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September 16, 2020

Via email: [traceygarcia@elpasoco.com](mailto:traceygarcia@elpasoco.com)  
Board of County Commissioners  
Planning Commission  
El Paso County, Colorado

Re: Proposed Grandview Estates Metropolitan District Nos. 1-5

To the Board of County Commissioners and Planning Commission:

This firm represents KO1515, LLC (“KO”), which is the owner of approximately 70 acres of undeveloped property within the boundaries of the 4-Way Ranch Metropolitan District No. 1, which District, along with 4-Way Ranch Metropolitan District No. 2 (the “4-Way Ranch Districts,” or individually “4-Way No. 1,” and “4-Way No. 2,” respectively), lies adjacent to the boundaries of the proposed Grandview Estates Metropolitan District Nos. 1-5 (the “Grandview Districts”). The Service Plan for the proposed Grandview Districts is pending approval from the El Paso County Planning Commission and the Board of County Commissioners. This letter submits certain objections to the approval of the proposed Service Plan.

### **Procedural Background**

The Service Plan is being considered in accordance with the provisions of Section 32-1-201, *et seq.*, C.R.S., and in particular the provisions of that section relating to hearings before the Planning Commission and the Board of County Commissioners. In accordance with Section 32-1-204, C.R.S., such proceedings are open to the public and “[a]ny testimony or evidence which in the discretion of the board of county commissioners is relevant to the organization of the proposed special district shall be considered.” KO hereby offers the following testimony and evidence relevant to the organization of the Grandview Districts.

### **Statutory Elements Concerning Service Plan and Approval**

- Section 32-1-101, *et seq.*, C.R.S. constitutes the “Special District Act,” which governs the formation and operations of special districts in Colorado
- Section 32-1-102(2), C.R.S. states that the legislative intent behind the adoption of the Special District Act to include that the purpose of the Act, among other matters, is “to prevent the unnecessary proliferation and fragmentation of local government of

local government and to avoid excessive diffusion of local tax sources.” The El Paso County Special District Policies incorporate this same policy.

- Section 32-1-203 establishes certain findings that the Board of County Commissioners are to make in connection with approving, disapproving or conditionally approving a service plan for a proposed new district. Several of these findings are particularly relevant to the consideration of the Grandview Districts Service Plan:

- Whether there is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district;
  - Whether existing service in the area to be served by the proposed district is inadequate for present and projected needs;
  - Whether adequate service is or is not available to the area to be served by other existing special districts; and
  - Whether the creation of the proposed district will be in the best interests of the area proposed to be served.
- For reasons outlined below, KO submits that the Service Plan for the proposed Grandview Districts fails to establish facts that provide a basis for the Board of County Commissioners to meet the above criteria, and that, accordingly, the Service Plan should not be approved.

**The 4-Way Ranch Districts Remain Authorized to Serve Property Within the Area Proposed to Be Included Within the Grandview Districts**

KO submits the following in support of its objections to the organization of the Grandview Districts, and the Service Plan submitted for approval:

- The 4-Way Ranch Metropolitan Districts were organized with the approval of the Board of County Commissioners in 2005 of a Consolidated Service Plan for both 4 Way No. 1 and No 2. The property within the proposed Grandview Districts (the “Property”) is within the original boundaries of 4-Way No. 2 and was intended to be served by that District in accordance with the Consolidated Service Plan.
- The Consolidated Service Plan for the 4-Way Ranch Districts was amended in 2009, to reflect changes in the plan for development, infrastructure needs and financing plan adjustments. Including an increase in the maximum debt authorization to accommodate such changes. At that time the boundaries of 4-Way No. 1 and 4-Way No. 2 remained unchanged.
- The Consolidated Service Plan for the 4-Way Ranch Districts, both originally and as amended, proposed that 4-Way No. 2 serve the Property.

- The Property remains with the boundaries of 4-Way No. 2. The Board of 4-Way No. 2 adopted a Resolution conditionally excluding this territory from its boundaries, to be held in limbo until the organization of the new Grandview Districts or until December 31, 2021 (the “Conditional Exclusion Resolution”).
- In the event the Grandview Districts are not organized by December 31, 2021, the exclusion will be a nullity and the Property will remain within the boundaries of 4-Way No. 2, and will continue to be served by 4-Way No. 2.
- There is no need for creation of the Grandview Districts, because the Property is already located within the boundaries of an existing special district that was organized specifically for the purpose of serving this property. To the extent that the existing Consolidated Service Plan for the 4-Way Ranch Districts does not accommodate adjustments to the development plans for this territory since the 2009 Service Plan amendment, the Consolidated Service Plan can be amended again, in like manner, to accommodate such changes, including any adjustments to authorized debt limits.
- The Service Plan for the Grandview Districts fails to articulate a reason why service to the Property through the existing 4-Way No. 2 is infeasible.
- It would frustrate the legislative intent expressed in connection with the adoption of the Special District Act to approve the Service Plan for the Grandview Districts because this would contribute to the proliferation of special districts, under circumstances where an existing District – in fact the specific District organized to serve this area – already exists. Moreover it would result in the further fragmentation of the districts already existing to serve this area.
- Since 4-Way No. 2 was organized specifically to serve the Property, it is self-evident that the conditions to the County’s approval of the Service Plan cannot be met, because there is an existing special district with the ability to serve this territory.
- Furthermore, the organization of the Grandview Districts at this time would not be in the interests of the property to be served, because it could lead to conflicting responsibilities between the 4-Way Ranch Districts and the Grandview Districts, as discussed in the following section.

**The Grandview Service Plan Approval Should Be Denied and the Consolidated Service Plan for the 4-Way Ranch Districts Amended**

- Since the date of approval of the amended Consolidated Service Plan of the 4 Way Districts, some fundamental changes in the composition of the taxing boundaries of those Districts have occurred and others appear to be forthcoming, which in turn will have material and adverse effects on the composition and functioning of the Districts as envisioned in the Consolidated Service Plan and on 4 Way Ranch District No. 1 in

particular. A powerpoint document is attached that reflects the boundary changes described below.

- Specifically, the original boundaries of 4-Way No. 1 has been reduced drastically through a prior exclusion of property from that District and the inclusion of that property into 4-Way No. 2. The combined territory of the property within the original boundaries of the 4-Way Ranch Districts was approximately 1,325 acres. The result of that exclusion was that District No. 1 went from 557.48 acres to 244.61 acres.
- Furthermore, as a result of litigation between disgruntled residential property owners within 4-Way No. 1 against the then-developer controlled Board, it is anticipated that the owners of the balance of the residential acreage within 4-Way No. 1 will exclude their property from that District, leaving only the property owned by KO within 4-Way No. 1's boundaries. At that point District No. 1 will be reduced to approximately 70 acres of property.
- If the exclusions initiated by parties related to the organizers of the Grandview Districts are carried out, the total area of 4-Way No.2 will go from 1,080.87 acres to 312.87 acres. After this combination of exclusions the combined acreage will go from approximately 1,325 acres to 557 acres. As noted 4-Way No. 1 may further be reduced to only 70 acres.
- Such drastic changes in taxing boundaries will result in a similarly drastic reduction in the ability of the 4-Way Ranch Districts to discharge indebtedness that was proposed to be issued by those Districts and, in the case of 4-Way No. 1, its ability to continue to operate. Where, as here, there are changes of a "basic or essential nature, including but not limited to...a decrease in the financial ability of the district to discharge existing or proposed indebtedness..." (Section 32-1-207(2)(a), C.R.S.), such changes constitute a material modification warranting an amendment to the Service Plan.
- No such amendment to the 4-Way Ranch Districts Service Plan has been proposed, and in the absence of a service plan amendment approved by the County (as it was in 2009), the capabilities of 4-Way No. 2 to serve the Property to be included within the Grandview Districts will not be known.
- Under Section 32-1-207(2)(a) and 3)(a), C.R.S. any material modification of a service plan is to be approved by the Board of County Commissioners.
- On February 5, 2018, this office notified the County of then-existing departures from the Service Plan for the 4-Way Ranch Districts, driven by the fundamentally different economic situation within the Districts as a result of various development delays, rendering the financing plans in the Service Plan completely inapplicable as they no longer described the current or future development circumstances within the Districts. A copy of that letter is attached as Exhibit A.



- The changed circumstances outlined in the February 5, 2018 letter are compounded by the subsequent shrinking of the boundaries of the 4-Way Ranch Districts as outline above, further undermining the relevancy of the financing plans and other materials contained in the 2009 service plan amendment.
- Approval of the Grandview Districts will result in all of the property that was envisioned in the original 4-Way No. 2 District to be severed from the original Consolidated 4-Way No. 1 and 4-Way No. 2 Districts. This result, in combination with the other past and anticipated changes to 4-Way No. 1 will cause 4-Way No. 1 to be reduced to a mere 70 acres with an utterly insufficient tax base to continue operations. The final outcome will be the fragmentation of what was two districts operating in combination under a consolidated service plan into seven districts with one unlikely to survive. There will be significantly adverse impacts on the property at issue as well as the economics and development of the property and the surrounding eastern El Paso County area.
- Prior to approving the organization of a new set of Districts to serve property that is already capable of being served by 4-Way Ranch District No. 2, the Board of County Commissioners should first require an examination and, if necessary, formal approval of a service plan amendment for the 4-Way Ranch Districts, to adjust the terms of that service plan to accommodate present circumstances, which necessarily involves an understanding of the effects of excluding the Property proposed for inclusion in the Grandview Districts, and potentially results in that territory remaining within 4-Way Ranch District No. 2, rather than necessitating creation of a new district to serve this territory.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON

A handwritten signature in blue ink, appearing to read "William P. Ankele, Jr.", written in a cursive style.

William P. Ankele, Jr.  
Shareholder

## **EXHIBIT A**

GARY R. WHITE  
KRISTEN D. BEAR  
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SILVIA FEJKA  
BRADLEY T. NEIMAN  
EVE M. GRINA

February 5, 2018

**VIA ELECTRONIC MAIL AND U.S. MAIL**

Craig Dossey  
Executive Director  
El Paso County, Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, Colorado 80910

**Re: 4-Way Ranch Metropolitan District Nos. 1 & 2  
Material Modification of Service Plan**

Dear Mr. Dossey:

Our office represents KO1515, LLC (“KO1515”), the owner of approximately 68 acres of mostly undeveloped and vacant land zoned for mixed commercial and industrial uses (the “Property”). The Property is located within the boundaries of the 4-Way Ranch Metropolitan District No. 1 (“District 1”). In 2005, the El Paso County Board of County Commissioners (the “BOCC”) approved the Service Plan (the “Service Plan”) for both District 1 and the 4-Way Ranch Metropolitan District No. 2 (“District 2”) in conformance with C.R.S. §§ 32-1-201, *et seq.* Collectively, District 1 and District 2 may be referred to herein as the “Districts,” and individually as a “District.” Due to revisions to the projected development plans of the property located within each of the Districts’ respective boundaries, the BOCC subsequently approved an amended and restated Service Plan for both of the Districts in 2009, which replaced the original Service Plan in its entirety; please note that any references to the “Service Plan” in this letter refers to the 2009 BOCC-approved version of the Service Plan, a copy of which is enclosed with this letter for your reference.

The purpose of this letter is to apprise the BOCC that a further amendment to the Service Plan is necessary pursuant to C.R.S. § 32-1-207(2)(a).

Pursuant to C.R.S. § 32-1-207(1), the facilities, services and financial arrangements of a special district must conform so far as practicable to its approved service plan. Furthermore, pursuant to C.R.S. § 32-1-207(2)(a), to the extent that the facilities, services and financial arrangements of a special district *don’t* specifically conform to the approved service plan, material modifications of the service plan as originally approved must be considered and approved by the governing body of such special district (which in this case, is the BOCC). Such approval by the BOCC of material modifications are required for “changes of a basic or essential nature” to the original service plan

Statutory examples of “changes of a basic or essential nature” may include, without limitation: any addition to the types of services provided by the special district; a decrease in the level of services; a decrease in the financial ability of the special district to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Recent circumstances within the Districts suggest that there have indeed been “changes of a basic or essential nature” to the circumstances of the Districts, and that these changed circumstances constitute material modifications to the Service Plan that warrant the BOCC to require an amendment to the Service Plan before the Districts may undertake any further material action – in particular any action by either of the Districts to incur additional indebtedness.

The Service Plan, as amended, contained development projections for the Districts that form the basis for the proposed issuance of debt, and the Districts’ ability to discharge that debt on a reasonable basis. Actual development within the Districts is materially behind that which was projected in the Service Plan and, as a result, the integrity of the financing plan in the Service Plan has been fundamentally – and fatally - compromised.

As presented in the Service Plan, District 1 was projected to include approximately 565 total residential units plus an additional 77 acres of mixed use commercial by full build-out in 2019. District 2 was projected to be fully built-out by 2030, consisting of approximately 2,500 residential units, plus an additional 46 acres of mixed use commercial property. The financing plans also projected that District 1 would have a 2017 assessed value of \$27,403,000, and District 2’s 2017 assessed value would be \$10,630,000. Based upon the growth assumptions, the financing plans projected that District 1 would have issued \$20,000,000 in general obligation bonds in 2012, and District 2 would have issued \$54,000,000 of general obligation bonds in three separate issuances (2011, 2015 and 2018) to help finance the development of the public infrastructure needed for the entire proposed 4-Way Ranch development.

In stark contrast to the projections contained within the Service Plan, very little development has occurred within the Districts, and as a result the 2017 assessed value of District 1 is only \$1,732,350 and the 2017 assessed value for District 2 is only \$19,200. To date, only District 1 has issued any debt, and that debt consists of developer bonds issued in 2011 totaling \$2,900,000. In short, the financing plans contained within the Service Plan bears no relationship to current circumstances, and thus no longer forms a reasonable basis to support the issuance of additional debt by the Districts, or the conduct of any other financial activities

Moreover, the financing plans for each of the Districts are dependent upon one another to fully function and operate as intended. There are numerous instances contained within each District’s respective Service Plan financing plan where the revenues generated by one District are shared with, or pledged to, the other District. For example, it was anticipated that District 2 would be responsible for issuing nearly 73% (\$54,000,000 of the total \$74,000,000 approved by the Service Plan) of the total amount of bonds needed to finance the construction and installation of the public infrastructure needed for the entire 4-Way Ranch development. Additionally, the financing plans provide that District 1 expected to receive a total transfer of \$6,474,705 from District 2 (and District 2 correspondingly transferring the sum of \$7,969,593) for use in District 1’s general fund between

*4-Way Metropolitan District Nos. 1 & 2 – Material Modification of Service Plan*

Mr. Craig Dossey

February 5, 2018

Page 3 of 3

2009 and 2045. None of these projected activities has occurred or are likely to occur for the foreseeable future, which is another example of the flaws in the financing plans as they currently exist.

In terms of the statutory basis upon which the BOCC may require a further amendment to the Service Plan, the lack of development and resulting assessed value represent both a decrease in the financial ability of the Districts to discharge any existing or proposed indebtedness, as well as a “change of a basic or essential nature.”

For the foregoing reasons, KO1515 hereby requests the BOCC to direct the Boards of Directors of District 1 and District 2 to submit a further amendment to the Service Plan to revise and update the financing plans in accordance with current circumstances.

Thank you for your prompt attention, and please let us know if you have any questions.

Very truly yours,

WHITE BEAR ANKELE TANAKA & WALDRON  
Professional Corporation

A handwritten signature in blue ink, appearing to read "William P. Ankele, Jr.", is written over the printed name.

William P. Ankele, Jr.

WPA/btn

CC: Ms. Ingrid Richter  
Mr. Kevin O'Neill

Enclosures

**4-WAY RANCH METROPOLITAN DISTRICTS NO. 1 & 2**  
**FIRST AMENDMENT TO CONSOLIDATED SERVICE PLAN**  
El Paso County, Colorado

*Submitted December 29, 2009, as corrected*

**I. INTRODUCTION**

The Consolidated Service Plan (the “Original Service Plan”) for the 4-Way Ranch Metropolitan Districts No. 1 & 2 (the “Districts”) was approved by the Board of Commissioners of El Paso County on September 8, 2005 by County Resolution 05-381 (“County Resolution”).

This First Amendment to the Consolidated Service Plan is submitted to the County for the purpose of updating the Districts’ financial and improvements plans and authorizing the issuance of additional indebtedness, in order that the Districts may finance, construct and install additional improvements within the Districts.

Except as noted herein, the Districts’ financial and jurisdictional limitations incorporated in the original Service Plan and County Resolution have not been modified, including the Districts’ existing debt service and operations mill levy caps.

**II. HISTORICAL BACKGROUND and EXECUTIVE SUMMARY**

The Districts were organized in 2005 to serve the needs of a new predominantly residential community, with some commercial property and open space, known as “4-Way Ranch.” The primary purpose of the Districts is to provide a central water system, roadway and other necessary public improvements and services for the use and benefit of the Districts’ inhabitants and taxpayers, including sanitary sewer, drainage, roadway and park and recreation improvements.

The 4-Way Ranch Metropolitan Districts encompass the 4-Way Ranch development project, divided into two phases. The 4-Way Ranch project is generally located in north central El Paso County known as the Falcon area, between Eastonville Road and Highway 24 north of Stapleton Drive totaling 1,325 acres, planned for residential and commercial land uses. Current development activity in the project includes nine residential homes constructed in District No. 1. The 4-Way Ranch project has an anticipated build-out of approximately eight years for the first phase, and approximately twenty-one years to complete the second phase.

Since its formation, a central water system and related public improvements have been constructed and dedicated to District No. 1 for operation and maintenance. These water system improvements include wells, a water filtration plant building, piping, fire hydrants, and a 522,000 gallon potable water storage tank, constructed and installed within 4 Way Ranch Filing No. 1, necessary to provide water service to the Districts’ customers.

Based on updated calculations, at build-out the Districts are projected to collectively have approximately \$151,044,000 in assessed valuation. Collectively, the Districts anticipate the issuance of debt up to \$74,000,000.00 in general obligation bonds and/or revenue bonds, to finance the necessary public improvements and District organization costs for the project, expected to take place in phased bond issuances. The estimated debt service mill levy is 35.000

mills over a 30-year period to pay the debt, with an additional operations mill levy not to exceed 10.000 mills.

### III. DEVELOPMENT

Since the approval of the Original Service Plan, the Developer has completed and recorded the final plat for the 4-Way Ranch Subdivision Phase I, and the initial development of the area is complete, including the completed construction of a central water system and distribution system, roadways, storm drainage improvements, and the completion of residential homes in the community. Presently, the Developer is going through the platting process for the 4-Way Ranch Subdivision Filing No. 2 with the County, for the development of the commercial property. Each final plat filing will be subject to compliance with the El Paso County Master Plan and the El Paso County Land Development Code.

Development projections for the 4-Way Ranch project have been modified to provide for greater density of residential units and increased commercial square footage, as well as planning for the possibility of a central sewer system and related improvements, as may be necessary. The executive summary of an updated Market Study for the area dated September, 2009 prepared by King & Associates, is attached as **Exhibit A**. This Market Study provides an independent assessment and determination of development timing and absorption schedule involving land uses proposed for development and assists to demonstrate the projected demand and need for the Districts' services.

District No. 1 consists predominantly of residential property, with 42 lots already developed including 137 lots (minimum 2.5 acres), plus approximately 77 acres of mixed use commercial, including retail/restaurant, office/warehouse and medical/professional land uses. District No. 2 is anticipated to consist predominantly of residential property, with capacity for approximately 2,500 dwelling units, plus approximately 46 acres of mixed use commercial, also planned for retail/restaurant, office/warehouse and medical/professional land uses. Both Districts are planned to include open space with public park and recreation improvements.

### IV. FINANCIAL PLAN ANALYSIS

The updated Financial Plan for Districts 1 and 2 is attached to this Amendment as **Exhibit B** illustrates how the proposed services and facilities may be financed and operated by the Districts, based on the updated development projections. The updated Financial Plan is intended to supersede the financial plan of the Original Service Plan.

The public improvements planned for the 4-Way Ranch project have increased in the amount of proposed facilities and their costs, as more particularly described in Section V of this Amendment. The combined total cost of the public improvements projected for 4-Way Ranch Metropolitan Districts No. 1 & 2 is One Hundred Nineteen Million Fifty-seven Thousand Seven Hundred Forty-three Dollars (\$119,057,743), inclusive of contingencies, engineering and construction management, and exclusive of costs of issuance, organizational costs, inflation and similar costs.

The projected amounts of bonded indebtedness for both Districts have increased as follows:

The 4-Way Ranch Metropolitan District No. 1 initially projects the issuance of a single series of bonds in approximately the amount of Twenty Million Dollars (\$20,000,000). The 4-Way Ranch Metropolitan District No. 2 initially projects the issuance of Fifty-four Million Dollars (\$54,000,000) of bonds in three phases.

The Districts' maximum authorized general obligation indebtedness shall not exceed Seventy-four Million Dollars (\$74,000,000) without prior express authorization of the County, and any increase in authorized general obligation debt beyond this amount shall constitute a material modification of the Service Plan.

This Amendment shall not affect the Districts' Debt Service Mill Levy Cap of 50.00 mills nor the Districts' additional limited operational mill levy of 10.00 mills, as set forth in the Original Service Plan.

#### V. INFRASTRUCTURE ANALYSIS

The updated Description of Districts' Facilities and Costs, for which the Districts plan to provide for their financing, design, construction, acquisition and installation based on the updated development projections, is attached to this Amendment as **Exhibit C**, and includes the costs in current dollars of each improvement, together with an explanation of the methods, basis and/or assumptions used. An updated map showing the revised location of the Phase I and Phase II roadway facilities is included as **Exhibit D**.

In addition to the increased level of facilities needed to serve the additional development, this Amendment expands the Districts' plans for the financing, construction and operation of a central wastewater system and related facilities to serve both the contemplated commercial property as well as the residential property for the project. Central wastewater service for the 4-Way Ranch project may be provided either by a nearby or adjacent facility, such as through the Paint Brush Hills treatment facility (served by the adjacent Woodmen Hills Metropolitan District), or through the proposed Santa Fe Springs wastewater treatment facility, served by the nearby Sunset Metropolitan District, or by the Districts' finance, construction, ownership and operation of necessary central wastewater facilities. The financial feasibility of the Districts' construction of a wastewater treatment facility will be met through a combination of property tax revenues, tap fee revenues, other District fees, water resource fees, potential contributions from neighboring developments and other fees, rates and charges as allowed by law.

An "Updated Central Water and Wastewater System Facilities Plan" dated August, 2009, prepared by JDS-Hydro Consultants, Inc., describing the Districts' water rights, water supply, water quality and treatment, water storage and proposed system and anticipated central sewer system improvement requirements relevant to the increased development projections is attached hereto as **Exhibit E**; this updated plan is intended to supersede the water system facilities plan included in the Original Service Plan.

#### VI. COUNTY APPROVAL

An increase in the Districts' debt limit is deemed to be a material modification of the Districts' Original Service Plan, pursuant to Section V.B. of the Original Service Plan. This



Amendment to Service Plan for the 4-Way Ranch Metropolitan Districts No. 1 and 2 meets the requirements of the provisions for the modification of a service plan set forth in the Special District Act, § 32-1-207(2), C.R.S., the applicable requirements of the Colorado Constitution, and those of El Paso County, El Paso Land Development Code, Sec. 9.3.

It is further submitted that other than as provided in this Amendment, the limitations and other terms and requirements contained the Original Service Plan continue in force, which include:

- The Districts shall continue to be subject to mill levy caps of 50 mills for debt service and 10 mills for operations as described in the Original Service Plan (Section IV.C.) and the County Resolution (para. 1);
- The Districts' bond issuances shall not exceed the maximum term of 30 years without prior approval from the County, pursuant to the provisions of the Original Service Plan (Section IV.B.) and the County Resolution (para. 3);
- District No. 2 shall not be authorized to issue any bonds until the Board of County Commissioners' approval of the zoning and preliminary plan for the property within District No. 2's boundaries, as provided in the Original Service Plan (Section IV.B);
- The Districts shall not be entitled to any Conservation Trust ("Lottery") funds without prior express approval of the County, as described in the Original Service Plan (Section IV.H.) and County Resolution (para. 4); and
- The Districts shall not be authorized to fund any "Local Public Improvements" or entry features without prior approval of the Board of County Commissioners, as described in the County Resolution (para. 6) and in the attached **Exhibit C**.

The Districts therefore seek approval by the County of this Amendment in accordance with the provisions of Section 32-1-207(2), C.R.S., and requests that the El Paso County Board of Commissioners adopt a resolution which approves this Amendment to Consolidated Service Plan for the Districts as submitted.

Respectfully submitted,

SETER & VANDER WALL, P.C.



Barbara T. Vander Wall  
Counsel to 4-Way Ranch Metropolitan Districts No.  
1 and 2

## **EXHIBITS:**

- Exhibit A:**            **Executive Summary of Market Study (dated September, 2009)**
- Exhibit B:**            **Updated Financial Plan for Districts No. 1 & 2 (Including Debt Projections)**
- Exhibit C:**            **Updated Description of Districts' Facilities & Costs**
- Exhibit D:**            **Updated Map of Location of the Phases I and II Roadway Facilities**
- Exhibit E:**            **Updated Central Water and Wastewater System Facilities Plan**

## **EXHIBIT A**

### **EXECUTIVE SUMMARY OF MARKET STUDY (Dated September, 2009)**



**King & Associates, Inc.**

*Strategic planning and economic analysis*

**4-WAY RANCH  
EL PASO COUNTY, COLORADO  
MARKET RESEARCH REPORT**

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COMPLETED FOR:  
**4-Way Ranch Metropolitan District #1 & #2**

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COMPLETED BY:  
**KING & ASSOCIATES, INC.  
9003 W. COCO DRIVE  
LITTLETON, COLORADO 80128  
303.333.3834**

SEPTEMBER 2009

## **INTRODUCTION**

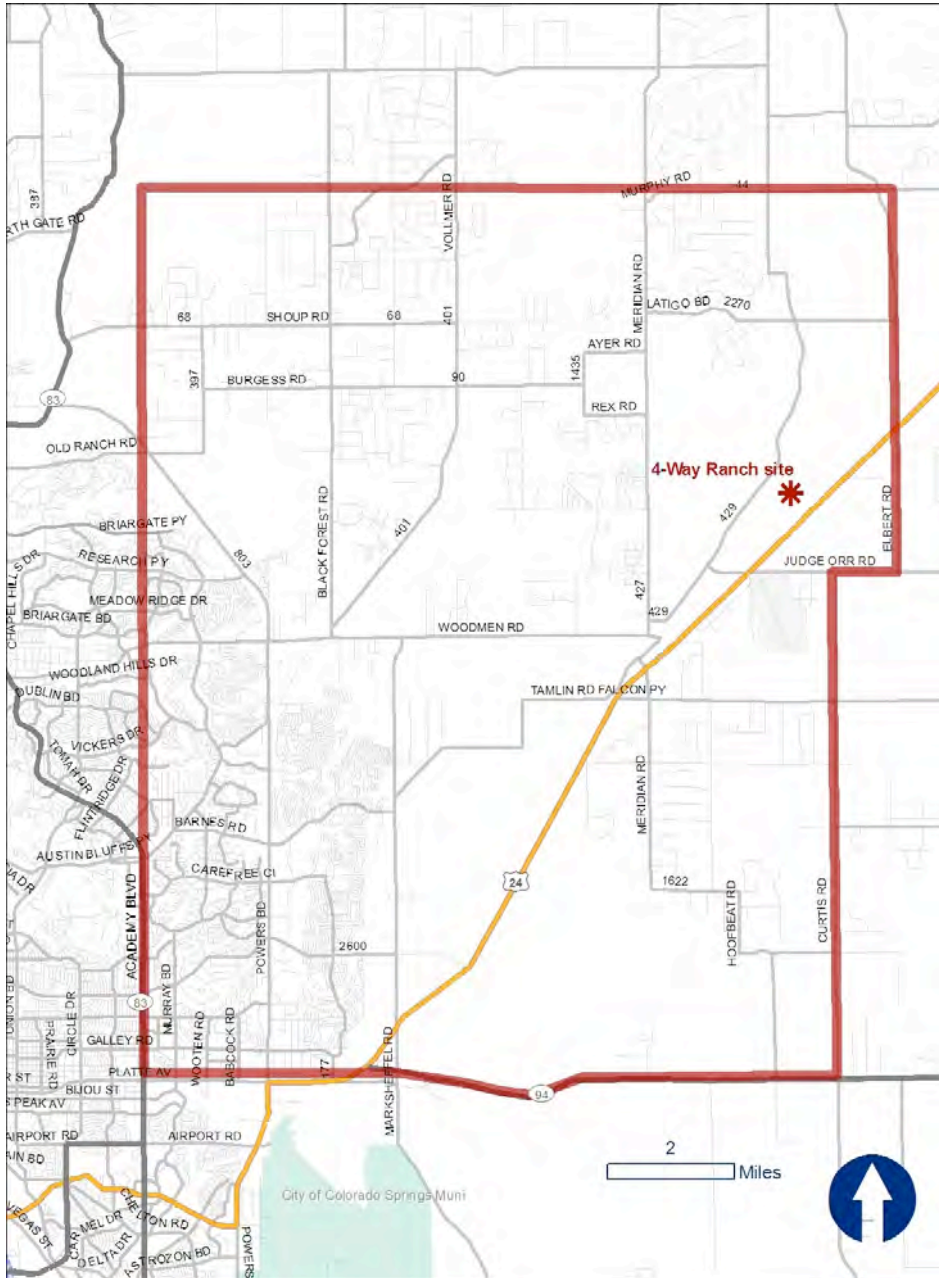
King & Associates, Inc. has been retained by the 4-Way Ranch Metropolitan District #1 and #2 (the Districts) to provide an independent assessment and determination of development timing involving land uses proposed for development within the Districts. The Districts are located near the Town of Falcon in unincorporated El Paso County, Colorado at approximately Stapleton Drive and U. S. Highway 24. Overall, the Districts include 1,325 acres, with development anticipated to include primarily residential land uses. The purpose of this report is to assess the parameters of the project including proposed land uses, development intensity and sales potential along with providing a projection of development timing and schedule (absorption) in relation to anticipated conditions within the local and regional marketplace.

## **TRADE AREA**

To analyze the demand for residential and commercial development planned within the 4-Way Ranch Metropolitan Districts a geographic trade area (Trade Area) has been identified. It is anticipated that the majority of customers who will purchase homes and utilize the commercial development planned within the Districts will live within the identified Trade Area. A larger Trade Area has been identified than would be typical for most master planned communities since 4-Way Ranch is located within an area that is a bedroom community to the metropolitan Colorado Springs area.

The Trade Area boundaries include Murphy Road on the north, the Curtis Road alignment on the east, Academy Boulevard (State Highway 83) on the west and State Highway 94 to the south. The following map outlines the trade area.

## 4-WAY RANCH - Trade Area Map



Source: King & Associates, Inc.

## EXECUTIVE SUMMARY

### *Overview*

- The 4-Way Ranch Metropolitan District #1 & #2 include 1,325 acres, planned for residential and commercial land uses located in El Paso County, Colorado.
- The Districts are located in a rapidly developing area near the Town of Falcon, Colorado, a bedroom community just outside of Colorado Springs.
- The land use plan for the project outlines the development of 3,065 residential housing units and nearly 750,000 square feet of commercial space.
- Development activity in the project has included 9 homes constructed in District #1, with 2 additional end-user lot sales on which home have not been constructed.

### *Demographics and Employment*

- Population in El Paso County has increased at a rate of approximately 1.85% annually since 2000 and by a rate of 5.33% per year in the Trade Area.
- From 2009 through 2025, population in El Paso County is forecast to increase by rate of 1.84% annually, while stronger growth is forecast in the Trade Area with a projected average population growth rate of approximately 3.21% annually.
- The economy in Colorado Springs and surrounding El Paso County area has been negatively impacted by falling employment levels, slowing in the local housing market, fall-out from sub-prime mortgages and higher home foreclosure rates.
- Employment levels decreased in El Paso County with a loss of -2,100 jobs during 2008.
- Job losses have continued in El Paso County and employment levels have decreasing by -6,000 during the first half of 2009.
- Future employment growth in the Colorado Springs region is anticipated to increase slowly with a forecast .6% average annual growth rate.

### *Residential Market Trends and Demand Forecast – Region*

- During 2008, the total number of residential building permits issued in the region fell -36% compared with 2007 activity.
- Through mid-year 2009, regional building activity continues to fall with the number of permits issued through July 2009 totaling 787 units, down 48% from the 1,517 units permitted in the region during the same period in 2008.
- New home sales have also declined during the past few years in El Paso County with sales totaling approximately 2,100 units in 2008, compared with nearly 3,100 sales in 2007.
- Through mid-year 2009 there have been 581 new homes sold in El Paso County, down 48% from 1,102 sales during the same period in 2008.
- Near-term housing demand (2009 – 2013) is projected to average 3,000 to 3,500 units per year in El Paso County with overall demand (2009 – 2025) of 4,000 to 4,500 units annually.
- However, during the next twelve to eighteen months, new home demand is anticipated to be less than forecast as the local housing market and economy begin to recover.

#### *Residential Market Trends and Demand Forecast –Trade Area*

- The Trade Area dominates the new housing market in the El Paso County region, capturing approximately 50% of new home sales during the past three years.
- In 2008, there were 870 new homes sold in 34 active residential projects in the Trade Area.
- Through mid-year 2009, new home sales have totaled 248 units in 25 active projects.
- Trade Area housing demand is projected to total 1,500 to 2,000 units per year during the 2009 – 2013 time period.
- Over the entire forecast period extending through 2025, housing demand in the Trade Area is projected to range from 2,500 to 3,000 units annually.
- As with the larger El Paso County region, Trade Area housing demand is anticipated to be less than forecast, reflecting slow recovery within the local housing market.

#### *Competitive Projects –Trade Area*

- Weak market conditions exist for larger-lot, custom and semi-custom homes in the Trade Area and throughout El Paso County.
- However, Paintbrush Hills (Falcon Hills) and portions of Meridian Ranch are currently the two most competitive projects, which would be comparable to the larger lot development areas in 4-Way Ranch.
- Residential development areas with suburban densities are also planned in 4-Way Ranch.
- Depending on development timing of these homes, competitive projects would primarily include Meridian Ranch and Falcon Highlands (Gables).
- In addition to currently active projects in the Trade Area, there are also several planned projects with suburban densities that are anticipated for development in the immediate Falcon area.

#### *4-Way Ranch Residential Absorption Forecast*

- With a review of market factors and competitive projects, King & Associates, Inc. has completed an absorption forecast for residential development in 4-Way Ranch.
- The residential absorption forecast extends from 2009 through 2030 and includes single-family and multi-family units.
- Over the entire forecast period, King & Associates, Inc. projects residential absorption to average nearly 140 units per year.
- During the near-term (2009 - 2013), increasing annual absorption averaging approximately 47 units per year is forecast, representing anticipated improvement in the local housing market.
- With average projected absorption of 140 units annually, 4-Way Ranch will account for approximately 6% of projected trade area housing demand over the entire forecast period.
- King & Associates, Inc. believes this to be reasonable since the average capture rate per project in the trade has equaled approximately 5% since 2006.



- King & Associates, Inc. believes that 4-Way Ranch may experience higher absorption rates depending on the degree that the following elements are implemented within the project that typically characterize successful master planned communities.
  - A wide-range of housing product types at multiple price points.
  - A selection of capable local and national homebuilders.
  - A comprehensive marketing program.
  - Extensive design features – entry signage, landscaping, hardscaping, fencing, architectural treatments, etc. – that compare favorably with competitive Trade Area projects.

#### *Trade Area Commercial Demand Forecast*

- Trade area commercial demand has been forecast based on recent absorption trends.
- However, due to weak market conditions, commercial demand forecasts have been adjusted to reflect more stabilized market and economic conditions.
- During the near-term (2009 – 2013), annual Trade Area demand is projected to total 25,000 – 50,000 square feet for office, 200,000 to 300,000 square feet for retail and 25,000 to 50,000 square feet for industrial space.
- Projected near-term commercial demand in the Trade Area will likely be lower than forecast during the next twelve to eighteen months as the local economy improves and commercial market trends stabilize.
- Over the entire forecast period (2009 – 2025), annual Trade Area demand is projected to total 50,000 – 100,000 square feet for office, 250,000 to 350,000 square feet for retail and 50,000 to 75,000 square feet for industrial space.

#### *4-Way Ranch Commercial Absorption Forecast*

- Nearly 750,000 square feet of commercial space is planned in 4-Way Ranch.
- Of total projected commercial development in 4-Way Ranch, approximately 560,000 square feet of retail space is planned along with 100,000 square feet of office / warehouse and 80,000 square feet of medical office space.
- Commercial absorption has been projected in 4-Way Ranch.
  - From 2009 through 2013, 7,900 square feet of retail space is projected to absorb in the project.
  - The majority of commercial absorption is projected to occur during three remaining time periods with absorption of approximately 260,000 square feet of retail, office / warehouse and medical office space from 2014 – 2020, 264,000 square feet of retail and office / warehouse space from 2021 – 2025 and 211,000 square feet of retail and medical office development from 2026 – 2030.

#### *4-Way Ranch Project Assessment*

- 4-Way Ranch is located in an area that has accounted for approximately half of all new home construction activity in El Paso County during the past few years.
- The Trade Area is expected to continue its dominant share of the overall regional housing market in future years.

- 4-Way Ranch is a master planned community, which is anticipated to include a wide array of housing choices and amenities that will be attractive to homebuyers.
- The project is located adjacent to the Town of Falcon, a community with a rural character but is also near large-community amenities and service within Colorado Springs.
- The project includes a planned clubhouse facility, expansive in-project open space areas and trail network.
- The project is near major transportation routes providing access to employment, shopping and community facilities located in Colorado Springs.
- Initial development in the project has begun, with market awareness throughout the local building and home buying community.
- Due to location, project attributes and development program, 4-Way Ranch is well positioned to become a successful project within the Trade Area.

## PROJECT DESCRIPTION

The 4-Way Ranch Metropolitan Districts #1 & #2 comprise approximately 1,325 acres located northwest of the intersection of Stapleton Drive and U. S. Highway 24 near the Town of Falcon, in unincorporated El Paso County, Colorado. The Districts entail a master planned community design concept that includes both residential and commercial land uses. In total, 3,065 single and multi-family residential units are planned in the Districts. Commercial development anticipated in the Districts includes 561,300 square feet of retail, slightly more than 100,000 square feet of office / warehouse space and nearly 80,000 square feet of medical office development. The following table summarizes development planned in 4-Way Ranch Metropolitan Districts #1 and #2.

It should be noted that a limited amount of residential development has occurred in the project. To date, nine single-family homes have been constructed in District #1 and two lots have sold to end-users.

### 4-WAY RANCH METROPOLITAN DISTRICTS #1 & #2 DEVELOPMENT PROGRAM

Development Type / Location	Residential			Commercial	
	Single family	Multi-family	Retail	Office/Whse.	Med. Office
<b><u>District 1</u></b>					
<i>Residential</i>					
Filing #1	40				
Filing #2	175				
Filing #3	175				
<i>Commercial</i>					
Parcel #1		175	7,900	35,000	
Parcel #2			17,000		
Parcel #3				18,000	
Parcel #4			155,100		
Parcel #5					53,600
Parcel #6			51,300		
Total	390	175	231,300	53,000	53,600
<b><u>District 2</u></b>					
<i>Residential</i>					
Filings #1-#13	2,500				
<i>Commercial</i>					
Parcel #1			145,000	50,000	
Parcel #2			185,000		26,000
Total	2,500	0	330,000	50,000	26,000
Overall total	2,890	175	561,300	103,000	79,600

Source: 4-Way Ranch Metropolitan Districts #1 & #2.

Note: Planned retail development includes retail stores, pads, restaurants and big box users.

**EXHIBIT B**

**UPDATED FINANCIAL PLAN FOR DISTRICTS NO. 1 & 2  
(INCLUDING DEBT PROJECTIONS)**

**4-Way Ranch Metropolitan District No's 1 and 2  
Forecasted Statement of Sources  
and Uses of Cash**

**For the Years Ending  
December 31, 2005 through 2039**

**Board of Directors**

**4-Way Ranch Metropolitan District No's 1 and 2**

**El Paso County, Colorado**

We have compiled the accompanying forecasted statements of sources and uses of cash of the 4-Way Ranch Metropolitan District No's 1 and 2 (Exhibits I), the related projected debt service schedules (Exhibits II) and the analysis of absorption, development fees and assessed values (Exhibits III) for the years ending December 31, 2009 through 2045, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of a forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying statements or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

**PRELIMINARY DRAFT....SUBJECT TO CHANGE**

October 6, 2009

## **4-Way Ranch Metropolitan District No's 1 and 2**

### **Summary of Significant Assumptions and Accounting Policies December 31, 2009 through 2045**

The foregoing forecast presents, to the best of the District's knowledge and belief, the expected cash receipts and disbursements for the forecast period. Accordingly, the forecast reflects its judgment as of October 6, 2009. The assumptions disclosed herein are those that management believes are significant to the forecast. There will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The purpose of this forecast is to show the amount of funds available for the future construction of infrastructure from the issuance of general obligation bonds by District No's 1 and 2, the available revenues for the repayment of the debt from a cap of 50.000 mills, the revenues and related costs associated with the proposed water / sewer distribution system in District No 1 and the available funds for operating costs by District No's 1 and 2 from the imposition of a 10.000 mill operating levy.

#### **Note 1: Ad Valorem Taxes**

The primary source of revenue for the District No's 1 and 2 will be the collection of ad valorem taxes. Residential property in District No's 1 and 2 is forecasted to be assessed at 7.96% of market values. Market values for 2,890 single family attached units are forecasted to range from \$350,000 to \$550,000 as of 2009. Finished lots are forecasted at 10% of completed market values. Market values for 175 multi-family units are forecasted at \$250,000 per unit. Commercial property in District No's 1 and 2 is forecasted to be assessed at 29% of market values. Market values for 743,900 square feet of commercial property is estimated to range from \$106 to \$210 per finished square foot. Market values for residential and commercial property are forecasted to inflate at 1% per year. All property is assumed to inflate at 2% biennially thereafter. Exhibits III detail the forecasted absorption, market values and related assessed values for District No's 1 and 2.

Property is assumed to be assessed annually as of January 1st. Property included in this forecast is assumed to be assessed on the January 1<sup>st</sup> subsequent to completion. The forecast recognizes the related property taxes as revenue in the subsequent year.

The County Treasurer currently charges a 1.5% fee for the collection of property taxes. These charges are reflected in the accompanying forecast as a reduction to the property tax revenue.

The mill levy imposed by the District No's 1 and 2 are proposed to equal 10.000 mills for the General Fund and 35.000 mills for the Debt Service Fund. The mill levies are subject to adjustment for changes in the ratio of assessed values to market values, provided that the total levy for each District is subject to a cap of 50.000 mills. It is forecasted that the General Fund mill levy will decrease for both District No's 1 and 2 as indicated in Exhibits I.

The forecast assumes that Specific Ownership Taxes collected on motor vehicle registrations will be 7% of property taxes collected. Specific Ownership Taxes are forecasted to be pledged to the repayment of debt.

## **4-Way Ranch Metropolitan District No's 1 and 2**

### **Summary of Significant Assumptions and Accounting Policies December 31, 2009 through 2045**

#### **Note 2: Interest Income**

Interest income is assumed to be earned at 2.0% per annum. Interest income is based on the year's beginning cash balance and an estimate of the timing of the receipt of revenues and the outflow of disbursements during the course of the year.

#### **Note 3: Tap Fees**

It is forecasted that District No's 1 and 2 will tap fees of \$16,000 for each single family detached residential home and each single family equivalent of commercial property and a fee of \$10,000 on each multi-family residential home. It is forecasted that the commercial property will equate to 293 single family equivalents. Exhibits III detail the collection of the above fees by year. The \$16,000 fee is comprised of a water system development fee of \$10,000, a sewer system development fee of \$5,000 and a water resource development fee of \$1,000. It is anticipated that the \$1,000 water system development fees will be paid to the developer as a one time water lease payment. The balance of the fees are forecasted to be pledged for the payment of principal and interest on the bonds described in Note 4.

#### **Note 4: Bond Assumptions**

District No. 1 forecasts the issuance of general obligation bonds totaling \$20,000,000 on June 1, 2012. The bonds are forecasted to have a maturity of 30 years from the date of issuance and are forecasted to carry a coupon rate of 7.00%. The net proceeds of the bonds after issuance costs of \$800,000, a reserve requirement of \$2,000,000 and capitalized interest in the amount of \$1,400,000 are forecasted to be available for capital improvements and the repayment of developer advances.

District No. 2 forecasts the issuance of general obligation bonds totaling \$49,000,000 in three series in 2011, 2015 and 2018. The bonds are forecasted to have a maturities of up to 30 years from the date of issuance and are forecasted to carry a coupon rate of 7.00%. The net proceeds of the bonds after issuance costs, reserve funds and capitalized interest as indicated in Exhibit I for District No. 2, are forecasted to be available for capital improvements and the repayment of developer advances.

The bonds are anticipated to be secured by a limited mill levy not to exceed 50.000 mills and the reserve funds described above. A portion of the tap fees described in Note 3 are pledged for debt service.

#### **Note 5: District Improvements**

Construction costs for district improvements for District No 1 are forecasted to total \$31,541,920 and for District No 2 the improvements are forecasted to total \$87,515,823. A portion of the improvement costs totaling \$12,941,920 for District No 1 and \$43,542,543 for District No 2 are not forecasted to be funded from the bond issues described in Note 4. It is projected that these improvements will be contributed to the Districts.



## **4-Way Ranch Metropolitan District No's 1 and 2**

### **Summary of Significant Assumptions and Accounting Policies December 31, 2009 through 2045**

#### **Note 6: Operating and Maintenance Expenses**

District No 1 is forecasted to incur operating costs in the amount of \$50,000 per year. Operating expenses are forecasted to inflate at 2% per annum. It is expected that the developer will advance funds to the Districts until such time as the 10.000 mill levy forecasted to be imposed by District No's 1 and 2 are sufficient to cover the operating expenses. It is forecasted that the developer will be repaid the advances with interest at 7% per annum.

#### **Note 7: Water and Sewer Operations**

District No 1 is forecasted to operate water and sewer treatment and distribution systems and to serve the residents and the commercial property in District No's 1 and 2. The estimated costs per year are those described in the Engineer's report. Costs at build-out are forecasted to inflate at 5.0% per annum. The District intends to impose a monthly charge for potable and irrigation water at a forecasted average rate of \$47.00 per month and a month sewer charge of \$22.00 per month.

#### **Note 8: Park and Recreation Maintenance**

District No 1 is forecasted to provide park and recreation maintenance to the residents and commercial property in District No's 1 and 2 as indicated in Exhibit I. Park and recreation maintenance costs are forecasted to inflate at 2.5% per annum. The costs are expected to be paid from the 10.000 mill levy in the General Fund's of District No's 1 and 2.

## **4-Way Ranch Metropolitan District No 1**

**4 Way Ranch Metropolitan District No. 1  
Forecasted Sources and Uses of Cash  
For the Years Ended December 31, 2009 through 2041**

	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
	General Fund											
Beginning cash available	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ (0)	\$ (0)	\$ (0)	177,783
Revenues												
Property taxes	3,644,670	11,970	12,319	13,003	16,583	28,613	45,760	66,233	121,983	147,418	274,032	174,609
Water / sewer service fees	59,495,870	5,796	14,076	31,186	109,846	200,926	416,517	540,717	785,753	930,653	1,087,973	1,220,453
Transfer from District #2	6,474,705			-	-	5,713	19,925	39,990	71,055	104,709	146,293	113,593
Developer advances	869,082	133,084	137,721	195,227	192,032	194,209	16,809					
	70,484,327	150,850	164,116	239,416	318,461	429,461	499,011	646,940	978,791	1,182,780	1,508,298	1,508,655
Expenditures												
Water / sewer operations	41,049,807	78,670	90,430	159,314	231,403	325,889	383,514	439,675	497,785	561,056	620,708	679,667
Park and recreation maintenance	8,552,576	22,000	22,501	27,887	33,749	49,022	59,607	70,791	83,255	96,505	250,000	256,250
Administrative costs	2,305,579	50,000	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	60,950
County treasurer fees	54,667	180	185	195	249	429	686	993	1,830	2,211	4,110	2,619
Repay developer advances	1,278,027		-	-	-	-	-	79,173	338,487	464,425	395,942	
	53,240,656	150,850	164,116	239,416	318,461	429,462	499,011	646,940	978,791	1,182,780	1,330,515	999,486
Ending cash available	\$ 17,243,671	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ (0)	\$ (0)	\$ (0)	177,783	\$ 686,953
Mill Levy		10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	6.000
	Capital Project Fund											
Beginning cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,633,277	\$ -	\$ -	\$ -	\$ -	\$ -	-
Revenues												
Bond proceeds	20,000,000				20,000,000							
Developer advance	9,966,723	3,975,000	1,500,000	4,491,723								
Developer contribution	12,941,920					2,036,492	3,282,716	3,733,356	346,000	2,868,356	455,000	120,000
	42,908,643	3,975,000	1,500,000	4,491,723	20,000,000	2,036,492	3,282,716	3,733,356	346,000	2,868,356	455,000	120,000
Expenditures												
Issuance costs	800,000				800,000							
Transfer to Debt Service (Reserve)	2,000,000				2,000,000							
Transfer to Debt Service (Cap Int)	1,400,000				1,400,000							
Repay developer advances	9,966,723				9,966,723							
Capital - Water	11,134,016	2,100,000				4,297,304		2,368,356		2,368,356		
Capital - Sewer	5,372,904			3,191,723		322,465	1,858,716					
Capital - Streets	15,035,000	1,875,000	1,500,000	1,300,000	4,000,000	2,050,000	1,424,000	1,365,000	346,000	500,000	455,000	120,000
	42,908,643	3,975,000	1,500,000	4,491,723	15,366,723	6,669,769	3,282,716	3,733,356	346,000	2,868,356	455,000	120,000
Ending cash available	\$ -	\$ -	\$ -	\$ -	\$ 4,633,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2009 through 2041**

	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
	Debt Service Fund											
Beginning cash available	\$ -	\$ -	\$ 77,288	\$ 277,241	\$ 644,036	\$ 4,093,863	\$ 3,718,845	\$ 4,916,533	\$ 3,534,641	\$ 4,141,262	\$ 3,448,325	\$ 3,076,870
Revenues												
Property taxes	30,748,242	41,895	43,117	45,511	58,041	100,144	160,160	231,817	426,942	515,965	959,112	1,018,551
Specific ownership taxes	2,398,784	3,771	3,881	4,096	5,224	9,013	14,414	20,864	38,425	46,437	86,320	83,521
Tap Fees	9,903,634	32,000	160,000	330,636	720,000	960,000	2,566,000	800,000	2,734,997	800,000	640,000	160,000
Transfer from Capital Project Fund	3,400,000				3,400,000							
Interest income	666,996	4,250	5,602	9,899	14,433	19,327	21,016	20,904	15,597	7,401	0	0
	47,117,656	81,916	212,600	390,142	4,197,698	1,088,484	2,761,590	1,073,585	3,215,962	1,369,803	1,685,432	1,262,072
Expenditures												
Debt service - Series 2012	46,503,925	-	-	-	700,000	1,400,000	1,400,000	2,400,000	2,430,000	2,003,000	2,000,500	1,544,500
Water lease payment	752,795	2,000	10,000	20,665	45,000	60,000	159,500	50,000	170,937	50,000	40,000	10,000
Paying agent / trustee fees	50,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
County treasurer fees	461,219	628	647	683	871	1,502	2,402	3,477	6,404	7,739	14,387	15,278
	47,767,939	4,628	12,647	23,348	747,871	1,463,502	1,563,902	2,455,477	2,609,341	2,062,739	2,056,887	1,571,778
Ending cash available	\$ (650,284)	\$ 77,288	\$ 277,241	\$ 644,036	\$ 4,093,863	\$ 3,718,845	\$ 4,916,533	\$ 3,534,641	\$ 4,141,262	\$ 3,448,325	\$ 3,076,870	\$ 2,767,164
Reserve Fund included above		-	-	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Capitalized Interest included above		-	-	-	700,000	-	-	-	-	-	-	-
Surplus Fund included above		77,288	277,241	644,036	1,393,863	1,718,845	2,916,533	1,534,641	2,141,262	1,448,325	1,076,870	767,164
Mill Levy		35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000
Total Mill Levy		45.000	45.000	45.000	45.000	45.000	45.000	45.000	45.000	45.000	45.000	41.000

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2009 through 2041**

	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Calculation of Assessed Valuation</b>												
Market values - residential homes (000's)												
Beginning	-		1,100	2,772	3,872	8,924	17,289	38,987	67,344	138,110	161,198	187,741
Increases (see Exhibit III)	230,112	1,100	1,650	1,100	4,974	8,365	21,353	28,356	69,419	23,088	23,319	23,552
Biennial reassessment (1% per annum)	61,659	-	22	-	77	-	346	-	1,347	-	3,224	-
Ending market values	291,771	1,100	2,772	3,872	8,924	17,289	38,987	67,344	138,110	161,198	187,741	211,293
Residential assessment ratio		7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%
Assessed value - residential (000's)		88	221	308	710	1,376	3,103	5,361	10,994	12,831	14,944	16,819
Market values - lots & commercial												
Beginning	-		3,826	3,487	3,421	3,269	5,121	5,078	4,354	4,154	6,588	42,962
Increases - commercial (see Exhibit III)	50,695		-	-	-	1,402	-	-	-	-	39,126	-
Adjust to actual for 2009	0	1,736	(174)	(174)	(174)	(174)	(174)	(174)	(174)	(174)	(174)	(174)
Increase (decrease) finished lots	693	2,090	(165)	108	22	624	103	(550)	(55)	2,607	(2,607)	(435)
Biennial reassessment (1% per annum)	11,715	-	-	-	-	-	28	-	29	-	29	-
Ending market values	63,103	3,826	3,487	3,421	3,269	5,121	5,078	4,354	4,154	6,588	42,962	42,354
Commercial assessment ratio		29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Assessed value - commercial (000's)		1,109	1,011	992	948	1,485	1,473	1,263	1,205	1,910	12,459	12,283
Oil and Gas Assessed value (000's)		-	-	-	-	-	-	-	-	-	-	-
Total assessed valuation (000's)		1,197	1,232	1,300	1,658	2,861	4,576	6,623	12,198	14,742	27,403	29,101
Outstanding debt	20,000,000	20,000,000	20,000,000	19,000,000	17,900,000	17,150,000	16,350,000	15,950,000	15,660,000	15,350,000	15,020,000	
Outstanding debt to AV ratio		1623.50%	1538.10%	1145.74%	625.60%	374.78%	246.85%	130.76%	106.23%	56.02%	51.61%	

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2009 through 2041**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>General Fund</b>												
Beginning cash available	\$ 686,953	\$ 1,292,574	\$ 1,981,274	\$ 2,867,040	\$ 3,668,749	\$ 4,541,593	\$ 5,494,421	\$ 6,506,228	\$ 7,567,231	\$ 8,737,575	\$ 9,950,298	\$ 11,231,741
Revenues												
Property taxes	184,858	186,396	190,124	95,665	106,412	106,412	108,528	108,528	110,686	110,686	112,888	112,888
Water / sewer service fees	1,344,653	1,468,853	1,704,579	1,882,839	2,007,039	2,131,239	2,255,439	2,379,639	2,562,335	2,686,535	2,810,735	2,810,735
Transfer from District #2	145,622	175,885	209,761	120,316	139,880	178,311	197,677	213,739	234,134	252,326	300,447	317,161
Developer advances												
	1,675,133	1,831,134	2,104,464	2,098,820	2,253,331	2,415,962	2,561,644	2,701,906	2,907,155	3,049,547	3,224,070	3,240,784
Expenditures												
Water / sewer operations	741,914	807,003	875,212	946,850	1,021,675	1,095,727	1,173,596	1,255,648	1,342,289	1,432,845	1,528,929	1,631,084
Park and recreation maintenance	262,656	269,223	275,953	282,852	289,923	297,171	304,601	312,216	320,021	328,022	336,222	344,628
Administrative costs	62,169	63,412	64,680	65,974	67,293	68,639	70,012	71,412	72,841	74,297	75,783	77,299
County treasurer fees	2,773	2,796	2,852	1,435	1,596	1,596	1,628	1,628	1,660	1,660	1,693	1,693
Repay developer advances												
	1,069,512	1,142,434	1,218,698	1,297,111	1,380,488	1,463,134	1,549,837	1,640,904	1,736,811	1,836,824	1,942,628	2,054,704
Ending cash available	\$ 1,292,574	\$ 1,981,274	\$ 2,867,040	\$ 3,668,749	\$ 4,541,593	\$ 5,494,421	\$ 6,506,228	\$ 7,567,231	\$ 8,737,575	\$ 9,950,298	\$ 11,231,741	\$ 12,417,821
Mill Levy	6.000	6.000	6.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000
<b>Capital Project Fund</b>												
Beginning cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues												
Bond proceeds												
Developer advance												
Developer contribution		100,000										
	-	100,000	-	-	-	-	-	-	-	-	-	-
Expenditures												
Issuance costs												
Transfer to Debt Service (Reserve)												
Transfer to Debt Service (Cap Int)												
Repay developer advances												
Capital - Water												
Capital - Sewer												
Capital - Streets		100,000										
	-	100,000	-	-	-	-	-	-	-	-	-	-
Ending cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2009 through 2041**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Debt Service Fund</b>												
Beginning cash available	\$ 2,767,164	\$ 2,509,254	\$ 2,261,217	\$ 1,903,390	\$ 1,679,165	\$ 1,620,486	\$ 1,562,249	\$ 1,527,637	\$ 1,492,788	\$ 1,486,803	\$ 1,480,344	\$ 1,498,353
Revenues												
Property taxes	1,078,341	1,087,313	1,109,059	1,116,093	1,241,471	1,241,471	1,266,159	1,266,159	1,291,342	1,291,342	1,317,028	1,317,028
Specific ownership taxes	88,424	89,160	90,943	84,823	94,352	94,352	96,228	96,228	98,142	98,142	100,094	100,094
Tap Fees	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Capital Project Fund												
Interest income	0	0	0	0	32,670	31,512	30,593	29,905	29,501	29,378	29,492	29,851
	1,166,765	1,176,473	1,200,002	1,200,916	1,368,493	1,367,335	1,392,980	1,392,292	1,418,985	1,418,862	1,446,614	1,446,973
Expenditures												
Debt service - Series 2012	1,406,500	1,406,200	1,404,500	1,406,400	1,406,550	1,404,950	1,406,600	1,406,150	1,403,600	1,403,950	1,406,850	1,406,950
Water lease payment	-	-	134,693	-	-	-	-	-	-	-	-	-
Paying agent / trustee fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
County treasurer fees	16,175	16,310	16,636	16,741	18,622	18,622	18,992	18,992	19,370	19,370	19,755	19,755
	1,424,675	1,424,510	1,557,829	1,425,141	1,427,172	1,425,572	1,427,592	1,427,142	1,424,970	1,425,320	1,428,605	1,428,705
Ending cash available	\$ 2,509,254	\$ 2,261,217	\$ 1,903,390	\$ 1,679,165	\$ 1,620,486	\$ 1,562,249	\$ 1,527,637	\$ 1,492,788	\$ 1,486,803	\$ 1,480,344	\$ 1,498,353	\$ 1,516,622
Reserve Fund included above	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Capitalized Interest included above	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Fund included above	509,254	261,217	(96,610)	(320,835)	(379,514)	(437,751)	(472,363)	(507,212)	(513,197)	(519,656)	(501,647)	(483,378)
Mill Levy	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000
Total Mill Levy	41.000	41.000	41.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2009 through 2041**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	<b>Calculation of Assessed Valuation</b>											
Market values - residential homes (000's)												
Beginning	211,293	234,549	239,354	244,141	244,141	249,024	249,024	254,004	254,004	259,084	259,084	264,266
Increases (see Exhibit III)	19,030	4,805	-									
Biennial reassessment (1% per annum)	4,226	-	4,787	-	4,883	-	4,980	-	5,080	-	5,182	-
Ending market values	234,549	239,354	244,141	244,141	249,024	249,024	254,004	254,004	259,084	259,084	264,266	264,266
Residential assessment ratio	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%
Assessed value - residential (000's)	18,670	19,053	19,434	19,434	19,822	19,822	20,219	20,219	20,623	20,623	21,036	21,036
Market values - lots & commercial												
Beginning	42,354	41,861	41,426	42,254	42,947	53,960	53,960	55,025	55,025	56,112	56,112	57,220
Increases - commercial (see Exhibit III)	-	-	-	-	10,167							
Adjust to actual for 2009												
Increase (decrease) finished lots	(1,305)	(435)	-	693								
Biennial reassessment (1% per annum)	812	-	829	-	845	-	1,065	-	1,087	-	1,108	-
Ending market values	41,861	41,426	42,254	42,947	53,960	53,960	55,025	55,025	56,112	56,112	57,220	57,220
Commercial assessment ratio	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Assessed value - commercial (000's)	12,140	12,013	12,254	12,455	15,648	15,648	15,957	15,957	16,272	16,272	16,594	16,594
Oil and Gas Assessed value (000's)	-	-	-	-	-	-	-	-	-	-	-	-
Total assessed valuation (000's)	30,810	31,066	31,687	31,888	35,471	35,471	36,176	36,176	36,895	36,895	37,629	37,629
Outstanding debt	14,665,000	14,285,000	13,880,000	13,445,000	12,980,000	12,485,000	11,955,000	11,385,000	10,775,000	10,125,000	9,430,000	8,685,000
Outstanding debt to AV ratio	47.60%	45.98%	43.80%	42.16%	36.59%	35.20%	33.05%	31.47%	29.20%	27.44%	25.06%	23.08%



<p align="center"><b>4 Way Ranch Metropolitan District No. 1</b>  <b>Forecasted Sources and Uses of Cash</b>  <b>For the Years Ended December 31, 2009 through 2041</b></p>
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	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	<b>General Fund</b>									
Beginning cash available	\$ 12,417,821	\$ 13,528,739	\$ 14,518,602	\$ 15,387,202	\$ 16,119,325	\$ 16,713,421	\$ 17,148,657	\$ 17,421,550	\$ 17,531,504	\$ 17,478,679
Revenues										
Property taxes	115,134	115,134	117,424	117,424	119,761	119,761	122,144	122,144	124,575	124,575
Water / sewer service fees	2,810,735	2,810,735	2,810,735	2,810,735	2,810,735	2,810,735	2,810,735	2,810,735	2,810,735	2,810,735
Transfer from District #2	335,140	335,140	341,843	341,843	348,680	348,680	355,654	355,654	362,767	362,767
Developer advances										
	3,261,009	3,261,009	3,270,002	3,270,002	3,279,176	3,279,176	3,288,533	3,288,533	3,298,077	3,298,077
Expenditures										
Water / sewer operations	1,716,276	1,826,922	1,946,485	2,072,043	2,208,025	2,355,430	2,515,362	2,666,284	2,826,261	2,995,836
Park and recreation maintenance	353,243	362,075	371,126	380,405	389,915	399,663	409,654	419,895	430,393	441,153
Administrative costs	78,845	80,422	82,030	83,671	85,344	87,051	88,792	90,568	92,379	94,227
County treasurer fees	1,727	1,727	1,761	1,761	1,796	1,796	1,832	1,832	1,869	1,869
Repay developer advances										
	2,150,091	2,271,145	2,401,403	2,537,879	2,685,080	2,843,940	3,015,640	3,178,579	3,350,902	3,533,085
Ending cash available	\$ 13,528,739	\$ 14,518,602	\$ 15,387,202	\$ 16,119,325	\$ 16,713,421	\$ 17,148,657	\$ 17,421,550	\$ 17,531,504	\$ 17,478,679	\$ 17,243,671
Mill Levy	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000
	<b>Capital Project Fund</b>									
Beginning cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues										
Bond proceeds										
Developer advance										
Developer contribution										
	-	-	-	-	-	-	-	-	-	-
Expenditures										
Issuance costs										
Transfer to Debt Service (Reserve)										
Transfer to Debt Service (Cap Int)										
Repay developer advances										
Capital - Water										
Capital - Sewer										
Capital - Streets										
	-	-	-	-	-	-	-	-	-	-
Ending cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2009 through 2041**

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Debt Service Fund</b>										
Beginning cash available	\$ 1,516,622	\$ 1,566,058	\$ 1,616,988	\$ 1,698,231	\$ 1,778,221	\$ 1,890,030	\$ 2,003,924	\$ 2,148,931	\$ 2,300,475	\$ (650,284)
Revenues										
Property taxes	1,343,228	1,343,228	1,369,952	1,369,952	1,397,210	1,397,210	1,425,014	1,425,014	1,453,373	-
Specific ownership taxes	102,085	102,085	104,116	104,116	106,188	106,188	108,301	108,301	110,456	
Tap Fees										
Transfer from Capital Project Fund										
Interest income	30,522	31,515	32,824	34,420	36,319	38,554	41,117	44,054	16,339	
	1,475,835	1,476,828	1,506,892	1,508,488	1,539,717	1,541,952	1,574,432	1,577,369	1,580,168	-
Expenditures										
Debt service - Series 2012	1,404,250	1,403,750	1,405,100	1,407,950	1,406,950	1,407,100	1,408,050	1,404,450	4,509,125	-
Water lease payment				-						
Paying agent / trustee fees	2,000	2,000								
County treasurer fees	20,148	20,148	20,549	20,549	20,958	20,958	21,375	21,375	21,801	-
	1,426,398	1,425,898	1,425,649	1,428,499	1,427,908	1,428,058	1,429,425	1,425,825	4,530,926	-
Ending cash available	\$ 1,566,058	\$ 1,616,988	\$ 1,698,231	\$ 1,778,221	\$ 1,890,030	\$ 2,003,924	\$ 2,148,931	\$ 2,300,475	\$ (650,284)	\$ (650,284)
Reserve Fund included above	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	-	-
Capitalized Interest included above	-	-	-	-	-	-	-	-	-	-
Surplus Fund included above	(433,942)	(383,012)	(301,769)	(221,779)	(109,970)	3,924	148,931	300,475	(650,284)	(650,284)
Mill Levy	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	-
Total Mill Levy	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	3.000

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2009 through 2041**

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	<b>Calculation of Assessed Valuation</b>									
Market values - residential homes (000's)										
Beginning	264,266	269,551	269,551	274,943	274,943	280,441	280,441	286,050	286,050	291,771
Increases (see Exhibit III)										
Biennial reassessment (1% per annum)	5,285	-	5,391	-	5,499	-	5,609	-	5,721	-
Ending market values	269,551	269,551	274,943	274,943	280,441	280,441	286,050	286,050	291,771	291,771
Residential assessment ratio	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%
Assessed value - residential (000's)	21,456	21,456	21,885	21,885	22,323	22,323	22,770	22,770	23,225	23,225
Market values - lots & commercial										
Beginning	57,220	58,351	58,351	59,504	59,504	60,680	60,680	61,880	61,880	63,103
Increases - commercial (see Exhibit III)										
Adjust to actual for 2009										
Increase (decrease) finished lots										
Biennial reassessment (1% per annum)	1,131	-	1,153	-	1,176	-	1,200	-	1,224	-
Ending market values	58,351	58,351	59,504	59,504	60,680	60,680	61,880	61,880	63,103	63,103
Commercial assessment ratio	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Assessed value - commercial (000's)	16,922	16,922	17,256	17,256	17,597	17,597	17,945	17,945	18,300	18,300
Oil and Gas Assessed value (000's)	-	-	-	1	2	3	4	5	6	7
Total assessed valuation (000's)	38,378	38,378	39,141	39,141	39,920	39,920	40,715	40,715	41,525	41,525
Outstanding debt	7,885,000	-	-	-	-	-	-	-	-	-
Outstanding debt to AV ratio	20.55%	0.00%								

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Schedule of General Obligation Debt - Series 2012**  
**For the Years Ended December 31, 2012 through 2039**

<u>Year</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Annual Total</u>	<u>Outstanding Balance</u>
					20,000,000
2012			700,000	700,000	20,000,000
2013			700,000		20,000,000
2013			700,000	1,400,000	20,000,000
2014			700,000		20,000,000
2014			700,000	1,400,000	20,000,000
2015			700,000		20,000,000
2015	1,000,000	7.000%	700,000	2,400,000	19,000,000
2016	-		665,000		19,000,000
2016	1,100,000	7.000%	665,000	2,430,000	17,900,000
2017	-		626,500		17,900,000
2017	750,000	7.000%	626,500	2,003,000	17,150,000
2018	-		600,250		17,150,000
2018	800,000	7.000%	600,250	2,000,500	16,350,000
2019	-		572,250		16,350,000
2019	400,000	7.000%	572,250	1,544,500	15,950,000
2020	-		558,250		15,950,000
2020	290,000	7.000%	558,250	1,406,500	15,660,000
2021	-		548,100		15,660,000
2021	310,000	7.000%	548,100	1,406,200	15,350,000
2022	-		537,250		15,350,000
2022	330,000	7.000%	537,250	1,404,500	15,020,000
2023	-		525,700		15,020,000
2023	355,000	7.000%	525,700	1,406,400	14,665,000
2024	-		513,275		14,665,000
2024	380,000	7.000%	513,275	1,406,550	14,285,000
2025	-		499,975		14,285,000
2025	405,000	7.000%	499,975	1,404,950	13,880,000
2026	-		485,800		13,880,000
2026	435,000	7.000%	485,800	1,406,600	13,445,000
2027	-		470,575		13,445,000
2027	465,000	7.000%	470,575	1,406,150	12,980,000
2028	-		454,300		12,980,000
2028	495,000	7.000%	454,300	1,403,600	12,485,000
2029	-		436,975		12,485,000
2029	530,000	7.000%	436,975	1,403,950	11,955,000
2030	-		418,425		11,955,000
2030	570,000	7.000%	418,425	1,406,850	11,385,000
2031	-		398,475		11,385,000
2031	610,000	7.000%	398,475	1,406,950	10,775,000
2032	-		377,125		10,775,000
2032	650,000	7.000%	377,125	1,404,250	10,125,000
2033	-		354,375		10,125,000
2033	695,000	7.000%	354,375	1,403,750	9,430,000
2034	-		330,050		9,430,000
2034	745,000	7.000%	330,050	1,405,100	8,685,000
2035	-		303,975		8,685,000
2035	800,000	7.000%	303,975	1,407,950	7,885,000
2036	-		275,975		7,885,000
2036	855,000	7.000%	275,975	1,406,950	7,030,000
2037	-		246,050		7,030,000
2037	915,000	7.000%	246,050	1,407,100	6,115,000
2038	-		214,025		6,115,000
2038	980,000	7.000%	214,025	1,408,050	5,135,000
2039	-		179,725		5,135,000
2039	1,045,000	7.000%	179,725	1,404,450	4,090,000
2040	-		143,150		4,090,000
2040	4,090,000	7.000%	143,150	4,509,125	-
	<u>20,000,000</u>		<u>26,371,100</u>	<u>46,503,925</u>	

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Schedules of Absorption**  
**and Market Values**  
**For the Years Ended December 31, 2009 through 2022**

<b>Schedule of Absorption</b>																	
Property Description	Prior	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
<b>Residential - Units</b>																	
Filing 1	2	3	2	5	7	10	10	1									40
Filing 2				5	10	20	25	25	25	25	25	15					175
Filing 3						15	25	25	25	25	25	25	10				175
Muti-Family								175									175
	2	3	2	10	17	45	60	226	50	50	50	40	10	-	-		565
<b>Commercial - Square feet</b>																	
Parcel 1 Retail					7,900												7,900
Parcel 1 Office Warehouse										35,000							35,000
Parcel 2 Retail										17,000							17,000
Parcel 3 Office Warehouse																18,000	18,000
Parcel 4 Big Box										85,100							85,100
Parcel 4 Retail										70,000							70,000
Parcel 5 Medical Office										53,600							53,600
Parcel 6 Retail																51,300	51,300
<b>Total Commercial</b>		-	-	-	7,900	-	-	-	-	260,700	-	-	-	-	-	69,300	337,900
<b>Undeveloped Land &amp; Finished Lots</b>																	
Filing 1	38	(3)	(2)	(5)	(7)	(10)	(10)	(1)	-								-
Filing 2	-	-	5	5	10	5	-	-	-	-	(10)	(15)	-				-
Filing 3	-	-	-	-	15	10	-	-	-	-	-	(15)	(10)				-
<b>Commercial (sq feet)</b>				7,900	(7,900)	-	-	-	260,700	(260,700)	-	-	-	-	69,300		69,300.00
<b>Tap Fees</b>																	
	Prior	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Filings 1-3	16,000	32,000	48,000	32,000	160,000	272,000	720,000	960,000	816,000	800,000	800,000	800,000	640,000	160,000	-	-	6,240,000
Multi Family	10,000	-	-	-	-	-	-	1,750,000	-	-	-	-	-	-	-	-	1,750,000
Commercial (156.75 SFE's)	16,000	-	-	-	58,636	-	-	-	-	1,934,997	-	-	-	-	-	2,155,088	4,148,722
Less \$1K per SFE		(2,000)	(3,000)	(2,000)	(10,000)	(20,665)	(45,000)	(60,000)	(159,500)	(50,000)	(170,937)	(50,000)	(40,000)	(10,000)	-	(134,693)	(757,795)
<b>Tap fees pledged to Debt</b>		30,000	45,000	30,000	150,000	309,972	675,000	900,000	2,406,500	750,000	2,564,060	750,000	600,000	150,000	-	2,020,395	11,380,927

**4 Way Ranch Metropolitan District No. 1**  
**Forecasted Schedules of Absorption**  
**and Market Values**  
**For the Years Ended December 31, 2009 through 2022**

		Schedule of Market Values																
Market Value		Prior	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Residential - Units																		
Filing 1	550,000	1,100,000	1,650,000	1,100,000	2,777,500	3,927,385	5,666,656	5,723,322	578,056	-	-	-	-	-	-	-	-	21,422,918
Filing 2	435,000	-	-	-	2,196,750	4,437,435	8,963,619	11,316,569	11,429,734	11,544,032	11,659,472	11,776,067	7,136,296	-	-	-	-	80,459,973
Filing 3	435,000	-	-	-	-	-	6,722,714	11,316,569	11,429,734	11,544,032	11,659,472	11,776,067	11,893,827	4,805,106	-	-	-	81,147,521
Muti-Family	250,000	-	-	-	-	-	-	-	45,981,690	-	-	-	-	-	-	-	-	45,981,690
		1,100,000	1,650,000	1,100,000	4,974,250	8,364,820	21,352,988	28,356,459	69,419,214	23,088,063	23,318,944	23,552,133	19,030,124	4,805,106	-	-	-	229,012,102
Commercial - Square feet																		
Parcel 1 Retail	174	-	-	-	-	1,402,127	-	-	-	-	-	-	-	-	-	-	-	1,402,127
Parcel 1 Office Warehouse	114	-	-	-	-	-	-	-	-	-	4,288,541	-	-	-	-	-	-	4,288,541
Parcel 2 Retail	210	-	-	-	-	-	-	-	-	-	3,832,884	-	-	-	-	-	-	3,832,884
Parcel 3 Office Warehouse	106	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,162,377	-
Parcel 4 Big Box	131	-	-	-	-	-	-	-	-	-	11,926,204	-	-	-	-	-	-	11,926,204
Parcel 4 Retail	124	-	-	-	-	-	-	-	-	-	9,334,444	-	-	-	-	-	-	9,334,444
Parcel 5 Medical Office	170	-	-	-	-	-	-	-	-	-	9,743,566	-	-	-	-	-	-	9,743,566
Parcel 6 Retail	137	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,004,779	-
Total Commercial		-	-	-	-	1,402,127	-	-	-	-	39,125,639	-	-	-	-	-	10,167,156	40,527,767
Undeveloped Land & Finished Lots																		
Filing 1	55,000	2,090,000	(165,000)	(110,000)	(275,000)	(385,000)	(550,000)	(550,000)	(55,000)	-	-	-	-	-	-	-	-	-
Filing 2	43,500	-	-	217,500	217,500	435,000	217,500	-	-	-	-	(435,000)	(652,500)	-	-	-	-	-
Filing 3	43,500	-	-	-	-	652,500	435,000	-	-	-	-	-	(652,500)	(435,000)	-	-	-	-
Commercial (sq feet)	10	-	-	-	79,000	(79,000)	-	-	-	2,607,000	(2,607,000)	-	-	-	-	693,000	(693,000)	-
		2,090,000	(165,000)	107,500	21,500	623,500	102,500	(550,000)	(55,000)	2,607,000	(2,607,000)	(435,000)	(1,305,000)	(435,000)	-	693,000	(693,000)	-

## **4-Way Ranch Metropolitan District No 2**

**4 Way Ranch Metropolitan District No. 2  
Forecasted Sources and Uses of Cash  
For the Years Ended December 31, 2011 through 2045**

	Total	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>General Fund</b>												
Beginning cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues												
Property taxes	8,090,958	-	-	5,800	20,228	40,599	72,137	106,304	148,521	115,323	147,840	178,563
	8,090,958	-	-	5,800	20,228	40,599	72,137	106,304	148,521	115,323	147,840	178,563
Expenditures												
County treasurer fees	121,365	-	-	87	303	609	1,082	1,595	2,228	1,730	2,218	2,678
Transfer to District #1	7,969,593	-	-	5,713	19,925	39,990	71,055	104,709	146,293	113,593	145,622	175,885
	8,090,958	-	-	5,800	20,228	40,599	72,137	106,304	148,521	115,323	147,840	178,563
Ending cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mill Levy		10.000	10.000	10.000	10.000	10.000	10.000	10.000	10.000	6.000	6.000	6.000
<b>Capital Project Fund</b>												
Beginning cash available	\$ -	\$ -	\$ 11,690,750	\$ 11,159,565	\$ 9,495,756	\$ 1,673,847	\$ 15,150,379	\$ 11,364,496	\$ 3,049,991	\$ 8,841,275	\$ 3,185,322	\$ 0
Revenues												
Bond proceeds	49,000,000	15,000,000				24,000,000			10,000,000			
Developer advance	-											
Interest income	1,133,280	115,750	218,815	186,191	32,821	297,066	222,833	59,804				
Developer contribution	43,542,543										5,698,961	5,080,953
	93,675,823	15,115,750	218,815	186,191	32,821	24,297,066	222,833	59,804	10,000,000	-	5,698,961	5,080,953
Expenditures												
Issuance costs	1,960,000	600,000				960,000			400,000			
Transfer to Debt Service (Reserve)	4,900,000	1,500,000				2,400,000			1,000,000			
Transfer to Debt Service (Cap Int)	6,160,000	2,100,000				3,360,000			700,000			
Repay developer advances	-											
Capital - Water	40,196,277				7,104,730			5,424,309		3,055,953	6,275,567	3,055,953
Capital - Sewer	17,721,546					4,710,534	1,858,716		1,858,716		1,858,716	
Capital - Streets	29,598,000	1,325,000	750,000	1,850,000	750,000	2,750,000	2,150,000	2,950,000	1,650,000	2,600,000	750,000	2,025,000
	93,675,823	3,425,000	750,000	1,850,000	7,854,730	10,820,534	4,008,716	8,374,309	4,208,716	5,655,953	8,884,283	5,080,953
Ending cash available	\$ 0	\$ 11,690,750	\$ 11,159,565	\$ 9,495,756	\$ 1,673,847	\$ 15,150,379	\$ 11,364,496	\$ 3,049,991	\$ 8,841,275	\$ 3,185,322	\$ 0	\$ 0



**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2011 through 2045**

	Total	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Debt Service Fund</b>												
Beginning cash available	\$ -	\$ -	\$ 2,902,250	\$ 2,250,250	\$ 1,620,072	\$ 1,812,321	\$ 6,997,429	\$ 6,172,437	\$ 5,460,784	\$ 6,616,576	\$ 5,902,555	\$ 5,378,666
<b>Revenues</b>												
Property taxes	87,361,259	-	-	20,300	70,796	142,097	252,479	372,063	519,822	672,717	862,397	1,041,616
Specific ownership taxes	6,681,658	-	-	1,827	6,372	12,789	22,723	33,486	46,784	55,163	70,717	85,413
Tap Fees	42,175,000	-	800,000	800,000	1,600,000	1,600,000	2,000,000	2,000,000	2,400,000	2,400,000	2,400,000	2,400,000
Transfer from Capital Project Fund	11,060,000	3,600,000				5,760,000			1,700,000			
Interest income	3,200,055	4,250	-	-	18,143	14,354	110,593	95,378	78,984	100,189	87,933	79,367
	<u>150,477,972</u>	<u>3,604,250</u>	<u>800,000</u>	<u>822,127</u>	<u>1,695,311</u>	<u>7,529,240</u>	<u>2,385,795</u>	<u>2,500,927</u>	<u>4,745,590</u>	<u>3,228,069</u>	<u>3,421,047</u>	<u>3,606,396</u>
<b>Expenditures</b>												
Debt service - Series 2011	51,401,125	700,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Debt service - Series 2015	68,514,750	-	-	-	-	840,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000
Debt service - Series 2018	26,292,850			-	-	-	-	-	350,000	700,000	700,000	700,000
Water lease payments	2,635,938	-	50,000	50,000	100,000	100,000	125,000	125,000	150,000	150,000	150,000	150,000
Paying agent / trustee fees	70,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
County treasurer fees	1,310,420	-	-	305	1,062	2,131	3,787	5,581	7,797	10,091	12,936	15,624
	<u>150,225,083</u>	<u>702,000</u>	<u>1,452,000</u>	<u>1,452,305</u>	<u>1,503,062</u>	<u>2,344,131</u>	<u>3,210,787</u>	<u>3,212,581</u>	<u>3,589,797</u>	<u>3,942,091</u>	<u>3,944,936</u>	<u>3,947,624</u>
Ending cash available	\$ 252,889	\$ 2,902,250	\$ 2,250,250	\$ 1,620,072	\$ 1,812,321	\$ 6,997,429	\$ 6,172,437	\$ 5,460,784	\$ 6,616,576	\$ 5,902,555	\$ 5,378,666	\$ 5,037,438
Reserve Fund included above		1,500,000	1,500,000	1,500,000	1,500,000	3,900,000	3,900,000	3,900,000	4,900,000	4,900,000	4,900,000	4,900,000
Capitalized Interest included above		1,400,000	-	-	-	2,520,000	840,000	-	350,000	-	-	-
Surplus Fund included above		2,250	750,250	120,072	312,321	577,429	1,432,437	1,560,784	1,366,576	1,002,555	478,666	137,438
Mill Levy		35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000
Total Mill Levy		45.000	45.000	45.000	45.000	45.000	45.000	45.000	45.000	41.000	41.000	41.000

**4 Way Ranch Metropolitan District No. 2  
Forecasted Sources and Uses of Cash  
For the Years Ended December 31, 2011 through 2045**

	Total	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	<b>Calculation of Assessed Valuation</b>											
Market values - residential homes (000's)												
Beginning	-	-	-	-	-	18,125	36,431	76,051	115,331	168,367	219,604	287,688
Increases (see Exhibit III)	1,096,102	-	-	-	18,125	18,306	38,891	39,280	50,729	51,237	63,691	64,328
Biennial reassessment (1% per annum)	243,199	-	-	-	-	-	729	-	2,307	-	4,392	-
Ending market values	1,339,300	-	-	-	18,125	36,431	76,051	115,331	168,367	219,604	287,688	352,016
Residential assessment ratio		7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%
Assessed value - residential (000's)		-	-	-	1,443	2,900	6,054	9,180	13,402	17,480	22,900	28,020
Market values - lots & commercial												
Beginning	-	-	-	-	2,000	2,000	4,000	4,000	5,000	5,000	6,000	6,000
Increases - commercial (see Exhibit III)	61,647	-	-	-	-	-	-	-	-	-	-	-
Adjust to actual for 2009	-	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) finished lots	-	-	-	2,000	-	2,000	-	1,000	-	1,000	-	-
Biennial reassessment (1% per annum)	11,164	-	-	-	-	-	-	-	-	-	-	-
Ending market values	72,811	-	-	2,000	2,000	4,000	4,000	5,000	5,000	6,000	6,000	6,000
Commercial assessment ratio		29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Assessed value - commercial (000's)		-	-	580	580	1,160	1,160	1,450	1,450	1,740	1,740	1,740
Total assessed valuation (000's)		-	-	580	2,023	4,060	7,214	10,630	14,852	19,220	24,640	29,760

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2011 through 2045**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>General Fund</b>												
Beginning cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues												
Property taxes	212,955	122,148	142,010	181,026	200,687	216,994	237,699	256,169	305,022	321,991	340,244	340,244
	212,955	122,148	142,010	181,026	200,687	216,994	237,699	256,169	305,022	321,991	340,244	340,244
Expenditures												
County treasurer fees	3,194	1,832	2,130	2,715	3,010	3,255	3,565	3,843	4,575	4,830	5,104	5,104
Transfer to District #1	209,761	120,316	139,880	178,311	197,677	213,739	234,134	252,326	300,447	317,161	335,140	335,140
	212,955	122,148	142,010	181,026	200,687	216,994	237,699	256,169	305,022	321,991	340,244	340,244
Ending cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mill Levy	6.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000
<b>Capital Project Fund</b>												
Beginning cash available	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Revenues												
Bond proceeds												
Developer advance												
Interest income												
Developer contribution	2,558,716	6,864,669	5,364,669	1,850,000	5,194,669	1,650,000	3,055,953	4,405,953		1,243,000		350,000
	2,558,716	6,864,669	5,364,669	1,850,000	5,194,669	1,650,000	3,055,953	4,405,953	-	1,243,000	-	350,000
Expenditures												
Issuance costs												
Transfer to Debt Service (Reserve)												
Transfer to Debt Service (Cap Int)												
Repay developer advances												
Capital - Water		3,055,953	3,055,953		3,055,953		3,055,953	3,055,953				
Capital - Sewer	1,858,716	1,858,716	1,858,716		1,858,716							
Capital - Streets	700,000	1,950,000	450,000	1,850,000	280,000	1,650,000		1,350,000		1,243,000		350,000
	2,558,716	6,864,669	5,364,669	1,850,000	5,194,669	1,650,000	3,055,953	4,405,953	-	1,243,000	-	350,000
Ending cash available	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2011 through 2045**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	<b>Debt Service Fund</b>											
Beginning cash available	\$ 5,037,438	\$ 4,905,592	\$ 5,301,893	\$ 4,974,829	\$ 5,131,274	\$ 5,537,061	\$ 5,987,068	\$ 7,758,180	\$ 8,741,220	\$ 10,354,134	\$ 9,957,951	\$ 9,258,218
<b>Revenues</b>												
Property taxes	1,242,240	1,425,061	1,656,785	2,111,967	2,341,349	2,531,592	2,773,152	2,988,636	3,558,589	3,756,557	3,969,518	3,969,518
Specific ownership taxes	101,864	108,305	125,916	160,510	177,943	192,401	210,760	227,136	270,453	285,498	301,683	301,683
Tap Fees	2,400,000	3,444,643	2,400,000	2,400,000	2,400,000	2,400,000	3,530,357	2,400,000	2,400,000			
Transfer from Capital Project Fund												
Interest income	74,683	66,959	77,987	76,298	81,865	90,338	101,138	139,598	165,301	201,110	190,259	176,305
	3,818,787	5,044,968	4,260,688	4,748,775	5,001,157	5,214,331	6,615,407	5,755,370	6,394,343	4,243,165	4,461,460	4,447,506
<b>Expenditures</b>												
Debt service - Series 2011	1,400,000	2,030,000	2,030,900	2,028,650	2,028,250	2,029,350	2,031,600	2,029,650	2,028,500	2,032,800	2,031,850	2,030,650
Debt service - Series 2015	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	2,200,000	2,198,600
Debt service - Series 2018	700,000	700,000	700,000	700,000	700,000	865,000	868,450	865,850	867,550	868,200	867,800	866,350
Water lease payments	150,000	215,290	150,000	150,000	150,000	150,000	220,647	150,000	150,000			
Paying agent / trustee fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
County treasurer fees	18,634	21,376	24,852	31,680	35,120	37,974	41,597	44,830	53,379	56,348	59,543	59,543
	3,950,634	4,648,666	4,587,752	4,592,330	4,595,370	4,764,324	4,844,294	4,772,330	4,781,429	4,639,348	5,161,193	5,157,143
Ending cash available	\$ 4,905,592	\$ 5,301,893	\$ 4,974,829	\$ 5,131,274	\$ 5,537,061	\$ 5,987,068	\$ 7,758,180	\$ 8,741,220	\$ 10,354,134	\$ 9,957,951	\$ 9,258,218	\$ 8,548,581
Reserve Fund included above	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000
Capitalized Interest included above	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Fund included above	5,592	401,893	74,829	231,274	637,061	1,087,068	2,858,180	3,841,220	5,454,134	5,057,951	4,358,218	3,648,581
Mill Levy	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000
Total Mill Levy	41.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2011 through 2045**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	<b>Calculation of Assessed Valuation</b>											
Market values - residential homes (000's)												
Beginning	352,016	424,027	489,648	565,719	632,659	712,922	781,207	865,800	935,458	1,024,522	1,095,580	1,189,260
Increases (see Exhibit III)	64,971	65,621	66,277	66,940	67,610	68,286	68,968	69,658	70,355	71,058	71,769	
Biennial reassessment (1% per annum)	7,040	-	9,793	-	12,653	-	15,624	-	18,709	-	21,912	-
Ending market values	424,027	489,648	565,719	632,659	712,922	781,207	865,800	935,458	1,024,522	1,095,580	1,189,260	1,189,260
Residential assessment ratio	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%
Assessed value - residential (000's)	33,753	38,976	45,031	50,360	56,749	62,184	68,918	74,462	81,552	87,208	94,665	94,665
Market values - lots & commercial												
Beginning	6,000	6,000	6,000	7,950	34,422	34,990	34,990	35,570	37,680	69,386	69,386	64,654
Increases - commercial (see Exhibit III)	-	-	-	28,422	-	-	-	-	33,225	-	-	-
Adjust to actual for 2009												
Increase (decrease) finished lots	-	-	1,950	(1,950)	-	-	-	2,110	(2,110)	-	(6,000)	-
Biennial reassessment (1% per annum)	-	-	-	-	568	-	580	-	591	-	1,268	-
Ending market values	6,000	6,000	7,950	34,422	34,990	34,990	35,570	37,680	69,386	69,386	64,654	64,654
Commercial assessment ratio	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Assessed value - commercial (000's)	1,740	1,740	2,306	9,982	10,147	10,147	10,315	10,927	20,122	20,122	18,750	18,750
Total assessed valuation (000's)	35,493	40,716	47,337	60,342	66,896	72,331	79,233	85,390	101,674	107,330	113,415	113,415

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2011 through 2045**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	<b>General Fund</b>											
Beginning cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues												
Property taxes	347,049	347,049	353,990	353,990	361,070	361,070	368,291	368,291	375,657	375,657	383,170	383,170
	347,049	347,049	353,990	353,990	361,070	361,070	368,291	368,291	375,657	375,657	383,170	383,170
Expenditures												
County treasurer fees	5,206	5,206	5,310	5,310	5,416	5,416	5,524	5,524	5,635	5,635	5,748	5,748
Transfer to District #1	341,843	341,843	348,680	348,680	355,654	355,654	362,767	362,767	370,022	370,022	377,422	377,422
	347,049	347,049	353,990	353,990	361,070	361,070	368,291	368,291	375,657	375,657	383,170	383,170
Ending cash available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mill Levy	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000	3.000
	<b>Capital Project Fund</b>											
Beginning cash available	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Revenues												
Bond proceeds												
Developer advance												
Interest income												
Developer contribution	225,000											
	225,000	-	-	-	-	-	-	-	-	-	-	-
Expenditures												
Issuance costs												
Transfer to Debt Service (Reserve)												
Transfer to Debt Service (Cap Int)												
Repay developer advances												
Capital - Water												
Capital - Sewer												
Capital - Streets	225,000											
	225,000	-	-	-	-	-	-	-	-	-	-	-
Ending cash available	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2011 through 2045**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	<b>Debt Service Fund</b>											
Beginning cash available	\$ 8,548,581	\$ 7,913,008	\$ 7,262,653	\$ 6,684,857	\$ 6,100,909	\$ 5,585,966	\$ 4,268,102	\$ 4,175,790	\$ 4,083,854	\$ 3,846,383	\$ 3,703,547	\$ 1,009,875
Revenues												
Property taxes	4,048,908	4,048,908	4,129,887	4,129,887	4,212,484	4,212,484	4,296,734	4,296,734	4,382,669	4,382,669	4,470,322	4,470,322
Specific ownership taxes	307,717	307,717	313,871	313,871	320,149	320,149	326,552	326,552	333,083	333,083	339,744	339,744
Tap Fees												
Transfer from Capital Project Fund												
Interest income	162,986	150,254	138,094	126,592	115,712	97,565	83,603	81,779	78,517	74,752	46,668	12,503
	4,519,611	4,506,879	4,581,852	4,570,350	4,648,345	4,630,198	4,706,889	4,705,065	4,794,269	4,790,504	4,856,734	4,822,569
Expenditures												
Debt service - Series 2011	2,028,850	2,031,100	2,031,700	2,030,300	2,031,550	2,815,425	-	-	-	-	-	-
Debt service - Series 2015	2,199,750	2,198,100	2,198,650	2,196,050	2,200,300	2,200,700	3,897,250	3,895,950	4,197,050	4,198,500	7,013,850	-
Debt service - Series 2018	863,850	865,300	865,350	864,000	866,250	866,750	835,500	834,600	766,950	667,100	467,500	5,510,500
Water lease payments												
Paying agent / trustee fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
County treasurer fees	60,734	60,734	61,948	61,948	63,187	63,187	64,451	64,451	65,740	65,740	67,055	67,055
	5,155,184	5,157,234	5,159,648	5,154,298	5,163,287	5,948,062	4,799,201	4,797,001	5,031,740	4,933,340	7,550,405	5,579,555
Ending cash available	\$ 7,913,008	\$ 7,262,653	\$ 6,684,857	\$ 6,100,909	\$ 5,585,966	\$ 4,268,102	\$ 4,175,790	\$ 4,083,854	\$ 3,846,383	\$ 3,703,547	\$ 1,009,875	\$ 252,889
Reserve Fund included above	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	3,400,000	3,400,000	3,400,000	3,400,000	3,400,000	1,000,000	-
Capitalized Interest included above	-	-	-	-	-	-	-	-	-	-	-	-
Surplus Fund included above	3,013,008	2,362,653	1,784,857	1,200,909	685,966	868,102	775,790	683,854	446,383	303,547	9,875	252,889
Mill Levy	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000	35.000
Total Mill Levy	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000	38.000

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Sources and Uses of Cash**  
**For the Years Ended December 31, 2011 through 2045**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	<b>Calculation of Assessed Valuation</b>											
Market values - residential homes (000's)												
Beginning	1,189,260	1,213,046	1,213,046	1,237,307	1,237,307	1,262,053	1,262,053	1,287,294	1,287,294	1,313,040	1,313,040	1,339,300
Increases (see Exhibit III)												
Biennial reassessment (1% per annum)	23,785	-	24,261	-	24,746	-	25,241	-	25,746	-	26,261	-
Ending market values	1,213,046	1,213,046	1,237,307	1,237,307	1,262,053	1,262,053	1,287,294	1,287,294	1,313,040	1,313,040	1,339,300	1,339,300
Residential assessment ratio	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%	7.96%
Assessed value - residential (000's)	96,558	96,558	98,490	98,490	100,459	100,459	102,469	102,469	104,518	104,518	106,608	106,608
Market values - lots & commercial												
Beginning	64,654	65,947	65,947	67,266	67,266	68,611	68,611	69,984	69,984	71,383	71,383	72,811
Increases - commercial (see Exhibit III)												
Adjust to actual for 2009												
Increase (decrease) finished lots												
Biennial reassessment (1% per annum)	1,293	-	1,319	-	1,345	-	1,372	-	1,400	-	1,428	-
Ending market values	65,947	65,947	67,266	67,266	68,611	68,611	69,984	69,984	71,383	71,383	72,811	72,811
Commercial assessment ratio	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
Assessed value - commercial (000's)	19,125	19,125	19,507	19,507	19,897	19,897	20,295	20,295	20,701	20,701	21,115	21,115
Total assessed valuation (000's)	115,683	115,683	117,997	117,997	120,357	120,357	122,764	122,764	125,219	125,219	127,723	127,723



**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Schedule of General Obligation Debt - Series 2011**  
**For the Years Ended December 31, 2011 through 2041**

<u>Year</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Annual Total</u>	<u>Outstanding Balance</u>
					20,000,000
2011			700,000	700,000	20,000,000
2012			700,000		20,000,000
2012			700,000	1,400,000	20,000,000
2013			700,000		20,000,000
2013			700,000	1,400,000	20,000,000
2014			700,000		20,000,000
2014		7.000%	700,000	1,400,000	20,000,000
2015			700,000		20,000,000
2015		7.000%	700,000	1,400,000	20,000,000
2016			700,000		20,000,000
2016		7.000%	700,000	1,400,000	20,000,000
2017			700,000		20,000,000
2017		7.000%	700,000	1,400,000	20,000,000
2018			700,000		20,000,000
2018		7.000%	700,000	1,400,000	20,000,000
2019			700,000		20,000,000
2019		7.000%	700,000	1,400,000	20,000,000
2020			700,000		20,000,000
2020		7.000%	700,000	1,400,000	20,000,000
2021			700,000		20,000,000
2021		7.000%	700,000	1,400,000	20,000,000
2022			700,000		20,000,000
2022		7.000%	700,000	1,400,000	20,000,000
2023	-		700,000		20,000,000
2023	630,000	7.000%	700,000	2,030,000	19,370,000
2024	-		677,950		19,370,000
2024	675,000	7.000%	677,950	2,030,900	18,695,000
2025	-		654,325		18,695,000
2025	720,000	7.000%	654,325	2,028,650	17,975,000
2026	-		629,125		17,975,000
2026	770,000	7.000%	629,125	2,028,250	17,205,000
2027	-		602,175		17,205,000
2027	825,000	7.000%	602,175	2,029,350	16,380,000
2028	-		573,300		16,380,000
2028	885,000	7.000%	573,300	2,031,600	15,495,000
2029	-		542,325		15,495,000
2029	945,000	7.000%	542,325	2,029,650	14,550,000
2030	-		509,250		14,550,000
2030	1,010,000	7.000%	509,250	2,028,500	13,540,000
2031	-		473,900		13,540,000
2031	1,085,000	7.000%	473,900	2,032,800	12,455,000
2032	-		435,925		12,455,000
2032	1,160,000	7.000%	435,925	2,031,850	11,295,000
2033	-		395,325		11,295,000
2033	1,240,000	7.000%	395,325	2,030,650	10,055,000
2034	-		351,925		10,055,000
2034	1,325,000	7.000%	351,925	2,028,850	8,730,000
2035	-		305,550		8,730,000
2035	1,420,000	7.000%	305,550	2,031,100	7,310,000
2036	-		255,850		7,310,000
2036	1,520,000	7.000%	255,850	2,031,700	5,790,000
2037	-		202,650		5,790,000
2037	1,625,000	7.000%	202,650	2,030,300	4,165,000
2038	-		145,775		4,165,000
2038	1,740,000	7.000%	145,775	2,031,550	2,425,000
2039	-		84,875		2,425,000
2039	2,425,000	7.000%	84,875	2,815,425	-
	<u>20,000,000</u>		<u>31,180,450</u>	<u>51,401,125</u>	

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Schedule of General Obligation Debt - Series 2015**  
**For the Years Ended December 31, 2015 through 2044**

<u>Year</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Annual Total</u>	<u>Outstanding Balance</u>
					24,000,000
2015			840,000	840,000	24,000,000
2016			840,000		24,000,000
2016			840,000	1,680,000	24,000,000
2017			840,000		24,000,000
2017			840,000	1,680,000	24,000,000
2018			840,000		24,000,000
2018			840,000	1,680,000	24,000,000
2019			840,000		24,000,000
2019			840,000	1,680,000	24,000,000
2020			840,000		24,000,000
2020			840,000	1,680,000	24,000,000
2021			840,000		24,000,000
2021			840,000	1,680,000	24,000,000
2022			840,000		24,000,000
2022			840,000	1,680,000	24,000,000
2023			840,000		24,000,000
2023			840,000	1,680,000	24,000,000
2024			840,000		24,000,000
2024			840,000	1,680,000	24,000,000
2025			840,000		24,000,000
2025			840,000	1,680,000	24,000,000
2026			840,000		24,000,000
2026			840,000	1,680,000	24,000,000
2027			840,000		24,000,000
2027			840,000	1,680,000	24,000,000
2028			840,000		24,000,000
2028			840,000	1,680,000	24,000,000
2029			840,000		24,000,000
2029			840,000	1,680,000	24,000,000
2030			840,000		24,000,000
2030			840,000	1,680,000	24,000,000
2031			840,000		24,000,000
2031			840,000	1,680,000	24,000,000
2032			840,000		24,000,000
2032	520,000	7.000%	840,000	2,200,000	23,480,000
2033	-		821,800		23,480,000
2033	555,000	7.000%	821,800	2,198,600	22,925,000
2034	-		802,375		22,925,000
2034	595,000	7.000%	802,375	2,199,750	22,330,000
2035	-		781,550		22,330,000
2035	635,000	7.000%	781,550	2,198,100	21,695,000
2036	-		759,325		21,695,000
2036	680,000	7.000%	759,325	2,198,650	21,015,000
2037	-		735,525		21,015,000
2037	725,000	7.000%	735,525	2,196,050	20,290,000
2038	-		710,150		20,290,000
2038	780,000	7.000%	710,150	2,200,300	19,510,000
2039	-		682,850		19,510,000
2039	835,000	7.000%	682,850	2,200,700	18,675,000
2040	-		653,625		18,675,000
2040	2,590,000	7.000%	653,625	3,897,250	16,085,000
2041	-		562,975		16,085,000
2041	2,770,000	7.000%	562,975	3,895,950	13,315,000
2042	-		466,025		13,315,000
2042	3,265,000	7.000%	466,025	4,197,050	10,050,000
2043	-		351,750		10,050,000
2043	3,495,000	7.000%	351,750	4,198,500	6,555,000
2044	-		229,425		6,555,000
2044	6,555,000	7.000%	229,425	7,013,850	-
	<u>24,000,000</u>		<u>44,514,750</u>	<u>68,514,750</u>	

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Schedule of General Obligation Debt - Series 2018**  
**For the Years Ended December 31, 2018 through 2045**

<u>Year</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Annual Total</u>	<u>Outstanding Balance</u>
					10,000,000
2018			350,000	350,000	10,000,000
2019			350,000		10,000,000
2019			350,000	700,000	10,000,000
2020			350,000		10,000,000
2020			350,000	700,000	10,000,000
2021			350,000		10,000,000
2021			350,000	700,000	10,000,000
2022			350,000		10,000,000
2022			350,000	700,000	10,000,000
2023			350,000		10,000,000
2023			350,000	700,000	10,000,000
2024			350,000		10,000,000
2024			350,000	700,000	10,000,000
2025			350,000		10,000,000
2025			350,000	700,000	10,000,000
2026			350,000		10,000,000
2026			350,000	700,000	10,000,000
2027	-		350,000		10,000,000
2027	165,000	7.000%	350,000	865,000	9,835,000
2028	-		344,225		9,835,000
2028	180,000	7.000%	344,225	868,450	9,655,000
2029	-		337,925		9,655,000
2029	190,000	7.000%	337,925	865,850	9,465,000
2030	-		331,275		9,465,000
2030	205,000	7.000%	331,275	867,550	9,260,000
2031	-		324,100		9,260,000
2031	220,000	7.000%	324,100	868,200	9,040,000
2032	-		316,400		9,040,000
2032	235,000	7.000%	316,400	867,800	8,805,000
2033	-		308,175		8,805,000
2033	250,000	7.000%	308,175	866,350	8,555,000
2034	-		299,425		8,555,000
2034	265,000	7.000%	299,425	863,850	8,290,000
2035	-		290,150		8,290,000
2035	285,000	7.000%	290,150	865,300	8,005,000
2036	-		280,175		8,005,000
2036	305,000	7.000%	280,175	865,350	7,700,000
2037	-		269,500		7,700,000
2037	325,000	7.000%	269,500	864,000	7,375,000
2038	-		258,125		7,375,000
2038	350,000	7.000%	258,125	866,250	7,025,000
2039	-		245,875		7,025,000
2039	375,000	7.000%	245,875	866,750	6,650,000
2040	-		232,750		6,650,000
2040	370,000	7.000%	232,750	835,500	6,280,000
2041	-		219,800		6,280,000
2041	395,000	7.000%	219,800	834,600	5,885,000
2042	-		205,975		5,885,000
2042	355,000	7.000%	205,975	766,950	5,530,000
2043	-		193,550		5,530,000
2043	280,000	7.000%	193,550	667,100	5,250,000
2044	-		183,750		5,250,000
2044	100,000	7.000%	183,750	467,500	5,150,000
2045	-		180,250		5,150,000
2045	5,150,000	7.000%	180,250	5,510,500	-
	<u>10,000,000</u>		<u>16,292,850</u>	<u>26,292,850</u>	

**4 Way Ranch Metropolitan District No. 2**  
**Forecasted Schedules of Absorption**  
**and Market Values**  
**For the Years Ended December 31, 2011 through 2030**

**Schedule of Absorption**

Property Description	Prior	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
<b>Residential - Units</b>																						
Filing 1			25	25	25	25																100
Filing 2			25	25	25	25	50	50														200
Filing 3					25	25	50	50	50													200
Filing 4					25	25	25	25	50	50												200
Filing 5									25	50	50	50	25									200
Filing 6									25	25	50	50	50	-								200
Filing 7										25	25	25	50	50	25							200
Filing 8											25	25	25	50	50	25						200
Filing 9														25	50	50	50	25				200
Filing 10														25	25	50	50	50				200
Filing 11																25	50	50	50	25	100	200
Filing 12																		25	50	75	50	200
Filing 13																			75	75		200
	-	-	50	50	100	100	125	125	150	150	150	150	150	150	150	150	150	150	150	150	150	2,500
<b>Commercial - Square feet</b>																						
Parcel 1 Retail														90,000								90,000
Parcel 1 Office Warehouse														50,000								50,000
Parcel 1 Retail														55,000								55,000
Parcel 2 Big Box																			70,000			70,000
Parcel 2 Retail																			60,000			60,000
Parcel 2 Medical Office																			26,000			26,000
Parcel 6 Retail																			55,000			55,000
<b>Total Commercial</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	195,000	-	-	-	-	211,000	-	-	406,000
<b>Undeveloped Land &amp; Finished Lots</b>																						
Filing 1 to 13	-	50	-	50	-	25	-	25	-	-	-	-	-	-	-	-	-	-	-	-	(150)	-
<b>Commercial (sq feet)</b>														195,000	(195,000)	-	-	-	211,000	(211,000)	-	-

**Tap Fees**

	Prior	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Filings 1-13	16,000	-	-	800,000	800,000	1,600,000	1,600,000	2,000,000	2,000,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	40,000,000
Commercial (135.9375 SFE's)	16,000	-	-	-	-	-	-	-	-	-	-	-	-	1,044,643	-	-	-	-	1,130,357	-	-	2,175,000
Less \$1K per SFE		-	-	(50,000)	(50,000)	(100,000)	(100,000)	(125,000)	(125,000)	(150,000)	(150,000)	(150,000)	(150,000)	(215,290)	(150,000)	(150,000)	(150,000)	(150,000)	(220,647)	(150,000)	(150,000)	(2,635,938)
	-	-	750,000	750,000	1,500,000	1,500,000	1,875,000	1,875,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	3,229,353	2,250,000	2,250,000	2,250,000	2,250,000	3,309,710	2,250,000	2,250,000	39,539,063

**4 Way Ranch Metropolitan District No. 2  
Forecasted Schedules of Absorption  
and Market Values  
For the Years Ended December 31, 2011 through 2030**

**Schedule of Market Values**

	Market Value	Prior	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
<b>Residential - Units</b>																							
Filing 1	350,000	-	-	8,750,000	8,837,500	8,925,875	9,015,134	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,528,509
Filing 2	375,000	-	-	9,375,000	9,468,750	9,563,438	9,659,072	19,511,325	19,706,438	-	-	-	-	-	-	-	-	-	-	-	-	-	77,284,023
Filing 3	400,000	-	-	-	-	10,201,000	10,303,010	20,812,080	21,020,201	21,230,403	-	-	-	-	-	-	-	-	-	-	-	-	83,566,894
Filing 4	400,000	-	-	-	-	10,201,000	10,303,010	10,406,040	10,510,101	21,230,403	21,442,707	-	-	-	-	-	-	-	-	-	-	-	84,093,261
Filing 5	400,000	-	-	-	-	-	-	-	-	10,615,202	21,442,707	21,657,134	21,873,705	11,046,221	-	-	-	-	-	-	-	-	86,834,969
Filing 6	400,000	-	-	-	-	-	-	-	-	10,615,202	10,721,354	21,657,134	21,873,705	22,092,443	-	-	-	-	-	-	-	-	86,959,837
Filing 7	400,000	-	-	-	-	-	-	-	-	-	10,721,354	10,828,567	10,936,853	22,092,443	22,313,367	11,268,250	-	-	-	-	-	-	88,160,833
Filing 8	400,000	-	-	-	-	-	-	-	-	-	-	10,828,567	10,936,853	11,046,221	22,313,367	22,536,501	11,380,933	-	-	-	-	-	89,042,441
Filing 9	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	11,156,683	22,536,501	22,761,866	22,989,484	11,609,690	-	-	-	91,054,223
Filing 10	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	11,156,683	11,268,250	22,761,866	22,989,484	23,219,379	-	-	-	91,395,663
Filing 11	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,380,933	22,989,484	23,219,379	23,451,573	11,843,044	-	92,884,413
Filing 12	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,609,690	11,725,786	23,686,089	47,845,899	94,867,464
Filing 13	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,177,359	35,529,133	23,922,950	94,629,442
		-	-	18,125,000	18,306,250	38,891,313	39,280,226	50,729,445	51,236,740	63,891,209	64,328,121	64,971,402	65,621,116	66,277,328	66,940,101	67,609,502	68,285,597	68,968,453	69,658,137	70,354,719	71,058,266	71,768,849	1,096,101,773
<b>Commercial - Square feet</b>																							
Parcel 1 Retail	135	-	-	-	-	-	-	-	-	-	-	-	-	-	13,555,370	-	-	-	-	-	-	-	13,555,370
Parcel 1 Office Warehouse	106	-	-	-	-	-	-	-	-	-	-	-	-	-	5,913,042	-	-	-	-	-	-	-	5,913,042
Parcel 1 Retail	146	-	-	-	-	-	-	-	-	-	-	-	-	-	8,953,238	-	-	-	-	-	-	-	8,953,238
Parcel 2 Big Box	126	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,377,321	-	-	10,377,321
Parcel 2 Retail	132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,283,371	-	-	9,283,371
Parcel 2 Medical Office	174	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,300,055	-	-	5,300,055
Parcel 6 Retail	128	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,284,268	-	-	8,284,268
Total Commercial		-	-	-	-	-	-	-	-	-	-	-	-	-	28,421,651	-	-	-	-	33,225,016	-	-	61,646,667
<b>Undeveloped Land &amp; Finished Lots</b>																							
Filing 1 to 13	40,000	-	2,000,000	-	2,000,000	-	1,000,000	-	1,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	(6,000,000)
Commercial (sq feet)	10	-	-	-	-	-	-	-	-	-	-	-	-	-	1,950,000	(1,950,000)	-	-	-	2,110,000	(2,110,000)	-	-
		-	2,000,000	-	2,000,000	-	1,000,000	-	1,000,000	-	-	-	-	-	1,950,000	(1,950,000)	-	-	-	2,110,000	(2,110,000)	-	(6,000,000)

## **EXHIBIT C**

### **UPDATED DESCRIPTION OF DISTRICTS' FACILITIES & COSTS**

**Overall Water Facilities Spreadsheet  
4-Way Ranch Metropolitan District)s**

Improvement		Build when SFE=	Capital Cost 2009 Dollars	Distribution/ Transmission	Comments
<b>Phase One</b>					
Stage 1 Central Water (Existing)	120 GPM		\$ 2,100,000	\$ -	Existing includes distribution/transmission
Stage 2 Central Water Treatment	300 GPM	200	\$1,928,948		<b>Note:</b> In order to simplify analysis, we allocated an average cost of raw water line extension to each well site. As we worked through the raw water lines, it appears that it is a very reasonable estimate
	Well Site #2	200	\$1,145,482	\$ 1,222,874	
	Well Site #3	400	\$1,145,482	\$ 1,222,874	
	Well Site #4	600	\$1,145,482	\$ 1,222,874	
			<b>\$7,465,394</b>	<b>\$ 3,668,621</b>	
<b>Phase Two</b>					
Stage 3 Central Water Treatment	650 GPM	700	\$3,389,068		Superstructure for Stage 4 is constructed at this time. A separate site is an option for FP 3
Storage 1.75 MG		700	\$1,347,306		
	Well Site #5	800	\$1,145,482	\$ 1,222,874	Storage may be most dependent on commercial fire need-could go sooner depending on the exact nature of commercial development in Phase One
	Well Site #6	1000	\$1,145,482	\$ 1,222,874	Options for recharge/exchange start becoming considerations
	Well Site #7	1260	\$1,466,217	1,589,736	At well sites 7 and up, an additional well into Denver or Dawson would be drilled
	Well Site #8	1520	\$1,466,217	1,589,736	
Stage 4 Central Water Treatment	1000 GPM	1700	\$3,219,614		Equipment Only with some external. Superstructure in place with Stage 3
	Well Site #9	1780	\$1,466,217	1,589,736	
	Well Site #11	2040	\$1,466,217	1,589,736	
	Well Site #12	2300	\$1,466,217	1,589,736	
	Well Site #13	2560	\$1,466,217	1,589,736	
	Well Site #14	2820	\$1,466,217	1,589,736	
	Well Site #15	3080	\$1,466,217	1,589,736	
	Well Site #16	3340	\$1,466,217	1,589,736	
			<b>\$23,442,906</b>	<b>\$ 16,753,368</b>	

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**Overall Wastewater Facilities Spreadsheet**  
**4-Way Ranch Metropolitan District)s**

Improvement	Build when SFE=	Capital Cost 2009 Dollars	Collection/ Trunk Sewers	Comments
<b>Phase One</b>				<b>Note:</b> In order to simplify analysis, we allocated an average cost of collection and trunk mains per 350 SFE
Lift Station/Force Main #1	0	\$ 1,333,007	\$ -	
Collection/Trunk Mains	0		\$ 1,858,716	
Pump Upgrades	175	\$ 322,465		
Collection/Trunk Mains	350		\$ 1,858,716	
<b>Phase One</b>		<b>\$ 1,655,472</b>	<b>\$ 3,717,431</b>	
<b>Phase Two</b>				Lift Station Number 2
Lift Station Force Main #2	700	\$ 2,851,818		
Collection/Trunk Mains	700		\$ 1,858,716	
Collection/Trunk Mains	1050		\$ 1,858,716	
Collection/Trunk Mains	1400		\$ 1,858,716	
Collection/Trunk Mains	1750		\$ 1,858,716	
Collection/Trunk Mains	2100		\$ 1,858,716	
Collection/Trunk Mains	2450		\$ 1,858,716	
Collection/Trunk Mains	2800		\$ 1,858,716	
Collection/Trunk Mains	3150		\$ 1,858,716	
<b>Phase Two</b>		<b>\$ 2,851,818</b>	<b>\$ 14,869,725</b>	

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## Cost Breakdown

### Cost Estimate for Phase I Local Roads / Overall Site Improvements

#### Project: 4-Way Ranch

Item	Unit	Quant.	Unit Cost	Item Total
<b>Local Roads *</b>				
1 Grading	C.Y.	150,265	\$ 2.50	\$ 375,663
2 Erosion Control	L.S.	L.S.	L.S.	\$ 100,000
3 Storm Sewer	L.S.	L.S.	L.S.	\$ 650,000
4 Seeding / Matting	L.S.	L.S.	L.S.	\$ 75,000
5 Curb & Gutter	L.F.	20,000	\$ 9.00	\$ 180,000
6 Sidewalk & Ped Ramps	L.S.	L.S.	L.S.	\$ 195,000
7 Paving	S.Y.	60,000	\$ 18.00	\$ 1,080,000
8 Striping	L.S.	L.S.	L.S.	\$ 25,000
9 Lighting	L.S.	L.S.	L.S.	\$ 50,000
11 Landscaping & Irrigation	L.S.	L.S.	L.S.	\$ 175,000
12 Traffic & Street Signs	EA.	60	\$ 150	\$ 9,000
<b>Construction Total</b>				<b>\$ 2,914,663</b>
<b>15% Construction Contingency</b>				<b>\$ 437,199</b>
<b>Local Roads Total</b>				<b>\$ 3,351,862</b>

Item	Unit	Quant.	Unit Cost	Item Total
<b>Overall Site Improvements</b>				
1 Grading - Creek & Drainage Areas	L.S.	1	\$ 200,000.00	\$ 200,000
2 Creek & Drainage Area Improvements	L.S.	1	\$ 750,000.00	\$ 750,000
3 Common Area Landscaping & Irrigation	L.S.	1	\$ 550,000.00	\$ 550,000
4 Detention Ponds	L.S.	1	\$ 350,000.00	\$ 350,000
5 Trails	L.S.	1	\$ 125,000.00	\$ 125,000
6 Entry Features & Signage *	L.S.	1	\$ 150,000.00	\$ 150,000
<b>Construction Total</b>				<b>\$ 2,125,000</b>
<b>15% Construction Contingency</b>				<b>\$ 318,750</b>
<b>Overall Site Improvements</b>				<b>\$ 2,443,750</b>

\* Refers to "Local" improvements for which financing is subject to prior approval of the County

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## Cost Breakdown

### Cost Estimate for Phase I Major Roads / Collector Roads

#### Project: 4-Way Ranch

Item	Unit	Quant.	Unit Cost	Item Total
<b>Major Roads</b>				
<b>Stapleton Rd. - Eastonville To Hwy. 24</b>				
1 Grading	C.Y.	200,000	\$ 2.50	\$ 500,000
2 Erosion Control	L.S.	L.S.	L.S.	\$ 50,000
3 Storm Sewer	L.S.	L.S.	L.S.	\$ 850,000
4 Seeding / Matting	AC	10	\$ 1,000	\$ 10,000
5 Curb & Gutter	L.F.	12,000	\$ 9.00	\$ 108,000
6 Sidewalk & Ped Ramps	L.S.	L.S.	L.S.	\$ 125,000
7 Paving - 4 Lanes	S.Y.	52,000	\$ 21.00	\$ 1,092,000
8 Striping	L.S.	L.S.	L.S.	\$ 85,000
9 Lighting	L.S.	L.S.	L.S.	\$ 150,000
10 Hwy. 24 Connection	L.S.	L.S.	L.S.	\$ 450,000
11 Traffic Signal - Hwy. 24	EA.	1	\$ 300,000	\$ 300,000
12 Traffic Signals - Eastonville & Dumont	EA.	2	\$ 150,000	\$ 300,000
13 Landscape & Irrigation	L.S.	L.S.	L.S.	\$ 225,000
14 Traffic & Street Signs	EA.	15	\$ 150	\$ 2,250
<b>Construction Total</b>				<b>\$ 4,247,250</b>
<b>15% Construction Contingency</b>				<b>\$ 637,088</b>
<b>Major Roads Total</b>				<b>\$ 4,884,338</b>

Item	Unit	Quant.	Unit Cost	Item Total
<b>Collector Roads</b>				
1 Grading	C.Y.	250,000	\$ 2.50	\$ 625,000
2 Erosion Control	L.S.	L.S.	L.S.	\$ 125,000
3 Storm Sewer	L.S.	L.S.	L.S.	\$ 650,000
4 Seeding / Matting	L.S.	L.S.	L.S.	\$ 50,000
5 Curb & Gutter	L.F.	32,000	\$ 7.50	\$ 240,000
6 Sidewalk & Ped Ramps	L.S.	L.S.	L.S.	\$ 375,000
7 Paving	S.Y.	70,000	\$ 18.00	\$ 1,260,000
8 Striping	L.S.	L.S.	L.S.	\$ 75,000
9 Lighting	L.S.	L.S.	L.S.	\$ 50,000
10 Traffic Control Systems	L.S.	L.S.	L.S.	\$ 25,000
11 Landscaping & Irrigation	L.S.	L.S.	L.S.	\$ 300,000
12 Traffic & Street Signs	EA.	80	\$ 150	\$ 12,000
<b>Construction Total</b>				<b>\$ 3,787,000</b>
<b>15% Construction Contingency</b>				<b>\$ 568,050</b>
<b>Collector Roads Total</b>				<b>\$ 4,355,050</b>

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## Cost Breakdown

### Cost Estimate for Phase II Local Roads / Overall Site Improvements

#### Project: 4-Way Ranch

Item	Unit	Quant.	Unit Cost	Item Total
<b>Local Roads *</b>				
1 Grading	C.Y.	671,956	\$ 2.50	\$ 1,679,890
2 Erosion Control	L.S.	L.S.	L.S.	\$ 450,000
3 Storm Sewer	L.S.	L.S.	L.S.	\$ 2,500,000
4 Seeding / Matting	L.S.	L.S.	L.S.	\$ 350,000
5 Curb & Gutter	L.F.	125,000	\$ 7.50	\$ 937,500
6 Sidewalk & Ped Ramps	L.S.	L.S.	L.S.	\$ 1,150,000
7 Paving	S.Y.	175,000	\$ 18.00	\$ 3,150,000
8 Striping	L.S.	L.S.	L.S.	\$ 50,000
9 Lighting	L.S.	L.S.	L.S.	\$ 100,000
11 Landscaping & Irrigation	L.S.	L.S.	L.S.	\$ 450,000
12 Traffic & Street Signs	EA.	150	\$ 150	\$ 22,500
<b>Construction Total</b>				<b>\$ 10,839,890</b>
<b>15% Construction Contingency</b>				<b>\$ 1,625,984</b>
<b>Local Roads Total</b>				<b>\$ 12,465,874</b>

Item	Unit	Quant.	Unit Cost	Item Total
<b>Overall Site Improvements</b>				
1 Grading - Creek & Drainage Areas	L.S.	1	\$ 200,000.00	\$ 350,000
2 Creek & Drainage Area Improvements	L.S.	1	\$ 750,000.00	\$ 550,000
3 Common Area Landscaping & Irrigation	L.S.	1	\$ 550,000.00	\$ 750,000
4 Detention Ponds	L.S.	1	\$ 350,000.00	\$ 900,000
5 Trails	L.S.	1	\$ 125,000.00	\$ 150,000
6 Entry Features & Signage *	L.S.	1	\$ 150,000.00	\$ 350,000
<b>Construction Total</b>				<b>\$ 3,050,000</b>
<b>15% Construction Contingency</b>				<b>\$ 457,500</b>
<b>Overall Site Improvements</b>				<b>\$ 3,507,500</b>

\* Refers to "Local" improvements for which financing is subject to prior approval of the County

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## Cost Breakdown

### Cost Estimate for Phase II Major Roads / Collector Roads

#### Project: 4-Way Ranch

Item	Unit	Quant.	Unit Cost	Item Total
<b>Major Roads</b>				
<b>Rex Rd. - Eastonville To Hwy. 24</b>				
1 Grading	C.Y.	225,000	\$ 2.50	\$ 562,500
2 Erosion Control	L.S.	L.S.	L.S.	\$ 50,000
3 Storm Sewer	L.S.	L.S.	L.S.	\$ 1,125,000
4 Seeding / Matting	AC	15	\$ 1,000	\$ 15,000
5 Curb & Gutter	L.F.	15,000	\$ 9.00	\$ 135,000
6 Sidewalk & Ped Ramps	L.S.	L.S.	L.S.	\$ 250,000
7 Paving - 4 Lanes	S.Y.	60,000	\$ 21.00	\$ 1,260,000
8 Striping	L.S.	L.S.	L.S.	\$ 150,000
9 Lighting	L.S.	L.S.	L.S.	\$ 350,000
10 Hwy. 24 Connection	L.S.	L.S.	L.S.	\$ 450,000
11 Traffic Signal - Hwy. 24	EA.	1	\$ 300,000	\$ 300,000
12 Traffic Signals - Eastonville & Dumont	EA.	3	\$ 150,000	\$ 450,000
13 Landscape & Irrigation	L.S.	L.S.	L.S.	\$ 275,000
14 Traffic & Street Signs	EA.	15	\$ 150	\$ 2,250
<b>Construction Total</b>				<b>\$ 5,374,750</b>
<b>15% Construction Contingency</b>				<b>\$ 806,213</b>
<b>Major Roads Total</b>				<b>\$ 6,180,963</b>

Item	Unit	Quant.	Unit Cost	Item Total
<b>Collector Roads</b>				
1 Grading	C.Y.	450,000	\$ 2.50	\$ 1,125,000
2 Erosion Control	L.S.	L.S.	L.S.	\$ 250,000
3 Storm Sewer	L.S.	L.S.	L.S.	\$ 2,500,000
4 Seeding / Matting	L.S.	L.S.	L.S.	\$ 150,000
5 Curb & Gutter	L.F.	35,000	\$ 7.50	\$ 262,500
6 Sidewalk & Ped Ramps	L.S.	L.S.	L.S.	\$ 450,000
7 Paving	S.Y.	68,000	\$ 18.00	\$ 1,224,000
8 Striping	L.S.	L.S.	L.S.	\$ 150,000
9 Lighting	L.S.	L.S.	L.S.	\$ 100,000
10 Traffic Control Systems	L.S.	L.S.	L.S.	\$ 50,000
11 Landscaping & Irrigation	L.S.	L.S.	L.S.	\$ 200,000
12 Traffic & Street Signs	EA.	75	\$ 150	\$ 11,250
<b>Construction Total</b>				<b>\$ 6,472,750</b>
<b>15% Construction Contingency</b>				<b>\$ 970,913</b>
<b>Collector Roads Total</b>				<b>\$ 7,443,663</b>

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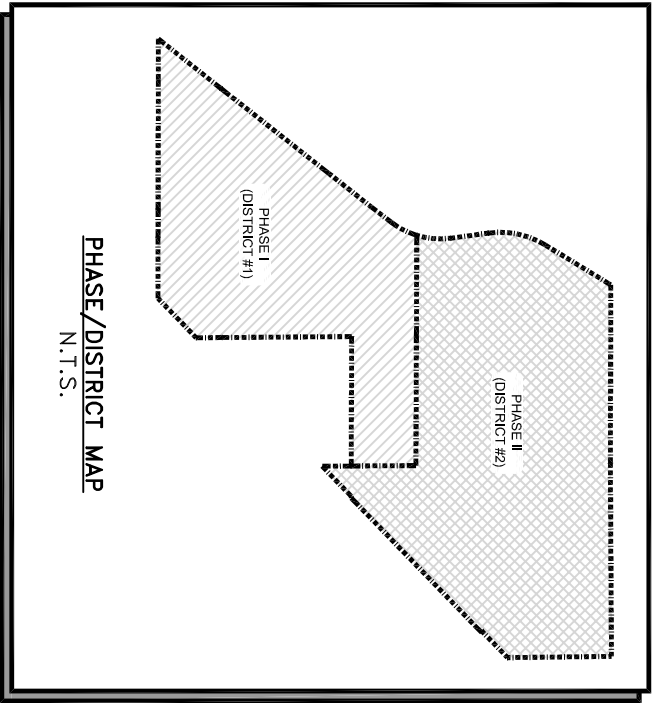
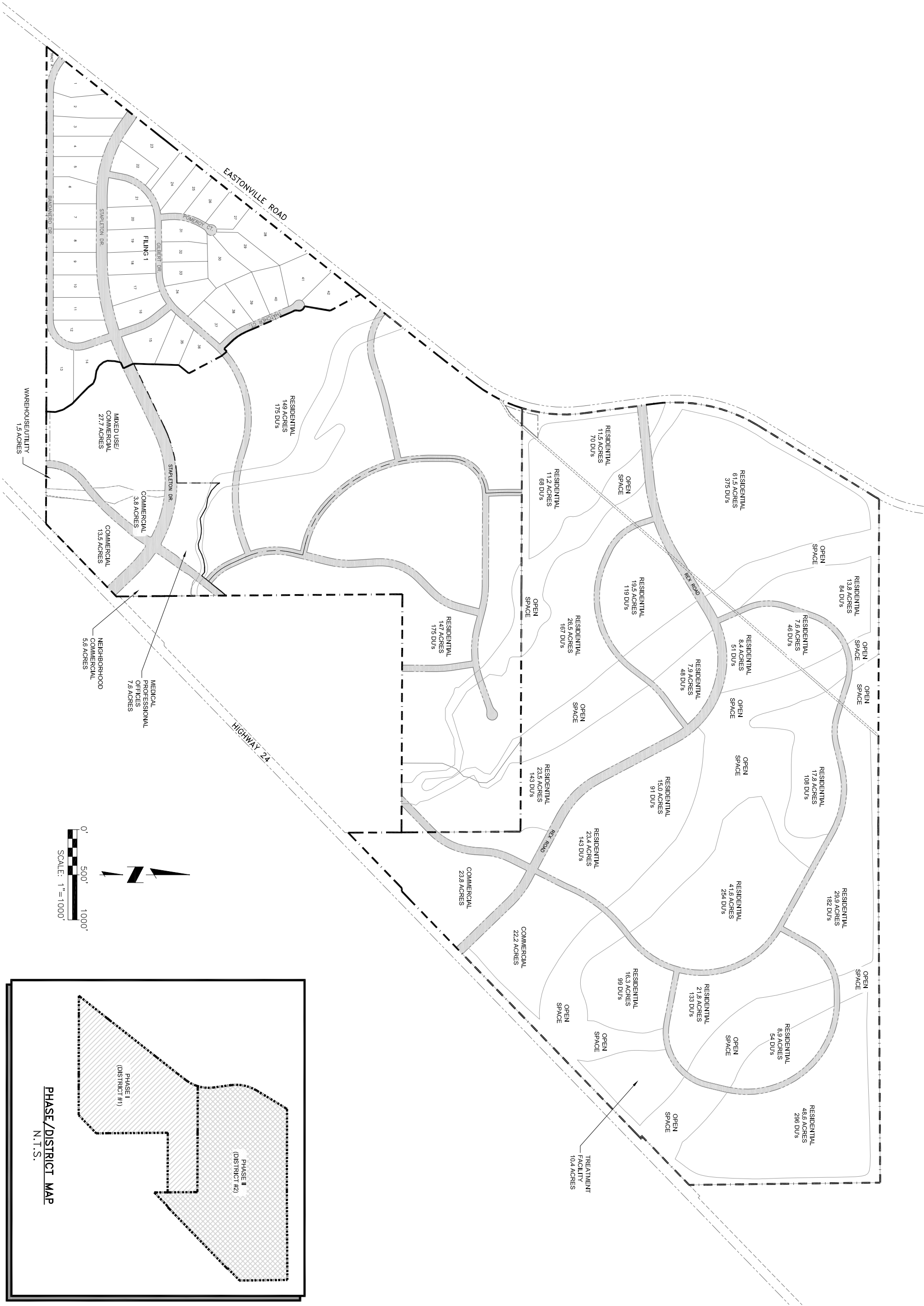
**Overall Cost Summary**  
**Phases I and II**  
**Project: 4-Way Ranch**

Item		District 1 (Phase I)	District 2 (Phase II)
<b>Water</b>			
	Central	\$ 7,465,394	\$ 23,442,906
	Distribution	\$ 3,668,621	\$ 16,753,368
	<i>Subtotal</i>	\$ 11,134,015	\$ 40,196,274
<b>Sewer</b>			
	Central	\$ 1,655,472	\$ 2,851,818
	Collection	\$ 3,717,431	\$ 14,869,725
	<i>Subtotal</i>	\$ 5,372,903	\$ 17,721,543
<b>Roads</b>			
	Major	\$ 4,884,338	\$ 6,180,963
	Collector	\$ 4,355,050	\$ 7,443,663
	Local	\$ 3,351,862	\$ 12,465,874
	Overall Site Improvements	\$ 2,443,750	\$ 3,507,500
	<i>Subtotal</i>	\$ 15,035,000	\$ 29,598,000
<b>Totals</b>		<b>\$ 31,541,918</b>	<b>\$ 87,515,817</b>
<b>Grant Total</b>		<b>\$119,057,735</b>	

Since the Engineer has no control over the cost of labor, materials or equipment, or over the Contractor's method of determining prices, or over competitive bidding or market conditions, his opinions of probable construction cost provided for herein are made on the basis of his experience and qualifications. These opinions represent his best judgment as a design professional familiar with the construction industry. However, the Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by him.

**EXHIBIT D**

**UPDATED MAP OF LOCATION OF THE  
PHASES I AND II ROADWAY FACILITIES**



CONSULTANTS, INC.

545 EAST PIKES PEAK AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903  
(719) 227-0072

4-WAY RANCH  
PHASES 1 & II  
ROAD SYSTEM  
EXHIBIT D

Project No.: 136.16
Scale: 1"=1000'
Date: 10/07/09
Design: RMM
Drawn: RMM
Check: JPM
Revised:

**EXHIBIT E**

**UPDATED CENTRAL WATER AND WASTEWATER  
SYSTEM FACILITIES PLAN**





***UPDATED CENTRAL WATER & WASTEWATER  
SYSTEM FACILITIES PLAN***

*Prepared for:*

**4-Way Ranch Metropolitan District  
P.O. Box 50223  
Colorado Springs, CO 80949**

**August 2009**

Prepared By:

JDS-Hydro Consultants, Inc.  
545 East Pikes Peak Ave., Suite 300  
Colorado Springs, CO 80903

and

Seter and VanderWall  
7400 Orchard Road, Suite 3300  
Greenwood Village, CO 80111

## Executive Summary

We estimated the necessary improvements to build-out roughly 3300 to 3500 single family equivalents within 4-Way Ranch Metropolitan Districts 1 and 2. All water for full buildout is available through 4-Way Ranch.

### Water:

An existing system is in place which should not require any improvements until roughly 200 single family equivalent services are online. At that time, additional well sites and a second water treatment plant (WTP #2) would be required. Well sites can be added as necessary (an additional well site is needed with roughly each 200 SFE). To build out Phase One, the second water plant and a total of 4 well sites should be implemented.

When the District reaches about 700 SFE, a larger treatment plant, plant expansion, or 3<sup>rd</sup> treatment plant site must be added. For estimation purposes we used the same utility site as Treatment Plant #2. This plant would take the system through roughly 1700 SFE, at which time the last water plant expansion would be made. We made the assumption that the second treatment plant will be constructed so that upgrading its capacity will only require the addition of equipment. The final plant expansion would service up to about 3500 SFE. Well sites are master-planned to include about 4 future sites north of District #2 but still within 4-Way Ranch holdings.

Although this outline relies solely on Denver Basin wells, we would expect that as some level of significant wastewater return flows become available, 4-Way may pursue recharge and exchange in the Upper Black Squirrel in order to reduce the reliance on Denver Basin groundwater.

### Sewer:

Wastewater treatment is expected to be provided through Woodmen Hills Metropolitan District. Although this is the preferred alternative and Woodmen Hills has committed to provide service, 4-Way Ranch has identified a treatment site if the Woodmen Hills option is unavailable.

Phase One wastewater requires a lift station at the southeast corner of District #1. Because of the land geometry, we recommend that about 130 SFE in Phase Two are served by Phase One sewer and that roughly 20 units in Phase One flow through Phase Two sewer improvements. If this cannot be accommodated, a temporary lift station would be required.

Phase Two would be served by a lift station at a point near Highway 24 along the central east boundary of District #2. This second site would serve the balance of the development, although pumping facilities might be phased.



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## ***INTRODUCTION***

The purpose of this study is to provide a preliminary outline of central water and wastewater system facilities that would be necessary to serve the 4-Way Ranch Metropolitan Districts #'s 1 and 2. The initial result of this effort is to provide approximate costs and construction timing of water and wastewater system development, as well as potential costs for the purpose of financial planning.

### ***SECTION 1 – STUDY AREA & LAND USE***

- 1.1 *Study Area:* The comprehensive study area includes approximately 8100 acres known as the 4-Way Ranch. These lands are generally between Eastonville Road and Highway 24 north of Stapleton Drive, with a small portion being south of Stapleton. This study more specifically addresses the southern 1300 acres of the property that is being proposed for development. The areas are shown on the attached drawing entitled Figure 1.
- 1.2 *Land Use:* 4-Way Ranch has currently developed 42 large single family lots in the first filing of Phase One. While sewer service to these lots is primarily septic, two lots serving a church are on central sewer. The remaining filings in Phase One and all of Phase Two are proposed to have central sewer.

For the purpose of District planning, rough land uses have been estimated for the lands within District 1 and 2.

We would estimate that approximate build-out of the two Districts will include up to 3500 single family equivalents. Figure 1 on the following page is a very rough land use plan on which very initial planning has been based.





## **SECTION 2 – PROJECTION OF WATER NEEDS & WASTEWATER LOADS**

- 2.1 *Analysis of Water Demands:* It is expected that the future single family residential lots will be developed with turf grass landscaping of 1500 to 3000 square feet per lot. *Appendix A* presents a more detailed breakdown of projected water use. Based on these estimates, a summary of potential water demands is as follows:

**TABLE 1**  
**SUMMARY OF PROJECTED WATER DEMANDS**

<b>Land Use</b>	<b>Annual Water Demand (AF/Year)</b>	<b>Average Daily Flow (GPD)</b>	<b>Max Daily Flow (GPD)</b>	<b>Peak Hour Demand (GPM)</b>
District #1 (Phase One) (Approx 674 Equivalent Taps)	208	186,000	456,000	475
District #2 (Phase Two) (Approx 2607 Equivalent Taps)	834	745,000	1,825,000	1900
Totals (with 5% for Planning Cushion)	1094	978,000	2,395,000	2494

- 2.2 *Projection of Wastewater Loads:* With the exception of two lots being a church, the existing 42 large acreage lots are served by septic systems. *Appendix A* presents a more detailed breakdown of projected wastewater loads. Following is a summary of wastewater loads:

**TABLE 2**  
**SUMMARY OF PROJECTED WASTEWATER LOADS**

<b>Land Use</b>	<b>Average Daily Flow (GPD)</b>	<b>Max Daily Flow (GPD)</b>
District #1 (Phase One) (Approx 674 Equivalent Taps)	117,130	134,700
District #2 (Phase Two) (Approx 2607 Equivalent Taps)	480,200	552,200
Totals (with 5% for Planning Cushion)	627,200	721,200

- 2.3 Growth and Development: It should be noted that we have added a 5% cushion to our estimates as final land uses and exact locations are not currently known. We would like to plan for up to about 3500 single family equivalents for the study area in order to have some certainty that our estimates will be adequate. Obviously, if lower densities develop, we can adjust figures downward to meet those needs.



### **SECTION 3 – PROPOSED WATER SYSTEM FACILITIES**

- 3.1 *Water Rights:* The 4-Way Ranch has a substantial holding of Denver Basin Groundwater rights. There are four water right determinations in 4-Way Ranch: 510-BD, 511-BD, 512-BD, and 513-BD. Currently this water may be used anywhere within the 8100 acre parcel. Both the Arapahoe and Laramie Fox Hills aquifers are determined to be fully non-tributary. The Denver and Dawson include a mix of non-tributary and not non-tributary water. A summary of the water rights within the 8100 acre Ranch are located in *Appendix B*.

The total determination allows for 8509 acre-feet of annual withdrawal on a 100-year basis and a 3708 annual acre-foot withdrawal on the El Paso County 300-year basis. Based on the needs summarized in Section 2, there are more than adequate water rights to serve all of the currently anticipated needs.

- 3.2 *Source of Supply:* Domestic water demand would be met using primarily Arapahoe (A) and Laramie-Fox Hills (LFH) wells. It is recommended that well sites be located with the intent of drilling two to four wells on each site based on final recommendations by the groundwater hydrogeologist, Curt Wells. At each site, a single well would be planned for each aquifer, although all wells may not necessarily be drilled at the same time. This report proposes sites for initial wells, but these sites should be confirmed by Mr. Wells.

*Appendix C* depicts a layout of expected facilities including potential well sites. Based on history of well yield on adjacent properties, it can be assumed that each LFH well would produce about 90 gpm and each Arapahoe would produce about 35 gpm.

Well site #1 has already been drilled and a treatment plant has been located at the site. The existing water facilities will be adequate through the first 200 single family equivalent taps. To complete Phase One of development, well sites 2, 3, and 4 will be added along with an additional treatment plant located at the existing water storage tank site. This site has been planned for these future facilities, and will be adequate for all of Phase One development.

The Denver and Dawson wells would probably not be developed, initially. However, the decision to provide for recreational/irrigation needs may suggest that the shallower but less productive Denver and Dawson wells be used. Again, this final determination should be made by Mr. Wells.

Upon commencement of development into District #2 (Phase Two), well sites will be added as needed, and treatment will be further built-out adjacent to the existing water tank site. We would plan for the second water treatment plant to easily accept a major expansion, but additional lands may need to be set aside for other treatment sites.

It is possible that up to 14 well sites will be needed to serve the entire build-out of 4-Way Ranch. While we have based this plan on that eventuality, we expect that future source options will include Denver Basin exchanges on return flows and alluvial wells.



- 3.3 *Water Quality and Treatment:* Historical use of the Denver basin water in this area suggests that high iron and manganese levels will require treatment. The most prevalent type of treatment system employed for this purpose is a pressure filter system which is fairly easily operated and easily automated. We expect to continue to develop treatment in the manner already used at 4-Way and adjacent areas.
- 3.4 *Water Storage:* A 430,000 gallon storage tank already exists in 4-Way Ranch, which will suffice for expected domestic needs throughout Phase One development, unless a large commercial user would necessitate higher fire-flow storage. We recommend water storage measures be based on two different criteria: (a) storage should equal at least required fire supply plus necessary equalizing storage, and (b) storage should exclude the bottom two feet of water in the tank. It is also recommended that the storage criteria above should not be less than the maximum daily need for domestic supply.

Probable fire requirements are as follows:

**TABLE 3**  
**PROBABLE FIRE-FLOW REQUIREMENTS**

Land Use	Flowrate (GPM)	Duration (Hrs)	Required Storage (Gallons)
Rural Residential Development*	1,000	2	120,000
General Commercial**	2,500	2	300,000
"Big Box" Commercial	4,500	4	1,080,000

\* Minimum 2.5 Acre Lots

\*\* Great variability based on actual use

The tank site is located on a knoll in the northwest corner of the Phase One. Depending on actual final build-out, we would anticipate approximately 2.0 MG of water storage to be required for build-out. This could occur as multiple tanks in series or a single unit adjacent to the existing tank which would bring total storage to between 2.0 and 2.5 MG. An option might exist to site the second tank north of the existing tank site in order to create a gravity feed option. If used, this site is still within 4-Way Ranch, but roughly two (2) miles north of the development area.

- 3.5 *Distribution and Transmission Lines:* For the purpose of fire protection, we recommend eight inch (8") water piping throughout the residential subdivision. The lines should be looped wherever street layout allows. A few larger loops are noted on the master plan which will be required as the area develops.

- 3.6 *Pumping for Service Pressures:* Ground elevations within the development service area range from 6860 to 7020. Adequate service pressures are generally considered 55 psi for residential service. The existing tank site is at an elevation of approximately 6990, which would not be capable of supplying acceptable service pressures to most of the service area. Consequently, an alternate tank site would be required at a minimum elevation of 7150. A site of 7150 elevation is available within the 4-Way Ranch holdings, but the site is nearly 2 miles north of the proposed development. For Phase One, we suggest utilizing the existing storage site as is.



## **SECTION 4 – PROPOSED WASTEWATER SYSTEM FACILITIES**

- 4.1 *Basins and Sewer Outfalls:* A layout of the major wastewater facilities is located in *Appendix D*. A major basin line cuts through the site roughly diagonal to the phasing line. Each of the major basins would require a lift station in the approximate locations depicted in the layout. It would be most cost effective to provide service to about 138 homes in Phase Two through the Phase One Basin and there would be between 15 and 25 homes in Phase One that might be better served through the Phase Two Basin. Consequently, we would recommend not building out a small portion of Phase One until Phase Two major facilities are underway. This would avoid a temporary lift station.

*Appendix D* also shows the anticipated force mains from each lift station linking into Woodmen Hills.

For the master planning purposes, we have shown only the larger main trunk sewers. We understand that final location of these and local collection lines will be based on actual ultimate land use and road alignments.

For the sake of estimation, assuming that local collection lines will equal road lengths is a reasonable level of planning at this point. We do recommend a minimum line size of eight inches (8") which is the industry standard.

- 4.2 *Lift Stations and Force Mains:* While the sewer load calculations are based on actual phasing lines, we recommend that roughly 118 equivalent taps be transferred from the Phase Two Basin to Phase One. This results in estimating a slightly larger lift station in Phase One than the actual phasing line indicates. A notation at the bottom of the detailed wastewater projection in *Appendix A* notes this adjustment.

Lift Station #1 planned for the southern utility site has been sized to pump at a flow rate of about 175 GPM through a 6" line, while Lift Station #2 in the northern part of the site is planned to pump at a rate of approximately 500 GPM through either an 8" force main. These force mains are planned to be extended along Stapleton, then west to the Paint Brush Hills Wastewater Treatment Plant (WWTP). Dual conduits have already been placed under the intersection of Stapleton and Eastonville to avoid future cutting of pavement.

- 4.3 *Wastewater Treatment:* 4-Way Ranch Metropolitan Districts have negotiated with Woodmen Hills Metropolitan District to provide wastewater treatment via the Paint Brush Hills WWTP. Woodmen Hills is in the process of making certain upgrades to the existing facility for the near term need with long term needs anticipated to be constructed in roughly 2013. 4-Way already has an initial connection to the Woodmen Hills system which will serve the new church being constructed at the intersection of Stapleton and Eastonville.

As an alternative, 4-Way Ranch Metro has held back a possible treatment plant site on the property if for some reason the Woodmen Hills option cannot be implemented. 4-Way has previously submitted and received Preliminary Effluent Limitations (PELs) from the Colorado Department of Public Health and Environment (CDPHE) for a possible plant at this site. The PELs were obtained with the intent to include reuse and recharge if it is ever necessary to implement this option. The site is noted in Figure 1 in this report.

- 4.4 *Reuse and Recharge Options:* The Denver basin water rights, on which the water supply is based for 4-Way Ranch, are fully consumable rights. This means that 4-Way can use and reuse the water to extinction. As wastewater discharges increase over time, 4-Way would have the opportunity to look at either re-using some of their wastewater effluent or recharging that effluent in exchange for alluvial withdrawals.

The reuse option is being contemplated in future years by WHMD so 4-Way would have the option to participate if and when that occurs.

Recharge and withdrawal would require a court filing, but the Upper Black Squirrel has been studying opportunities for recharge in the upper parts of the basin for some time.



## **SECTION 5 – IMPLEMENTATION OF FACILITIES**

- 5.1 *Cost of Water Facilities:* The District already has a functioning water system in the ground and is not likely to need any central system facilities until the point at which roughly 200 single family equivalent taps are online. *Appendix E* has a summary of expected system costs for both water and sewer facilities. Breakdowns of the major components are also attached. Some elements such as water wells and distribution lines are plugged in as unit costs. While each well site will have slightly different development costs, the sites will be somewhat similar. We have shown a well site, associated raw water line budget, and associated power budget as a unit cost associated with roughly every 200 SFE.

We have planned treatment facilities in 3 stages of the development through build-out. We outlined storage expansion with Phase Two, but we realize that this might happen earlier depending on final commercial site uses which will mandate expanded storage for fire flow.

Breakdowns for costs as allocated to the two Districts are noted in the summary as Phase One and Phase Two. All costs are presented in 2009 dollars.

- 5.2 *Cost of Wastewater Facilities:* Like water, the cost of major system components are broken down in *Appendix E*. A major lift station and force main will be provided at each phase. As is noted in Section 4, the geographical wastewater division line between Phase One and Phase Two is slightly different than the political line.

Also, like water, we have allocated a budget for collection lines based on incremental build-out of filings. This budgetary figure is reasonable for the densities proposed.

With a notable exception, breakdowns for costs as allocated to the two Districts are clear and noted in the summary as Phase One and Phase Two. It is most conducive to serve approximately 138 SFE of Phase Two through Phase One facilities, and it is most effective to serve about 10 to 20 units of Phase One through Phase Two facilities. This discrepancy is relatively minor, and we can provide some sort of judgmental allocation of costs if and when necessary. All costs are presented in 2009 dollars.

- 5.3 *Implementation Timeline:* At this time, we do not have a build-out schedule, but we have organized costs based on actual needs' triggers relative to phasing or tap build-out.

We have updated the original Operation and Maintenance budget and have attached it within the cost analysis Appendix.

## *Appendix A*



## Appendix A: 4-Way Ranch Overall Projected Water Demand for Phases I & II

### PHASE I

Parcel Description	# of Lots	Land Use	Land Area (Acres)	Commercial (SF Indoor)	Single Family Equivalent (SFE)	Projection/Allocation (AF/Year)	Average Daily Flow (GPD)	Max Daily Flow (GPD)	Peak Hour Demand (GPM)
<b>Filing 1</b> Residential Lots - Tract A	42	Residential Commercial	135.12 0.57	3,000	42 1	17.64 0.23	15,747 205	38,580 503	40 1
<b>Filing 2</b> Parcel 1	200 SFE's	Commercial	27.73	43,400	10	3.33	2,973	7,283	8
Parcel 2		Multifamily			200	52.00	46,420	113,728	118
Parcel 3		Commercial	3.79	17,000	4	1.30	1,164	2,853	3
Parcel 4		Warehouse/Utility	1.45	18,000	4	1.38	1,233	3,021	3
Parcel 5		Commercial	13.48	156,300	37	11.99	10,706	26,229	27
Parcel 6		Medical Professional Office Neighborhood Commercial	7.60 5.59	53,100 50,600	13 12	4.07 3.88	3,637 3,466	8,911 8,491	9 9
<b>Filing 3</b> <b>Filing 4</b>	175 175	Residential Residential	127.82 136.45		175 175	56.00 56.00	49,990 49,990	122,476 122,476	128 128
<b>Subtotals</b>			<b>459.60</b>	<b>341,400</b>	<b>674</b>	<b>207.83</b>	<b>185,531</b>	<b>454,551</b>	<b>473</b>

### PHASE II

Parcel Description	# of Lots	Land Use	Land Area (Acres)	Commercial (SF Indoor)	Single Family Equivalent (SFE)	Projection/Allocation (Acre-ft)	Average Daily Flow (GPD)	Max Daily Flow (GPD)	Peak Hour Demand (GPM)
Residential Lots	2531	Residential	0.00		2531	809.92	723,003	1,771,358	1,845
Commercial	1	Commercial	23.80	134,950	32	10.35	9,243	22,646	24
Commercial	1	Commercial	22.20	125,877	30	9.66	8,622	21,123	22
Treatment Facility	1	Utility	10.40		1	0.42	375	919	1
Parks	2	Recreation			13	4.00	3,571	8,748	9
<b>Subtotals</b>			<b>56.40</b>	<b>260,827</b>	<b>2607</b>	<b>834.35</b>	<b>744,814</b>	<b>1,824,794</b>	<b>1,901</b>
<b>TOTALS</b>					<b>3281</b>	<b>1042.2</b>	<b>930,345</b>	<b>2,279,345</b>	<b>2,374</b>
<b>TOTALS plus 5%</b>					<b>3445</b>	<b>1094.3</b>	<b>976,862</b>	<b>2,393,312</b>	<b>2,493</b>

#### Notes:

Residential Demand for Filing 1 = 0.42 AF/SFE (3.5 Acre Lots)  
 Residential Demand for Filings 2, 3, 4, and Phase II = 0.32 AF/SFE (0.19 AF/sf Indoor + 0.13 AF/sf Indoor for Irrigation)  
 Multifamily Demand = 0.26 AF/SFE (0.19 AF/sf Indoor + 2 ft./sf-vegetation/Year with 300,000 sf vegetation)  
 Commercial Demand = 25 GPY/sf Indoor (20 GPY/sf Indoor + 5 GPY/sf Indoor for Irrigation)  
 Commercial Demand in Phase II is based on Density of Commercial in Phase I

## Appendix A: 4-Way Ranch Overall Projected Wastewater Loads for Phases I & II

### PHASE I

Parcel Description	# of Lots	Land Use	Land Area (Acres)	Commercial (SF Indoor)	Single Family Equivalent (SFE)	Average Daily Flow (GPD)	Max Daily Flow (GPD)
<b>Filing 1</b>							
Residential Lots - Tract A	42	Residential	135.12		0	0	0
		Commercial	0.57	3,000	1	133	153
<b>Filing 2</b>							
Parcel 1	200	Commercial	27.73	43,400	10	1,925	2,214
Residential		Multifamily			200	37,000	42,550
Parcel 2		Commercial	3.79	17,000	4	754	867
Parcel 3		Warehouse/Utility	1.45	18,000	4	798	918
Parcel 4		Commercial	13.48	156,300	37	6,933	7,973
Parcel 5		Medical Professional Office	7.60	53,100	13	2,355	2,709
Parcel 6		Neighborhood Commercial	5.59	50,600	12	2,245	2,581
<b>Filing 3</b>	175	Residential	127.82		175	32,375	37,231
<b>Filing 4</b>	175	Residential	136.45		175	32,375	37,231
<b>Subtotals</b>			<b>459.60</b>	<b>341,400</b>	<b>632</b>	<b>116,894</b>	<b>134,428</b>

### PHASE II

Parcel Description	# of Lots	Land Use	Land Area (Acres)	Commercial (SF Indoor)	Single Family Equivalent (SFE)	Average Daily Flow (GPD)	Max Daily Flow (GPD)
Residential Lots	2531	Residential	0.00		2531	468,235	538,470
Commercial	1	Commercial	23.80	134,950	32	5,986	6,884
Commercial	1	Commercial	22.20	125,877	30	5,584	6,421
Treatment Facility	1	Utility	10.40		1	185	213
Parks	2	Recreation			1	185	213
<b>Subtotals</b>			<b>56.40</b>	<b>260,827</b>	<b>2596</b>	<b>480,175</b>	<b>552,201</b>
<b>TOTALS</b>			<b>516.00</b>	<b>602,227</b>	<b>3,227</b>	<b>597,069</b>	<b>686,629</b>
					<b>Plus 5%</b>	<b>626,922</b>	<b>720,960</b>

#### Notes:

Residential Demand for Filings 2, 3, 4, and Phase II = 185 GPD/SFE  
Commercial Demand = SFE calculated from overall water demand

We recommend that for wastewater planning, a net addition of 118 equivalent taps be planned for in the Phase One lift station  
The net phasing adjustment is as follows:

	Single Family Equivalent (SFE)	Average Daily Flow (GPD)	Max Daily Flow (GPD)
Phase One Sewer Basin	750	138,724	159,532
Phase Two Sewer Basin	2,478	458,345	527,096



## *Appendix B*

**Appendix B**  
**Summary of Groundwater Determination and Findings of Water Supply**  
**4 Way Ranch**

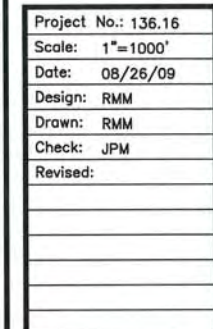
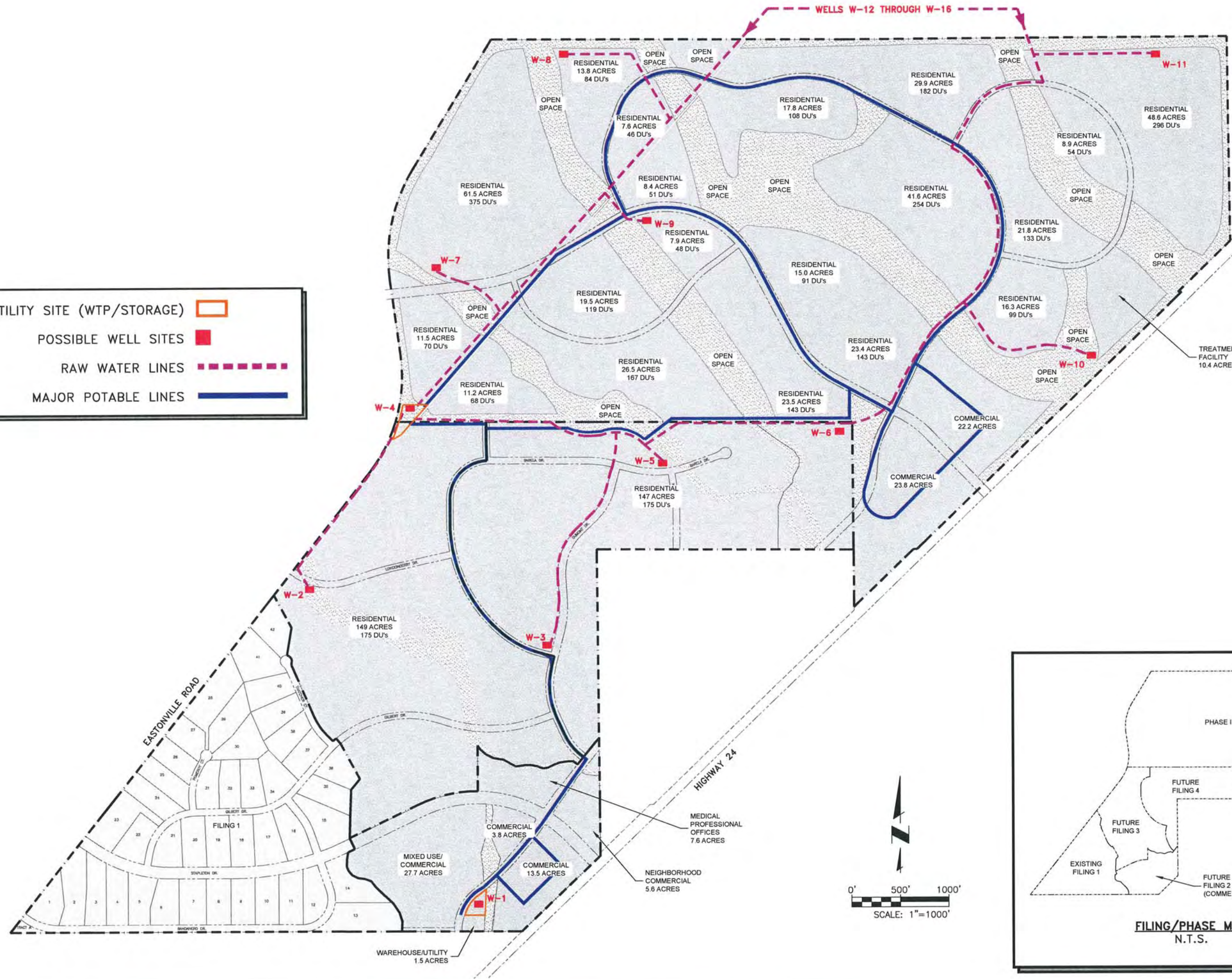
<b>Aquifer</b>	<b>100 Year Withdrawl</b>	<b>300 Year Withdrawl</b>	<b>Augmentation Requirement</b>	<b>Reduced by Existing Well Permit</b>
<i>Dawson NT (Area B)</i>	816	272	None	Reduced by Existing permits
<i>Dawson NNT ( Area A)</i>	1643	548	Replacement Plan	Reduced by Existing permits
<i>Dawson NNT( Area C)</i>	147	49	Replacement Plan	Reduced by Existing permits
<i>Denver NT (Area A)</i>	881	294	None	None
<i>Denver NNT (Area B)</i>	2593	864	4%	Reduced by Existing permits
<i>Laramie-Fox Hills NT</i>	2429	810	None	None
<i>Arapahoe</i>	2615	872	None	None

**Total**      **8509**      *State Engineer 100 Year Finds*

**Total**      **3708**      *El Paso County 300 Year Finds*

## *Appendix C*







## *Appendix D*







## *Appendix E*

**Overall Water Facilities Spreadsheet  
4-Way Ranch Metropolitan District(s)**

Improvement		Build when SFE=	Capital Cost 2009 Dollars	Distribution/ Transmission	Comments
<b>Phase One</b>					
Stage 1 Central Water (Existing)	120 GPM		\$ 2,100,000	\$ -	Existing includes distribution/transmission
Stage 2 Central Water Treatment	300 GPM	200	\$1,928,948		<b>Note:</b> In order to simplify analysis, we allocated an average cost of raw water line extension to each well site. As we worked through the raw water lines, it appears that it is a very reasonable estimate
	Well Site #2	200	\$1,145,482	\$ 1,222,874	
	Well Site #3	400	\$1,145,482	\$ 1,222,874	
	Well Site #4	600	\$1,145,482	\$ 1,222,874	
			<b>\$7,465,394</b>	<b>\$ 3,668,621</b>	
<b>Phase Two</b>					
Stage 3 Central Water Treatment	650 GPM	700	\$3,389,068		Superstructure for Stage 4 is constructed at this time. A separate site is an option for FP 3
Storage 1.75 MG		700	\$1,347,306		Storage may be most dependent on commercial fire need-could go sooner depending on the exact nature of commercial development in Phase One
	Well Site #5	800	\$1,145,482	\$ 1,222,874	Options for recharge/exchange start becoming considerations
	Well Site #6	1000	\$1,145,482	\$ 1,222,874	At well sites 7 and up, an additional well into Denver or Dawson would be drilled
	Well Site #7	1260	\$1,466,217	1,589,736	
	Well Site #8	1520	\$1,466,217	1,589,736	
Stage 4 Central Water Treatment	1000 GPM	1700	\$3,219,614		Equipment Only with some external. Superstructure in place with Stage 3
	Well Site #9	1780	\$1,466,217	1,589,736	
	Well Site #11	2040	\$1,466,217	1,589,736	
	Well Site #12	2300	\$1,466,217	1,589,736	
	Well Site #13	2560	\$1,466,217	1,589,736	
	Well Site #14	2820	\$1,466,217	1,589,736	
	Well Site #15	3080	\$1,466,217	1,589,736	
	Well Site #16	3340	\$1,466,217	1,589,736	
			<b>\$23,442,906</b>	<b>\$ 16,753,368</b>	

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**Overall Wastewater Facilities Spreadsheet**  
**4-Way Ranch Metropolitan District)s**

Improvement	Build when SFE=	Capital Cost 2009 Dollars	Collection/ Trunk Sewers	Comments
<b>Phase One</b>				
Lift Station/Force Main #1	0	\$ 1,333,007	\$ -	<b>Note:</b> In order to simplify analysis, we allocated an average cost of collection and trunk mains per 350 SFE
Collection/Trunk Mains	0		\$ 1,858,716	
Pump Upgrades	175	\$ 322,465		
Collection/Trunk Mains	350		\$ 1,858,716	
<b>Phase One</b>		<b>\$ 1,655,472</b>	<b>\$ 3,717,431</b>	
<b>Phase Two</b>				
Lift Station Force Main #2	700	\$ 2,851,818		Lift Station Number 2
Collection/Trunk Mains	700		\$ 1,858,716	
Collection/Trunk Mains	1050		\$ 1,858,716	
Collection/Trunk Mains	1400		\$ 1,858,716	
Collection/Trunk Mains	1750		\$ 1,858,716	
Collection/Trunk Mains	2100		\$ 1,858,716	
Collection/Trunk Mains	2450		\$ 1,858,716	
Collection/Trunk Mains	2800		\$ 1,858,716	
Collection/Trunk Mains	3150		\$ 1,858,716	
<b>Phase Two</b>		<b>\$ 2,851,818</b>	<b>\$ 14,869,725</b>	

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# Appendix E

## Cost Estimate for Phase I Stage 2 Central Water Facilities

Owner: 4 -Way Ranch Metropolitan District)s

Item	Unit	Quan.	Unit Cost	Item Total
<b>Well Sites (EACH)</b>				
1 Arapahoe	LF	1,950	\$140.00	\$273,000
2 Arap. Completion	LS	1	\$89,000.00	\$89,000
3 Laramie Fox Hills	LF	2,600	\$140.00	\$364,000
4 LFH Completion	LS	1	\$122,000.00	\$122,000
5 Metering Vault	LS	1	\$41,500.00	\$41,500
6 Yard Piping/Grading	LS	1	\$17,000.00	\$17,000
7 Power	LS	1	\$45,000.00	\$45,000
8 Unused	LS	0	\$0.00	\$0
9 Unused	LS	0	\$0.00	\$0
<b>Subtotal</b>				<b>\$951,500</b>
<b>Raw Water Pipelines Phase One</b>				
10 4 Inch PVC Water Line	LF	4,900	\$23.00	\$112,700
11 4 Inch Valves	EA	7	\$700.00	\$4,900
12 6 Inch PVC Water Line	LF	200	\$33.00	\$6,600
13 6 Inch Valves	EA	4	\$950.00	\$3,800
14 10 Inch PVC Water Line	LF	2,400	\$45.00	\$108,000
15 10 Inch Valves	EA	4	\$1,300.00	\$5,200
16 Unused	LF	0	\$0.00	\$0
<b>Subtotal</b>				<b>\$241,200</b>
<b>One well Site plus 1/3 Raw water lines</b>				<b>\$1,031,820</b>
<b>Contingency</b>				<b>\$103,182</b>
<b>Permitting/Design</b>				<b>\$90,800</b>
<b>Project Cost per Well Site for 1 LFH and 1 Arap</b>				<b>\$1,145,482</b>
<b>For Well Sites 2, 3, and 4</b>				<b>\$3,436,446</b>
<b>Treatment/Pumping</b>				
1 Superstructure	LF	1,200	\$235.00	\$282,000
2 Treatment 2) 150 GPM	LS	1	\$353,000.00	\$353,000
3 Contact Tanks	LS	1	\$97,500.00	\$97,500
4 Sodium Hypochlorite	LS	1	\$29,500.00	\$29,500
5 Ph Control	LS	1	\$15,500.00	\$15,500
6 Interior Piping	LS	1	\$167,500.00	\$167,500
7 Controls	LS	1	\$55,000.00	\$25,000
8 Electrical	LS	1	\$96,500.00	\$96,500
9 Backwash Tank	LS	1	\$135,000.00	\$135,000
10 Direct feed VFD Booster System	LS	1	\$177,500.00	\$177,500
11 Control Valves/Meters	LS	1	\$26,000.00	\$26,000
12 Yard Piping	LS	1	\$35,000.00	\$35,000
13 Site Work	LS	1	\$45,000.00	\$45,000
14 Miscellaneous	LS	1	\$55,000.00	\$55,000
16 Unused	LS	0	\$0.00	\$0
<b>Subtotal</b>				<b>\$1,540,000</b>
<b>10 % Construction Contingency</b>				<b>\$154,000</b>
<b>Design/Bidding Engineering</b>				<b>\$169,400</b>
<b>Misc</b>				<b>\$18,500</b>
<b>Construction Engineering</b>				<b>\$47,048</b>
<b>PROJECT TOTAL</b>				<b>\$1,928,948</b>

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## Appendix E

### Cost Estimate for Phase Two Stage 3 Treatment

Owner: 4 -Way Ranch Metropolitan District(s)

Item	Unit	Quan.	Unit Cost	Item Total
<b>Stage 3 Treatment</b>				
<b>Treatment/Pumping</b>				
1 Superstructure	LF	3,750	\$185.00	\$693,750
2 Treatment 2) 325 GPM System	LS	1	\$842,000.00	\$842,000
3 Concrete Contact Laborinth	LS	1	\$126,000.00	\$126,000
4 Sodium Hypochlorite	LS	1	\$36,000.00	\$36,000
5 Ph Control	LS	1	\$25,500.00	\$25,500
6 Interior Piping	LS	1	\$167,500.00	\$167,500
7 Controls	LS	1	\$154,000.00	\$25,000
8 Electrical	LS	1	\$205,000.00	\$205,000
9 Open Concrete Backwash Tank	LS	1	\$135,000.00	\$135,000
10 Direct feed VFD Booster System *	LS	1	\$152,000.00	\$152,000
11 Control Valves/Meters	LS	1	\$53,000.00	\$53,000
12 Yard Piping	LS	1	\$99,000.00	\$99,000
13 Site Work	LS	1	\$66,000.00	\$66,000
14 Miscellaneous	LS	1	\$75,000.00	\$75,000
15 Unused	LS	0	\$0.00	\$0
16 Unused	LS	0	\$0.00	\$0
			<b>Subtotal</b>	<b>\$2,700,750</b>
<i>* Expansion to Plant #2</i>				
			<b>Construction Total</b>	<b>\$2,700,750</b>
			<b>10 % Construction Contingency</b>	<b>\$270,075</b>
			<b>Design/Bidding Engineering</b>	<b>\$297,083</b>
			<b>Misc</b>	<b>\$38,500</b>
			<b>Construction Engineering</b>	<b>\$82,660</b>
<b>PROJECT TOTAL</b>				<b>\$3,389,068</b>

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## Appendix E

### Cost Estimate for Phase Two Stage 4 Treatment

Owner: 4 -Way Ranch Metropolitan District(s)

Item	Unit	Quan.	Unit Cost	Item Total
<b>Stage 4 Treatment</b>				
<b>Treatment/Pumping</b>				
1 Superstructure*	LS	1	\$50,000.00	\$50,000
2 Treatment 3) 350 GPM System	LS	1	\$1,210,000.00	\$1,210,000
3 Expand Concrete Contact Laborinth	LS	1	\$225,000.00	\$225,000
4 Sodium Hypochlorite	LS	1	\$36,000.00	\$36,000
5 Ph Control	LS	1	\$25,500.00	\$25,500
6 Interior Piping	LS	1	\$250,000.00	\$250,000
7 Controls	LS	1	\$195,000.00	\$25,000
8 Electrical	LS	1	\$285,000.00	\$285,000
9 Open Concrete Backwash Tank (double)	LS	1	\$135,000.00	\$135,000
10 Direct feed VFD Booster System **	LS	1	\$195,000.00	\$195,000
11 Control Valves/Meters	LS	1	\$53,000.00	\$53,000
12 Yard Piping	LS	1	\$35,000.00	\$35,000
13 Site Work	LS	1	\$35,000.00	\$35,000
14 Miscellaneous	LS	1	\$50,000.00	\$50,000
15 Unused	LS	0	\$0.00	\$0
16 Unused	LS	0	\$0.00	\$0
			<b>Subtotal</b>	<b>\$2,609,500</b>
<b>* Modifications only</b>				
<b>** Move system into P-3</b>				
			<b>Construction Total</b>	<b>\$2,609,500</b>
			<b>10 % Construction Contingency</b>	<b>\$260,950</b>
			<b>Design/Bidding Engineering</b>	<b>\$287,045</b>
			<b>Misc</b>	<b>\$38,500</b>
			<b>Construction Engineering</b>	<b>\$79,900</b>
<b>PROJECT TOTAL</b>				<b>\$3,275,895</b>

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## Appendix E

### Cost Estimate for Phase Two--1.75 Million Gallon Tank

Owner: 4 -Way Ranch Metropolitan District(s)

Item	Unit	Quan.	Unit Cost	Item Total
<i>Storage</i>				
1 1.75 MGT Steel Butt-welded	LS	1	\$717,500.00	\$717,500
2 Site Work	LS	1	\$55,000.00	\$55,000
3 Yard Piping	LS	1	\$47,000.00	\$47,000
4 Foundation	LS	1	\$210,000.00	\$210,000
5 Miscellaneous	LS	1	\$25,000.00	\$25,000
6 Unused	LS	0	\$0.00	\$0
7 Unused	LS	0	\$0.00	\$0
8 Unused	LS	0	\$0.00	\$0
9 Unused	LS	0	\$0.00	\$0
			<i>Subtotal</i>	<i>\$1,054,500</i>
<b>Construction Total</b>				<b>\$1,054,500</b>
<b>10 % Construction Contingency</b>				<b>\$105,450</b>
<b>Design/Bidding Engineering</b>				<b>\$115,995</b>
<b>Misc</b>				<b>\$38,500</b>
<b>Construction Engineering</b>				<b>\$32,861</b>
<b>PROJECT TOTAL</b>				<b>\$1,347,306</b>

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## Appendix E

### Cost Estimate for Transmission /Distribution

Owner: 4 -Way Ranch Metropolitan District)s

Item	Unit	Quan.	Unit Cost	Item Total
<b>Phase Two Transmission Lines</b>				
1 16 Inch Lines	LF	10,900	\$72.00	\$784,800
2 16 Inch Valves	EA	27	\$3,700.00	\$100,825
3 12 Inch Lines	LF	7,200	\$57.00	\$410,400
4 12 Inch Valves	EA	36	\$2,100.00	\$75,600
5 Fire Hydrants	EA	30	\$3,000.00	\$90,000
6 Unused	LS	0	\$0.00	\$0
7 Unused	LS	0	\$0.00	\$0
8 Unused	LS	0	\$0.00	\$0
9 Unused	LS	0	\$0.00	\$0
<b>Subtotal</b>				<b>\$1,461,625</b>
<b>10 % Construction Contingency</b>				<b>\$146,163</b>
<b>Design/Bidding Engineering</b>				<b>\$80,389</b>
<b>Misc</b>				<b>\$15,000</b>
<b>Construction Engineering</b>				<b>\$32,156</b>
<b>Phase Two Transmisson Total</b>				<b>\$1,735,333</b>
<b>Divided by 2800 SFEs</b>				<b>\$620</b>
<b>Multiply by 200 SFE</b>				<b>\$123,952</b>
<b>Test Distribution Area 128 lots</b>				
1 8 Inch PVC Water Line	LF	10,200	\$37.00	\$377,400
2 8 Inch Gate Valves	EA	68	\$1,050.00	\$71,400
3 Fire hydrants	EA	24	\$3,000.00	\$72,000
4 Services	EA	128	\$500.00	\$64,000
5 Unused	LS	0	\$0.00	\$0
6 Unused	LS	0	\$0.00	\$0
<b>Subtotal</b>				<b>\$584,800</b>
<b>10 % Construction Contingency</b>				<b>\$58,480</b>
<b>Design/Bidding Engineering</b>				<b>\$32,164</b>
<b>Misc</b>				<b>\$15,000</b>
<b>Construction Engineering</b>				<b>\$12,866</b>
<b>Phase Two Transmisson Total</b>				<b>\$703,310</b>
<b>Divided by 128 SFEs</b>				<b>\$5,495</b>
<b>Multiply by 200 SFE</b>				<b>\$1,098,921</b>
<b>Transmission/Duistribution Budget per 200 SFEs</b>				<b>\$1,222,874</b>

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# Appendix E

## Cost Estimate for Phase One Lift Station and Force Main

Owner: 4 -Way Ranch Metropolitan District)s

Item	Unit	Quan.	Unit Cost	Item Total
<b>Lift Station</b>				
1 Wet Well 8 ft.	LS	1	\$ 53,000.00	\$ 53,000
2 Pump Package	LS	1	\$ 187,000.00	\$ 187,000
3 Controls	LS	1	\$ 18,500.00	\$ 18,500
4 500 Gallon Bioxide System	LS	1	\$ 27,300.00	\$ 27,300
5 Site Work	LS	1	\$ 11,000.00	\$ 11,000
6 Auxiliary Storage 40,000 Gallon	LS	1	\$ 93,000.00	\$ 93,000
7 Backup Power	LS	1	\$ 27,500.00	\$ 27,500
8 Meter Pit	LS	1	\$ 9,500.00	\$ 9,500
9 SCADA	LS	1	\$ 17,000.00	\$ 17,000
10 Miscellaneous	LS	0	\$ 25,000.00	\$ 25,000
11 Unused	LS	0	\$ -	\$ -
			<b>Subtotal Construction</b>	<b>\$ 468,800</b>
<b>Lift Station Upgrade</b>				
1 Upgrade Pumps	LS	1	\$ 90,000.00	\$ 90,000
2 Controls Work	LS	1	\$ 15,000.00	\$ 15,000
3 Auxilliary Storage (80000)	LS	1	\$ 135,000.00	\$ 135,000
4 Miscellaneous	LS	1	\$ 20,000.00	\$ 20,000
5 Unused	LS	0	\$ -	\$ -
6 Unused	LS	0	\$ -	\$ -
			<b>Subtotal Construction</b>	<b>\$ 260,000</b>
<b>Force Main</b>				
1 6 inch	LF	12500	\$ 39.00	\$ 487,500
3 6 inch Valves	LF	8	\$ 950.00	\$ 7,600
4 Eastonville Crossing *	LF	0	\$ -	\$ -
5 Stapleton Crossing	LS	110	\$ 300.00	\$ 33,000
6 North Channel Crossing	LS	1	\$ 23,000.00	\$ 23,000
7 Air Vacs	LS	2	\$ 7,300.00	\$ 14,600
8 Miscellaneous	LS	1	\$ 25,000.00	\$ 25,000
9 Unused	LS	0	\$ -	\$ -
10 Unused	LS	0	\$ -	\$ -
			<b>Subtotal Construction</b>	<b>\$ 590,700</b>
<b>* Casing Installed</b>			<b>Construction Total</b>	<b>\$ 1,319,500</b>
			<b>10 % Construction Contingency</b>	<b>\$131,950</b>
			<b>Design/Bidding Engineering</b>	<b>\$145,145</b>
			<b>Misc</b>	<b>\$18,500</b>
			<b>Construction Engineering</b>	<b>\$40,377</b>
<b>PROJECT TOTAL</b>				<b>\$1,655,472</b>

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# Appendix E

## Cost Estimate for Phase Two Lift Station and Force Main

Owner: 4 -Way Ranch Metropolitan District)s

Item	Unit	Quan.	Unit Cost	Item Total
<b>Lift Station</b>				
1 Wet Well Custom	LS	1	\$ 116,000.00	\$ 116,000
2 Pump Package	LS	1	\$ 275,000.00	\$ 275,000
3 Dry Well - Superstructure	LS	1	\$ 300,000.00	\$ 300,000
4 Controls	LS	1	\$ 80,000.00	\$ 80,000
5 1000 Gallon Bioxide System	LS	1	\$ 37,300.00	\$ 37,300
6 Site Work	LS	1	\$ 30,000.00	\$ 30,000
7 Auxiliary Storage 240,000 Gallon	LS	1	\$ 240,000.00	\$ 240,000
8 Backup Power	LS	1	\$ 55,000.00	\$ 55,000
9 SCADA	LS	1	\$ 31,500.00	\$ 31,500
10 Miscellaneous	LS	1	\$ 50,000.00	\$ 50,000
11 Unused	LS	0	\$ -	\$ 25,000
12 Unused	LS	0	\$ -	\$ -
<b>Subtotal Construction</b>				<b>\$ 1,239,800</b>
<b>Force Main</b>				
1 8" PVC C900 DR18	LF	19300	\$ 45.00	\$ 868,500
2 8" Valves	EA	12	\$ 1,100.00	\$ 13,200
3 North Channel Crossing	LF	120	\$ 55.00	\$ 6,600
4 High Pressure Gasline Crossing	LF	20	\$ 150.00	\$ 3,000
5 Londonderry Crossing *	LS	0	\$ -	\$ -
6 North Culvert Crossing	LS	1	\$ 15,000.00	\$ 15,000
7 South Culvert Crossing	LS	1	\$ 15,000.00	\$ 15,000
8 Eastonville/Stapleton Crossing *	LS	1	\$ -	\$ -
9 Lambert Crossing	LF	60	\$ 300.00	\$ 18,000
10 Channel Crossing west of Lambert	LF	200	\$ 300.00	\$ 60,000
11 Air Vacs	EA	2	\$ 7,500.00	\$ 15,000
12 Miscellaneous	LS	1	\$ 30,000.00	\$ 30,000
<b>Subtotal Construction</b>				<b>\$ 1,044,300</b>
<b>* Casing Installed</b>			<b>Construction Total</b>	<b>\$ 2,284,100</b>
			<b>10 % Construction Contingency</b>	<b>\$228,410</b>
			<b>Design/Bidding Engineering</b>	<b>\$251,251</b>
			<b>Misc</b>	<b>\$18,500</b>
			<b>Construction Engineering</b>	<b>\$69,557</b>
<b>PROJECT TOTAL</b>				<b>\$2,851,818</b>

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## Appendix E

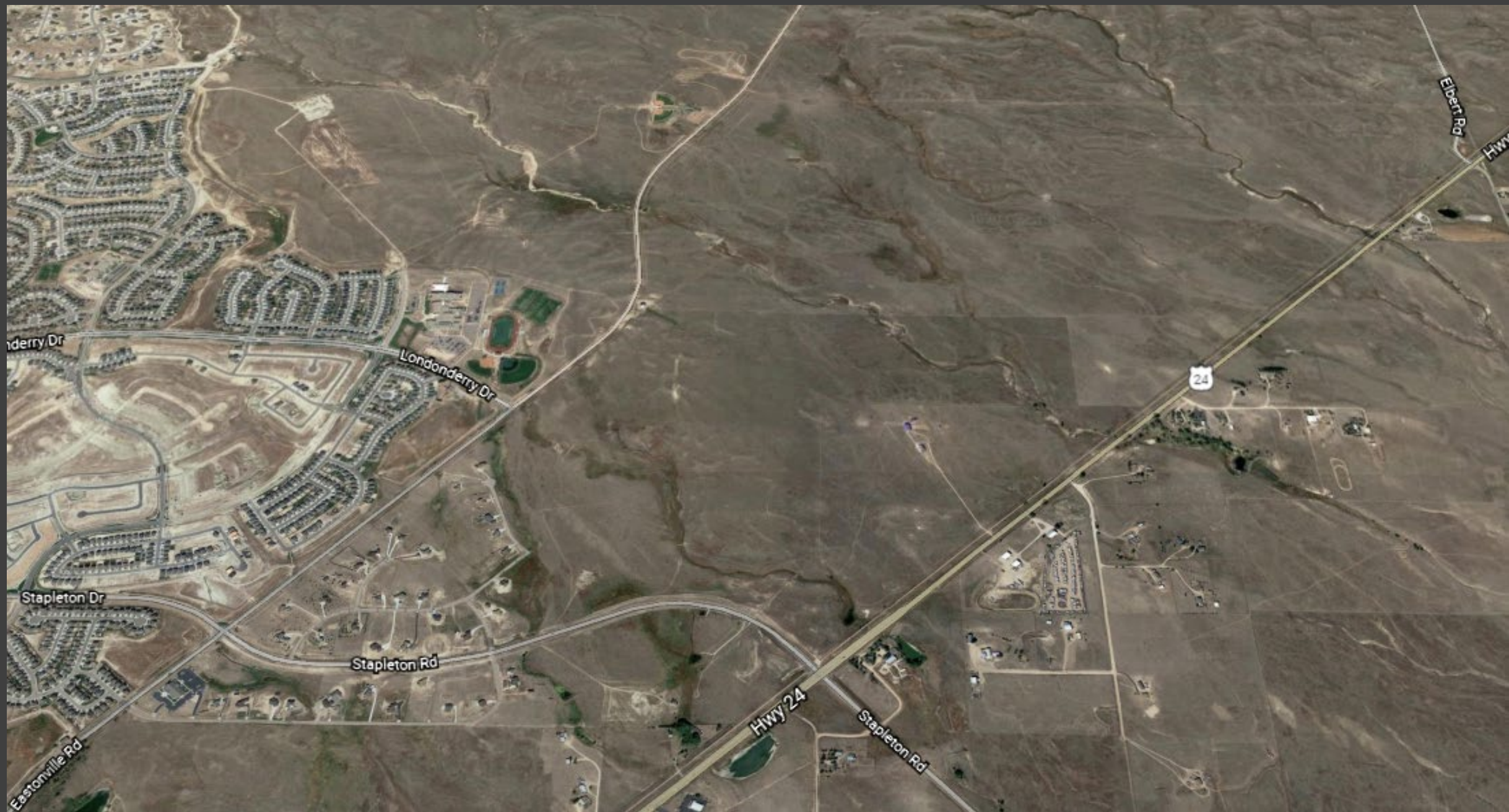
### Cost Estimate for Wastewater Collection/Trunk Mains

Owner: 4 -Way Ranch Metropolitan District)s

Item	Unit	Quan.	Unit Cost	Item Total
<b>Phase One and Two Trunk Lines</b>				
1 15 Inch PVC Sewer	LF	3,800	\$58.00	\$220,400
2 5 ft Manholes	EA	13	\$3,600.00	\$45,600
3 12 Inch PVC Sewer	LF	8,100	\$48.00	\$388,800
4 5 ft Manholes	EA	27	\$3,550.00	\$95,850
5 Crossings	LF	550	\$300.00	\$165,000
6 Unused	LS	0	\$0.00	\$0
7 Unused	LS	0	\$0.00	\$0
8 Unused	LS	0	\$0.00	\$0
9 Unused	LS	0	\$0.00	\$0
<b>Subtotal</b>				<b>\$915,650</b>
<b>10 % Construction Contingency</b>				<b>\$91,565</b>
<b>Design/Bidding Engineering</b>				<b>\$50,361</b>
<b>Misc</b>				<b>\$15,000</b>
<b>Construction Engineering</b>				<b>\$20,144</b>
<b>Phase One and Two Trunk Line Total</b>				<b>\$1,092,720</b>
<b>Divided by 3500 SFEs</b>				<b>\$390</b>
<b>Multiply by 350 SFE</b>				<b>\$136,590</b>
<b>Test Collection Area 128 lots</b>				
1 8 Inch PVC Sewer	LF	9,900	\$39.00	\$386,100
2 Manholes	EA	31	\$2,950.00	\$91,450
3 Services	EA	128	\$350.00	\$44,800
4 Unused	LS	0	\$0.00	\$0
5 Unused	LS	0	\$0.00	\$0
6 Unused	LS	0	\$0.00	\$0
<b>Subtotal</b>				<b>\$522,350</b>
<b>10 % Construction Contingency</b>				<b>\$52,235</b>
<b>Design/Bidding Engineering</b>				<b>\$28,729</b>
<b>Misc</b>				<b>\$15,000</b>
<b>Construction Engineering</b>				<b>\$11,492</b>
<b>Test Area Total</b>				<b>\$629,806</b>
<b>Divided by 128 SFEs</b>				<b>\$4,920</b>
<b>Multiply by 350 SFE</b>				<b>\$1,722,126</b>
<b>Collection/Trunk Mains Budget per 350 SFEs</b>				<b>\$1,858,716</b>

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DISTRICT 2

*(DISTRICT 1 & DISTRICT 2  
CONSOLIDATED SERVICE PLAN)*

DISTRICT 1



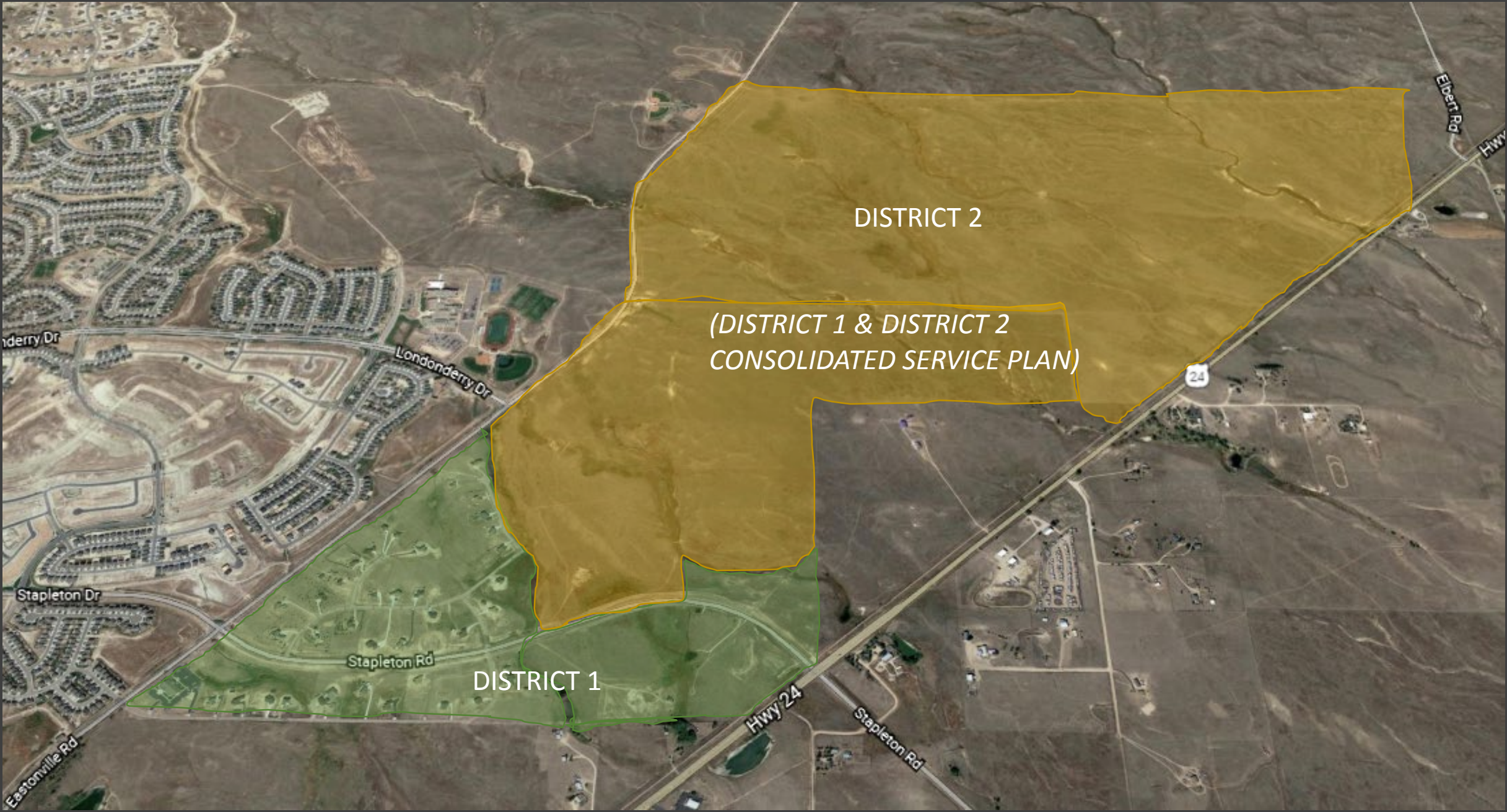


DISTRICT 2

*(DISTRICT 1 & DISTRICT 2  
CONSOLIDATED SERVICE PLAN)*

DISTRICT 1



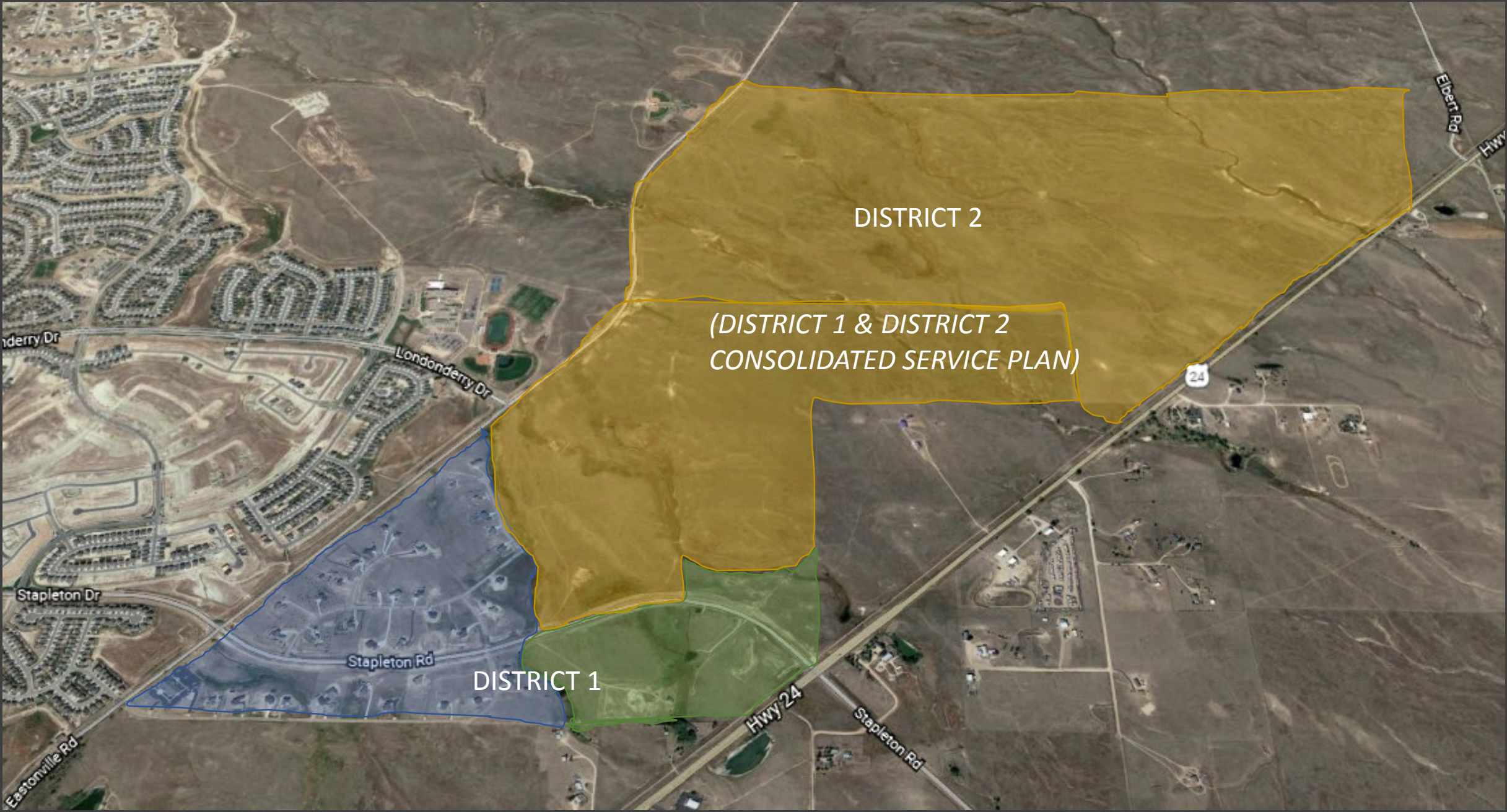


DISTRICT 2

*(DISTRICT 1 & DISTRICT 2  
CONSOLIDATED SERVICE PLAN)*

DISTRICT 1



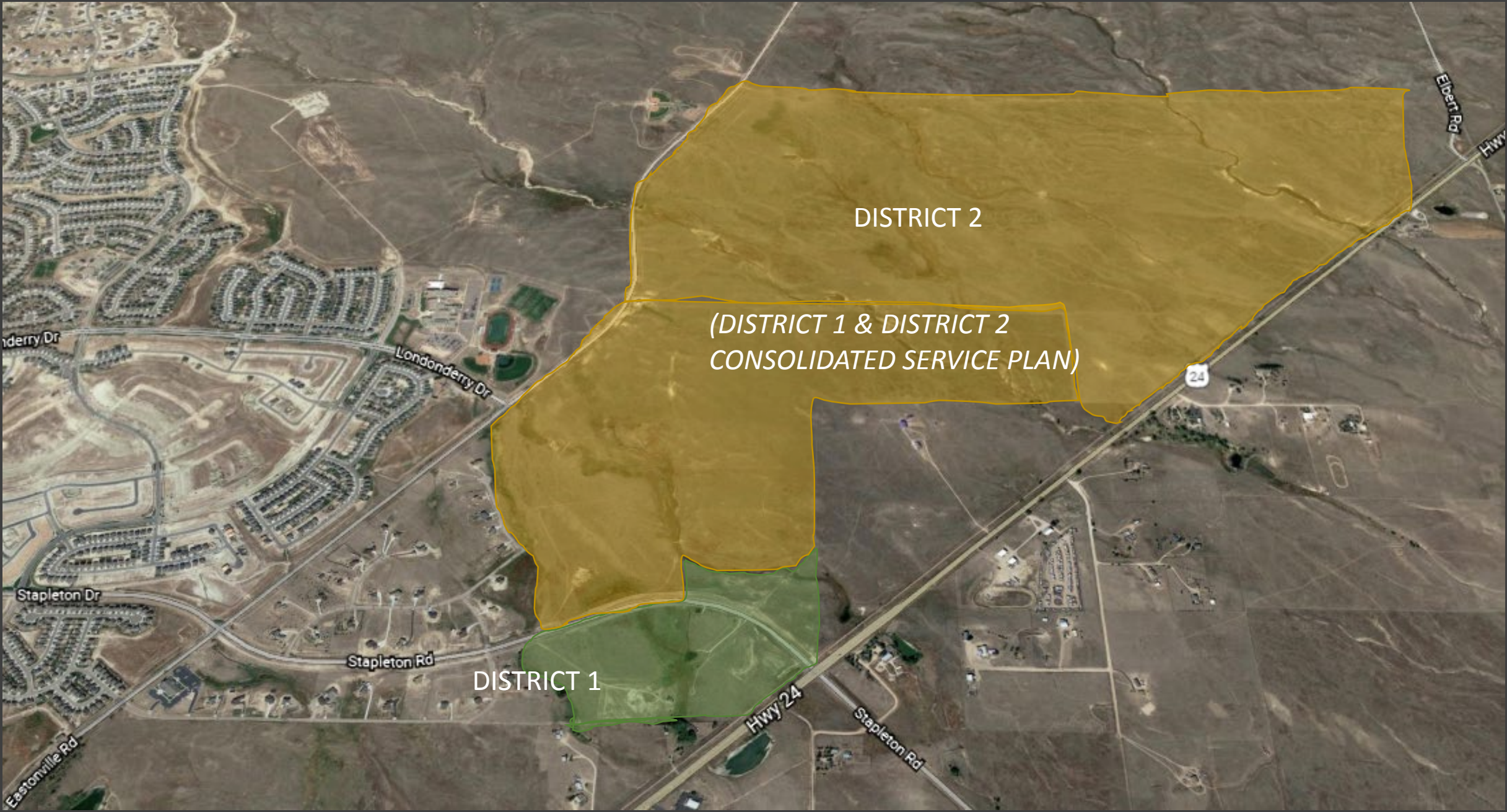


DISTRICT 2

*(DISTRICT 1 & DISTRICT 2  
CONSOLIDATED SERVICE PLAN)*

DISTRICT 1





DISTRICT 2

*(DISTRICT 1 & DISTRICT 2  
CONSOLIDATED SERVICE PLAN)*

DISTRICT 1









Stapleton Rd

Stapleton Rd

Stapleton Rd

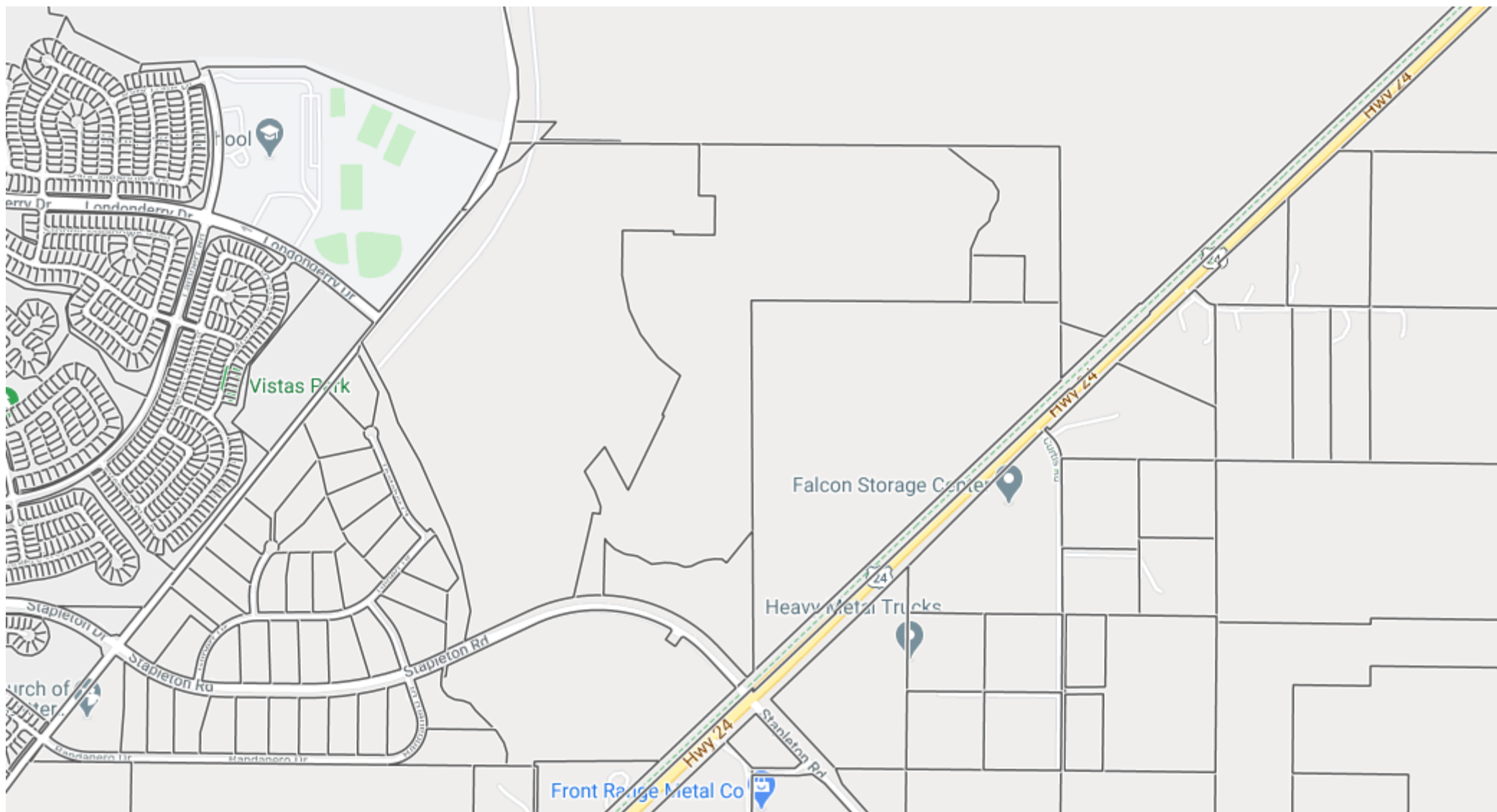
Hwy 24

Hwy 24









# KO1515 LLC (Metro District One)





