoff will be contained in easements. Regional drainage improvements (West Tributary) consisting of drop structures and sub-regional detention pond will be owned and maintained by El Paso County. Local drainage improvements that route stormwater runoff to two proposed water quality ponds will be owned and maintained by the Metropolitan District. Culverts in the public right of way are owned and maintained by the County.

No onsite park, trail nor open space facilities are proposed with this development.

Offsite roadway improvements are required by the County. A southbound right turn lane from Burgess Road to Raygor Road is triggered by this development. Additionally, Raygor Road must be widened from Burgess Road south to Pine Park Trail.

The Preliminary Plan was previously approved by El Paso County and has since expired. We have submitted for Reconsideration and anticipate approval at the Board of County Commissioners meeting on February 21, 2023.



The Final Plat has been submitted to the County and is anticipated to be recorded in fall of 2023. Site Development will begin in fall of 2023 and extend through 2024. Sales of finished lots will begin in January 2025 and be absorbed at a rate of two (2) per month for 19 months, ending in mid-2026.

Home values will range from \$800,000 to \$1,600,000 with \$1,200,000 being the average in 2023 dollars. Using an occupancy of 2.5 persons per home, the anticipated population of the district will be 95 neighbors.



EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS

Land Development Estimate

	Subdivision Name:	Eagleview			
	Estimate:	SWAG			
	Number of Lots:	38			
	Proposed Use	2.5 ac SFR			
	Revision Date:	10/10/2022			
Acct.	Description	Total Estimate	District Eligible	Developer Expense	Eligible Comment
4100	PRELIMINARY ENTITLEMENT	\$ 245,895	\$ 128,013	\$ 117,882	52%
4200	FINAL ENTITLEMENT	\$ 353,580	\$ 279,027	\$ 74,553	79%
4300	IMPACT FEES	\$ 105,608	\$ 6,865	\$ 98,743	6.5%
	ENTITLEMENT TOTAL	\$ 705,083	\$ 413,905	\$ 291,178	59%
5226	INSPECTION FEES	\$ 20,000	\$ 20,000	\$ -	100%
5310	DEMOLITION	\$ 20,000	\$ -	\$ 20,000	0%
5318	CONST. ENGINEERING / SURVEYING	\$ 47,000	\$ 47,000	\$ -	100%
4130	SOIL & MATERIAL TESTING	\$ 38,000	\$ 38,000	\$ -	
5416	EROSION CONTROL	\$ 97,983	\$ 97,983	\$ -	
5420	MASS GRADING	\$ 415,548	\$ 415,548	\$ -	
5438	SANITARY SEWER	\$ -	\$ -	\$ -	
5442	STORM SEWER	\$ 364,700	\$ 364,700	\$ -	
5444	PONDS / OUTFALL STRUCTURES	\$ 190,617	\$ 190,617	\$ -	100%
5450	WATER SYSTEM	\$ -	\$ -	\$ -	100%
5452	RETAINING WALLS	\$ -	\$ -	\$ -	100%
5454	CURB & GUTTER / TRACT SIDEWALKS	\$ -	\$ -	\$ -	100%
5458	PAVING (SUBGRADE PREP & PAVING)	\$ 936,398	\$ 936,398	\$ -	100%
5459	PAVING 2 (ADJUST MH'S & VALVES)	\$ 100,889	\$ 100,889	\$ -	100%
5468	ELECTRIC DISTRIBUTION	\$ 214,190	\$ -	\$ 214,190	0%
5470	GAS DISTRIBUTION	\$ 165,642	\$ -	\$ 165,642	0%
5472	PHONE DISTRIBUTION	\$ 60,384	\$ -	\$ 60,384	0%
5478	STREET LIGHTS	\$ 42,534	\$ 42,534	\$ -	100%
5484	TRAFFIC CONTROL	\$ 11,016	\$ 11,016	\$ -	100%
5494	OFFSITE	\$ 3,593,934	\$ 3,593,934	\$ -	100%
5502	LANDSCAPING	\$ -	\$ -	\$ -	100%
5508	AMENITIES / PERIMETER IMPROVEMENTS	\$ 65,280	\$ 65,280	\$ -	100%
5510	FENCE, WALLS, ENTRY MONUMENTS	\$ 167,280	\$ 167,280	\$ -	100%
5602	MAIL BOXES	\$ 7,242	\$ -	\$ 7,242	0%
5710	EXPECTED REPAIRS	\$ 66,509	\$ 66,509	\$ -	100%
5712	UNEXPECTED COSTS	\$ 662,515	\$ 66,252	\$ 596,264	10%
5714	REBATES / REFUNDS / REIMBURSE	\$ (241,168)	\$ -	\$ (241,168)	0%
5716	Construction Management	\$ 546,575	\$ 40,993	\$ 505,582	7.5%
				1,328,135	83%

Staff request further breakdown of each development items or include a separate document that includes the detailed cost estimate. Detailed itemization to include unit cost and quantities.

Unclear which particular improvement item 5459 is for. Remove or update description.

Street lighting is not required in the County. Remove or provide plans with the final plat for review/approval.

Provide additional description to item 5508 and 5510. Unclear what these entail. The final plat does not identify trail system, fencing, wall, or entry monuments.

Why is 5602 Mail Boxes included? Mailbox kiosk was not identified on the prelim plan or final plat.

What does "expected repairs" entail? This list is for construction cost estimate, but item 5710 appears to be for ongoing operation/maintenance.

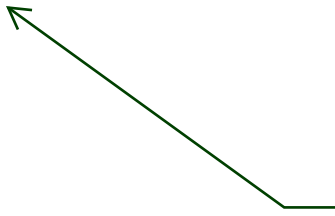
Provide additional information regarding Item 5714 Rebates/Refunds/Reimburse

Breakdown the offsite estimate (item 5494) into additional subcomponents. This seems extremely high for constructing a right turn on Burgess and emergency access road through Paintbrush Hills.

Is this supposed to be for the channel improvements?

EXHIBIT D

FINANCIAL PLAN SUMMARY



provide DA
Davidsons summary
explaining legitimacy
of bond payout...What
will be the estimated
tax for a lot each
year?

EAGLEVIEW METROPOLITAN DISTRICT
El Paso County, Colorado

~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2024**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034**

~~~~~  
Service Plan

Bond Assumptions	Series 2024	Series 2034	Total
Closing Date	12/1/2024	12/1/2034	
First Call Date	12/1/2029	12/1/2044	
Final Maturity	12/1/2054	12/1/2064	
Sources of Funds			
Par Amount	3,615,000	5,395,000	9,010,000
Funds on Hand	0	406,719	406,719
Total	3,615,000	5,801,719	9,416,719
Uses of Funds			
Project Fund	\$2,418,731	\$2,016,761	\$4,435,492
Refunding Escrow	0	3,540,000	3,540,000
Debt Service Reserve	331,719	0	331,719
Capitalized Interest	542,250	17,983	560,233
Costs of Issuance	322,300	226,975	549,275
Total	3,615,000	5,801,719	9,416,719
Bond Features			
Projected Coverage	100x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Commercial	0.00%	0.00%	
Taxing Authority Assumptions			
Metropolitan District Revenue			
Residential Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	7.15%		
<i>Current Assumption</i>	7.15%		
Debt Service Mills			
<i>Service Plan Mill Levy Cap</i>	50.000		
<i>Maximum Adjusted Cap</i>	50.000		
<i>Target Mill Levy</i>	50.000		
Specific Ownership Taxes	6.00%		
County Treasurer Fee	1.50%		

**EAGLEVIEW METROPOLITAN DISTRICT
Development Summary**

	Residential								Total Residential
	SFD	Product 2	Product 3	Product 4	Product 5	Product 6	Product 7	Product 8	
Statutory Actual Value (2023)	\$1,200,000	\$	\$	\$	\$	\$	\$	\$	
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	8	-	-	-	-	-	-	-	8
2026	24	-	-	-	-	-	-	-	24
2027	6	-	-	-	-	-	-	-	6
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	38	-	-	-	-	-	-	-	38
Total Statutory Actual Value	\$45,600,000	\$	\$	\$	\$	\$	\$	\$	\$45,600,000

EAGLEVIEW METROPOLITAN DISTRICT
Assessed Value Calculation

	Vacant Land		Residential				Total
	Cumulative Statutory	Assessed Value	Total	Biennial	Cumulative Statutory	Assessed Value	Assessed Value
	Actual Value ¹	in Collection Year	Residential Units	Reassessment	Actual Value	in Collection Year	in Collection Year
		(2-year lag)				(2-year lag)	(2-year lag)
	29.00%		6.00%		7.15%		
2021	0		0		0		
2022	0		0	0	0		
2023	0	0	0		0	0	0
2024	960,000	0	0	0	0	0	0
2025	2,880,000	0	8		9,987,840	0	0
2026	720,000	278,400	24	599,270	41,149,901	0	278,400
2027	0	835,200	6		48,943,412	714,131	1,549,331
2028	0	208,800	0	2,936,605	51,880,017	2,942,218	3,151,018
2029	0	0	0		51,880,017	3,499,454	3,499,454
2030	0	0	0	3,112,801	54,992,818	3,709,421	3,709,421
2031	0	0	0		54,992,818	3,709,421	3,709,421
2032	0	0	0	3,299,569	58,292,387	3,931,986	3,931,986
2033	0	0	0		58,292,387	3,931,986	3,931,986
2034	0	0	0	3,497,543	61,789,930	4,167,906	4,167,906
2035	0	0	0		61,789,930	4,167,906	4,167,906
2036	0	0	0	3,707,396	65,497,326	4,417,980	4,417,980
2037	0	0	0		65,497,326	4,417,980	4,417,980
2038	0	0	0	3,929,840	69,427,166	4,683,059	4,683,059
2039	0	0	0		69,427,166	4,683,059	4,683,059
2040	0	0	0	4,165,630	73,592,796	4,964,042	4,964,042
2041	0	0	0		73,592,796	4,964,042	4,964,042
2042	0	0	0	4,415,568	78,008,364	5,261,885	5,261,885
2043	0	0	0		78,008,364	5,261,885	5,261,885
2044	0	0	0	4,680,502	82,688,865	5,577,598	5,577,598
2045	0	0	0		82,688,865	5,577,598	5,577,598
2046	0	0	0	4,961,332	87,650,197	5,912,254	5,912,254
2047	0	0	0		87,650,197	5,912,254	5,912,254
2048	0	0	0	5,259,012	92,909,209	6,266,989	6,266,989
2049	0	0	0		92,909,209	6,266,989	6,266,989
2050	0	0	0	5,574,553	98,483,762	6,643,008	6,643,008
2051	0	0	0		98,483,762	6,643,008	6,643,008
2052	0	0	0	5,909,026	104,392,787	7,041,589	7,041,589
2053	0	0	0		104,392,787	7,041,589	7,041,589
2054	0	0	0	6,263,567	110,656,355	7,464,084	7,464,084
2055	0	0	0		110,656,355	7,464,084	7,464,084
2056	0	0	0	6,639,381	117,295,736	7,911,929	7,911,929
2057	0	0	0		117,295,736	7,911,929	7,911,929
2058	0	0	0	7,037,744	124,333,480	8,386,645	8,386,645
2059	0	0	0		124,333,480	8,386,645	8,386,645
2060	0	0	0	7,460,009	131,793,489	8,889,844	8,889,844
2061	0	0	0		131,793,489	8,889,844	8,889,844
2062	0	0	0	7,907,609	139,701,098	9,423,234	9,423,234
2063	0	0	0		139,701,098	9,423,234	9,423,234
2064	0	0	0	8,382,066	148,083,164	9,988,629	9,988,629
Total			38	99,739,022			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

EAGLEVIEW METROPOLITAN DISTRICT
Revenue Calculation

	District Mill Levy Revenue				Expenses		Total
	Assessed Value	Debt Mill Levy	Debt Mill Levy	Specific Ownership	County Treasurer	Annual Trustee	Revenue Available
	in Collection Year		Collections	Taxes	Fee	Fee	for Debt Service
	(2-year lag)	50.000 Cap 50,000 Target	99.5%	6.00%	1.50%	\$4,000	
2021							
2022							
2023	0	0.000	0	0	0	0	0
2024	0	0.000	0	0	0	0	0
2025	0	50.000	0	0	0	0	0
2026	278,400	50.000	13,850	831	(208)	(4,000)	10,474
2027	1,549,331	50.000	77,079	4,625	(1,156)	(4,000)	76,548
2028	3,151,018	50.000	156,763	9,406	(2,351)	(4,000)	159,817
2029	3,499,454	50.000	174,098	10,446	(2,611)	(4,000)	177,932
2030	3,709,421	50.000	184,544	11,073	(2,768)	(4,000)	188,848
2031	3,709,421	50.000	184,544	11,073	(2,768)	(4,000)	188,848
2032	3,931,986	50.000	195,616	11,737	(2,934)	(4,000)	200,419
2033	3,931,986	50.000	195,616	11,737	(2,934)	(4,000)	200,419
2034	4,167,906	50.000	207,353	12,441	(3,110)	(4,000)	212,684
2035	4,167,906	50.000	207,353	12,441	(3,110)	(4,000)	212,684
2036	4,417,980	50.000	219,795	13,188	(3,297)	(4,000)	225,685
2037	4,417,980	50.000	219,795	13,188	(3,297)	(4,000)	225,685
2038	4,683,059	50.000	232,982	13,979	(3,495)	(4,000)	239,466
2039	4,683,059	50.000	232,982	13,979	(3,495)	(4,000)	239,466
2040	4,964,042	50.000	246,961	14,818	(3,704)	(4,000)	254,074
2041	4,964,042	50.000	246,961	14,818	(3,704)	(4,000)	254,074
2042	5,261,885	50.000	261,779	15,707	(3,927)	(4,000)	269,559
2043	5,261,885	50.000	261,779	15,707	(3,927)	(4,000)	269,559
2044	5,577,598	50.000	277,486	16,649	(4,162)	(4,000)	285,972
2045	5,577,598	50.000	277,486	16,649	(4,162)	(4,000)	285,972
2046	5,912,254	50.000	294,135	17,648	(4,412)	(4,000)	303,371
2047	5,912,254	50.000	294,135	17,648	(4,412)	(4,000)	303,371
2048	6,266,989	50.000	311,783	18,707	(4,677)	(4,000)	321,813
2049	6,266,989	50.000	311,783	18,707	(4,677)	(4,000)	321,813
2050	6,643,008	50.000	330,490	19,829	(4,957)	(4,000)	341,362
2051	6,643,008	50.000	330,490	19,829	(4,957)	(4,000)	341,362
2052	7,041,589	50.000	350,319	21,019	(5,255)	(4,000)	362,083
2053	7,041,589	50.000	350,319	21,019	(5,255)	(4,000)	362,083
2054	7,464,084	50.000	371,338	22,280	(5,570)	(4,000)	384,048
2055	7,464,084	50.000	371,338	22,280	(5,570)	(4,000)	384,048
2056	7,911,929	50.000	393,618	23,617	(5,904)	(4,000)	407,331
2057	7,911,929	50.000	393,618	23,617	(5,904)	(4,000)	407,331
2058	8,386,645	50.000	417,236	25,034	(6,259)	(4,000)	432,011
2059	8,386,645	50.000	417,236	25,034	(6,259)	(4,000)	432,011
2060	8,889,844	50.000	442,270	26,536	(6,634)	(4,000)	458,172
2061	8,889,844	50.000	442,270	26,536	(6,634)	(4,000)	458,172
2062	9,423,234	50.000	468,806	28,128	(7,032)	(4,000)	485,902
2063	9,423,234	50.000	468,806	28,128	(7,032)	(4,000)	485,902
2064	9,988,629	50.000	496,934	29,816	(7,454)	(4,000)	515,296
Total			11,331,744	679,905	(169,976)	(156,000)	11,685,672

EAGLEVIEW METROPOLITAN DISTRICT
Senior Debt Service

	Total Revenue Available for Debt Service	Net Debt Service		Total	Funds on Hand as a Source	Senior Surplus Fund			Ratio Analysis	
		Series 2024	Series 2034			Annual Surplus	Cumulative Balance \$361,500 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
		Dated: 12/1/24	Dated: 12/1/34							
		Par: \$3,615,000 Proj: \$2,418,731	Par: \$5,395,000 Proj: \$2,016,761 Esc: \$3,540,000							
2021										
2022										
2023	0			0		0	0	0	n/a	n/a
2024	0	0		0		0	0	0	n/a	n/a
2025	0	0		0		0	0	0	n/a	n/a
2026	10,474	0		0		10,474	10,474	0	1298%	n/a
2027	76,548	0		0		76,548	87,021	0	233%	n/a
2028	159,817	180,750		180,750		(20,933)	66,089	0	115%	88%
2029	177,932	180,750		180,750		(2,818)	63,271	0	103%	98%
2030	188,848	185,750		185,750		3,098	66,369	0	97%	102%
2031	188,848	185,500		185,500		3,348	69,717	0	97%	102%
2032	200,419	195,250		195,250		5,169	74,887	0	92%	103%
2033	200,419	199,500		199,500		919	75,806	0	91%	100%
2034	212,684	208,500	0	208,500	\$75,000	(70,816)	4,990	0	86%	102%
2035	212,684	Ref'd by Ser. '34	197,817	197,817		14,868	19,857	0	214%	108%
2036	225,685		220,800	220,800		4,885	24,743	0	122%	102%
2037	225,685		225,600	225,600		85	24,828	0	122%	100%
2038	239,466		235,200	235,200		4,266	29,094	0	115%	102%
2039	239,466		239,400	239,400		66	29,161	0	114%	100%
2040	254,074		253,400	253,400		674	29,835	0	107%	100%
2041	254,074		251,800	251,800		2,274	32,109	0	107%	101%
2042	269,559		265,200	265,200		4,359	36,468	0	100%	102%
2043	269,559		268,000	268,000		1,559	38,027	0	99%	101%
2044	285,972		285,600	285,600		372	38,399	0	92%	100%
2045	285,972		282,400	282,400		3,572	41,972	0	91%	101%
2046	303,371		299,200	299,200		4,171	46,142	0	84%	101%
2047	303,371		300,200	300,200		3,171	49,313	0	83%	101%
2048	321,813		321,000	321,000		813	50,126	0	76%	100%
2049	321,813		320,800	320,800		1,013	51,139	0	74%	100%
2050	341,362		340,400	340,400		962	52,101	0	68%	100%
2051	341,362		339,000	339,000		2,362	54,462	0	65%	101%
2052	362,083		357,400	357,400		4,683	59,146	0	59%	101%
2053	362,083		359,800	359,800		2,283	61,429	0	57%	101%
2054	384,048		381,800	381,800		2,248	63,678	0	51%	101%
2055	384,048		382,600	382,600		1,448	65,126	0	48%	100%
2056	407,331		403,000	403,000		4,331	69,457	0	42%	101%
2057	407,331		402,200	402,200		5,131	74,589	0	39%	101%
2058	432,011		431,000	431,000		1,011	75,600	0	33%	100%
2059	432,011		428,200	428,200		3,811	79,411	0	29%	101%
2060	458,172		455,000	455,000		3,172	82,583	0	24%	101%
2061	458,172		455,200	455,200		2,972	85,555	0	20%	101%
2062	485,902		484,800	484,800		1,102	86,657	0	15%	100%
2063	485,902		482,600	482,600		3,302	89,959	0	10%	101%
2064	515,296		514,800	514,800		496	0	90,455	5%	100%
Total	11,685,672	1,336,000	10,184,217	11,520,217	75,000	90,455		90,455		

SOURCES AND USES OF FUNDS

**EAGLEVIEW METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2024
50.000 (target) Mills
Non-Rated, 100x, 2054 Final Maturity
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |

**Sources:**

|                |              |
|----------------|--------------|
| <hr/>          |              |
| Bond Proceeds: |              |
| Par Amount     | 3,615,000.00 |
|                | <hr/>        |
|                | 3,615,000.00 |
|                | <hr/> <hr/>  |

**Uses:**

|                           |                   |
|---------------------------|-------------------|
| <hr/>                     |                   |
| Project Fund Deposits:    |                   |
| Project Fund              | 2,418,731.25      |
| Other Fund Deposits:      |                   |
| Capitalized Interest Fund | 542,250.00        |
| Debt Service Reserve Fund | <u>331,718.75</u> |
|                           | 873,968.75        |
| Cost of Issuance:         |                   |
| Other Cost of Issuance    | 250,000.00        |
| Delivery Date Expenses:   |                   |
| Underwriter's Discount    | 72,300.00         |
|                           | <hr/>             |
|                           | 3,615,000.00      |
|                           | <hr/> <hr/>       |

## BOND SUMMARY STATISTICS

### EAGLEVIEW METROPOLITAN DISTRICT EL PASO COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2024 50.000 (target) Mills

**Non-Rated, 100x, 2054 Final Maturity**  
**SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

|                                   |               |
|-----------------------------------|---------------|
| Dated Date                        | 12/01/2024    |
| Delivery Date                     | 12/01/2024    |
| First Coupon                      | 06/01/2025    |
| Last Maturity                     | 12/01/2054    |
|                                   |               |
| Arbitrage Yield                   | 5.000000%     |
| True Interest Cost (TIC)          | 5.148678%     |
| Net Interest Cost (NIC)           | 5.000000%     |
| All-In TIC                        | 5.698828%     |
| Average Coupon                    | 5.000000%     |
|                                   |               |
| Average Life (years)              | 24.046        |
| Weighted Average Maturity (years) | 24.046        |
| Duration of Issue (years)         | 13.875        |
|                                   |               |
| Par Amount                        | 3,615,000.00  |
| Bond Proceeds                     | 3,615,000.00  |
| Total Interest                    | 4,346,250.00  |
| Net Interest                      | 4,418,550.00  |
| Bond Years from Dated Date        | 86,925,000.00 |
| Bond Years from Delivery Date     | 86,925,000.00 |
| Total Debt Service                | 7,961,250.00  |
| Maximum Annual Debt Service       | 714,000.00    |
| Average Annual Debt Service       | 265,375.00    |
|                                   |               |
| Underwriter's Fees (per \$1000)   |               |
| Average Takedown                  |               |
| Other Fee                         | 20.000000     |
|                                   |               |
| Total Underwriter's Discount      | 20.000000     |
|                                   |               |
| Bid Price                         | 98.000000     |

| Bond Component     | Par Value    | Price   | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|--------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2054 | 3,615,000.00 | 100.000 | 5.000%         | 24.046       | 12/17/2048            | 5,603.25          |
|                    | 3,615,000.00 |         |                | 24.046       |                       | 5,603.25          |

|                            | TIC          | All-In TIC   | Arbitrage Yield |
|----------------------------|--------------|--------------|-----------------|
| Par Value                  | 3,615,000.00 | 3,615,000.00 | 3,615,000.00    |
| + Accrued Interest         |              |              |                 |
| + Premium (Discount)       |              |              |                 |
| - Underwriter's Discount   | -72,300.00   | -72,300.00   |                 |
| - Cost of Issuance Expense |              | -250,000.00  |                 |
| - Other Amounts            |              |              |                 |
| Target Value               | 3,542,700.00 | 3,292,700.00 | 3,615,000.00    |
| Target Date                | 12/01/2024   | 12/01/2024   | 12/01/2024      |
| Yield                      | 5.148678%    | 5.698828%    | 5.000000%       |

**BOND DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT**  
**EL PASO COUNTY, COLORADO**  
**GENERAL OBLIGATION BONDS, SERIES 2024**  
**50.000 (target) Mills**  
**Non-Rated, 100x, 2054 Final Maturity**  
**SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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Dated Date 12/01/2024
Delivery Date 12/01/2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2025			90,375.00	90,375.00	
12/01/2025			90,375.00	90,375.00	180,750.00
06/01/2026			90,375.00	90,375.00	
12/01/2026			90,375.00	90,375.00	180,750.00
06/01/2027			90,375.00	90,375.00	
12/01/2027			90,375.00	90,375.00	180,750.00
06/01/2028			90,375.00	90,375.00	
12/01/2028			90,375.00	90,375.00	180,750.00
06/01/2029			90,375.00	90,375.00	
12/01/2029			90,375.00	90,375.00	180,750.00
06/01/2030			90,375.00	90,375.00	
12/01/2030	5,000.00	5.000%	90,375.00	95,375.00	185,750.00
06/01/2031			90,250.00	90,250.00	
12/01/2031	5,000.00	5.000%	90,250.00	95,250.00	185,500.00
06/01/2032			90,125.00	90,125.00	
12/01/2032	15,000.00	5.000%	90,125.00	105,125.00	195,250.00
06/01/2033			89,750.00	89,750.00	
12/01/2033	20,000.00	5.000%	89,750.00	109,750.00	199,500.00
06/01/2034			89,250.00	89,250.00	
12/01/2034	30,000.00	5.000%	89,250.00	119,250.00	208,500.00
06/01/2035			88,500.00	88,500.00	
12/01/2035	35,000.00	5.000%	88,500.00	123,500.00	212,000.00
06/01/2036			87,625.00	87,625.00	
12/01/2036	50,000.00	5.000%	87,625.00	137,625.00	225,250.00
06/01/2037			86,375.00	86,375.00	
12/01/2037	50,000.00	5.000%	86,375.00	136,375.00	222,750.00
06/01/2038			85,125.00	85,125.00	
12/01/2038	65,000.00	5.000%	85,125.00	150,125.00	235,250.00
06/01/2039			83,500.00	83,500.00	
12/01/2039	70,000.00	5.000%	83,500.00	153,500.00	237,000.00
06/01/2040			81,750.00	81,750.00	
12/01/2040	90,000.00	5.000%	81,750.00	171,750.00	253,500.00
06/01/2041			79,500.00	79,500.00	
12/01/2041	90,000.00	5.000%	79,500.00	169,500.00	249,000.00
06/01/2042			77,250.00	77,250.00	
12/01/2042	110,000.00	5.000%	77,250.00	187,250.00	264,500.00
06/01/2043			74,500.00	74,500.00	
12/01/2043	120,000.00	5.000%	74,500.00	194,500.00	269,000.00
06/01/2044			71,500.00	71,500.00	
12/01/2044	140,000.00	5.000%	71,500.00	211,500.00	283,000.00
06/01/2045			68,000.00	68,000.00	
12/01/2045	145,000.00	5.000%	68,000.00	213,000.00	281,000.00
06/01/2046			64,375.00	64,375.00	
12/01/2046	170,000.00	5.000%	64,375.00	234,375.00	298,750.00
06/01/2047			60,125.00	60,125.00	
12/01/2047	180,000.00	5.000%	60,125.00	240,125.00	300,250.00
06/01/2048			55,625.00	55,625.00	
12/01/2048	210,000.00	5.000%	55,625.00	265,625.00	321,250.00
06/01/2049			50,375.00	50,375.00	
12/01/2049	220,000.00	5.000%	50,375.00	270,375.00	320,750.00
06/01/2050			44,875.00	44,875.00	
12/01/2050	250,000.00	5.000%	44,875.00	294,875.00	339,750.00
06/01/2051			38,625.00	38,625.00	
12/01/2051	260,000.00	5.000%	38,625.00	298,625.00	337,250.00
06/01/2052			32,125.00	32,125.00	
12/01/2052	295,000.00	5.000%	32,125.00	327,125.00	359,250.00
06/01/2053			24,750.00	24,750.00	
12/01/2053	310,000.00	5.000%	24,750.00	334,750.00	359,500.00
06/01/2054			17,000.00	17,000.00	
12/01/2054	680,000.00	5.000%	17,000.00	697,000.00	714,000.00
	3,615,000.00		4,346,250.00	7,961,250.00	7,961,250.00

NET DEBT SERVICE

**EAGLEVIEW METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2024
50.000 (target) Mills
Non-Rated, 100x, 2054 Final Maturity
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2025		180,750.00	180,750.00		180,750.00	
12/01/2026		180,750.00	180,750.00		180,750.00	
12/01/2027		180,750.00	180,750.00		180,750.00	
12/01/2028		180,750.00	180,750.00			180,750.00
12/01/2029		180,750.00	180,750.00			180,750.00
12/01/2030	5,000.00	180,750.00	185,750.00			185,750.00
12/01/2031	5,000.00	180,500.00	185,500.00			185,500.00
12/01/2032	15,000.00	180,250.00	195,250.00			195,250.00
12/01/2033	20,000.00	179,500.00	199,500.00			199,500.00
12/01/2034	30,000.00	178,500.00	208,500.00			208,500.00
12/01/2035	35,000.00	177,000.00	212,000.00			212,000.00
12/01/2036	50,000.00	175,250.00	225,250.00			225,250.00
12/01/2037	50,000.00	172,750.00	222,750.00			222,750.00
12/01/2038	65,000.00	170,250.00	235,250.00			235,250.00
12/01/2039	70,000.00	167,000.00	237,000.00			237,000.00
12/01/2040	90,000.00	163,500.00	253,500.00			253,500.00
12/01/2041	90,000.00	159,000.00	249,000.00			249,000.00
12/01/2042	110,000.00	154,500.00	264,500.00			264,500.00
12/01/2043	120,000.00	149,000.00	269,000.00			269,000.00
12/01/2044	140,000.00	143,000.00	283,000.00			283,000.00
12/01/2045	145,000.00	136,000.00	281,000.00			281,000.00
12/01/2046	170,000.00	128,750.00	298,750.00			298,750.00
12/01/2047	180,000.00	120,250.00	300,250.00			300,250.00
12/01/2048	210,000.00	111,250.00	321,250.00			321,250.00
12/01/2049	220,000.00	100,750.00	320,750.00			320,750.00
12/01/2050	250,000.00	89,750.00	339,750.00			339,750.00
12/01/2051	260,000.00	77,250.00	337,250.00			337,250.00
12/01/2052	295,000.00	64,250.00	359,250.00			359,250.00
12/01/2053	310,000.00	49,500.00	359,500.00			359,500.00
12/01/2054	680,000.00	34,000.00	714,000.00	331,718.75		382,281.25
	3,615,000.00	4,346,250.00	7,961,250.00	331,718.75	542,250.00	7,087,281.25

BOND SOLUTION

**EAGLEVIEW METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2024
50.000 (target) Mills
Non-Rated, 100x, 2054 Final Maturity
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2025		180,750	-180,750				
12/01/2026		180,750	-180,750		10,474	10,474	
12/01/2027		180,750	-180,750		76,548	76,548	
12/01/2028		180,750		180,750	159,817	-20,933	88.42%
12/01/2029		180,750		180,750	177,932	-2,818	98.44%
12/01/2030	5,000	185,750		185,750	188,848	3,098	101.67%
12/01/2031	5,000	185,500		185,500	188,848	3,348	101.80%
12/01/2032	15,000	195,250		195,250	200,419	5,169	102.65%
12/01/2033	20,000	199,500		199,500	200,419	919	100.46%
12/01/2034	30,000	208,500		208,500	212,684	4,184	102.01%
12/01/2035	35,000	212,000		212,000	212,684	684	100.32%
12/01/2036	50,000	225,250		225,250	225,685	435	100.19%
12/01/2037	50,000	222,750		222,750	225,685	2,935	101.32%
12/01/2038	65,000	235,250		235,250	239,466	4,216	101.79%
12/01/2039	70,000	237,000		237,000	239,466	2,466	101.04%
12/01/2040	90,000	253,500		253,500	254,074	574	100.23%
12/01/2041	90,000	249,000		249,000	254,074	5,074	102.04%
12/01/2042	110,000	264,500		264,500	269,559	5,059	101.91%
12/01/2043	120,000	269,000		269,000	269,559	559	100.21%
12/01/2044	140,000	283,000		283,000	285,972	2,972	101.05%
12/01/2045	145,000	281,000		281,000	285,972	4,972	101.77%
12/01/2046	170,000	298,750		298,750	303,371	4,621	101.55%
12/01/2047	180,000	300,250		300,250	303,371	3,121	101.04%
12/01/2048	210,000	321,250		321,250	321,813	563	100.18%
12/01/2049	220,000	320,750		320,750	321,813	1,063	100.33%
12/01/2050	250,000	339,750		339,750	341,362	1,612	100.47%
12/01/2051	260,000	337,250		337,250	341,362	4,112	101.22%
12/01/2052	295,000	359,250		359,250	362,083	2,833	100.79%
12/01/2053	310,000	359,500		359,500	362,083	2,583	100.72%
12/01/2054	680,000	714,000	-331,719	382,281	384,048	1,767	100.46%
	3,615,000	7,961,250	-873,969	7,087,281	7,219,494	132,213	

SOURCES AND USES OF FUNDS

**EAGLEVIEW METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034
Pay & Cancel of (proposed) Series 2024 + New Money
Assumes Investment Grade, 100x, 30-yr. Maturity
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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|               |            |
|---------------|------------|
| Dated Date    | 12/01/2034 |
| Delivery Date | 12/01/2034 |

**Sources:**

|                                |                     |
|--------------------------------|---------------------|
| <b>Bond Proceeds:</b>          |                     |
| Par Amount                     | 5,395,000.00        |
| <b>Other Sources of Funds:</b> |                     |
| Funds on Hand*                 | 75,000.00           |
| SERIES 2024 - DSRF*            | 331,719.00          |
|                                | <u>406,719.00</u>   |
|                                | <u>5,801,719.00</u> |

**Uses:**

|                                   |                     |
|-----------------------------------|---------------------|
| <b>Project Fund Deposits:</b>     |                     |
| Project Fund                      | 2,016,760.67        |
| <b>Refunding Escrow Deposits:</b> |                     |
| Cash Deposit                      | 3,540,000.00        |
| <b>Other Fund Deposits:</b>       |                     |
| Capitalized Interest Fund         | 17,983.33           |
| <b>Cost of Issuance:</b>          |                     |
| Cost of Issuance                  | 200,000.00          |
| <b>Delivery Date Expenses:</b>    |                     |
| Underwriter's Discount            | 26,975.00           |
|                                   | <u>5,801,719.00</u> |

[\*] Estimated balances (tbd).

## BOND SUMMARY STATISTICS

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

|                                   |                |
|-----------------------------------|----------------|
| Dated Date                        | 12/01/2034     |
| Delivery Date                     | 12/01/2034     |
| First Coupon                      | 06/01/2035     |
| Last Maturity                     | 12/01/2064     |
|                                   |                |
| Arbitrage Yield                   | 4.000000%      |
| True Interest Cost (TIC)          | 4.035095%      |
| Net Interest Cost (NIC)           | 4.000000%      |
| All-In TIC                        | 4.303207%      |
| Average Coupon                    | 4.000000%      |
|                                   |                |
| Average Life (years)              | 22.276         |
| Weighted Average Maturity (years) | 22.276         |
| Duration of Issue (years)         | 14.557         |
|                                   |                |
| Par Amount                        | 5,395,000.00   |
| Bond Proceeds                     | 5,395,000.00   |
| Total Interest                    | 4,807,200.00   |
| Net Interest                      | 4,834,175.00   |
| Bond Years from Dated Date        | 120,180,000.00 |
| Bond Years from Delivery Date     | 120,180,000.00 |
| Total Debt Service                | 10,202,200.00  |
| Maximum Annual Debt Service       | 514,800.00     |
| Average Annual Debt Service       | 340,073.33     |
|                                   |                |
| Underwriter's Fees (per \$1000)   |                |
| Average Takedown                  |                |
| Other Fee                         | 5.000000       |
|                                   |                |
| Total Underwriter's Discount      | 5.000000       |
|                                   |                |
| Bid Price                         | 99.500000      |

| Bond Component     | Par Value    | Price   | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|--------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2064 | 5,395,000.00 | 100.000 | 4.000%         | 22.276       | 03/11/2057            | 9,387.30          |
|                    | 5,395,000.00 |         |                | 22.276       |                       | 9,387.30          |

|                            | TIC          | All-In TIC   | Arbitrage Yield |
|----------------------------|--------------|--------------|-----------------|
| Par Value                  | 5,395,000.00 | 5,395,000.00 | 5,395,000.00    |
| + Accrued Interest         |              |              |                 |
| + Premium (Discount)       |              |              |                 |
| - Underwriter's Discount   | -26,975.00   | -26,975.00   |                 |
| - Cost of Issuance Expense |              | -200,000.00  |                 |
| - Other Amounts            |              |              |                 |
| <b>Target Value</b>        | 5,368,025.00 | 5,168,025.00 | 5,395,000.00    |
| Target Date                | 12/01/2034   | 12/01/2034   | 12/01/2034      |
| Yield                      | 4.035095%    | 4.303207%    | 4.000000%       |

**BOND DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

Dated Date 12/01/2034  
Delivery Date 12/01/2034

| Period Ending | Principal    | Coupon | Interest     | Debt Service  | Annual Debt Service |
|---------------|--------------|--------|--------------|---------------|---------------------|
| 06/01/2035    |              |        | 107,900.00   | 107,900.00    |                     |
| 12/01/2035    |              |        | 107,900.00   | 107,900.00    | 215,800.00          |
| 06/01/2036    |              |        | 107,900.00   | 107,900.00    |                     |
| 12/01/2036    | 5,000.00     | 4.000% | 107,900.00   | 112,900.00    | 220,800.00          |
| 06/01/2037    |              |        | 107,800.00   | 107,800.00    |                     |
| 12/01/2037    | 10,000.00    | 4.000% | 107,800.00   | 117,800.00    | 225,600.00          |
| 06/01/2038    |              |        | 107,600.00   | 107,600.00    |                     |
| 12/01/2038    | 20,000.00    | 4.000% | 107,600.00   | 127,600.00    | 235,200.00          |
| 06/01/2039    |              |        | 107,200.00   | 107,200.00    |                     |
| 12/01/2039    | 25,000.00    | 4.000% | 107,200.00   | 132,200.00    | 239,400.00          |
| 06/01/2040    |              |        | 106,700.00   | 106,700.00    |                     |
| 12/01/2040    | 40,000.00    | 4.000% | 106,700.00   | 146,700.00    | 253,400.00          |
| 06/01/2041    |              |        | 105,900.00   | 105,900.00    |                     |
| 12/01/2041    | 40,000.00    | 4.000% | 105,900.00   | 145,900.00    | 251,800.00          |
| 06/01/2042    |              |        | 105,100.00   | 105,100.00    |                     |
| 12/01/2042    | 55,000.00    | 4.000% | 105,100.00   | 160,100.00    | 265,200.00          |
| 06/01/2043    |              |        | 104,000.00   | 104,000.00    |                     |
| 12/01/2043    | 60,000.00    | 4.000% | 104,000.00   | 164,000.00    | 268,000.00          |
| 06/01/2044    |              |        | 102,800.00   | 102,800.00    |                     |
| 12/01/2044    | 80,000.00    | 4.000% | 102,800.00   | 182,800.00    | 285,600.00          |
| 06/01/2045    |              |        | 101,200.00   | 101,200.00    |                     |
| 12/01/2045    | 80,000.00    | 4.000% | 101,200.00   | 181,200.00    | 282,400.00          |
| 06/01/2046    |              |        | 99,600.00    | 99,600.00     |                     |
| 12/01/2046    | 100,000.00   | 4.000% | 99,600.00    | 199,600.00    | 299,200.00          |
| 06/01/2047    |              |        | 97,600.00    | 97,600.00     |                     |
| 12/01/2047    | 105,000.00   | 4.000% | 97,600.00    | 202,600.00    | 300,200.00          |
| 06/01/2048    |              |        | 95,500.00    | 95,500.00     |                     |
| 12/01/2048    | 130,000.00   | 4.000% | 95,500.00    | 225,500.00    | 321,000.00          |
| 06/01/2049    |              |        | 92,900.00    | 92,900.00     |                     |
| 12/01/2049    | 135,000.00   | 4.000% | 92,900.00    | 227,900.00    | 320,800.00          |
| 06/01/2050    |              |        | 90,200.00    | 90,200.00     |                     |
| 12/01/2050    | 160,000.00   | 4.000% | 90,200.00    | 250,200.00    | 340,400.00          |
| 06/01/2051    |              |        | 87,000.00    | 87,000.00     |                     |
| 12/01/2051    | 165,000.00   | 4.000% | 87,000.00    | 252,000.00    | 339,000.00          |
| 06/01/2052    |              |        | 83,700.00    | 83,700.00     |                     |
| 12/01/2052    | 190,000.00   | 4.000% | 83,700.00    | 273,700.00    | 357,400.00          |
| 06/01/2053    |              |        | 79,900.00    | 79,900.00     |                     |
| 12/01/2053    | 200,000.00   | 4.000% | 79,900.00    | 279,900.00    | 359,800.00          |
| 06/01/2054    |              |        | 75,900.00    | 75,900.00     |                     |
| 12/01/2054    | 230,000.00   | 4.000% | 75,900.00    | 305,900.00    | 381,800.00          |
| 06/01/2055    |              |        | 71,300.00    | 71,300.00     |                     |
| 12/01/2055    | 240,000.00   | 4.000% | 71,300.00    | 311,300.00    | 382,600.00          |
| 06/01/2056    |              |        | 66,500.00    | 66,500.00     |                     |
| 12/01/2056    | 270,000.00   | 4.000% | 66,500.00    | 336,500.00    | 403,000.00          |
| 06/01/2057    |              |        | 61,100.00    | 61,100.00     |                     |
| 12/01/2057    | 280,000.00   | 4.000% | 61,100.00    | 341,100.00    | 402,200.00          |
| 06/01/2058    |              |        | 55,500.00    | 55,500.00     |                     |
| 12/01/2058    | 320,000.00   | 4.000% | 55,500.00    | 375,500.00    | 431,000.00          |
| 06/01/2059    |              |        | 49,100.00    | 49,100.00     |                     |
| 12/01/2059    | 330,000.00   | 4.000% | 49,100.00    | 379,100.00    | 428,200.00          |
| 06/01/2060    |              |        | 42,500.00    | 42,500.00     |                     |
| 12/01/2060    | 370,000.00   | 4.000% | 42,500.00    | 412,500.00    | 455,000.00          |
| 06/01/2061    |              |        | 35,100.00    | 35,100.00     |                     |
| 12/01/2061    | 385,000.00   | 4.000% | 35,100.00    | 420,100.00    | 455,200.00          |
| 06/01/2062    |              |        | 27,400.00    | 27,400.00     |                     |
| 12/01/2062    | 430,000.00   | 4.000% | 27,400.00    | 457,400.00    | 484,800.00          |
| 06/01/2063    |              |        | 18,800.00    | 18,800.00     |                     |
| 12/01/2063    | 445,000.00   | 4.000% | 18,800.00    | 463,800.00    | 482,600.00          |
| 06/01/2064    |              |        | 9,900.00     | 9,900.00      |                     |
| 12/01/2064    | 495,000.00   | 4.000% | 9,900.00     | 504,900.00    | 514,800.00          |
|               | 5,395,000.00 |        | 4,807,200.00 | 10,202,200.00 | 10,202,200.00       |

**NET DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

| <b>Period Ending</b> | <b>Principal</b>    | <b>Interest</b>     | <b>Total Debt Service</b> | <b>Capitalized Interest Fund</b> | <b>Net Debt Service</b> |
|----------------------|---------------------|---------------------|---------------------------|----------------------------------|-------------------------|
| 12/01/2035           |                     | 215,800.00          | 215,800.00                | 17,983.33                        | 197,816.67              |
| 12/01/2036           | 5,000.00            | 215,800.00          | 220,800.00                |                                  | 220,800.00              |
| 12/01/2037           | 10,000.00           | 215,600.00          | 225,600.00                |                                  | 225,600.00              |
| 12/01/2038           | 20,000.00           | 215,200.00          | 235,200.00                |                                  | 235,200.00              |
| 12/01/2039           | 25,000.00           | 214,400.00          | 239,400.00                |                                  | 239,400.00              |
| 12/01/2040           | 40,000.00           | 213,400.00          | 253,400.00                |                                  | 253,400.00              |
| 12/01/2041           | 40,000.00           | 211,800.00          | 251,800.00                |                                  | 251,800.00              |
| 12/01/2042           | 55,000.00           | 210,200.00          | 265,200.00                |                                  | 265,200.00              |
| 12/01/2043           | 60,000.00           | 208,000.00          | 268,000.00                |                                  | 268,000.00              |
| 12/01/2044           | 80,000.00           | 205,600.00          | 285,600.00                |                                  | 285,600.00              |
| 12/01/2045           | 80,000.00           | 202,400.00          | 282,400.00                |                                  | 282,400.00              |
| 12/01/2046           | 100,000.00          | 199,200.00          | 299,200.00                |                                  | 299,200.00              |
| 12/01/2047           | 105,000.00          | 195,200.00          | 300,200.00                |                                  | 300,200.00              |
| 12/01/2048           | 130,000.00          | 191,000.00          | 321,000.00                |                                  | 321,000.00              |
| 12/01/2049           | 135,000.00          | 185,800.00          | 320,800.00                |                                  | 320,800.00              |
| 12/01/2050           | 160,000.00          | 180,400.00          | 340,400.00                |                                  | 340,400.00              |
| 12/01/2051           | 165,000.00          | 174,000.00          | 339,000.00                |                                  | 339,000.00              |
| 12/01/2052           | 190,000.00          | 167,400.00          | 357,400.00                |                                  | 357,400.00              |
| 12/01/2053           | 200,000.00          | 159,800.00          | 359,800.00                |                                  | 359,800.00              |
| 12/01/2054           | 230,000.00          | 151,800.00          | 381,800.00                |                                  | 381,800.00              |
| 12/01/2055           | 240,000.00          | 142,600.00          | 382,600.00                |                                  | 382,600.00              |
| 12/01/2056           | 270,000.00          | 133,000.00          | 403,000.00                |                                  | 403,000.00              |
| 12/01/2057           | 280,000.00          | 122,200.00          | 402,200.00                |                                  | 402,200.00              |
| 12/01/2058           | 320,000.00          | 111,000.00          | 431,000.00                |                                  | 431,000.00              |
| 12/01/2059           | 330,000.00          | 98,200.00           | 428,200.00                |                                  | 428,200.00              |
| 12/01/2060           | 370,000.00          | 85,000.00           | 455,000.00                |                                  | 455,000.00              |
| 12/01/2061           | 385,000.00          | 70,200.00           | 455,200.00                |                                  | 455,200.00              |
| 12/01/2062           | 430,000.00          | 54,800.00           | 484,800.00                |                                  | 484,800.00              |
| 12/01/2063           | 445,000.00          | 37,600.00           | 482,600.00                |                                  | 482,600.00              |
| 12/01/2064           | 495,000.00          | 19,800.00           | 514,800.00                |                                  | 514,800.00              |
|                      | <b>5,395,000.00</b> | <b>4,807,200.00</b> | <b>10,202,200.00</b>      | <b>17,983.33</b>                 | <b>10,184,216.67</b>    |

**SUMMARY OF BONDS REFUNDED**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
1/25/23: Ser 24 NR SP, 5.00%, 100x, 50.00mls, FG+6% BiRE:					
TERM54	12/01/2035	5.000%	35,000.00	12/01/2034	100.000
	12/01/2036	5.000%	50,000.00	12/01/2034	100.000
	12/01/2037	5.000%	50,000.00	12/01/2034	100.000
	12/01/2038	5.000%	65,000.00	12/01/2034	100.000
	12/01/2039	5.000%	70,000.00	12/01/2034	100.000
	12/01/2040	5.000%	90,000.00	12/01/2034	100.000
	12/01/2041	5.000%	90,000.00	12/01/2034	100.000
	12/01/2042	5.000%	110,000.00	12/01/2034	100.000
	12/01/2043	5.000%	120,000.00	12/01/2034	100.000
	12/01/2044	5.000%	140,000.00	12/01/2034	100.000
	12/01/2045	5.000%	145,000.00	12/01/2034	100.000
	12/01/2046	5.000%	170,000.00	12/01/2034	100.000
	12/01/2047	5.000%	180,000.00	12/01/2034	100.000
	12/01/2048	5.000%	210,000.00	12/01/2034	100.000
	12/01/2049	5.000%	220,000.00	12/01/2034	100.000
	12/01/2050	5.000%	250,000.00	12/01/2034	100.000
	12/01/2051	5.000%	260,000.00	12/01/2034	100.000
	12/01/2052	5.000%	295,000.00	12/01/2034	100.000
	12/01/2053	5.000%	310,000.00	12/01/2034	100.000
	12/01/2054	5.000%	680,000.00	12/01/2034	100.000
			3,540,000.00		

ESCROW REQUIREMENTS

**EAGLEVIEW METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034
Pay & Cancel of (proposed) Series 2024 + New Money
Assumes Investment Grade, 100x, 30-yr. Maturity
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

~~~

Dated Date                    12/01/2034  
Delivery Date                12/01/2034

| <b>Period<br/>Ending</b> | <b>Principal<br/>Redeemed</b> | <b>Total</b> |
|--------------------------|-------------------------------|--------------|
| 12/01/2034               | 3,540,000.00                  | 3,540,000.00 |
|                          | 3,540,000.00                  | 3,540,000.00 |

**PRIOR BOND DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

~~~

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2035	35,000.00	5.000%	177,000.00	212,000.00
12/01/2036	50,000.00	5.000%	175,250.00	225,250.00
12/01/2037	50,000.00	5.000%	172,750.00	222,750.00
12/01/2038	65,000.00	5.000%	170,250.00	235,250.00
12/01/2039	70,000.00	5.000%	167,000.00	237,000.00
12/01/2040	90,000.00	5.000%	163,500.00	253,500.00
12/01/2041	90,000.00	5.000%	159,000.00	249,000.00
12/01/2042	110,000.00	5.000%	154,500.00	264,500.00
12/01/2043	120,000.00	5.000%	149,000.00	269,000.00
12/01/2044	140,000.00	5.000%	143,000.00	283,000.00
12/01/2045	145,000.00	5.000%	136,000.00	281,000.00
12/01/2046	170,000.00	5.000%	128,750.00	298,750.00
12/01/2047	180,000.00	5.000%	120,250.00	300,250.00
12/01/2048	210,000.00	5.000%	111,250.00	321,250.00
12/01/2049	220,000.00	5.000%	100,750.00	320,750.00
12/01/2050	250,000.00	5.000%	89,750.00	339,750.00
12/01/2051	260,000.00	5.000%	77,250.00	337,250.00
12/01/2052	295,000.00	5.000%	64,250.00	359,250.00
12/01/2053	310,000.00	5.000%	49,500.00	359,500.00
12/01/2054	680,000.00	5.000%	34,000.00	714,000.00
	3,540,000.00		2,543,000.00	6,083,000.00

BOND SOLUTION

**EAGLEVIEW METROPOLITAN DISTRICT
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034
Pay & Cancel of (proposed) Series 2024 + New Money
Assumes Investment Grade, 100x, 30-yr. Maturity
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

~~~

| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Adjustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Service Coverage |
|---------------|--------------------|-----------------------|--------------------------|------------------------|---------------------|-----------------|-----------------------|
| 12/01/2035    |                    | 215,800               | -17,983                  | 197,817                | 212,684             | 14,868          | 107.52%               |
| 12/01/2036    | 5,000              | 220,800               |                          | 220,800                | 225,685             | 4,885           | 102.21%               |
| 12/01/2037    | 10,000             | 225,600               |                          | 225,600                | 225,685             | 85              | 100.04%               |
| 12/01/2038    | 20,000             | 235,200               |                          | 235,200                | 239,466             | 4,266           | 101.81%               |
| 12/01/2039    | 25,000             | 239,400               |                          | 239,400                | 239,466             | 66              | 100.03%               |
| 12/01/2040    | 40,000             | 253,400               |                          | 253,400                | 254,074             | 674             | 100.27%               |
| 12/01/2041    | 40,000             | 251,800               |                          | 251,800                | 254,074             | 2,274           | 100.90%               |
| 12/01/2042    | 55,000             | 265,200               |                          | 265,200                | 269,559             | 4,359           | 101.64%               |
| 12/01/2043    | 60,000             | 268,000               |                          | 268,000                | 269,559             | 1,559           | 100.58%               |
| 12/01/2044    | 80,000             | 285,600               |                          | 285,600                | 285,972             | 372             | 100.13%               |
| 12/01/2045    | 80,000             | 282,400               |                          | 282,400                | 285,972             | 3,572           | 101.26%               |
| 12/01/2046    | 100,000            | 299,200               |                          | 299,200                | 303,371             | 4,171           | 101.39%               |
| 12/01/2047    | 105,000            | 300,200               |                          | 300,200                | 303,371             | 3,171           | 101.06%               |
| 12/01/2048    | 130,000            | 321,000               |                          | 321,000                | 321,813             | 813             | 100.25%               |
| 12/01/2049    | 135,000            | 320,800               |                          | 320,800                | 321,813             | 1,013           | 100.32%               |
| 12/01/2050    | 160,000            | 340,400               |                          | 340,400                | 341,362             | 962             | 100.28%               |
| 12/01/2051    | 165,000            | 339,000               |                          | 339,000                | 341,362             | 2,362           | 100.70%               |
| 12/01/2052    | 190,000            | 357,400               |                          | 357,400                | 362,083             | 4,683           | 101.31%               |
| 12/01/2053    | 200,000            | 359,800               |                          | 359,800                | 362,083             | 2,283           | 100.63%               |
| 12/01/2054    | 230,000            | 381,800               |                          | 381,800                | 384,048             | 2,248           | 100.59%               |
| 12/01/2055    | 240,000            | 382,600               |                          | 382,600                | 384,048             | 1,448           | 100.38%               |
| 12/01/2056    | 270,000            | 403,000               |                          | 403,000                | 407,331             | 4,331           | 101.07%               |
| 12/01/2057    | 280,000            | 402,200               |                          | 402,200                | 407,331             | 5,131           | 101.28%               |
| 12/01/2058    | 320,000            | 431,000               |                          | 431,000                | 432,011             | 1,011           | 100.23%               |
| 12/01/2059    | 330,000            | 428,200               |                          | 428,200                | 432,011             | 3,811           | 100.89%               |
| 12/01/2060    | 370,000            | 455,000               |                          | 455,000                | 458,172             | 3,172           | 100.70%               |
| 12/01/2061    | 385,000            | 455,200               |                          | 455,200                | 458,172             | 2,972           | 100.65%               |
| 12/01/2062    | 430,000            | 484,800               |                          | 484,800                | 485,902             | 1,102           | 100.23%               |
| 12/01/2063    | 445,000            | 482,600               |                          | 482,600                | 485,902             | 3,302           | 100.68%               |
| 12/01/2064    | 495,000            | 514,800               |                          | 514,800                | 515,296             | 496             | 100.10%               |
|               | 5,395,000          | 10,202,200            | -17,983                  | 10,184,217             | 10,269,682          | 85,466          |                       |



**EXHIBIT E**

**ANNUAL REPORT AND DISCLOSURE FORM**  
(Sample attached)

**EL PASO COUNTY SPECIAL DISTRICTS  
ANNUAL REPORT and DISCLOSURE FORM**

|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Name of District(s):                                                                       | Eagleview Metropolitan District                                                                                                                                                                                                                                                                                                                                          |
| 2. Report for Calendar Year:                                                                  | 2023                                                                                                                                                                                                                                                                                                                                                                     |
| 3. Contact Information                                                                        | c/o Icenogle Seaver Pogue, P.C.<br>4725 South Monaco Street, Suite 360<br>Denver, Colorado 80237<br>jivey@isp-law.com<br>(303) 867-3003<br>Facsimile: 303.292.9101                                                                                                                                                                                                       |
| 4. Meeting Information                                                                        | Regular meetings are held the _____ day in _____ (month) at _____ (location).<br><br>Posting place for notices of meetings in 2024 for purposes of § 24-6-402(2)(c), C.R.S., is as follows:                                                                                                                                                                              |
| 5. Type of District(s)/ Unique Representational Issues (if any)                               | Colorado Revised Statutes Title 32 Metropolitan District                                                                                                                                                                                                                                                                                                                 |
| 6. Authorized Purposes of the District(s)                                                     | The Service Plan authorizes the District to provide the following facilities and services: water; sanitation; storm drainage; street improvements, transportation and safety protection; parks and recreation; mosquito control; fire protection; television relay and translation; covenant enforcement and design review; solid waste disposal; and security services. |
| 7. Active Purposes of the District(s)                                                         | The primary active purpose of the District is to finance the construction of a part or all of various public improvements necessary and appropriate for the development of the Eagleview Subdivision Project, including, but not limited to on and off-site roadway improvements, safety protection, on and off-site drainage facilities, and landscaping.               |
| 8. Current Certified Mill Levies<br>a. Debt Service<br>b. Operational<br>c. Other<br>d. Total | (to be revised with actual mill levies after organization)                                                                                                                                                                                                                                                                                                               |

|                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).                                                                                                                                                                                | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)<br><br>a. Debt Service<br>b. Operational<br>c. Other<br>d. Total | a. 50.0000 Mills (as may be adjusted)<br>b. 15.000 Mills (as may be adjusted)<br>c. 5.000 Mills (as may be adjusted)<br>d. 65.000 Mills (as may be adjusted) Max Combined Mill Levy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).                                                                                                                                                                                   | Assumptions:<br><br>\$200,000.00 is the total actual value of a typical single-family home as determined by El Paso County.<br><br>Sample Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u> :<br><br>\$200,000 x .0695 = \$13,900 (Assessed Value)<br>\$13,900 x .060000 mills = <b>\$904 per year</b> in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.<br><br>A sample Metropolitan District Maximum Mill Levy Calculation for a <u>Commercial Property</u> has not been included as the District is comprised of residential development only. |
| 12. Current Outstanding Debt of the District (as of the end of year of this report)                                                                                                                                                                                                  | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13. Total voter-authorized debt of the District (including current debt)                                                                                                                                                                                                             | At the organizational election of the District, voters authorized a maximum principal amount of debt of \$_____.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.                                                                                                                                                                                                  | The Financial Plan included within the District's Service Plan proposes a _____ debt issuance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 15. Major facilities/ infrastructure improvements initiated or completed in the prior year                                                                                                                                                                                           | The following major facilities or infrastructure improvements were initiated or completed in 2023: none                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 16. Summary of major property exclusion or inclusion activities in the past year.                                                                                                                                                                                                    | There were no inclusions or exclusions of property in 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|  |  |
|--|--|
|  |  |
|--|--|

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.

---

Name and Title of Respondent

---

Signature of Respondent

Date

RETURN COMPLETED FORM TO: El Paso County Board of County Commissioners  
Attention: Clerk to the Board  
1675 W. Garden of the Gods Road, Suite 2201,  
Colorado Springs, CO 80907

**\*\*NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor - 1675 W. Garden of the Gods Road, Suite 2300, Colorado Springs, CO 80907

County Treasurer - 1675 W. Garden of the Gods Road, Suite 2100, Colorado Springs, CO 80907

# V1-Service Plan.pdf Markup Summary 4-11-2023

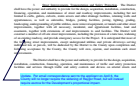
dsdlaforce (18)

s, land and  
District will  
re, widening  
that most of  
ways serving

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**Page Label:** 12  
**Author:** dsdlaforce  
**Date:** 4/10/2023 1:52:17 PM  
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landscaping, undergrounding  
improvements, together with  
easements, together with ex  
construct a number of off-site  
of an existing roadway, and if  
the foregoing street improv  
individual lots or parcels, w  
following acceptance by the  
improvements.

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**Page Label:** 12  
**Author:** dsdlaforce  
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**Page Label:** 12  
**Author:** dsdlaforce  
**Date:** 4/10/2023 2:34:34 PM  
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Update. Per email correspondence sent to the applicant on April 6, the County will no longer require the widening of Raygor Road, but will instead require escrow for the Development's proportional impact.

most County  
ments by the  
the District, exc  
owned, operate

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District,



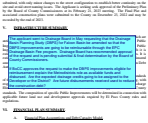
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**Date:** 4/10/2023 2:36:42 PM  
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Update. Is this supposed to be County?



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**Page Label:** 18  
**Author:** dsdlaforce  
**Date:** 4/10/2023 2:59:17 PM  
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Update. Prelim Plan has been approved.



**Subject:** Text Box  
**Page Label:** 18  
**Author:** dsdlaforce  
**Date:** 4/10/2023 3:21:49 PM  
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The applicant went to Drainage Board in May requesting that the Drainage Basin Planning Study (DBPS) for Falcon Basin be amended so that the DBPS improvements are going to be reimbursable through the EPC Drainage Basin Fee program. Drainage Board has recommended approval of the request and is pending submittal & final determination by the Board of County Commissioners.

If BoCC approves the request to make the DBPS improvements eligible for reimbursement explain the Metrodistricts role as available funds and disbursed. Are the expected drainage credits going to be assigned to the Developer or the District? Are future disbursements received used to reduce the construction debt?

|      |                                 |   |
|------|---------------------------------|---|
| 5442 | STORM SEWER                     | 1 |
| 5444 | WINDS / OUTFALL STRUCTURES      | 1 |
| 5445 | WATER SYSTEM                    | 1 |
| 5447 | RETAINING WALLS                 | 1 |
| 5454 | CURB & GUTTER / TRACT SIDEWALKS | 1 |
| 5458 | PAVING (SURGRADE PREP & PAVING) | 1 |
| 5459 | PAVING 2 (ADJUSTMENTS & VALVES) | 1 |
| 5466 | ELECTRIC DISTRIBUTION           | 1 |
| 5470 | GAS DISTRIBUTION                | 1 |
| 5472 | PHONE DISTRIBUTION              | 1 |
| 5478 | STREET LIGHTS                   | 1 |
| 5484 | TRAFFIC CONTROL                 | 1 |

**Subject:** Highlight  
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**Author:** dsdlaforce  
**Date:** 4/10/2023 3:43:35 PM  
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|      |                                 |   |
|------|---------------------------------|---|
| 5442 | STORM SEWER                     | 1 |
| 5444 | WINDS / OUTFALL STRUCTURES      | 1 |
| 5445 | WATER SYSTEM                    | 1 |
| 5447 | RETAINING WALLS                 | 1 |
| 5454 | CURB & GUTTER / TRACT SIDEWALKS | 1 |
| 5458 | PAVING (SURGRADE PREP & PAVING) | 1 |
| 5459 | PAVING 2 (ADJUSTMENTS & VALVES) | 1 |
| 5466 | ELECTRIC DISTRIBUTION           | 1 |
| 5470 | GAS DISTRIBUTION                | 1 |
| 5472 | PHONE DISTRIBUTION              | 1 |
| 5478 | STREET LIGHTS                   | 1 |
| 5484 | TRAFFIC CONTROL                 | 1 |

**Subject:** Callout  
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**Author:** dsdlaforce  
**Date:** 4/10/2023 3:49:40 PM  
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Unclear which particular improvement item 5459 is for. Remove or update description.

|    |                    |   |
|----|--------------------|---|
| 70 | GAS DISTRIBUTION   | 1 |
| 72 | PHONE DISTRIBUTION | 1 |
| 78 | STREET LIGHTS      | 1 |
| 84 | TRAFFIC CONTROL    | 1 |
| 94 | OFFSITE            | 1 |

**Subject:** Highlight  
**Page Label:** 45  
**Author:** dsdlaforce  
**Date:** 4/10/2023 3:46:57 PM  
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|      |                                 |   |
|------|---------------------------------|---|
| 5442 | STORM SEWER                     | 1 |
| 5444 | WINDS / OUTFALL STRUCTURES      | 1 |
| 5445 | WATER SYSTEM                    | 1 |
| 5447 | RETAINING WALLS                 | 1 |
| 5454 | CURB & GUTTER / TRACT SIDEWALKS | 1 |
| 5458 | PAVING (SURGRADE PREP & PAVING) | 1 |
| 5459 | PAVING 2 (ADJUSTMENTS & VALVES) | 1 |
| 5466 | ELECTRIC DISTRIBUTION           | 1 |
| 5470 | GAS DISTRIBUTION                | 1 |
| 5472 | PHONE DISTRIBUTION              | 1 |
| 5478 | STREET LIGHTS                   | 1 |
| 5484 | TRAFFIC CONTROL                 | 1 |

**Subject:** Callout  
**Page Label:** 45  
**Author:** dsdlaforce  
**Date:** 4/10/2023 3:52:59 PM  
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Street lighting is not required in the County. Remove or provide plans with the final plat for review/approval.

|      |                                 |   |
|------|---------------------------------|---|
| 5442 | STORM SEWER                     | 1 |
| 5444 | WINDS / OUTFALL STRUCTURES      | 1 |
| 5445 | WATER SYSTEM                    | 1 |
| 5447 | RETAINING WALLS                 | 1 |
| 5454 | CURB & GUTTER / TRACT SIDEWALKS | 1 |
| 5458 | PAVING (SURGRADE PREP & PAVING) | 1 |
| 5459 | PAVING 2 (ADJUSTMENTS & VALVES) | 1 |
| 5466 | ELECTRIC DISTRIBUTION           | 1 |
| 5470 | GAS DISTRIBUTION                | 1 |
| 5472 | PHONE DISTRIBUTION              | 1 |
| 5478 | STREET LIGHTS                   | 1 |
| 5484 | TRAFFIC CONTROL                 | 1 |

**Subject:** Callout  
**Page Label:** 45  
**Author:** dsdlaforce  
**Date:** 4/10/2023 5:00:47 PM  
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Breakdown the offsite estimate (item 5494) into additional subcomponents. This seems extremely high for constructing a right turn on Burgess and emergency access road through Paintbrush Hills.

Is this supposed to be for the channel improvements?

|     |                                   |
|-----|-----------------------------------|
| 478 | STREET LIGHTS                     |
| 484 | TRAFFIC CONTROL                   |
| 504 | OFFSITE                           |
| 502 | LANDSCAPING                       |
| 508 | AMENITIES / PERIMETER IMPROVEMENT |
| 510 | FENCE, WALLS, ENTRY MONUMENTS     |
| 502 | MAIL BOXES                        |
| 710 | EXPECTED REPAIRS                  |
| 712 | UNEXPECTED COSTS                  |
| 714 | REBATES / REFUNDS / REIMBURSE     |

**Subject:** Callout  
**Page Label:** 45  
**Author:** dsdlaforce  
**Date:** 4/11/2023 7:40:01 AM  
**Status:**  
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Provide additional description to item 5508 and 5510. Unclear what these entail. The final plat does not identify trail system, fencing, wall, or entry monuments.

Why is 5602 Mail Boxes included? Mailbox kiosk was not identified on the prelim plan or final plat.

What does "expected repairs" entail? This list is for construction cost estimate, but item 5710 appears to be for ongoing operation/maintenance.

Provide additional information regarding Item 5714 Rebates/Refunds/Reimburse

|     |                                   |
|-----|-----------------------------------|
| 478 | STREET LIGHTS                     |
| 484 | TRAFFIC CONTROL                   |
| 504 | OFFSITE                           |
| 502 | LANDSCAPING                       |
| 508 | AMENITIES / PERIMETER IMPROVEMENT |
| 510 | FENCE, WALLS, ENTRY MONUMENTS     |
| 502 | MAIL BOXES                        |
| 710 | EXPECTED REPAIRS                  |
| 712 | UNEXPECTED COSTS                  |
| 714 | REBATES / REFUNDS / REIMBURSE     |

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|      |                                    |
|------|------------------------------------|
| 5414 | TRAIL AND BIKEWAY                  |
| 5418 | STREET LIGHTS                      |
| 5484 | TRAFFIC CONTROL                    |
| 5494 | OFFSITE                            |
| 5502 | LANDSCAPING                        |
| 5508 | AMENITIES / PERIMETER IMPROVEMENTS |
| 5510 | FENCE, WALLS, ENTRY MONUMENTS      |
| 5502 | MAIL BOXES                         |
| 710  | EXPECTED REPAIRS                   |
| 712  | UNEXPECTED COSTS                   |
| 714  | REBATES / REFUNDS / REIMBURSE      |
| 716  | Construction Management            |

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|   |               |
|---|---------------|
| 0 | FENCE, WALLS, |
| 2 | MAIL BOXES    |
| 0 | EXPECTED REPA |
| 2 | UNEXPECTED C  |

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|    |                           |
|----|---------------------------|
| 08 | AMENITIES / PERIMETER IMP |
| 10 | FENCE, WALLS, ENTRY MOI   |
| 02 | MAIL BOXES                |
| 10 | EXPECTED REPAIRS          |
| 12 | UNEXPECTED COSTS          |
| 14 | REBATES / REFUNDS / REIM  |
| 16 | Construction Management   |

**Subject:** Highlight  
**Page Label:** 45  
**Author:** dsdlaforce  
**Date:** 4/10/2023 4:55:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

|                                                                                                                                                                                             |          |       |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|--------|
| Staff request further breakdown of each development item or include a separate document that includes the detailed cost estimate. Detailed itemization to include unit cost and quantities. |          |       |        |
| Item                                                                                                                                                                                        | Quantity | Unit  | Amount |
| 100000                                                                                                                                                                                      | 1        | sq ft | 100000 |

**Subject:** Text Box  
**Page Label:** 45  
**Author:** dsdlaforce  
**Date:** 4/10/2023 5:24:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Staff request further breakdown of each development items or include a separate document that includes the detailed cost estimate. Detailed itemization to include unit cost and quantities.

please provide a letter that PBHMD wont allow annexation, nor provide services.

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:33:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please provide a letter that PBHMD wont allow annexation, nor provide services.

- 1. Board of Directors
- 2. Board of Directors
- 3. Board of Directors
- 4. Board of Directors
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- 8. Board of Directors
- 9. Board of Directors
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- 37. Board of Directors
- 38. Board of Directors
- 39. Board of Directors
- 40. Board of Directors

**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:00:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

If the purposes are not within the district remove; this is not a district thats providing water ; wastewater; solid waste trash- correct purpose statement in LOI as well

- 1. Board of Directors
- 2. Board of Directors
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- 33. Board of Directors
- 34. Board of Directors
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- 37. Board of Directors
- 38. Board of Directors
- 39. Board of Directors
- 40. Board of Directors

**Subject:** Arrow  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:00:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

- 10. Security Service
- 11. Solid Waste Disposal
- Other Powers
- 1. Amendments
- 2. Authority to Modify
- Infrastructure
- Other Statutory Power
- Eminent Domain
- Intergovernmental Agreements
- Description of Proposed

**Subject:** Arrow  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:01:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

- 1. Board of Directors
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- 38. Board of Directors
- 39. Board of Directors
- 40. Board of Directors

**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:01:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

main property map as a legal incorporation of primary encumbrances, easements, rights-of-way, and drainage facilities on the map.

Are there no parks, trails, open-space as amenities that the District will own and maintain near the drainage or throughout the development?

**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 4/11/2023 12:52:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are there no parks, trails openspace as amenities that the District will own and maintain near the drainage or throughout the development?





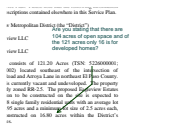
**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 4/11/2023 12:54:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Approved preliminary plan



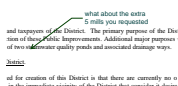
**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 4/11/2023 11:14:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is a significantly higher number than costs; i am nit sure how such a percentage increase is supportable. Its almost 24% I have nit seen such a difference in debt max to costs before that i can recall.



**Subject:** Callout  
**Page Label:** 6  
**Author:** dsdparsons  
**Date:** 4/11/2023 12:53:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are you stating that there are 104 acres of open space and of the 121 acres only 16 is for developed homes?



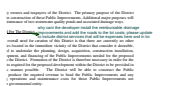
**Subject:** Callout  
**Page Label:** 11  
**Author:** dsdparsons  
**Date:** 4/11/2023 12:56:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what about the extra 5 mills you requested



**Subject:** Callout  
**Page Label:** 11  
**Author:** dsdparsons  
**Date:** 4/11/2023 12:56:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what district is the nearest and what is the name- provide for context that no district is available.



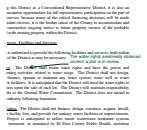
**Subject:** Callout  
**Page Label:** 11  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:12:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

why cant the developer install the reimbursable drainage improvements and add the roads to the lot costs; please update to include district services that will be expenses here and in loi



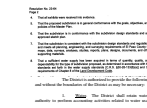
**Subject:** Callout  
**Page Label:** 12  
**Author:** dsdparsons  
**Date:** 4/11/2023 12:57:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

update if trails or other tracts are to be owned and maintained

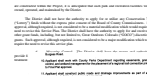


**Subject:** Callout  
**Page Label:** 12  
**Author:** dsdparsons  
**Date:** 4/11/2023 12:59:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

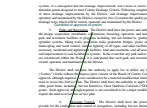
The water rights are already obtained correct- a plat is in review.



**Subject:** Image  
**Page Label:** 12  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:03:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

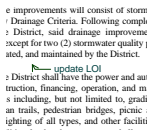


**Subject:** Image  
**Page Label:** 13  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:04:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 13  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:04:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Condition of approval on prelim



**Subject:** Callout  
**Page Label:** 13  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:04:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

update LOI

recovery, maintenance, operation, or maintenance of such facilities, unless such facilities and services are provided by the Falcon Fire Protection District or other agency, design, acquire, construct, install, relocate, reconstruct, or maintain such facilities and services shall be the responsibility of the District.

is district really doing this?

**Relay And Transmitters.** The District shall design, acquire, construct, complete, install, relocate, reconstruct, or maintain such facilities, including television relay and transmitter facilities, land mobile communication facilities, satellite television facilities, together with all necessary, incidental facilities and services.

**Subject:** Callout  
**Page Label:** 14  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:05:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is district really doing this?

is a cistern required?

**Subject:** Callout  
**Page Label:** 14  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:06:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is a cistern required?

I dont think this is correct; that the district will be doing this...

**Subject:** Callout  
**Page Label:** 14  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:06:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I dont think this is correct; that the district will be doing this...

Woodmen Hills MD is providing a hydrant at edge...Are you adding hydrants?

**Subject:** Image  
**Page Label:** 14  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:07:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Woodmen Hills MD is providing a hydrant at edge...Are you adding hydrants ?

Falcon fire? WHMD?

**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:36:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Falcon fire? WHMD?

A vicinity map showing the general location of the initially included properties is included at the end of Exhibit A.2.

**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:43:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 16  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:23:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Did PBHMD say no to providing services? They have IGA's with other districts?



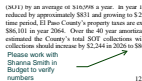
**Subject:** Callout  
**Page Label:** 16  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:25:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

I recommend this is beefed up - why cant the developer build the reimbursable drainage improvements, wont the county maintain them after? The roads will be public maintained by the County. what are the ongoing expenses for O and M?



**Subject:** Callout  
**Page Label:** 17  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:27:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

30 years is standard- please address in loi for the exception.

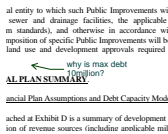


**Subject:** Callout  
**Page Label:** 17  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:29:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please work with Shanna Smith in Budget to verify numbers



**Subject:** Image  
**Page Label:** 17  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:30:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 18  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:45:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

why is max debt 10million?

the applicable National Pollutant Discharge  
accordance with applicable El Paso County  
requirements will be determined in connection with  
requirements required by El Paso County rules and  
in those exhibits with  
road improvement  
numbers? drainage  
improvement  
numbers?  
Capacity Model  
if development assumptions, projected assessed  
applicable mill levies and fees and expenses  
debt capacity model associated with projected

**Subject:** Callout  
**Page Label:** 18  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:46:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is there exhibits with road improvement numbers?  
drainage improvement numbers?

y Debt (but not including Developer  
ary (30 years without express, prior  
the District is specifically authorized to  
surety for the refunding, or restructured  
thereof.  
you say 40 years  
elsewhere

veloper Funding Agreements with the  
zed with creation of this District. It is

**Subject:** Callout  
**Page Label:** 19  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:47:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

you say 40 years elsewhere

Cap shall be 100% (100%) of the Maximum Combined Mill Levies  
for Assessment  
Program Mill Levy: **72.681** (72.681) (72.681)  
Assessment Mill Levy: **132.681** (132.681) (132.681)  
Maximum Combined Mill Levy: **205.362** (205.362) (205.362)  
The Maximum Combined Mill Levy shall not exceed the  
Maximum Combined Mill Levy of 205.362.  
The Maximum Combined Mill Levy shall not exceed the  
Maximum Combined Mill Levy of 205.362.  
The Maximum Combined Mill Levy shall not exceed the  
Maximum Combined Mill Levy of 205.362.

**Subject:** Cloud  
**Page Label:** 19  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:47:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

|       |
|-------|
| 1.062 |
| 0.000 |

72.681 plus 65 = 137.681

strict mill levy is 132.681

financial impacts to these

**Subject:** Callout  
**Page Label:** 21  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:50:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

plus 65 = 137.681

|                        |        |
|------------------------|--------|
| al Existing Mill Levy: | 72.681 |
|------------------------|--------|

ing the initially proposed District mill levy  
review SOT section

there will be any significant financial imp  
entities will collect tax revenue from the  
the District.

**Subject:** Callout  
**Page Label:** 21  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:50:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

review SOT section

A SAN FEVERE FROM THE DISPOSITION AN

ct will receive fire protection services  
currently anticipate the need for an  
rict. WHMD hydrant?

proposed to rely upon groundwater  
r, instead relying on decreed water  
-ED has been recorded and specifies  
users in the Project may actually help  
outlier

**Subject:** Callout  
**Page Label:** 21  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:50:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

WHMD hydrant?

not proposed to rely upon groundwater  
ifer, instead relying on decreed water  
746-BD has been recorded and specifies  
nd users in the Project may actually help  
k Aquifer. what is being drawn  
by individual wells-  
only increase the value of the property  
sult in a substantial increase in the tax  
9, Pikes Peak Library District, and Falcon  
sk.

**Subject:** Callout  
**Page Label:** 21  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:51:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is being drawn by individual wells-

r area of commercial or industrial building;  
its attached thereto. All such land use an  
tained in accordance with applicable EI P

**SIGN** →

ned that this Service Plan for the District estal  
ere is sufficient existing and projected need  
... .. District

**Subject:** Callout  
**Page Label:** 24  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:52:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 36  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:56:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

use preliminary plan



**Subject:** Callout  
**Page Label:** 46  
**Author:** dsdparsons  
**Date:** 4/11/2023 1:58:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide DA Davidsons summary explaining legitimacy of bond payout...What will be the estimated tax for a lot each year?