



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PLN2018-00020

CASE NAME: Creekside South Estates Metropolitan District

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Board of County Commissioners

September 11, 2018

| | |
|--|---|
| CASE No.: PLN2018-00020 CASE NAME: Creekside South Estates Metropolitan District | |
| Owner's Information: | Creekside South Estates Homeowners Association, Inc. |
| Applicant's Name: | White Bear Ankele Tanaka & Waldron |
| Applicant's Address: | 2154 E. Commons Ave, Suite 2000 Centennial, CO 80122 |
| Location of Request: | Approximately Highway 7 between Havana St. and Lima St. |
| Nature of Request: | Service Plan for the Creekside South Estates Metropolitan District to provide funding for construction and maintenance of public services and facilities in the Creekside South Estates Metropolitan District service area. |
| Zone District: | Agriculture-1 (A-1) |
| Site Size: | Approximately 143 acres |
| Proposed Uses: | Residential |
| Existing Use: | Residential |
| Hearing Date(s): | PC: August 9, 2018 / 6:00p.m. |
| | BOCC (1st): August 21, 2018/ 9:30 am (Consent Calendar) BOCC (2nd) September 11, 2018/ 9:30 am (Public Hearing) |
| Report Date: | August 28, 2018 |
| Case Manager: | Emily Collins |
| PC and Staff Recommendation: | APPROVAL with 9 Findings-of-Fact |

SUMMARY OF PREVIOUS APPLICATIONS

On August 23, 1995, the Board of County Commissioners (BoCC) approved the Creekside Estates subdivision filing 1 to allow 14 single-family residential lots.

On November 13, 1995, the BoCC approved filing 2 of the subdivision to allow 14 single-family residential lots.

On April 1, 1996, the BoCC approved filing 3 of the subdivision to allow 25 single-family residential lots.

SUMMARY OF APPLICATION

Background

The applicant, on behalf of Creekside South Estates Homeowners Association, is requesting a service plan for the Creekside South Estates Metropolitan District (District) to provide funding for construction and maintenance of centralized water supply system, storm drainage, and general governance for covenant control and design reviews. The site, comprised of approximately 143-acres, is located at the southeast corner of State Highway 7 and Havana Street. The development is built-out and includes 53 single-family homes. Currently, the 53 lots are serviced by a de-centralized water supply system that consists of 12 wells. These wells are owned and operated by the Homeowners Association. According to the applicant and information submitted with the application, the current water supply system requires significant upgrades in order for it to remain sustainable and be able to continue to service the development. In addition, the Department of Public Health and Environment has also recently implemented certain changes for monitoring, testing, and operations of de-centralized water systems. These requirements have added additional cost to maintaining the existing wells in the development. Therefore, to continue to provide water services to the development, the HOA has considered various improvement options and, after a thorough investigation, concluded to shift their water supply to a more centralized water well system owned, operated, and controlled by a metropolitan district. The control and formation of a metropolitan district will provide the financing mechanism needed to upgrade the water system, as well as provide necessary capital through issuance of municipal bonds to finance the capital infrastructure. The formation of a metropolitan district will also offer the ability to apply for low-interest loans available for local districts (See exhibit 3.1 for the service plan).

Pursuant to Title 32, Article 1 of Colorado Revised Statutes, metropolitan districts are quasi-governmental agencies and political subdivisions of the State of Colorado organized to provide two or more services to support a development area. Common services provided by a metropolitan district include general governance, park and recreation, water and sanitation services, and storm water facilities, etc. The proposed metropolitan district is mainly to provide financing for a centralized water system, storm drainage, covenant control and architectural design reviews in the development.

Development Standards and Regulations

Chapter 10 of the Adams County Development Standards and Regulations outlines the submittal and review process for creation of a special district. The proposed service plan includes: a description of the area to be included within the proposed district, a description of proposed facilities and services to be provided, and a financial plan including estimated costs and proposed indebtedness for the provision of services.

In approving a service plan, the Board of County Commissioners (BoCC) shall find that: 1) there is sufficient existing and projected need for organized services in the area to be serviced by the proposed district; 2) the existing service in the area to be served is inadequate for present and projected needs; 3) the proposed district is capable of providing economical and sufficient service to the area within its proposed boundary; and 4) the area to be included in the special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis. From the service plan submitted with the application, the current water system servicing the development has become unsustainable and cannot be relied on to serve the development in the future without a substantial upgrade. In addition, the only feasible financial mechanism available to perform improvements to the existing system is through the formation of a metropolitan district, which has the authority to secure financing to provide the needed improvements. According to the applicant, all other options to seek provision of services from other special districts were evaluated and deemed cost prohibitive (See exhibit 3.1).

As part of the evaluation criteria for approving a service plan, the BoCC shall also find the proposed special district is capable of providing economical and sufficient service and will have the financial ability to discharge the proposed indebtedness on a reasonable basis. According to the financial plan submitted with the application, the estimated costs of the required public improvements total approximately One Million Seven Hundred Eighty-Six Thousand One Hundred and Four Dollars (\$1,786,104); however, actual costs of the improvement will vary based on specific construction requirements and timing of construction. Per the Plan, the District anticipates issuing approximately Two Million One Hundred Ninety-Seven Thousand Dollars (\$2,197,000) of debt through low-interest loans and/or grants to finance the required improvements. Per Section 32-1-1000 (1) of the Colorado Revised Statutes, the District may rely upon various revenue sources authorized by law including, but not limited to, public improvement fee (PIF), ad valorem property taxes and powers to assess fees, rates, tolls, penalties, or charges. The financial plan, submitted with the application, show a proposed mill levy of 70 to imposed as the District Debt Mill Levy. The District will also require operating funds for administration as well as the cost for improvements to be constructed and maintained, which is anticipated to be derived from revenues of the District. Overall, the maximum mill debt levy proposed in the financial plan is 91 mills.

All proposed development and activities in the metropolitan district are required to conform to all applicable zoning, subdivision, building codes, land use regulations, and other applicable ordinances, laws, rules and regulations. This is to ensure that the facility and service standards of the district conform to the County's standards and regulations.

Below is a summary of the proposed Metropolitan District and the need for it:

Project basics:

- Creation of the District is necessary to facilitate construction and maintenance of public infrastructure. Specifically, the existing well system requires significant upgrades to remain a sustainable source of water supply to the subdivision. The improvements are also needed to comply with the Colorado Department of Public Health and Environment regulations for public water systems.

Overall Development:

- 143 acres, including residential lots and designated drainage outlots
- 53 existing single-family residential dwellings

Assessed Valuation:

- Currently assessed value of district boundaries is \$1,746,350.
- Current population within the district boundaries is estimated to be 156 persons.

General Description of facilities:

- Improvements expected to include: potable and non-potable water distribution and transmission systems, and drainage facilities.

Financing Structure:

- Total estimated cost of public improvements: \$1,786,104
- Maximum debt limitation: \$2,500,000
- Maximum mill levy for payment of general obligation debt: 91 mills
- Maximum interest rate: Market rate at the time debt is issued
- Proposed length of bonds: 30 years
- The District may rely upon various revenue sources authorized by law including the power to assess fees, rates, public improvement fee (PIF), ad valorem property taxes, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S.

Future Land Use Designation

The existing development area is designated as Estate Residential in the County's future land use map. Per Chapter 5 of the Adams County Comprehensive Plan, Estate Residential areas are intended to provide single-family housing at lower densities, typically no greater than one unit per acre, and compatible uses such as schools and parks. The subject request to provide services to an existing residential estate development conforms to goals of the Comprehensive Plan and future land use designation.

Site Characteristic:

Approximately 143 acres of land are within the proposed district service area. The service area is currently developed with single-family dwellings on approximately 2.5 acre lots.

Surrounding Zoning Designations and Existing Use Activity:

| | | |
|--|---|---|
| Northwest R-E Residential | North Planned Unit Development Residential | Northeast Planned Unit Development Residential |
| West Planned Unit Development Institutional | Subject Property A-1 Residential | East PUD (Midtown) Vacant |
| Southwest A-1 Residential | South A-1 Residential | Southeast A-1 Vacant |

Compatibility with the Surrounding Land Uses:

The existing single family residential subdivision is consistent with the surrounding area. Creating a metropolitan district to provide financing to construct and maintain required public improvements aligns with the continuous use of the property and need for service provision to support the development.

Referral Agency Comments:

Brighton Fire Rescue District, CDOT, and the Colorado Division of Water Resources reviewed the proposed service plan and had no concerns.

County Agency Comments:

Adams County Finance Department reviewed the proposed service plan and expressed concerns with the financial plan. Specifically, the concerns were about the proposed maximum mill levy of 91 mills. The Finance Department stated that the proposed mill levy is high and may impact the market values of properties in the service area and could result in higher taxes than those of similar properties in the immediate vicinity of the development.

The applicant responded to the Finance Department's concerns and stated that the size of the development and property values of the development are proportional to the proposed mill levy. The levy is also necessary to discharge the debt required to finance the infrastructure improvements. In addition, the District intends to obtain low-interest financing or grants to reduce the need for general obligation debt. The property owners in the subdivision will also be required to pay for associated costs for the infrastructure improvements through several mechanisms, such as taxes spread over an average of 30 years that are tax-deductible, monthly fees imposed by the District, or one-time assessments imposed by the HOA on properties.

Planning Commission (PC) Update:

The Planning Commission (PC) considered this case on August 9, 2018 and recommended approval of the request in a 7-0 vote. At the hearing, the PC asked the applicant to explain their public outreach to the community and the elections process required for establishing the metropolitan district. The PC also asked the applicant to further explain the cost analysis leading to the final determination to create the metropolitan district to provide the needed infrastructure improvement, instead of joining an existing public water utility district. The applicant informed the PC that the community has been engaged in the application process and are aware of the proposed metropolitan district. In addition, the community will be engaged through the next required steps, which include general elections for the establishment of the district. The elections are scheduled to occur in November. The applicant also informed the PC that they discussed various alternatives to the creating of a metropolitan district, including joining existing water supply districts. However, all those alternative were cost prohibitive and at the recommendation of their hired consultant determined the creating their own district was the most feasible alternative to continue to provide water and other infrastructure needs to the subdivision.

No one spoke during the public testimony request; however, on August 27, 2018, staff received a letter from a property owner in the subdivision requesting exclusion from the proposed district (See Exhibit 5.1). Per Section 32-1-203(3.5) of the Colorado Revised Statutes, “[a]ny person owning property in the proposed special district who requests that his or her property be excluded from the special district shall submit the request to the Board of County Commissioners no later than ten days prior” to the hearing for the service plan.

On September 6, 2018, the applicant responded to the property owner’s request to be excluded from the metropolitan district and provided evidence to not exclude any lot in the submission from the proposed metropolitan district (See exhibit 3.2). Staff reviewed the responses and recommends the Board of County Commissioners to not exclude any lot from the metropolitan district.

PC and Staff Recommendations:

Based upon the application, the criteria and review process for creating special districts outlined in chapter 10 of the Adams County Development Standards and Regulations, staff recommends Approval of the request with 9 findings-of-fact.

FINDINGS OF FACT

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District
2. The existing service in the area to be served is inadequate for present and projected needs.
3. The proposed Special District is capable of providing economical and sufficient service to the area within its proposed boundaries.
4. The area to be included in the proposed Special District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.
6. The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed District is to be located and each municipality which is an interested party under C.R.S. Section 32-1-204 (1).
7. The proposal is in compliance with a master plan adopted pursuant to C.R.S. Section 30-28-106.
8. The proposal is in compliance with all duly adopted county, regional, or state long-range water quality management plan for the area.
9. The creation of the proposed District will be in the best interest of the area proposed to be served.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

Brighton Fire District

Colorado Division of Water Resources

CDOT

Notified but not Responding / Considered a Favorable Response:

Brighton School District

City of Brighton

City of Thornton

Centurylink

Comcast

Eagle Shadow Metropolitan District

Heritage Todd Creek Metropolitan District

North Metro Fire District

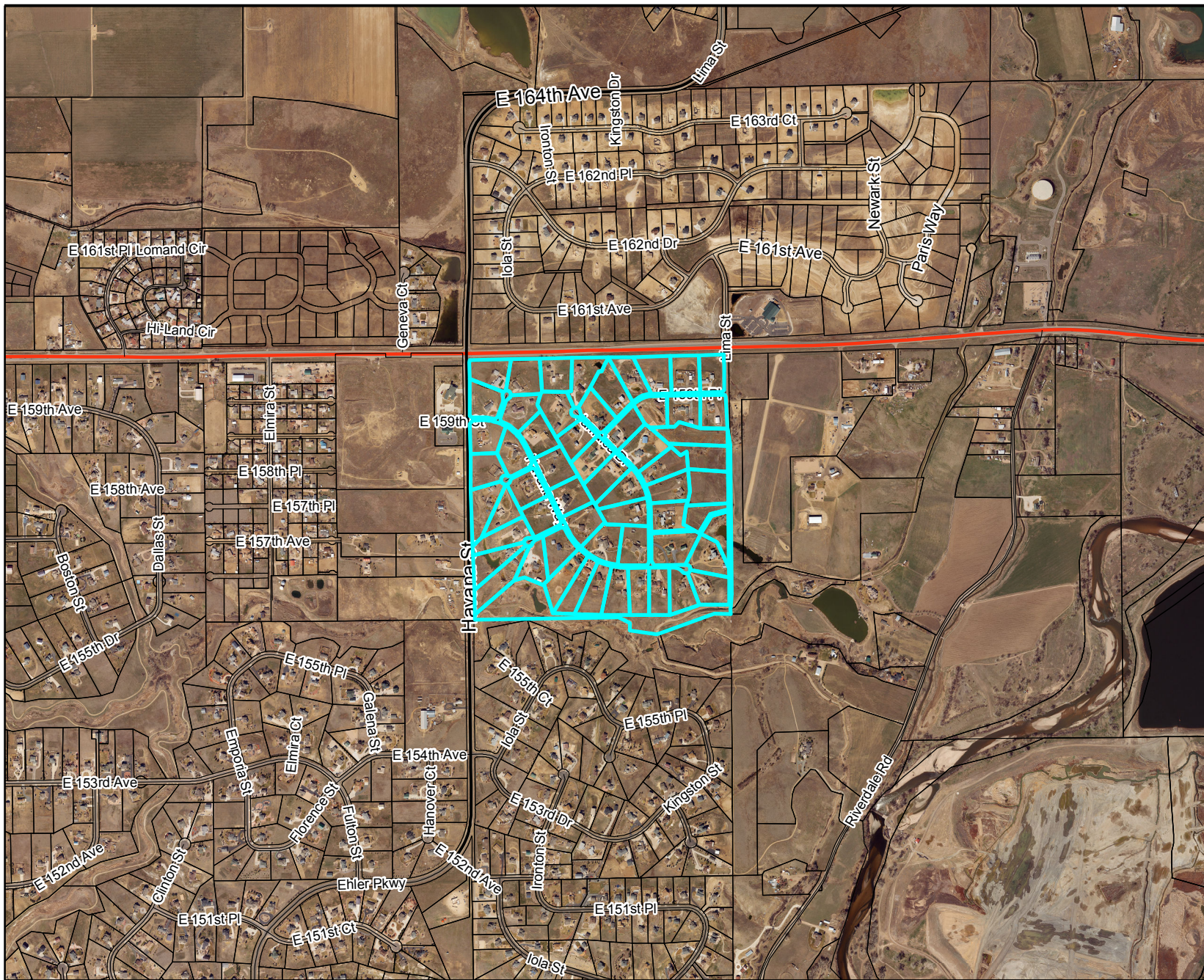
RTD

Metro Wastewater Reclamation

Riverdale Peaks Metropolitan District

Todd Creek Village Metropolitan District

Todd Creek Village Metropolitan District #2



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PLN2018-00020

Creekside South Estates Metropolitan District

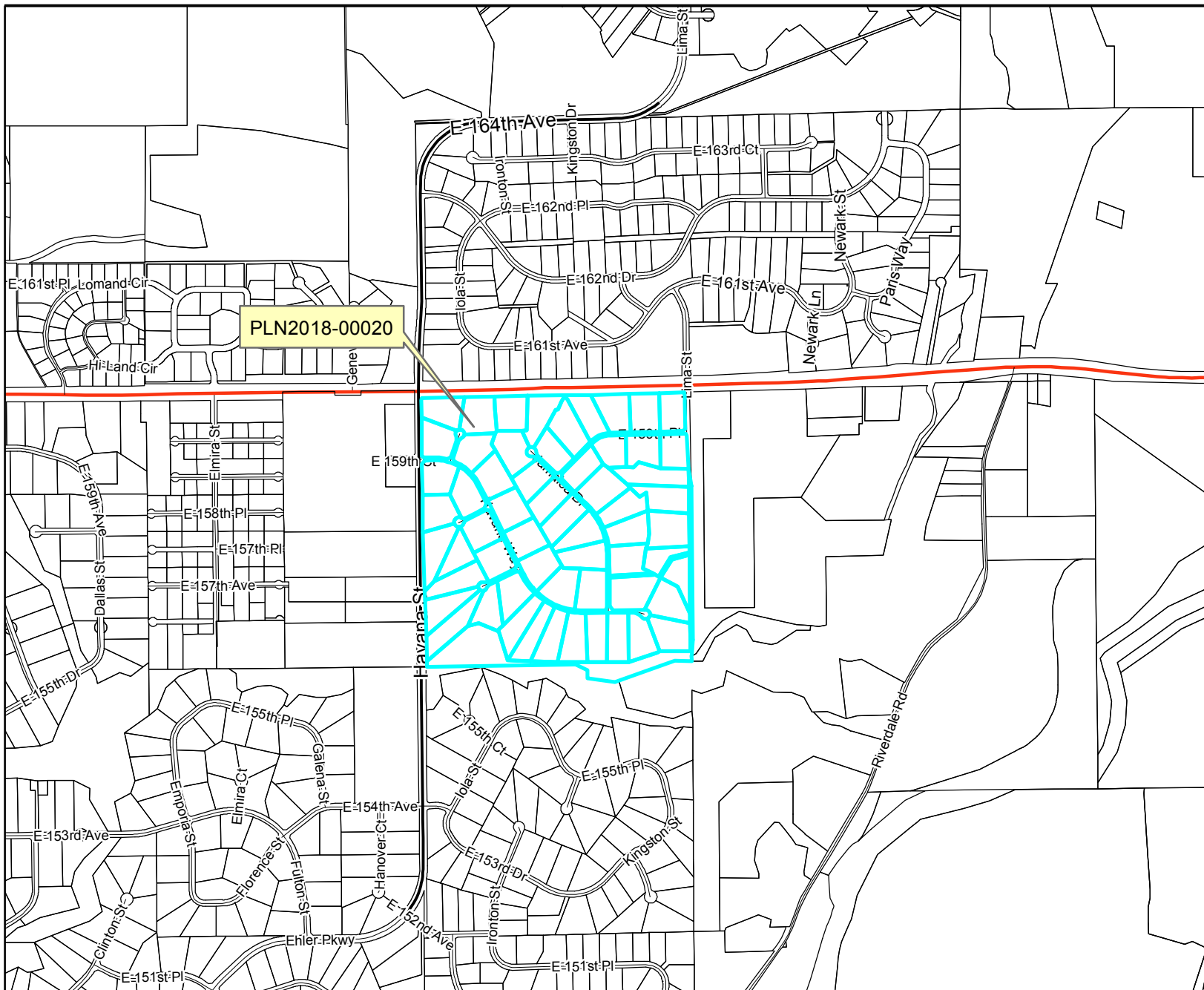


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ADAMS COUNTY
COLORADO

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Legend

- Railroad
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- Zoning Line
- Sections

Zoning Districts

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- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PLN2018-00020

Creekside South Estates Metropolitan District

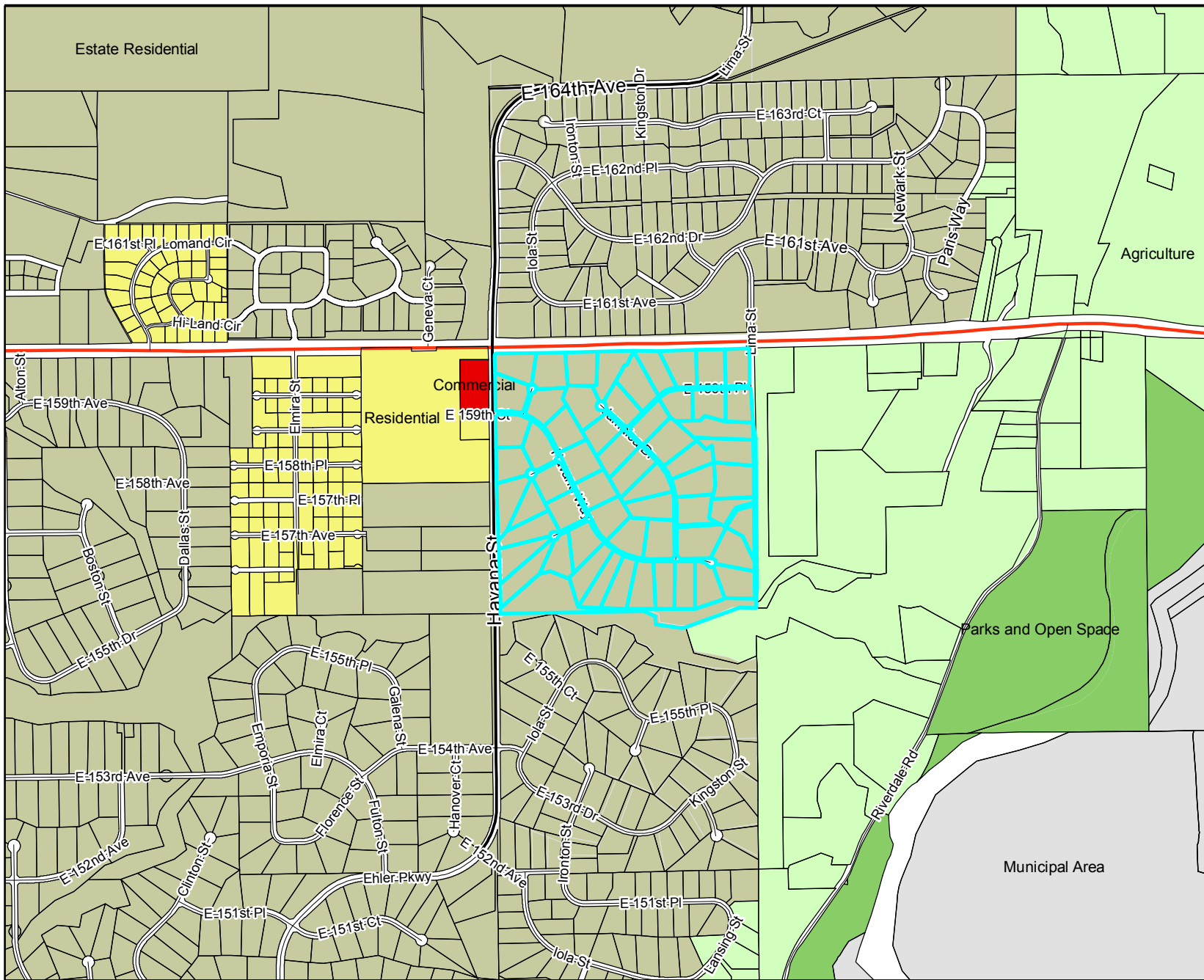


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- I-2
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- P-U-D
- P-U-D(P)

PLN2018-00020

Creekside South Estates Metropolitan District



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ADAMS COUNTY
COLORADO

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SERVICE PLAN
FOR
CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO

Prepared By
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
(303) 858-1800

Revised Submittal Date: July 6, 2018

Approved: _____, 2018

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EXHIBIT E Preliminary Engineering Survey and Location of Public Improvements

EXHIBIT F Pro-Forma Financial Plan

EXHIBIT G List of Property Owners and Adjacent Owners

EXHIBIT H Mill Levies of Overlapping Entities

I. INTRODUCTION

A. Purpose and Intent.

The Creekside South Estates Metropolitan District (the “District”) is an independent unit of local government, separate and distinct from the County, and except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as such activities may deviate in a material way from the requirements of this Service Plan. It is intended that the District will provide a part or all of the Public Improvements necessary and appropriate for the development of properties within the District Boundaries. The Public Improvements will be constructed for the use and benefit of the public, generally and those residents and property owners within the District Boundaries, specifically. The primary purposes of the District will be: 1) to finance the construction of Public Improvements; 2) to operate and maintain such Public Improvements that are not otherwise dedicated or conveyed to the County or other governmental entities; and 3) to provide covenant enforcement and design review services within the District Boundaries.

The District is expected to manage and oversee the permitted District Activities, and to collect property taxes and other legally available revenues sufficient for the debt service requirements of Debt issued to cover the costs associated with financing, acquisition and/or construction of the Public Improvements.

B. Need for District

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

C. Organizers and Consultants

This Service Plan has been prepared by the following:

Organizers

Creekside South Estates Homeowners
Association, Inc.
c/o Stan Martin
2154 South Holly Street
Denver, CO 80222

District’s Legal Counsel

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II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Alternative Service Provider: means any other any other governmental service provider with jurisdiction over the Public Improvements.

Board: means the board of directors of the District.

Board of County Commissioners: means the Board of County Commissioners of Adams County, Colorado.

County: means Adams County, Colorado.

Cost Estimates: means the preliminary estimated cost of the Public Improvements, as represented in **Exhibit D**.

Debt: means general obligation bonds or other financial obligations issued by the District, which are not subject to annual appropriation, the repayment of which the District has promised to impose, collect and pledge an *ad valorem* property tax mill levy.

Debt Limitation: means the maximum amount of Debt that the District may issue. If a present value savings can be shown, increases necessary to accomplish a refunding, reissuance or restructuring of Debt shall not count towards the Debt Limitation. The Debt Limitation may be increased pursuant to a future intergovernmental agreement with the County.

District Activities: means any and all functions undertaken by the District in accordance with this Service Plan and as permitted under applicable law in order to effectuate the purposes for which the District is organized.

District: means the Creekside South Estates Metropolitan District, a quasi-municipal corporation and political subdivision of the State.

District Boundaries: means the current boundaries of the District as described in **Exhibit A**, as may be amended from time to time as the same is permitted hereunder.

District Boundary Map: means the map attached hereto as **Exhibit B** depicting the current boundaries of the District.

Fees: means any fee, rate, toll, penalty or other charge imposed by the District and permitted by applicable law for services, programs, improvements, facilities, capital costs or operations costs provided by the District, or the payment of Debt, which may be adjusted by the District to account for annual budgetary needs.

Financial Plan: has the meaning assigned to such term in Section VI.A of this Service Plan. In addition, Section VI of this Service Plan describes the following to be considered with other revenues identified in this Service Plan: 1) how the Public Improvements are to be financed; 2) how the Debt is expected to be incurred; 3) the estimated operating revenue derived from Fees or taxes for the first budget year; and 4) proposed sources of revenue and projected expenses of the District.

HOA: means, the Creekside South Estates Homeowners' Association, Inc., a Colorado non-profit corporation, and its affiliates, successors or assigns.

Maximum Debt Mill Levy: means a mill levy for payment of Debt which exceeds 50% of the District's assessed valuation, which mill levy is not to exceed a total of ninety-one (91.000) mills imposed upon the taxable property of the District, as adjusted and more particularly described pursuant to Section VI.C, *infra*.

Maximum Net Effective Interest Rate: means the maximum net effective interest rate applicable to any issuance of Debt, which is 18% under this Service Plan.

Maximum Operations Mill Levy: means a mill levy for payment of administration, operations and maintenance expenses, which mill levy is not to exceed a total of one hundred (100.000) mills imposed upon the taxable property of the District, as adjusted and more particularly described pursuant to Section VI.C, *infra*.

Maximum Underwriting Discount: means the maximum underwriter's discount applicable to any issuance of Debt, which is 3% under this Service Plan.

Preliminary Engineering Survey: means that map shown in **Exhibit E**, which depicts all existing infrastructure and planned Public Improvements for the District.

Pro-Forma Financial Plan: means the pro-forma financial plan attached as **Exhibit F** hereto.

Public Improvements: means a part or all of the public improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, operated, maintained and/or financed, including necessary and appropriate landscaping, appurtenances and acquisition of real property to effect such improvements, as generally described in the Preliminary Engineering Survey, and as are necessary to serve the present and future taxpayers and inhabitants of the District Boundaries, as determined by the Board.

Service Plan: means this service plan for the District approved by the Board of County Commissioners, as may be amended or modified from time to time.

Service Plan Amendment: means an amendment to the Service Plan approved by the Board of County Commissioners in accordance with the County's policies and the applicable State law.

Services Proposed: means those services proposed to be provided by the District, as described in **Exhibit C-2**.

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

State: means the State of Colorado.

TABOR: means Article X Section 20 of the Colorado Constitution, as the same may be amended from time to time.

Vicinity and 3-Mile Radius Maps: means the maps showing the general vicinity of the District within the County and the relative location of other existing special districts located within 3 miles of the District Boundaries, as represented in **Exhibit C-1**.

III. BOUNDARIES

The area within the District Boundaries includes approximately 143.112 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit B**. Vicinity and 3-Mile Radius Maps are attached hereto as **Exhibit C-1**.

IV. PROPOSED LAND USE/POPULATION PROJECTION/ASSESSED VALUATION

The property located within the District Boundaries is fully built-out at this time and consists of fifty-three (53) single-family residences and encompasses 143.112 acres. The current assessed valuation of the District Boundaries is \$1,746,350 as of January 1, 2017. The population contained within the District Boundaries is currently estimated to be approximately one hundred and fifty-six (156) persons, based on an average of 2.93 persons per residential unit. Listings of the property owners located within the District Boundaries and those property owners located directly adjacent to the District Boundaries, as provided by the Adams County Assessor on May 22, 2018, are attached hereto as **Exhibit G**.

Approval of this Service Plan by the County does not imply approval of the development of a specific area within the District Boundaries nor of any of the Public Improvements.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. General Powers of the District/District Services.

The District shall have the power and authority to acquire, construct, install, finance and operate and maintain the Public Improvements within and without the District Boundaries and undertake related District Activities within the District Boundaries, as such power and authority

is described in the Special District Act, other applicable statutes, the common law and the State Constitution, subject to the limitations set forth in this Service Plan. Further, the District shall have the power to provide any and all services necessary or incidental to the provision of the Public Improvements.

1. Storm Drainage. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of storm sewers, flood and surface drainage improvements including, but not limited to, culverts, dams, retaining walls, access ways inlets, detention ponds and paving, roadside swales and curb and gutter, and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems.

2. Water. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation and maintenance of a complete potable water and non-potable irrigation and water system, including, but not limited to, water rights, water supply, transmission and distribution systems for domestic and other public or private purposes, together with all necessary and proper water rights, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, storage facilities, land and easements, together with extensions of and improvements to said systems.

3. Covenant Enforcement. The District shall have the power and authority to provide covenant enforcement and design review services within the District.

If, after the Service Plan is approved, the State Legislature includes additional powers or grants new or broader powers for Title 32 districts by amendment of the Special District Act, to the extent permitted by law, any or all such powers shall be deemed to be a part hereof and available to or exercised by the District and shall not constitute a material modification of this Service Plan by the District.

The District shall be authorized to fund the District Activities from the proceeds of Debt to be issued by the District, and from other legally available revenues, including Fees. The District will construct the Public Improvements in compliance with the County's standards and requirements. The scope and specific Public Improvements that may be undertaken by the District shall be determined in the discretion of the Board, subject to the requirements of the County and other applicable service providers, and are anticipated to include those Public Improvements as generally set forth in **Exhibit D**.

B. Limitations of the District Powers and Service Plan Amendment.

1. Operation and Maintenance Limitation

Unless otherwise required by separate intergovernmental agreement with the County or an Alternative Service Provider, it is anticipated that the District shall own some or all of the Public Improvements and operate and maintain the same from any legally-available revenues of the District. In the event that certain of the Public Improvements are for any reason conveyed to the

County or an Alternative Service Provider, to the extent that the District possesses sufficient property interests to do so, the District shall dedicate such Public Improvements to the County or such Alternative Service Provider, as appropriate. Notwithstanding the foregoing, the District shall be permitted to own, operate and maintain the storm drainage and water facilities and improvements contemplated herein without the requirement of any separate agreement.

The District is anticipated to be responsible for the ongoing operation and maintenance of potable and non-potable water transmission and distribution facilities within the District Boundaries. The District is also anticipated to be responsible for the operation and maintenance of certain storm drainage improvements, including detention ponds, within the District Boundaries, as well as be responsible for eventually taking over covenant enforcement and design review responsibilities from the HOA. The budget(s) adopted by the District will authorize expenditures from District revenues for the District's administration and the operation and maintenance of the Public Improvements not otherwise conveyed to the County or an Alternative Service Provider. In addition to property taxes, and in order to offset the expenses of the anticipated operations and maintenance costs, the District may also rely upon various other revenue sources authorized by law, which may include, without limitation, Fees. Any Fees imposed by the District shall be reasonably related to the District Activities provided by the District that such Fees fund.

2. Construction Standards Limitation. Construction of all Public Improvements shall be subject to applicable ordinances, codes and regulations of the County, as well as the applicable ordinances, codes and regulations of any other governmental service provider with jurisdiction over the Public Improvements. The District will ensure that the Public Improvements to be dedicated or maintained by the District are designed and constructed in accordance with the standards and specifications of the County, as well as the applicable standards of other governmental entities with jurisdiction over the specific Public Improvements. The District will obtain approval of civil engineering plans and permits for construction and installation of Public Improvements from the County or other governmental entity with jurisdiction, as appropriate.

3. Inclusion and Exclusion Limitation. The District shall be permitted to undertake inclusions and exclusions at its discretion and without further amendment to this Service Plan, so long as such inclusions are in accordance with the Special District Act. Notice of any such boundary adjustment shall be provided to the County pursuant to the requirements of the annual report required herein under Section VII. The County shall not be required to take any action to facilitate such boundary adjustments or obligations with respect to the same.

4. Debt Limitation. The District's Debt Limitation shall be Two Million Five Hundred Thousand Dollars (\$2,500,000). The obligations of the District set forth in any agreements concerning the funding and/or operations of the Public Improvements and District Activities, for which voter approval will be obtained to the extent required by law, shall not count against the Debt Limitation. Increases necessary to accomplish a refunding, reissuance or restructuring of Debt shall also not count against the Debt Limitation if a present value savings can be shown.

5. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for amendments. Actions of the District that constitute material modifications to this Service Plan under the Special District Act shall entitle the County to all remedies available under applicable State and local law to enjoin such actions. Any violation of the Debt Limitation or the Maximum Debt Mill Levy without County approval, as set forth herein, shall constitute a material modification of this Service Plan and shall require an amendment to the Service Plan.

6. Overlapping Districts. The District Boundaries do not overlap with any other special districts providing similar services as those being proposed by the District. A listing of the mill levies of governmental entities that overlap with the District Boundaries, as of January 1, 2018, is attached hereto as **Exhibit H**.

C. Preliminary Engineering Survey/Site Plan.

A preliminary engineering survey setting forth the anticipated scope of Public Improvements and the initial estimated costs of the Public Improvements, which may be provided by or through the District is attached hereto as **Exhibit E**. The estimated costs of the Public Improvements total approximately One Million Seven Hundred Eighty-Six Thousand One Hundred Four Dollars (\$1,786,104). Actual Public Improvements costs will vary based in part upon the specific requirements and timing related to construction of the Public Improvements. Final planning and design of Public Improvements will depend upon the specific design specifications and plans adopted at the time of construction, and, therefore, the estimates and proposed scope presented herein are conceptual in nature. All Public Improvements will be designed in such a way as to assure that the facility and service standards will be compatible with those of the County and of other municipalities and special districts and any future subdivision improvement agreements which may be affected thereby.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the District Activities from the proceeds of Debt to be issued by the District and from other legally available revenues, including grants and Fees. The plan of finance for the District shall be to issue, from time to time, such Debt as the District can reasonably pay from legally available revenues of the District (the “Financial Plan”), based upon the generation of the revenue sources depicted in the pro-forma financial plan, attached hereto as **Exhibit F** (the “Pro-Forma Financial Plan”). The Pro-Forma Financial Plan sets forth a projection currently associated with development within the District Boundaries. Timing associated with issuance of any permitted Debt shall be based upon the valuation of property located within the District Boundaries and shall take into account variables such as levels of interest rate, the interests and needs of the taxpayers and residents within the Service Plan, all within the reasonable determination of the Board. As a consequence, Debt that the District issues may be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan, and may be phased to best serve the District’s

residents and taxpayers. The Pro-Forma Financial Plan provides an illustration of how the Public Improvements and other services of the District may be financed; however, the final terms of Debt financing are likely to be different and shall be determined by the District, subject to the key limiting parameters established within this Service Plan. Further, the Public Improvements may be financed in whole or in part by low-interest loans and/or grant proceeds received by the District. As further described in the Pro-Forma Financial Plan, the District anticipates issuing approximately Two Million One Hundred Ninety-Seven Thousand Dollars (\$2,197,000) of Debt. The actual amount of Debt may increase or decrease, depending upon the timing with respect to actual home property values and, ultimately, actual assessed value that is established within the District. Notwithstanding, the District shall not be permitted to issue Debt in excess of the Debt Limitation, and Debt which exceeds 50% of the District's assessed valuation shall be subject to the Maximum Debt Mill Levy established hereunder.

The District anticipates that it will be necessary to impose a debt service mill levy of approximately seventy (70.000) mills upon all taxable property of the District. Notwithstanding, mill levies may be certified by the District as necessary to cover debt service requirements, subject to the limitations of the Maximum Debt Mill Levy. The District will use its best efforts to keep the debt service mill levy as low as possible and, if possible or where appropriate, consider temporarily reducing the debt service mill levy if revenues are over-collected and not otherwise required pursuant to agreements pursuant to which Debt is issued.

B. Maximum Net Effective Interest Rate/Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued, but not to exceed the Maximum Net Effective Interest Rate. The underwriting discount on any Debt shall not exceed the Maximum Underwriting Discount. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then-applicable to the issuance of public securities. Interest rates and Debt terms will ultimately be determined within the limitations of this Service Plan, as well as the amounts and timing of Debt issuance.

C. Maximum Mill Levies.

The "Maximum Debt Mill Levy" authorized herein shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt which exceeds 50% of the District's assessed valuation, and shall be determined as follows: the Maximum Debt Mill Levy for payment of Debt which exceeds 50% of the District's assessed valuation shall be ninety-one (91.000) mills; provided that if, on or after January 1, 2018, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2018, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation. The number of mills which equal the Maximum Debt Mill Levy is intended to adjust from time to time upon the occurrence of the changes described in this

paragraph.

For the portion of any Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate. For purposes of the foregoing, once Debt has been determined to be equal to or less than fifty percent (50%) of the District's assessed valuation, so that the District is entitled to pledge to its payment an unlimited *ad valorem* mill levy, such District may provide that such Debt shall remain secured by such unlimited mill levy, inclusive of refundings of the same, notwithstanding any subsequent change in such District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., as amended, and all other requirements of applicable State law.

The "Maximum Operations Mill Levy" authorized herein shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of administration, operations and maintenance expenses and shall be one hundred (100.000) mills; provided that if, on or after January 1, 2018, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such administration, operations and maintenance may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2018, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation. The number of mills which equal the Maximum Operations Mill Levy is intended to adjust from time to time upon the occurrence of the changes described in this paragraph.

D. Debt Repayment Sources.

The District may rely upon various revenue sources authorized by law including, but not limited to, *ad valorem* property taxes, Fees and grants. The District shall have the authority to pledge revenue from its Fees to the repayment of Debt.

E. Security for Debt.

The District shall not pledge any revenue or property of the County as security for the Debt authorized in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the County of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the County in the event of default by the District in the payment of any such obligation.

F. District's Operating Costs.

The estimated cost of engineering services, legal services and administrative services,

together with the estimated costs of the District's organization and initial operations, are included within assumptions contained in the Pro-Forma Financial Plan and are anticipated to be funded with any revenues legally available to the District, including Fees and property taxes.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be One Hundred Fifty Thousand Dollars (\$150,000), which is anticipated to be derived from available revenues of the District.

The District will use its best efforts to keep the operations and maintenance mill levy as low as possible and, if possible or where appropriate, consider temporarily reducing the operations and maintenance mill levy if revenues are over-collected and not otherwise required to meet the District's needs.

G. Debt Instrument Disclosure Requirement.

Debt instruments shall be required to include the following statement: "The [debt instrument] does not constitute a debt, financial obligation or liability of the County, and the County is not liable for payment of the principal of, premium if any, and interest on the [debt instrument]".

VII. ANNUAL REPORT

The District shall be responsible for submitting an annual report to the County pursuant to Section 32-1-207(3)(c), C.R.S., by June 1 of each year.

VIII. CONSOLIDATION/DISSOLUTION

The consolidation of the District with any other special district shall be subject to the approval of the County. The District will take all action necessary to dissolve pursuant to Sections 32-1-701, *et seq.*, C.R.S., as amended from time to time, at such time as it does not need to remain in existence to discharge its financial obligations or perform its services.

IX. INTERGOVERNMENTAL AGREEMENTS

Although none are anticipated at this time, the District may enter into one or more intergovernmental agreements with other governmental entities as may be necessary or appropriate for the District to provide District Activities.

X. ELECTION OF BOARD OF DIRECTORS

The Board of Directors of the District is anticipated to have up to five (5) directors. The initial Board of Directors will be elected from a pool of eligible electors at an organizational election held as soon after approval of this Service Plan as practicable. At the organizational election, up to three (3) directors may be elected to serve an initial term of four (4) years, and up to two (2) directors may be elected to serve an initial term of two (2) years. Thereafter, pursuant to Section 1-13.5-111, C.R.S., as amended, the District shall hold regular elections pursuant to applicable Colorado law. At such regular elections, directors may be elected to any term of office available for election at such election.

XI. CONCLUSION


It is submitted that this Service Plan, as required by Section 32-1-203(2) and Section 32-1-203(2.5), C.R.S., as amended, establishes that:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- B. The existing service in the area to be served by the District is inadequate for present and projected needs;
- C. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
- D. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
- E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
- F. The facility and service standards of the District are compatible with the facility and service standards of each county within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.
- G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to Section 30-28-106, C.R.S.
- H. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.
- I. The creation of the District is in the best interests of the area proposed to be served.

Therefore, it is hereby respectfully requested that the Board of County Commissioners, which has jurisdiction to approve this Service Plan by virtue of Section 32-1-203(2), C.R.S., as amended, adopt a resolution, which approves this “Service Plan for the Creekside South Estates Metropolitan District” as submitted.

Respectfully submitted this 6th day of July, 2018.

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



Jennifer Gruber Tanaka, Esq.
Attorney for the Petitioners

EXHIBIT A

Legal Description

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT

BEING A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11, A 3 ¼" ALUMINUM CAP, LS 28056, AND THENCE SOUTH 68°17'57" WEST FOR 85.89 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°48'13" EAST ON THE NORTHEAST LINE OF LOT 10, BLOCK 1 OF CREEKSIDE ESTATES - FIRST FILING, FILE 17, MAP 444, RECEPTION #1995030110214, FOR 28.06 FEET;

THENCE SOUTH 00°20'53" EAST ON THE EAST LINE OF SAID LOT 10, BLOCK 1 FOR 320.00 FEET;

THENCE CONTINUING SOUTH 00°20'53" EAST FOR 100.00 FEET TO THE EAST LINE OF LOT 1, BLOCK 2 OF CREEKSIDE ESTATES - FIRST FILING;

THENCE SOUTH 07°52'42" EAST ON THE EAST LINE OF SAID LOT 1, BLOCK 2 FOR 341.99 FEET;

THENCE CONTINUING SOUTH 07°52'42" EAST FOR 115.83 FEET, ON THE NORTHERLY LINE OF LOTS 5 AND 6 OF CREEKSIDE OUTLOT SUBDIVISION FILE 17, MAP 477, RECEPTION #CO138738, TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH 00°20'53" EAST ON SAID EAST LINE FOR 1532.96 FEET TO THE NORTHEAST CORNER OF OUTLOT 20, CREEKSIDE ESTATES - THIRD FILING;

THENCE THE FOLLOWING EIGHT COURSES ON THE PERIMETER OF OUTLOT 20, CREEKSIDE ESTATES - THIRD FILING:

1. THENCE CONTINUING SOUTH 00°20'53" EAST ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 FOR 180.00 FEET TO THE CENTER OF SAID SECTION 11;

2. THENCE SOUTH 00°21'09" EAST ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, FOR 4.08 FEET;

3. NORTH 88°17'09" WEST FOR 163.80 FEET;

4. SOUTH 70°15'21" WEST FOR 580.99 FEET;

5. NORTH 82°00'00" WEST FOR 275.00 FEET;

6. NORTH 02°00'00" WEST FOR 80.00 FEET;

7. NORTH 65°45'00" WEST FOR 127.54 FEET, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

8. SOUTH 88°42'31" WEST ON SAID SOUTH LINE FOR 1485.02 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 20;

THENCE NORTH 00°26'16" WEST ON THE WEST LINE OF SAID OUTLOT 20, AND THE WEST LINE OF LOTS 17, 18, AND 19, BLOCK 1 OF CREEKSIDE ESTATES - THIRD FILING, FOR 714.89 FEET;

THENCE CONTINUING NORTH 00°26'16" WEST ON THE WEST LINE OF LOTS 1, 3, AND 4, BLOCK 2 OF CREEKSIDE ESTATES - SECOND FILING, FILE 17, MAP 483, RECEPTION #1996030141029, FOR 1258.68 FEET;

THENCE CONTINUING NORTH 00°26'16" WEST FOR 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF CREEKSIDE ESTATES - SECOND FILING;

THENCE CONTINUING NORTH 00°26'16" WEST ON THE WEST LINE OF SAID LOT 1 AND LOT 2, BLOCK 1 OF CREEKSIDE ESTATES - SECOND FILING, FOR 515.57 FEET;

THENCE NORTH 44°09'06" EAST ON THE NORTHWEST LINE OF SAID LOT 2, BLOCK 1 FOR 28.49 FEET;

THENCE NORTH 88°44'28" EAST ON THE NORTH LINE OF SAID LOT 2 AND LOT 3, BLOCK 1 OF CREEKSIDE ESTATES - SECOND FILING, FOR 665.55 FEET;

THENCE SOUTH 04°27'55" EAST ON THE EAST LINE OF SAID LOT 3, BLOCK 1 FOR 331.21 FEET;

THENCE SOUTH 87°45'58" EAST ON THE NORTH LINE OF LOTS 3 AND 4, BLOCK 1 OF CREEKSIDE ESTATES - FIRST FILING, FOR 307.85 FEET;

THENCE NORTH 00°00'00" EAST ON THE WEST LINE OF SAID LOT 4, BLOCK 1 FOR 349.53 FEET;

THENCE NORTH 88°44'28" EAST ON THE NORTH LINE OF SAID LOT 4, BLOCK 1 AND THE NORTH LINE OF LOTS 7, 8, 9, AND 10, BLOCK 1 OF CREEKSIDE ESTATES - FIRST FILING, FOR 1492.26 FEET, TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING ROADS LYING WITHIN THE ABOVE DESCRIBED PERIMETER:

1. E 159TH PLACE
2. JAMAICA DRIVE
3. HAVANA WAY
4. E 157TH COURT
5. E 158TH COURT
6. HAVANA COURT

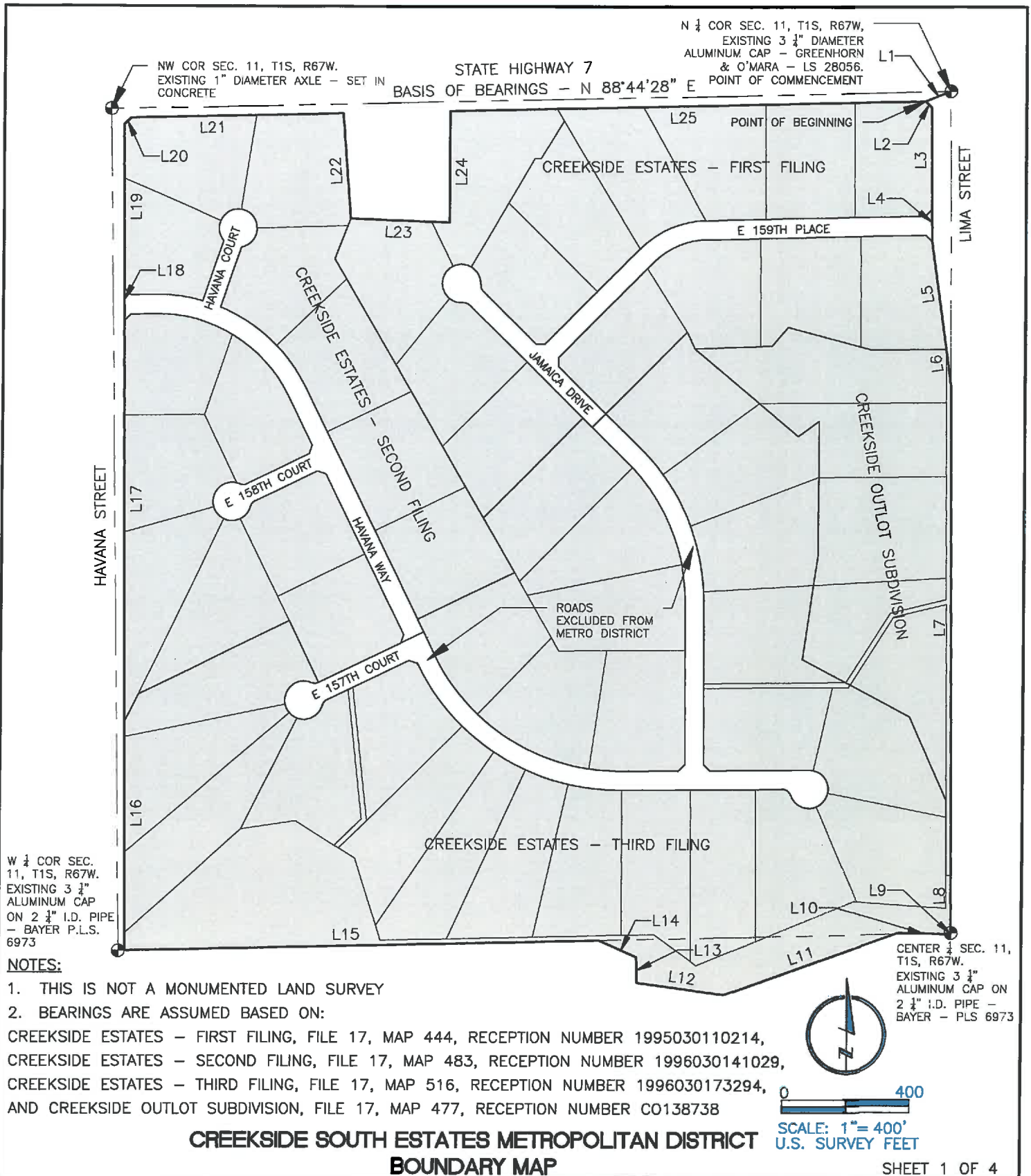
SAID PARCEL CONTAINS 143.112 ACRES, MORE OR LESS

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, IS ASSUMED TO BEAR NORTH 88°44'28" EAST. MONUMENTED AT THE NORTHWEST CORNER BY AN EXISTING AXLE IN CONCRETE, AND AT THE NORTH QUARTER CORNER BY A 3 ¼" ALUMINUM CAP, LS 28056, AS SHOWN ON THE PLAT OF CREEKSIDE ESTATES - FIRST FILING, FILE 17, MAP 44, RECORD #1995030110214.

EXHIBIT B

District Boundary Map



LAMP RYNEARSON
& ASSOCIATES

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Fort Collins, CO 80525 970.226.0879 | F
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| Line Table | | |
|------------|---------|---------------|
| Line # | Length | Direction |
| L1 | 85.89 | S68° 17' 57"W |
| L2 | 28.06 | S45° 48' 13"E |
| L3 | 320.00 | S00° 20' 53"E |
| L4 | 100.00 | S00° 20' 53"E |
| L5 | 341.99 | S07° 52' 42"E |
| L6 | 115.83 | S07° 52' 42"E |
| L7 | 1532.96 | S00° 20' 53"E |
| L8 | 180.00 | S00° 20' 53"E |
| L9 | 4.08 | S00° 21' 09"E |
| L10 | 163.80 | N88° 17' 09"W |
| L11 | 580.99 | S70° 15' 21"W |
| L12 | 275.00 | N82° 00' 00"W |
| L13 | 80.00 | N02° 00' 00"W |
| L14 | 127.54 | N65° 45' 00"W |
| L15 | 1485.02 | S88° 42' 31"W |
| L16 | 714.89 | N00° 26' 16"W |
| L17 | 1258.68 | N00° 26' 16"W |
| L18 | 100.00 | N00° 26' 16"W |
| L19 | 515.57 | N00° 26' 20"W |
| L20 | 28.49 | N44° 09' 06"E |
| L21 | 665.55 | N88° 44' 28"E |
| L22 | 331.21 | S04° 27' 55"E |
| L23 | 307.85 | S87° 45' 58"E |
| L24 | 349.53 | N00° 00' 00"E |
| L25 | 1492.26 | N88° 44' 28"E |

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
BOUNDARY MAP**

SHEET 2 OF 4



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05-17-2018

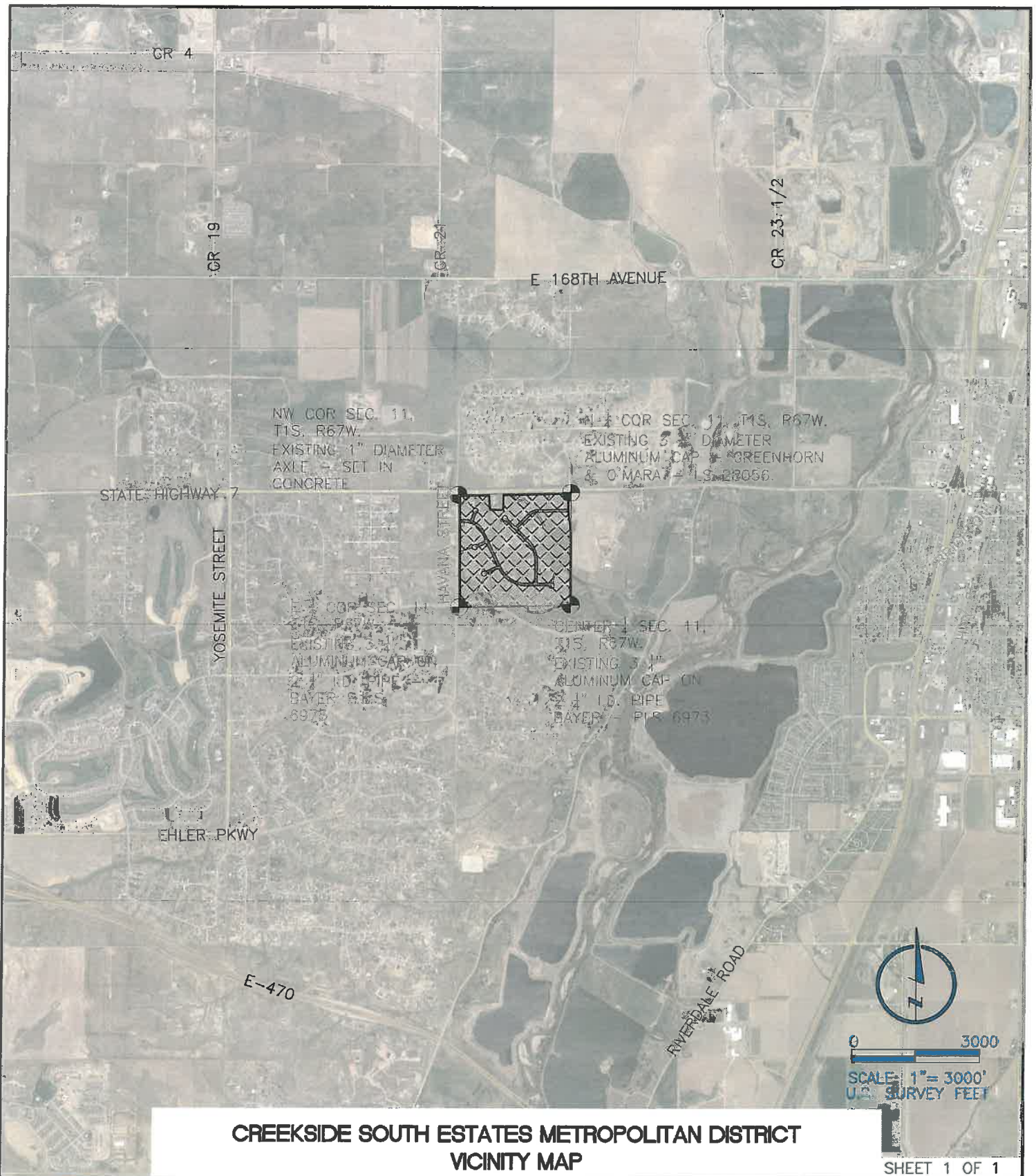
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EXHIBIT C-1

Vicinity Map and 3-Mile Radius Maps



**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
VICINITY MAP**

SHEET 1 OF 1

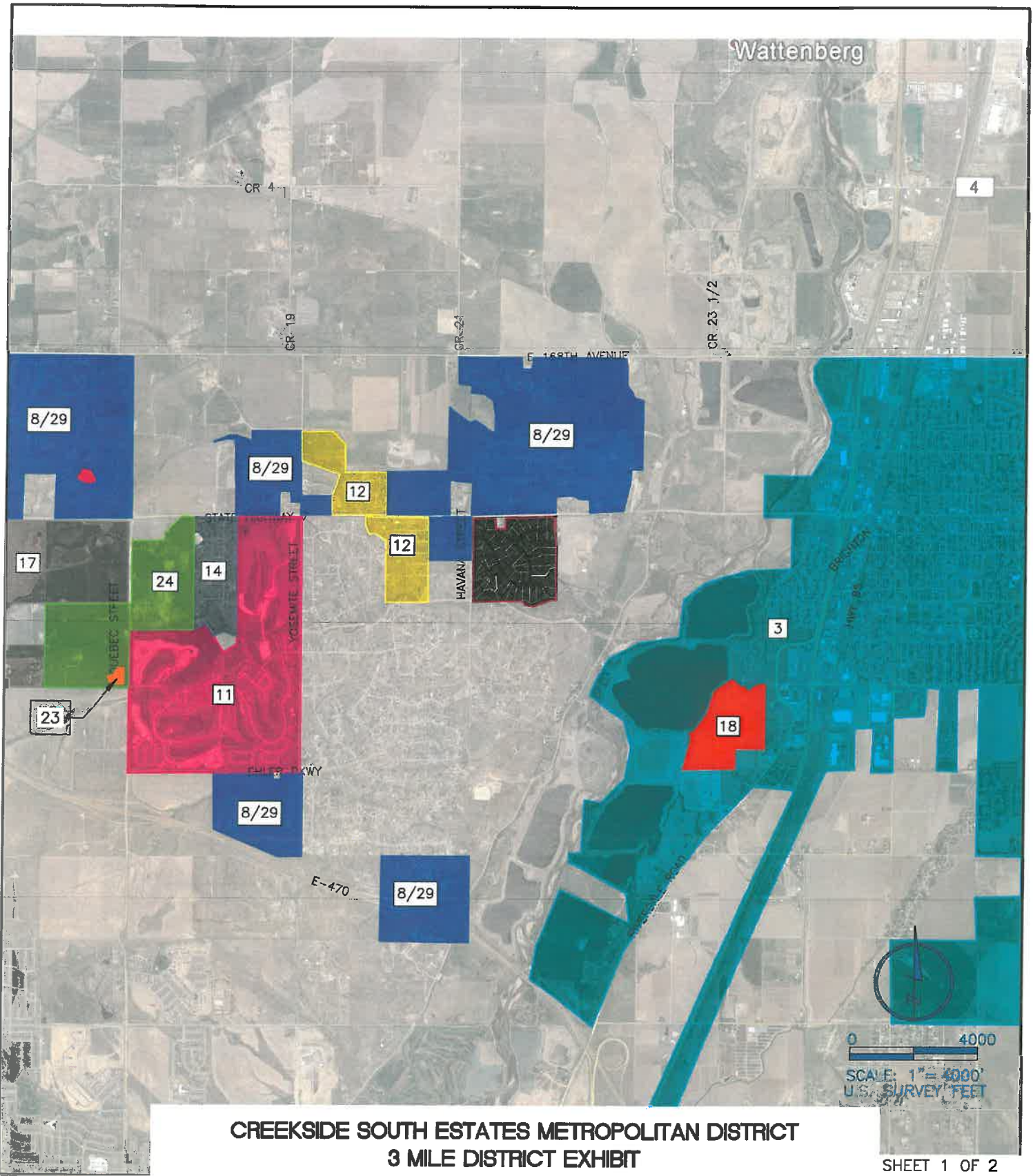


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CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT

| | | |
|---|---|-----------------|
| 1. ADAMS COUNTY | - | (NON PLOTTABLE) |
| 2. ADAMS EAST METROPOLITAN DISTRICT | - | (OFF MAP) |
| 3. BRIGHTON | | |
| 4. BRIGHTON URBAN RENEWAL AUTHORITY | - | (NON PLOTTABLE) |
| 5. CENTRAL COLO GROUND WATER SUBD | - | (NON PLOTTABLE) |
| 6. CENTRAL COLO WATER CONSERV | - | (NON PLOTTABLE) |
| 7. CENTRAL COLO WELL AUGMENTATION | - | (NON PLOTTABLE) |
| 8. EAGLE SHADOW METRO DIST NO 1 | | |
| 9. FIRE DISTRICT 6 GREATER BRIGHTON | - | (NON PLOTTABLE) |
| 10. FIRE DISTRICT 6 IGA | - | (NON PLOTTABLE) |
| 11. HERITAGE TODD CREEK METRO DISTRICT | | |
| 12. HI-LAND ACRES WATER & SAN | | |
| 13. HI-LAND ACRES WATER&SAN BOND | - | (NON PLOTTABLE) |
| 14. LAKEVIEW ESTATES WATER | | |
| 15. NORTH HOLLY METRO DISTRICT | - | (NON PLOTTABLE) |
| 16. NORTH METRO FIRE BOND(FKA FD1B) | - | (NON PLOTTABLE) |
| 17. NORTH METRO FIRE RESCUE FKA FIRE DIST.1 | | |
| 18. PLATTE RIVER RANCH SOUTH METRO | | |
| 19. RANGEVIEW LIBRARY DISTRICT | - | (NON PLOTTABLE) |
| 20. RIVERDALE PEAKS II METRO DISTRICT | - | (NON PLOTTABLE) |
| 21. RTD | - | (NON PLOTTABLE) |
| 22. School District 27-Brighton | - | (NON PLOTTABLE) |
| 23. TALON POINTE COORDINATING METRO | | |
| 24. TALON POINTE METRO DIST | | |
| 25. THE LAKES METRO DIST NO 2 | - | (NON PLOTTABLE) |
| 26. THORNTON | - | (NON PLOTTABLE) |
| 27. TIMBERLEAF METRO | - | (NON PLOTTABLE) |
| 28. TODD CREEK FARMS 2 | - | (NON PLOTTABLE) |
| 29. TODD CREEK VILLAGE METRO | | |
| 30. TODD CREEK VILLAGE PARK & REC DISTRICT | | |
| 31. URBAN DRAINAGE & FLOOD CONTROL | - | (NON PLOTTABLE) |
| 32. URBAN DRAINAGE SOUTH PLATTE | - | (NON PLOTTABLE) |

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT 3 MILE DISTRICT EXHIBIT

SHEET 2 OF 2



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EXHIBIT C-2

Proposed Services

The District proposes to provide the following services:

- **Ongoing Water Services** –The District proposes to provide water services with respect to the operation and maintenance of its potable and non-potable water distribution and transmission system within the District Boundaries.
- **Ongoing Storm Drainage Services** – The District proposes to provide storm drainage services with respect to the operation and maintenance of storm sewers, flood and surface drainage improvements including but not limited to, culverts, dams, retaining walls, access ways inlets, detention ponds and paving, roadside swales and curb and gutter within the District Boundaries. The District does not propose to provide storm drainage services with respect to any storm drainage improvements that are conveyed to the County or any other Alternative Service Provider.
- **Covenant Enforcement Services** –The District proposes to provide covenant enforcement and design review services within the District Boundaries in conformance with applicable State law.
- **Finance and Construction of Public Improvements** - The District proposes to provide for the financing and construction of all or a part of the Public Improvements described in **Exhibit D**.

EXHIBIT D

Cost Estimates

OPINION OF PROBABLE COST
For
CREEKSIDE SOUTH METROPOLITAN DISTRICT
INFRASTRUCTURE IMPROVEMENTS COST



**LAMP RYNEARSON
& ASSOCIATES**
ENGINEERS | SURVEYORS | PLANNERS

4715 Innovation Drive, Suite 100
Fort Collins, Colorado 80525
[P] 970.226.0342
[F] 970.226.0879
www.LRA-Inc.com

GROUNDWATER WELLS AND TREATMENT

\$1,074,364

POTABLE WATER DISTRIBUTION

\$711,740

TOTAL OPINION OF CONSTRUCTION COST

\$1,786,104

Leaving a Legacy of Enduring Improvements to Our Communities - PURPOSE STATEMENT

ENGINEERS SURVEYORS PLANNERS



**LAMP RYNEARSON
& ASSOCIATES**
ENGINEERS | SURVEYORS | PLANNERS
4715 Innovation Drive, Suite 100
Fort Collins, Colorado 80525
[(P)] 970.226.0342
[(F)] 970.226.0879
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**OPINION OF PROBABLE COST
For
CREEKSIDE SOUTH METROPOLITAN DISTRICT
INFRASTRUCTURE IMPROVEMENTS COST**

PN 0417045.02
2/26/2018
TDS

| CLASSIFICATION | QUANTITY | UNIT | UNIT COST | CONST COSTS | ENG SOFT COSTS | CONST SOFT COSTS | CONTINGENCY | TOTAL |
|--|----------|------|-----------|-------------|----------------|------------------|-------------|--------------------|
| | | | | | 10.0% | 9.5% | 10% | |
| GROUNDWATER WELLS AND TREATMENT | | | | | | | | |
| Well - 1000' Total Depth | 2 | EA | \$250,000 | \$500,000 | \$50,000 | \$47,500 | \$55,000 | \$652,500 |
| Well Pump and 30 HP Motor | 2 | EA | \$13,200 | \$26,400 | \$2,640 | \$2,508 | \$2,904 | \$34,452 |
| Variable Frequency Drive | 2 | EA | \$10,000 | \$20,000 | \$2,000 | \$1,900 | \$2,200 | \$26,100 |
| Column Pipe | 1,750 | ft | \$15 | \$26,250 | \$2,625 | \$2,494 | \$2,888 | \$34,256 |
| Pitless Adapter | 2 | EA | \$11,850 | \$23,700 | \$2,370 | \$2,252 | \$2,607 | \$30,929 |
| Well Level Transducer and Cabling | 2 | EA | \$3,000 | \$6,000 | \$600 | \$570 | \$660 | \$7,830 |
| Well Airline | 1,750 | ft | \$0.50 | \$875 | \$88 | \$83 | \$96 | \$1,142 |
| 3" PVC - Sch 40 | 1,785 | ft | \$25 | \$44,625 | \$4,463 | \$4,239 | \$4,909 | \$58,236 |
| Precast Concrete Vault | 1 | EA | \$21,000 | \$21,000 | \$2,100 | \$1,995 | \$2,310 | \$27,405 |
| 3" Mechanical Flow Meter | 3 | EA | \$720 | \$2,160 | \$216 | \$205 | \$238 | \$2,819 |
| Hypochlorite Dosing Pump | 2 | EA | \$567 | \$1,133 | \$113 | \$108 | \$125 | \$1,479 |
| Dosing Pump Control Module | 2 | EA | \$279 | \$557 | \$56 | \$53 | \$61 | \$727 |
| 25,000 Gallon Storage Tank | 1 | EA | \$115,383 | \$115,383 | \$11,538 | \$10,961 | \$12,892 | \$150,575 |
| Tank Level Transducer & Transmitter | 1 | EA | \$2,077 | \$2,077 | \$208 | \$197 | \$228 | \$2,710 |
| Electrical I&C | 1 | EA | \$13,106 | \$13,106 | \$1,311 | \$1,245 | \$1,442 | \$17,104 |
| Water Rights Determination | 1 | EA | \$20,000 | \$20,000 | \$2,000 | \$1,900 | \$2,200 | \$26,100 |
| GROUNDWATER SUBTOTAL | | | | | | | | \$1,074,364 |

POTABLE WATER DISTRIBUTION

| | | | | | | | | |
|--------------------------------|-------|----|---------|-----------|----------|----------|----------|------------------|
| 8" PVC - C900 | 8,255 | ft | \$60 | \$495,300 | \$49,530 | \$47,054 | \$54,483 | \$646,367 |
| 7.5 HP Booster Pump and VFD | 2 | EA | \$4,866 | \$9,732 | \$973 | \$925 | \$1,071 | \$12,700 |
| Pressure Transducer | 2 | EA | \$237 | \$474 | \$47 | \$45 | \$52 | \$619 |
| Gate Valve | 18 | EA | \$1,500 | \$27,000 | \$2,700 | \$2,565 | \$2,970 | \$35,235 |
| Blowoff Valve | 6 | EA | \$2,000 | \$12,000 | \$1,200 | \$1,140 | \$1,320 | \$15,660 |
| Electrical I&C | 1 | EA | \$889 | \$889 | \$89 | \$84 | \$98 | \$1,160 |
| DRINKING WATER SUBTOTAL | | | | | | | | \$711,740 |

TOTAL OPINION OF DEVELOPMENT COST

\$1,786,104

Leaving a Legacy of Enduring Improvements to Our Communities - PURPOSE STATEMENT

ENGINEERS SURVEYORS PLANNERS

EXHIBIT E

Preliminary Engineering Survey and Location of Public Improvements

NW COR SEC. 11,
T1S, R67W.
EXISTING 1" DIAMETER
AXLE - SET IN
CONCRETE

N $\frac{1}{4}$ COR SEC. 11, T1S, R67W,
EXISTING 3 $\frac{1}{4}$ " DIAMETER
ALUMINUM CAP - GREENHORN
& O'MARA - LS 28056.

STATE HIGHWAY 7

CREEKSID ESTATES - FIRST FILING

E 159TH PLACE

HAVANA STREET

HAVANA COURT

CREEKSID ESTATES - SECOND FILING

E 158TH COURT

HAVANA WAY

JAMAICA DRIVE

CREEKSID OUTLOT SUBDIVISION

E 157TH COURT

CREEKSID ESTATES - THIRD FILING

E $\frac{1}{4}$ COR SEC. 11,
T1S, R67W.
EXISTING 3 $\frac{1}{4}$ "
ALUMINUM CAP ON
2 $\frac{1}{4}$ " I.D. PIPE -
BAYER P.L.S.
6973

CENTER $\frac{1}{4}$ SEC. 11,
T1S, R67W.
EXISTING 3 $\frac{1}{4}$ "
ALUMINUM CAP ON
2 $\frac{1}{4}$ " I.D. PIPE -
BAYER - PLS 6973



0 400

SCALE: 1" = 400'
U.S. SURVEY FEET

CREEKSID SOUTH ESTATES METROPOLITAN DISTRICT ROADWAY EXHIBIT

SHEET 1 OF 1

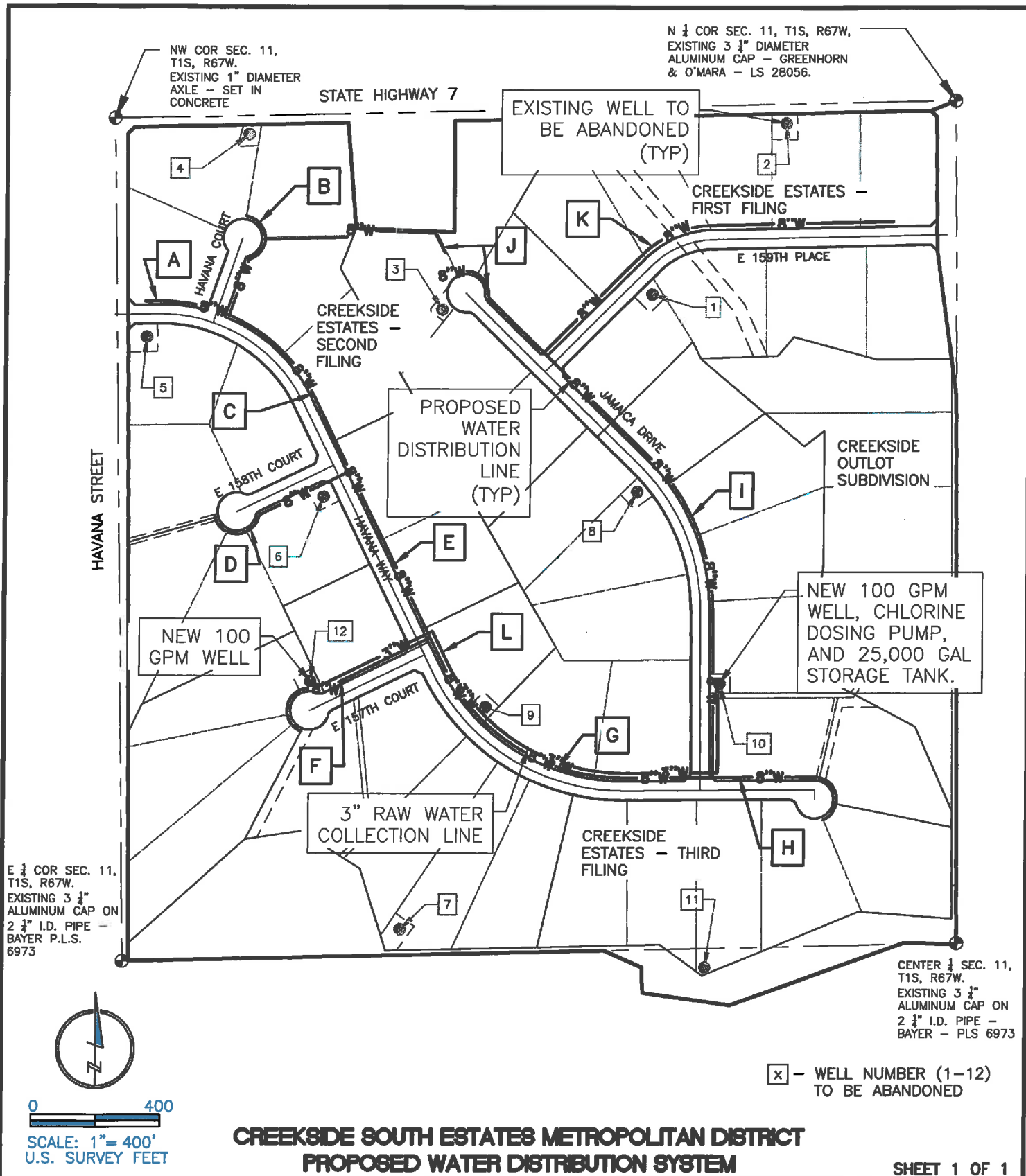


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& ASSOCIATES

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Fort Collins, CO 80525 970.226.0879 | F
www.LRA-Inc.com

| DRAWN BY | DESIGNED BY | REVIEWED BY | PROJECT - TASK NUMBER | DATE | BOOK AND PAGE | REVISIONS |
|----------|-------------|-------------|-----------------------|------------|---------------|-----------|
| JAC | TDS | | 0417045.02 | 05-17-2018 | | |

PATH/FILENAME L:\Engineering\0417045.02 Creekside Special Service Plan\DRAWINGS\EXHIBITS\Street Exhibit.dwg

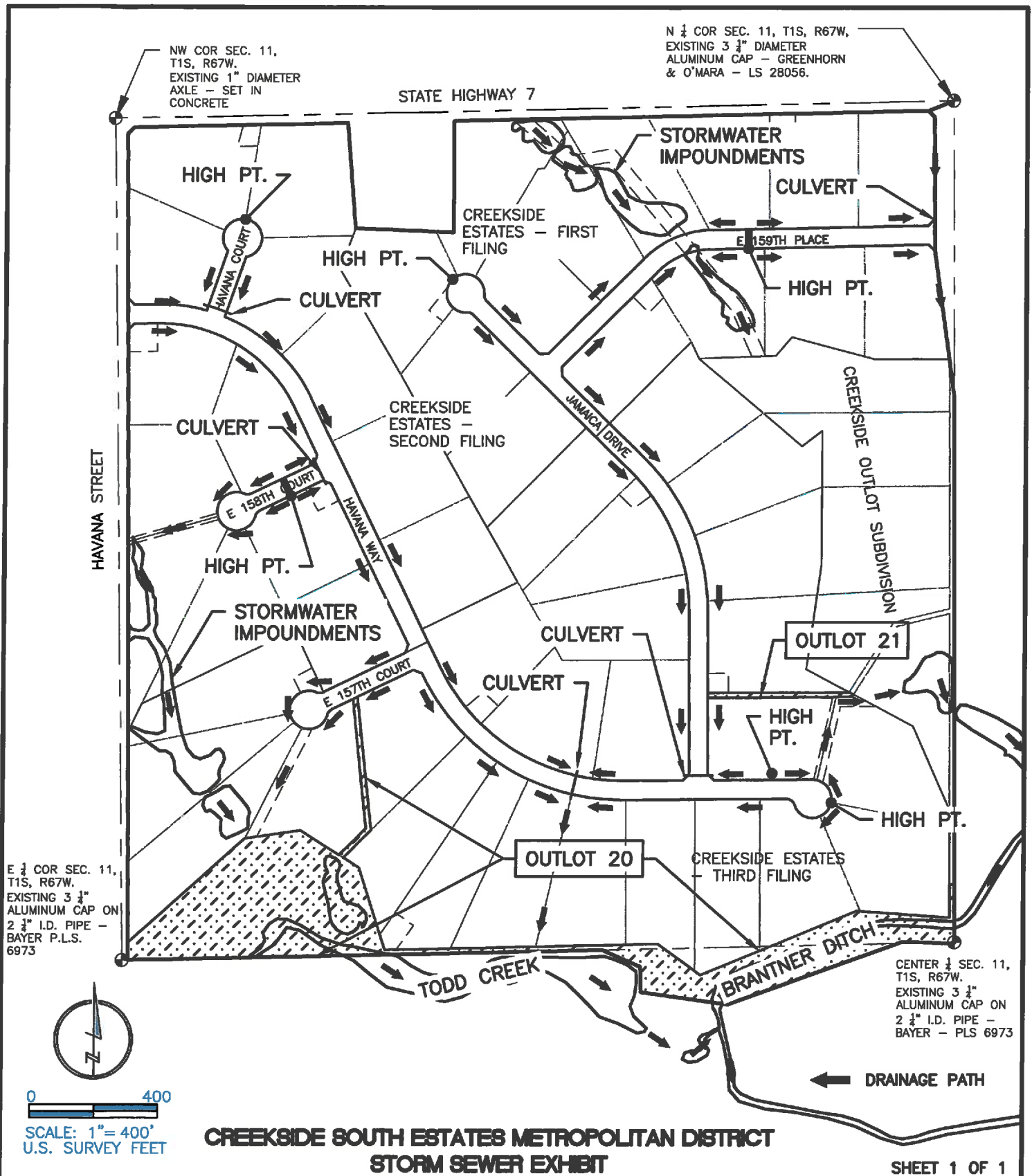


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Fort Collins, CO 80525 970.226.0879 | F
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| DRAWN BY | DESIGNED BY | REVIEWED BY | PROJECT - TASK NUMBER | DATE | BOOK AND PAGE | REVISIONS |
|----------|-------------|-------------|-----------------------|------------|---------------|-----------|
| JAC | TDS | | 0417045.02 | 05-17-2018 | | |

PATH\\FILENAME L:\Engineering\0417045.02 Creekside Special Service Plan\DRAWINGS\EXHIBITS\PROPOSED Water Exhibit.dwg



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Fort Collins, CO 80525 970.226.0879 | F
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| DRAWN BY | DESIGNED BY | REVIEWED BY | PROJECT - TASK NUMBER | DATE | BOOK AND PAGE | REVISIONS |
|----------|-------------|-------------|-----------------------|------------|---------------|-----------|
| JAC | TDS | BS | 0417045.02 | 05-17-2018 | | |

PATH/FILENAME L:\Engineering\0417045.02 Creekside Special Service Plan\DRAWINGS\EXHIBITS\Storm Exhibit.dwg

EXHIBIT F

Pro-Forma Financial Plan

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT



Development Projection at 70.000 (target) District Mills for Debt Service -- 09/10/2018

Series 2019, L.T.G.O. Bonds, Non-Rated, \$1,786,104 Project, 130x, 30-yr. Maturity

| YEAR | <<<<<<< Residential >>>>>>> | | | | | | < Platted/Developed Lots > | | | | | Total Available Revenue |
|------|-----------------------------|----------------------|-----------------------------|----------------------------|-------------------------|----------------------------|----------------------------|-------------------|-----------------|----------------------|-------------------|-------------------------------|
| | Mkt Value | | | As'ed Value | As'ed Value | | District | District | District | | | |
| | Biennial | | | @ 7.20% | | @ 29.00% | Total | D/S Mill Levy | D/S Mill Levy | S.O. Taxes | | |
| | Total Res'l Units | Reasses'mt @ 2.0% | Manual Adj. ¹ | Cumulative Market Value | of Market (2-yr lag) | Cumulative Market Value | of Market (2-yr lag) | Assessed Value | [70.000 Target] | Collections @ 98% | Collected @ 6% | |
| 2016 | *** | | 24,254,861 | 24,254,861 | | 0 | | | | | | |
| 2017 | 0 | | | 24,254,861 | | 0 | | | | \$0 | \$0 | \$0 |
| 2018 | 0 | 485,097 | | 24,739,958 | 1,746,350 | 0 | 0 | \$1,746,350 | | 0 | 0 | 0 |
| 2019 | 0 | | | 24,739,958 | 1,746,350 | 0 | 0 | 1,746,350 | 70.000 | 119,800 | 7,188 | 126,988 |
| 2020 | 0 | 494,799 | | 25,234,758 | 1,781,277 | 0 | 0 | 1,781,277 | 69.634 | 121,557 | 7,293 | 128,850 |
| 2021 | 0 | | | 25,234,758 | 1,781,277 | 0 | 0 | 1,781,277 | 69.121 | 120,660 | 7,240 | 127,900 |
| 2022 | 0 | 504,695 | | 25,739,453 | 1,816,903 | 0 | 0 | 1,816,903 | 69.381 | 123,538 | 7,412 | 130,950 |
| 2023 | 0 | | | 25,739,453 | 1,816,903 | 0 | 0 | 1,816,903 | 69.302 | 123,396 | 7,404 | 130,800 |
| 2024 | 0 | 514,789 | | 26,254,242 | 1,853,241 | 0 | 0 | 1,853,241 | 69.397 | 126,038 | 7,562 | 133,600 |
| 2025 | 0 | | | 26,254,242 | 1,853,241 | 0 | 0 | 1,853,241 | 69.190 | 125,660 | 7,540 | 133,200 |
| 2026 | 0 | 525,085 | | 26,779,327 | 1,890,305 | 0 | 0 | 1,890,305 | 69.131 | 128,066 | 7,684 | 135,750 |
| 2027 | 0 | | | 26,779,327 | 1,890,305 | 0 | 0 | 1,890,305 | 69.310 | 128,396 | 7,704 | 136,100 |
| 2028 | 0 | 535,587 | | 27,314,913 | 1,928,112 | 0 | 0 | 1,928,112 | 69.573 | 131,462 | 7,888 | 139,350 |
| 2029 | 0 | | | 27,314,913 | 1,928,112 | 0 | 0 | 1,928,112 | 69.573 | 131,462 | 7,888 | 139,350 |
| 2030 | 0 | 546,298 | | 27,861,211 | 1,966,674 | 0 | 0 | 1,966,674 | 69.139 | 133,255 | 7,995 | 141,250 |
| 2031 | 0 | | | 27,861,211 | 1,966,674 | 0 | 0 | 1,966,674 | 69.482 | 133,915 | 8,035 | 141,950 |
| 2032 | 0 | 557,224 | | 28,418,436 | 2,006,007 | 0 | 0 | 2,006,007 | 69.343 | 136,321 | 8,179 | 144,500 |
| 2033 | 0 | | | 28,418,436 | 2,006,007 | 0 | 0 | 2,006,007 | 69.487 | 136,604 | 8,196 | 144,800 |
| 2034 | 0 | 568,369 | | 28,986,804 | 2,046,127 | 0 | 0 | 2,046,127 | 69.607 | 139,575 | 8,375 | 147,950 |
| 2035 | 0 | | | 28,986,804 | 2,046,127 | 0 | 0 | 2,046,127 | 69.536 | 139,434 | 8,366 | 147,800 |
| 2036 | 0 | 579,736 | | 29,566,540 | 2,087,050 | 0 | 0 | 2,087,050 | 69.418 | 141,981 | 8,519 | 150,500 |
| 2037 | | | | 29,566,540 | 2,087,050 | 0 | 0 | 2,087,050 | 69.141 | 141,415 | 8,485 | 149,900 |
| 2038 | | 591,331 | | 30,157,871 | 2,128,791 | 0 | 0 | 2,128,791 | 69.255 | 144,481 | 8,669 | 153,150 |
| 2039 | | | | 30,157,871 | 2,128,791 | 0 | 0 | 2,128,791 | 69.210 | 144,387 | 8,663 | 153,050 |
| 2040 | | 603,157 | | 30,761,029 | 2,171,367 | 0 | 0 | 2,171,367 | 69.493 | 147,877 | 8,873 | 156,750 |
| 2041 | | | | 30,761,029 | 2,171,367 | 0 | 0 | 2,171,367 | 69.183 | 147,217 | 8,833 | 156,050 |
| 2042 | | 615,221 | | 31,376,249 | 2,214,794 | 0 | 0 | 2,214,794 | 69.174 | 150,142 | 9,008 | 159,150 |
| 2043 | | | | 31,376,249 | 2,214,794 | 0 | 0 | 2,214,794 | 69.478 | 150,802 | 9,048 | 159,850 |
| 2044 | | 627,525 | | 32,003,774 | 2,259,090 | 0 | 0 | 2,259,090 | 69.138 | 153,066 | 9,184 | 162,250 |
| 2045 | | | | 32,003,774 | 2,259,090 | 0 | 0 | 2,259,090 | 69.565 | 154,009 | 9,241 | 163,250 |
| 2046 | | 640,075 | | 32,643,850 | 2,304,272 | 0 | 0 | 2,304,272 | 69.308 | 156,509 | 9,391 | 165,900 |
| 2047 | | | | 32,643,850 | 2,304,272 | 0 | 0 | 2,304,272 | 69.391 | 156,698 | 9,402 | 166,100 |
| 2048 | | 652,877 | | 33,296,727 | 2,350,357 | 0 | 0 | 2,350,357 | 69.157 | 159,292 | 9,558 | 168,850 |
| | 0 | 9,041,866 | 24,254,861 | | | | | | | 4,147,017 | 248,821 | 4,395,838 |

[1] Adj. to actual/prelim. AV

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT

Development Projection at 70.000 (target) District Mills for Debt Service -- 09/10/2018

Series 2019, L.T.G.O. Bonds, Non-Rated, \$1,786,104 Project, 130x, 30-yr. Maturity

| YEAR | Net Available for Debt Svc | Ser. 2019 \$2,197,000 Par [Net \$1.786 MM] Net Debt Service | Annual Surplus | Surplus Release @ to \$219,700 | Cumulative Surplus \$219,700 Target | Debt/ Assessed Ratio | Debt/ Act'l Value Ratio | Cov. of Net DS: @ 70.000 target |
|------|-------------------------------|---|-------------------|--------------------------------------|---|----------------------------|-------------------------------|------------------------------------|
| 2016 | | | | | | | | |
| 2017 | \$0 | | | | | 0% | 0% | 0% |
| 2018 | 0 | | | | | 0% | 0% | 0% |
| 2019 | 126,988 | \$82,388 | 44,600 | | 44,600 | 123% | 9% | 154% |
| 2020 | 128,850 | 128,850 | 0 | 0 | 44,600 | 122% | 9% | 101% |
| 2021 | 127,900 | 127,900 | 0 | 0 | 44,600 | 119% | 8% | 101% |
| 2022 | 130,950 | 130,950 | 0 | 0 | 44,600 | 118% | 8% | 101% |
| 2023 | 130,800 | 130,800 | 0 | 0 | 44,600 | 114% | 8% | 101% |
| 2024 | 133,600 | 133,600 | 0 | 0 | 44,600 | 112% | 8% | 101% |
| 2025 | 133,200 | 133,200 | 0 | 0 | 44,600 | 109% | 8% | 101% |
| 2026 | 135,750 | 135,750 | 0 | 0 | 44,600 | 107% | 8% | 101% |
| 2027 | 136,100 | 136,100 | 0 | 0 | 44,600 | 103% | 7% | 101% |
| 2028 | 139,350 | 139,350 | 0 | 0 | 44,600 | 101% | 7% | 101% |
| 2029 | 139,350 | 139,350 | 0 | 0 | 44,600 | 97% | 7% | 101% |
| 2030 | 141,250 | 141,250 | 0 | 0 | 44,600 | 95% | 7% | 101% |
| 2031 | 141,950 | 141,950 | 0 | 0 | 44,600 | 90% | 6% | 101% |
| 2032 | 144,500 | 144,500 | 0 | 0 | 44,600 | 88% | 6% | 101% |
| 2033 | 144,800 | 144,800 | 0 | 0 | 44,600 | 83% | 6% | 101% |
| 2034 | 147,950 | 147,950 | 0 | 0 | 44,600 | 80% | 6% | 101% |
| 2035 | 147,800 | 147,800 | 0 | 0 | 44,600 | 75% | 5% | 101% |
| 2036 | 150,500 | 150,500 | 0 | 0 | 44,600 | 72% | 5% | 101% |
| 2037 | 149,900 | 149,900 | 0 | 0 | 44,600 | 67% | 5% | 101% |
| 2038 | 153,150 | 153,150 | 0 | 0 | 44,600 | 63% | 4% | 101% |
| 2039 | 153,050 | 153,050 | 0 | 0 | 44,600 | 58% | 4% | 101% |
| 2040 | 156,750 | 156,750 | 0 | 0 | 44,600 | 53% | 4% | 101% |
| 2041 | 156,050 | 156,050 | 0 | 0 | 44,600 | 48% | 3% | 101% |
| 2042 | 159,150 | 159,150 | 0 | 0 | 44,600 | 43% | 3% | 101% |
| 2043 | 159,850 | 159,850 | 0 | 0 | 44,600 | 37% | 3% | 101% |
| 2044 | 162,250 | 162,250 | 0 | 0 | 44,600 | 32% | 2% | 101% |
| 2045 | 163,250 | 163,250 | 0 | 0 | 44,600 | 26% | 2% | 101% |
| 2046 | 165,900 | 165,900 | 0 | 0 | 44,600 | 20% | 1% | 101% |
| 2047 | 166,100 | 166,100 | 0 | 0 | 44,600 | 14% | 1% | 101% |
| 2048 | 168,850 | 168,850 | 0 | 44,600 | 0 | 0% | 0% | 101% |
| | 4,395,838 | 4,351,238 | 44,600 | 44,600 | | | | |

[DMay2218 19nr1fD]

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT

Operations Revenue and Expense Projection -- 09/10/2018



| YEAR | Total Assessed Value | Oper'ns Mill Levy | Total Collections @ 98% | Specific Ownership Tax @ 6% | Total Available For O&M | Total Mills |
|------|----------------------------|----------------------|-------------------------------|-----------------------------------|-------------------------------|----------------|
| 2016 | | | | | | |
| 2017 | | | | | | |
| 2018 | | | | | | |
| 2019 | \$1,746,350 | 100.000 | 171,142 | 10,269 | \$181,411 | 170.000 |
| 2020 | 1,781,277 | 100.000 | 174,565 | 10,474 | 185,039 | 169.634 |
| 2021 | 1,781,277 | 100.000 | 174,565 | 10,474 | 185,039 | 169.121 |
| 2022 | 1,816,903 | 100.000 | 178,056 | 10,683 | 188,740 | 169.381 |
| 2023 | 1,816,903 | 100.000 | 178,056 | 10,683 | 188,740 | 169.302 |
| 2024 | 1,853,241 | 100.000 | 181,618 | 10,897 | 192,515 | 169.397 |
| 2025 | 1,853,241 | 100.000 | 181,618 | 10,897 | 192,515 | 169.190 |
| 2026 | 1,890,305 | 100.000 | 185,250 | 11,115 | 196,365 | 169.131 |
| 2027 | 1,890,305 | 100.000 | 185,250 | 11,115 | 196,365 | 169.310 |
| 2028 | 1,928,112 | 100.000 | 188,955 | 11,337 | 200,292 | 169.573 |
| 2029 | 1,928,112 | 100.000 | 188,955 | 11,337 | 200,292 | 169.573 |
| 2030 | 1,966,674 | 100.000 | 192,734 | 11,564 | 204,298 | 169.139 |
| 2031 | 1,966,674 | 100.000 | 192,734 | 11,564 | 204,298 | 169.482 |
| 2032 | 2,006,007 | 100.000 | 196,589 | 11,795 | 208,384 | 169.343 |
| 2033 | 2,006,007 | 100.000 | 196,589 | 11,795 | 208,384 | 169.487 |
| 2034 | 2,046,127 | 100.000 | 200,520 | 12,031 | 212,552 | 169.607 |
| 2035 | 2,046,127 | 100.000 | 200,520 | 12,031 | 212,552 | 169.536 |
| 2036 | 2,087,050 | 100.000 | 204,531 | 12,272 | 216,803 | 169.418 |
| 2037 | 2,087,050 | 100.000 | 204,531 | 12,272 | 216,803 | 169.141 |
| 2038 | 2,128,791 | 100.000 | 208,622 | 12,517 | 221,139 | 169.255 |
| 2039 | 2,128,791 | 100.000 | 208,622 | 12,517 | 221,139 | 169.210 |
| 2040 | 2,171,367 | 100.000 | 212,794 | 12,768 | 225,562 | 169.493 |
| 2041 | 2,171,367 | 100.000 | 212,794 | 12,768 | 225,562 | 169.183 |
| 2042 | 2,214,794 | 100.000 | 217,050 | 13,023 | 230,073 | 169.174 |
| 2043 | 2,214,794 | 100.000 | 217,050 | 13,023 | 230,073 | 169.478 |
| 2044 | 2,259,090 | 100.000 | 221,391 | 13,283 | 234,674 | 169.138 |
| 2045 | 2,259,090 | 100.000 | 221,391 | 13,283 | 234,674 | 169.565 |
| 2046 | 2,304,272 | 100.000 | 225,819 | 13,549 | 239,368 | 169.308 |
| 2047 | 2,304,272 | 100.000 | 225,819 | 13,549 | 239,368 | 169.391 |
| 2048 | 2,350,357 | 100.000 | 230,335 | 13,820 | 244,155 | 169.157 |
| | | | 5,978,463 | 358,708 | 6,337,171 | |

SOURCES AND USES OF FUNDS

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2019
\$1,786,104 Project
Non-Rated, 30-yr. Maturity
[Preliminary -- for discussion only]**

| | |
|---------------|------------|
| Dated Date | 03/01/2019 |
| Delivery Date | 03/01/2019 |

Sources:

| | |
|----------------|--------------|
| Bond Proceeds: | |
| Par Amount | 2,197,000.00 |
| | 2,197,000.00 |

Uses:

| | |
|---------------------------|--------------|
| Project Fund Deposits: | |
| Project Fund | 1,786,104.00 |
| Other Fund Deposits: | |
| Debt Service Reserve Fund | 166,100.00 |
| Cost of Issuance: | |
| Other Cost of Issuance | 200,000.00 |
| Delivery Date Expenses: | |
| Underwriter's Discount | 43,940.00 |
| Other Uses of Funds: | |
| Rounding Amount | 856.00 |
| | 2,197,000.00 |

BOND SUMMARY STATISTICS

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2019

\$1,786,104 Project

Non-Rated, 30-yr. Maturity

[Preliminary -- for discussion only]

| | |
|-----------------------------------|---------------|
| Dated Date | 03/01/2019 |
| Delivery Date | 03/01/2019 |
| First Coupon | 06/01/2019 |
| Last Maturity | 12/01/2048 |
| Arbitrage Yield | 5.000615% |
| True Interest Cost (TIC) | 5.164344% |
| Net Interest Cost (NIC) | 5.094685% |
| All-In TIC | 5.978487% |
| Average Coupon | 5.000000% |
| Average Life (years) | 21.123 |
| Weighted Average Maturity (years) | 21.123 |
| Duration of Issue (years) | 12.594 |
| Par Amount | 2,197,000.00 |
| Bond Proceeds | 2,197,000.00 |
| Total Interest | 2,320,337.50 |
| Net Interest | 2,364,277.50 |
| Bond Years from Dated Date | 46,406,750.00 |
| Bond Years from Delivery Date | 46,406,750.00 |
| Total Debt Service | 4,517,337.50 |
| Maximum Annual Debt Service | 334,950.00 |
| Average Annual Debt Service | 151,843.28 |
| Underwriter's Fees (per \$1000) | |
| Average Takedown | |
| Other Fee | 20.000000 |
| Total Underwriter's Discount | 20.000000 |
| Bid Price | 98.000000 |

| Bond Component | Par Value | Price | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|--------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2048 | 2,197,000.00 | 100.000 | 5.000% | 21.123 | 04/14/2040 | 3,383.38 |
| | 2,197,000.00 | | | 21.123 | | 3,383.38 |

| | TIC | All-In TIC | Arbitrage Yield |
|----------------------------|--------------|--------------|-----------------|
| Par Value | 2,197,000.00 | 2,197,000.00 | 2,197,000.00 |
| + Accrued Interest | | | |
| + Premium (Discount) | | | |
| - Underwriter's Discount | -43,940.00 | -43,940.00 | |
| - Cost of Issuance Expense | | -200,000.00 | |
| - Other Amounts | | | |
| Target Value | 2,153,060.00 | 1,953,060.00 | 2,197,000.00 |
| Target Date | 03/01/2019 | 03/01/2019 | 03/01/2019 |
| Yield | 5.164344% | 5.978487% | 5.000615% |

BOND DEBT SERVICE

CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2019 \$1,786,104 Project Non-Rated, 30-yr. Maturity [Preliminary -- for discussion only]

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|--------------|--------------|------------------------|
| 06/01/2019 | | | 27,462.50 | 27,462.50 | |
| 12/01/2019 | | | 54,925.00 | 54,925.00 | 82,387.50 |
| 06/01/2020 | | | 54,925.00 | 54,925.00 | |
| 12/01/2020 | 19,000 | 5.000% | 54,925.00 | 73,925.00 | 128,850.00 |
| 06/01/2021 | | | 54,450.00 | 54,450.00 | |
| 12/01/2021 | 19,000 | 5.000% | 54,450.00 | 73,450.00 | 127,900.00 |
| 06/01/2022 | | | 53,975.00 | 53,975.00 | |
| 12/01/2022 | 23,000 | 5.000% | 53,975.00 | 76,975.00 | 130,950.00 |
| 06/01/2023 | | | 53,400.00 | 53,400.00 | |
| 12/01/2023 | 24,000 | 5.000% | 53,400.00 | 77,400.00 | 130,800.00 |
| 06/01/2024 | | | 52,800.00 | 52,800.00 | |
| 12/01/2024 | 28,000 | 5.000% | 52,800.00 | 80,800.00 | 133,600.00 |
| 06/01/2025 | | | 52,100.00 | 52,100.00 | |
| 12/01/2025 | 29,000 | 5.000% | 52,100.00 | 81,100.00 | 133,200.00 |
| 06/01/2026 | | | 51,375.00 | 51,375.00 | |
| 12/01/2026 | 33,000 | 5.000% | 51,375.00 | 84,375.00 | 135,750.00 |
| 06/01/2027 | | | 50,550.00 | 50,550.00 | |
| 12/01/2027 | 35,000 | 5.000% | 50,550.00 | 85,550.00 | 136,100.00 |
| 06/01/2028 | | | 49,675.00 | 49,675.00 | |
| 12/01/2028 | 40,000 | 5.000% | 49,675.00 | 89,675.00 | 139,350.00 |
| 06/01/2029 | | | 48,675.00 | 48,675.00 | |
| 12/01/2029 | 42,000 | 5.000% | 48,675.00 | 90,675.00 | 139,350.00 |
| 06/01/2030 | | | 47,625.00 | 47,625.00 | |
| 12/01/2030 | 46,000 | 5.000% | 47,625.00 | 93,625.00 | 141,250.00 |
| 06/01/2031 | | | 46,475.00 | 46,475.00 | |
| 12/01/2031 | 49,000 | 5.000% | 46,475.00 | 95,475.00 | 141,950.00 |
| 06/01/2032 | | | 45,250.00 | 45,250.00 | |
| 12/01/2032 | 54,000 | 5.000% | 45,250.00 | 99,250.00 | 144,500.00 |
| 06/01/2033 | | | 43,900.00 | 43,900.00 | |
| 12/01/2033 | 57,000 | 5.000% | 43,900.00 | 100,900.00 | 144,800.00 |
| 06/01/2034 | | | 42,475.00 | 42,475.00 | |
| 12/01/2034 | 63,000 | 5.000% | 42,475.00 | 105,475.00 | 147,950.00 |
| 06/01/2035 | | | 40,900.00 | 40,900.00 | |
| 12/01/2035 | 66,000 | 5.000% | 40,900.00 | 106,900.00 | 147,800.00 |
| 06/01/2036 | | | 39,250.00 | 39,250.00 | |
| 12/01/2036 | 72,000 | 5.000% | 39,250.00 | 111,250.00 | 150,500.00 |
| 06/01/2037 | | | 37,450.00 | 37,450.00 | |
| 12/01/2037 | 75,000 | 5.000% | 37,450.00 | 112,450.00 | 149,900.00 |
| 06/01/2038 | | | 35,575.00 | 35,575.00 | |
| 12/01/2038 | 82,000 | 5.000% | 35,575.00 | 117,575.00 | 153,150.00 |
| 06/01/2039 | | | 33,525.00 | 33,525.00 | |
| 12/01/2039 | 86,000 | 5.000% | 33,525.00 | 119,525.00 | 153,050.00 |
| 06/01/2040 | | | 31,375.00 | 31,375.00 | |
| 12/01/2040 | 94,000 | 5.000% | 31,375.00 | 125,375.00 | 156,750.00 |
| 06/01/2041 | | | 29,025.00 | 29,025.00 | |
| 12/01/2041 | 98,000 | 5.000% | 29,025.00 | 127,025.00 | 156,050.00 |
| 06/01/2042 | | | 26,575.00 | 26,575.00 | |
| 12/01/2042 | 106,000 | 5.000% | 26,575.00 | 132,575.00 | 159,150.00 |
| 06/01/2043 | | | 23,925.00 | 23,925.00 | |
| 12/01/2043 | 112,000 | 5.000% | 23,925.00 | 135,925.00 | 159,850.00 |
| 06/01/2044 | | | 21,125.00 | 21,125.00 | |
| 12/01/2044 | 120,000 | 5.000% | 21,125.00 | 141,125.00 | 162,250.00 |
| 06/01/2045 | | | 18,125.00 | 18,125.00 | |
| 12/01/2045 | 127,000 | 5.000% | 18,125.00 | 145,125.00 | 163,250.00 |
| 06/01/2046 | | | 14,950.00 | 14,950.00 | |
| 12/01/2046 | 136,000 | 5.000% | 14,950.00 | 150,950.00 | 165,900.00 |
| 06/01/2047 | | | 11,550.00 | 11,550.00 | |
| 12/01/2047 | 143,000 | 5.000% | 11,550.00 | 154,550.00 | 166,100.00 |
| 06/01/2048 | | | 7,975.00 | 7,975.00 | |
| 12/01/2048 | 319,000 | 5.000% | 7,975.00 | 326,975.00 | 334,950.00 |
| | 2,197,000 | | 2,320,337.50 | 4,517,337.50 | 4,517,337.50 |

NET DEBT SERVICE

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2019
\$1,786,104 Project
Non-Rated, 30-yr. Maturity
[Preliminary -- for discussion only]**

| Period Ending | Principal | Interest | Total Debt Service | Debt Service Reserve Fund | Net Debt Service |
|------------------|-----------|--------------|-----------------------|------------------------------|---------------------|
| 12/01/2019 | | 82,387.50 | 82,387.50 | | 82,387.50 |
| 12/01/2020 | 19,000 | 109,850.00 | 128,850.00 | | 128,850.00 |
| 12/01/2021 | 19,000 | 108,900.00 | 127,900.00 | | 127,900.00 |
| 12/01/2022 | 23,000 | 107,950.00 | 130,950.00 | | 130,950.00 |
| 12/01/2023 | 24,000 | 106,800.00 | 130,800.00 | | 130,800.00 |
| 12/01/2024 | 28,000 | 105,600.00 | 133,600.00 | | 133,600.00 |
| 12/01/2025 | 29,000 | 104,200.00 | 133,200.00 | | 133,200.00 |
| 12/01/2026 | 33,000 | 102,750.00 | 135,750.00 | | 135,750.00 |
| 12/01/2027 | 35,000 | 101,100.00 | 136,100.00 | | 136,100.00 |
| 12/01/2028 | 40,000 | 99,350.00 | 139,350.00 | | 139,350.00 |
| 12/01/2029 | 42,000 | 97,350.00 | 139,350.00 | | 139,350.00 |
| 12/01/2030 | 46,000 | 95,250.00 | 141,250.00 | | 141,250.00 |
| 12/01/2031 | 49,000 | 92,950.00 | 141,950.00 | | 141,950.00 |
| 12/01/2032 | 54,000 | 90,500.00 | 144,500.00 | | 144,500.00 |
| 12/01/2033 | 57,000 | 87,800.00 | 144,800.00 | | 144,800.00 |
| 12/01/2034 | 63,000 | 84,950.00 | 147,950.00 | | 147,950.00 |
| 12/01/2035 | 66,000 | 81,800.00 | 147,800.00 | | 147,800.00 |
| 12/01/2036 | 72,000 | 78,500.00 | 150,500.00 | | 150,500.00 |
| 12/01/2037 | 75,000 | 74,900.00 | 149,900.00 | | 149,900.00 |
| 12/01/2038 | 82,000 | 71,150.00 | 153,150.00 | | 153,150.00 |
| 12/01/2039 | 86,000 | 67,050.00 | 153,050.00 | | 153,050.00 |
| 12/01/2040 | 94,000 | 62,750.00 | 156,750.00 | | 156,750.00 |
| 12/01/2041 | 98,000 | 58,050.00 | 156,050.00 | | 156,050.00 |
| 12/01/2042 | 106,000 | 53,150.00 | 159,150.00 | | 159,150.00 |
| 12/01/2043 | 112,000 | 47,850.00 | 159,850.00 | | 159,850.00 |
| 12/01/2044 | 120,000 | 42,250.00 | 162,250.00 | | 162,250.00 |
| 12/01/2045 | 127,000 | 36,250.00 | 163,250.00 | | 163,250.00 |
| 12/01/2046 | 136,000 | 29,900.00 | 165,900.00 | | 165,900.00 |
| 12/01/2047 | 143,000 | 23,100.00 | 166,100.00 | | 166,100.00 |
| 12/01/2048 | 319,000 | 15,950.00 | 334,950.00 | 166,100 | 168,850.00 |
| | 2,197,000 | 2,320,337.50 | 4,517,337.50 | 166,100 | 4,351,237.50 |

BOND SOLUTION

**CREEKSIDE SOUTH ESTATES METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2019
\$1,786,104 Project
Non-Rated, 30-yr. Maturity
[Preliminary -- for discussion only]**

| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Adjustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Serv Coverage |
|------------------|-----------------------|--------------------------|-----------------------------|---------------------------|------------------------|--------------------|-----------------------|
| 12/01/2019 | | 82,388 | | 82,388 | 126,988 | 44,600 | 154.13453% |
| 12/01/2020 | 19,000 | 128,850 | | 128,850 | 129,527 | 677 | 100.52568% |
| 12/01/2021 | 19,000 | 127,900 | | 127,900 | 129,527 | 1,627 | 101.27235% |
| 12/01/2022 | 23,000 | 130,950 | | 130,950 | 132,118 | 1,168 | 100.89186% |
| 12/01/2023 | 24,000 | 130,800 | | 130,800 | 132,118 | 1,318 | 101.00756% |
| 12/01/2024 | 28,000 | 133,600 | | 133,600 | 134,760 | 1,160 | 100.86844% |
| 12/01/2025 | 29,000 | 133,200 | | 133,200 | 134,760 | 1,560 | 101.17135% |
| 12/01/2026 | 33,000 | 135,750 | | 135,750 | 137,455 | 1,705 | 101.25632% |
| 12/01/2027 | 35,000 | 136,100 | | 136,100 | 137,455 | 1,355 | 100.99592% |
| 12/01/2028 | 40,000 | 139,350 | | 139,350 | 140,205 | 855 | 100.61325% |
| 12/01/2029 | 42,000 | 139,350 | | 139,350 | 140,205 | 855 | 100.61325% |
| 12/01/2030 | 46,000 | 141,250 | | 141,250 | 143,009 | 1,759 | 101.24506% |
| 12/01/2031 | 49,000 | 141,950 | | 141,950 | 143,009 | 1,059 | 100.74579% |
| 12/01/2032 | 54,000 | 144,500 | | 144,500 | 145,869 | 1,369 | 100.94728% |
| 12/01/2033 | 57,000 | 144,800 | | 144,800 | 145,869 | 1,069 | 100.73814% |
| 12/01/2034 | 63,000 | 147,950 | | 147,950 | 148,786 | 836 | 100.56519% |
| 12/01/2035 | 66,000 | 147,800 | | 147,800 | 148,786 | 986 | 100.66725% |
| 12/01/2036 | 72,000 | 150,500 | | 150,500 | 151,762 | 1,262 | 100.83849% |
| 12/01/2037 | 75,000 | 149,900 | | 149,900 | 151,762 | 1,862 | 101.24211% |
| 12/01/2038 | 82,000 | 153,150 | | 153,150 | 154,797 | 1,647 | 101.07552% |
| 12/01/2039 | 86,000 | 153,050 | | 153,050 | 154,797 | 1,747 | 101.14156% |
| 12/01/2040 | 94,000 | 156,750 | | 156,750 | 157,893 | 1,143 | 100.72925% |
| 12/01/2041 | 98,000 | 156,050 | | 156,050 | 157,893 | 1,843 | 101.18110% |
| 12/01/2042 | 106,000 | 159,150 | | 159,150 | 161,051 | 1,901 | 101.19445% |
| 12/01/2043 | 112,000 | 159,850 | | 159,850 | 161,051 | 1,201 | 100.75130% |
| 12/01/2044 | 120,000 | 162,250 | | 162,250 | 164,272 | 2,022 | 101.24621% |
| 12/01/2045 | 127,000 | 163,250 | | 163,250 | 164,272 | 1,022 | 100.62602% |
| 12/01/2046 | 136,000 | 165,900 | | 165,900 | 167,557 | 1,657 | 100.99905% |
| 12/01/2047 | 143,000 | 166,100 | | 166,100 | 167,557 | 1,457 | 100.87744% |
| 12/01/2048 | 319,000 | 334,950 | -166,100 | 168,850 | 170,909 | 2,059 | 101.21917% |
| | 2,197,000 | 4,517,338 | -166,100 | 4,351,238 | 4,436,020 | 84,782 | |

EXHIBIT G

List of Property Owners and Adjacent Owners

Property Owner Listing
Creekside South Estates Metropolitan District

| PARCELNO | ACCOUNTNO | MAILINGADDRESS1 | MAILINGADDRESS2 | CITY | STATECODE | ZIPCODE | PROVINCE | COUNTRY | STREETNO | PREDIRECTION | STREETNAME | STREETTYPE |
|---------------|-----------|-----------------------|------------------|----------|-----------|-----------|----------|---------|----------|--------------|------------|------------|
| 0157111002001 | R0008525 | 11299 E 159TH PL | | BRIGHTON | CO | 80602 | | | 11299 | E | 159TH | PL |
| 0157111002002 | R0008526 | 11077 E 159TH PL | | BRIGHTON | CO | 80602 | | | 11077 | E | 159TH | PL |
| 0157111002003 | R0008527 | | 10855 E 159TH PL | BRIGHTON | CO | 806027405 | | | 10855 | E | 159TH | PL |
| 0157111002007 | R0008531 | 15990 JAMAICA DRIVE | | BRIGHTON | CO | 80602 | | | 15990 | | JAMAICA | DR |
| 0157111002004 | R0008528 | | 10933 E 159TH PL | BRIGHTON | CO | 806027405 | | | 10933 | E | 159TH | PL |
| 0157111002005 | R0008529 | 10811 E 159TH PL | | BRIGHTON | CO | 80602 | | | 10811 | E | 159TH | PL |
| 0157111002013 | R0008537 | 15980 HAVANA COURT | | BRIGHTON | CO | 80602 | | | 15980 | | HAVANA | CT |
| 0157111002012 | R0008536 | 15991 HAVANA CT | | BRIGHTON | CO | 806027404 | | | 15991 | | HAVANA | CT |
| 0157111002011 | R0008535 | 15970 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15970 | | HAVANA | WAY |
| 0157111002006 | R0008530 | | 15910 JAMAICA DR | BRIGHTON | CO | 806027407 | | | 15910 | | JAMAICA | DR |
| 0157111002008 | R0008532 | 15985 JAMAICA DR | | BRIGHTON | CO | 806027407 | | | 15985 | | JAMAICA | DR |
| 0157111002014 | R0008538 | 15960 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15960 | | HAVANA | WAY |
| 0157111003003 | R0008544 | | 10920 E 159TH PL | BRIGHTON | CO | 806027406 | | | 10920 | E | 159TH | PL |
| 0157111003004 | R0008545 | 10810 E 159TH PL | | BRIGHTON | CO | 80602 | | | 10810 | E | 159TH | PL |
| 0157111002015 | R0008539 | | PO BOX 424 | EASTLAKE | CO | 806140424 | | | 15900 | | HAVANA | WAY |
| 0157111002009 | R0008533 | 15905 JAMAICA DR | | BRIGHTON | CO | 806027407 | | | 15905 | | JAMAICA | DR |
| 0157111004001 | R0008552 | 15925 HAVANA WAY | | BRIGHTON | CO | 806027411 | | | 15925 | | HAVANA | WAY |
| 0157111004002 | R0008553 | | 15855 HAVANA WAY | BRIGHTON | CO | 806027411 | | | 15855 | | HAVANA | WAY |
| 0157111004005 | R0008556 | 10561 E 158TH CT | | BRIGHTON | CO | 80602 | | | 10561 | E | 158TH | CT |
| 0157111004007 | R0008558 | 15745 HAVANA WAY | | BRIGHTON | CO | 806027402 | | | 15745 | | HAVANA | WAY |
| 0157111002021 | R0106766 | 15725 JAMAICA DR | | BRIGHTON | CO | 80602 | | | 15725 | | JAMAICA | DR |
| 0157111003014 | R0106769 | | 15700 JAMAICA DR | BRIGHTON | CO | 806027416 | | | 15700 | | JAMAICA | DR |
| 0157111002018 | R0106765 | | 15710 HAVANA WAY | BRIGHTON | CO | 806027401 | | | 15710 | | HAVANA | WAY |
| 0157111003029 | R0106779 | 10655 E 157TH CT | | BRIGHTON | CO | 806027434 | | | 10655 | E | 157TH | CT |
| 0157111002019 | R0108502 | 15670 HAVANA WAY | | BRIGHTON | CO | 806027409 | | | 15670 | | HAVANA | WAY |
| 0157111002020 | R0108503 | | 15850 HAVANA WAY | BRIGHTON | CO | 806027409 | | | 15850 | | HAVANA | WAY |
| 0157111003025 | R0106777 | 15705 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15705 | | HAVANA | WAY |
| 0157111003031 | R0106781 | 10086 GRANITE HILL DR | | PARKER | CO | 80134 | | | 0 | | | |
| 0157111003015 | R0106770 | 15630 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15630 | | HAVANA | WAY |
| 0157111003018 | R0108507 | 15610 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15610 | | HAVANA | WAY |
| 0157111003028 | R0106778 | 10700 E 157TH CT | | BRIGHTON | CO | 806027434 | | | 10700 | E | 157TH | CT |
| 0157111003029 | R0108466 | 10625 E 157TH CT | | BRIGHTON | CO | 806027434 | | | 10625 | E | 157TH | CT |
| 0157111003024 | R0106776 | 15695 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15695 | | HAVANA | WAY |
| 0157111003023 | R0106775 | 15675 HAVANA WAY | | BRIGHTON | CO | 806027415 | | | 15675 | | HAVANA | WAY |
| 0157111003017 | R0106771 | 15605 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15605 | | HAVANA | WAY |
| 0157111003027 | R0108511 | 10800 E 157TH CT | | BRIGHTON | CO | 80602 | | | 10800 | E | 157TH | CT |
| 0157111003001 | R0008542 | 11200 E 159TH PL | | BRIGHTON | CO | 80602 | | | 11200 | E | 159TH | PL |
| 0157111003002 | R0008543 | 11040 E 159TH PL | | BRIGHTON | CO | 80602 | | | 11040 | E | 159TH | PL |
| 0157111003011 | R0108505 | 15820 JAMAICA DR | | BRIGHTON | CO | 80602 | | | 15820 | | JAMAICA | DR |
| 0157111003008 | R0008549 | 15700 JAMAICA DR | | BRIGHTON | CO | 80602 | | | 0 | | | |
| 0157111003009 | R0008550 | 15610 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 0 | | | |
| 0157111003006 | R0008547 | 15750 JAMAICA DRIVE | | BRIGHTON | CO | 80602 | | | 0 | | | |
| 0157111003005 | R0008546 | 15820 JAMAICA DR | | BRIGHTON | CO | 80602 | | | 0 | | | |
| 0157111002010 | R0008534 | 15875 JAMAICA DR | | BRIGHTON | CO | 80602 | | | 15875 | | JAMAICA | DR |
| 0157111002016 | R0008540 | 15810 HAVANA WAY | | BRIGHTON | CO | 806027412 | | | 15810 | | HAVANA | WAY |
| 0157111002023 | R0108504 | 15825 JAMAICA DR | | BRIGHTON | CO | 80602 | | | 15825 | | JAMAICA | DR |
| 0157111004003 | R0008554 | 10541 E 158TH CT | | BRIGHTON | CO | 806027403 | | | 10541 | E | 158TH | CT |
| 0157111004006 | R0008557 | 15815 HAVANA WAY | | BRIGHTON | CO | 806027402 | | | 15815 | | HAVANA | WAY |
| 0157111002022 | R0106767 | | 15775 JAMAICA DR | BRIGHTON | CO | 806027417 | | | 15775 | | JAMAICA | DR |
| 0157111002017 | R0008541 | 15750 HAVANA WAY | | BRIGHTON | CO | 80601 | | | 15750 | | HAVANA | WAY |
| 0157111004004 | R0008555 | 10551 E 158TH CT | | BRIGHTON | CO | 80602 | | | 10551 | E | 158TH | CT |
| 0157111003022 | R0106774 | 15685 HAVANA WAY | | BRIGHTON | CO | 806027415 | | | 15685 | | HAVANA | WAY |
| 0157111003021 | R0106773 | 15655 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15655 | | HAVANA | WAY |
| 0157111003019 | R0108508 | | 15635 HAVANA WAY | BRIGHTON | CO | 806027408 | | | 15635 | | HAVANA | WAY |
| 0157111003018 | R0106772 | 15625 HAVANA WAY | | BRIGHTON | CO | 806027408 | | | 15625 | | HAVANA | WAY |
| 0157111003020 | R0108509 | 15645 HAVANA WAY | | BRIGHTON | CO | 80602 | | | 15645 | | HAVANA | WAY |
| 0157111003030 | R0108780 | 10086 GRANITE HILL DR | | PARKER | CO | 80134 | | | 0 | | | |
| 0157111003012 | R0108506 | 15800 JAMAICA DR | | BRIGHTON | CO | 806027418 | | | 15800 | | JAMAICA | DR |
| 0157111003013 | R0108768 | 15750 JAMAICA DR | | BRIGHTON | CO | 80602 | | | 15750 | | JAMAICA | DR |
| 0157111003010 | R0008551 | 10086 GRANITE HILL DR | | PARKER | CO | 80134 | | | 0 | | | |
| 0157111003007 | R0008548 | 15750 JAMAICA DRIVE | | BRIGHTON | CO | 80602 | | | 0 | | | |

Adjacent Property Owner Listing
Creekside South Estates Metropolitan District

| PARCEL NO | ACCOUNT NO | ADDRESS1 | ADDRESS2 | CITY | STATE CODE | ZIP CODE | PROVINCE | COUNTRY | STREET NO | PREDIRECTION | STREET NAME | STREET TYPE | UNIT NAME |
|-----------|------------|--------------------------------|------------------------|--------------|------------|----------|----------|---------|-----------|--------------|-------------|-------------|-----------|
| 7 | R0106764 | 15725 HAVANA ST | | BRIGHTON | CO | 8 | | | 15725 | | HAVANA | ST | |
| 6 | R0106763 | 15685 HAVANA ST | | BRIGHTON | CO | 80002 | | | 15685 | | HAVANA | ST | |
| 1 | R0152873 | 500 S 4TH AVE 3RD FL | | BRIGHTON | CO | 5 | | | 15659 | | HAVANA | ST | |
| 9 | R0114769 | | 55946 E RD 46 | STRASBURG | CO | 5 | | | 15785 | | HAVANA | ST | |
| 5 | R0175400 | 9200 E MINERAL AVE STE 306 | | CENTENNIAL | CO | 9 | | | 10450 | E | 159TH | CT | |
| 0 | R0168893 | 7501 VILLAGE SQUARE DR STE 205 | | CASTLE PINES | CO | 0 | | | 0 | | | | |
| 1 | R0168903 | 7501 VILLAGE SQUARE DR STE 205 | | CASTLE PINES | CO | 0 | | | 0 | | | | |
| 0 | R0168736 | PO BOX 201553 | | DENVER | CO | 3 | | | 0 | | | | |
| 1 | R0168737 | PO BOX 201553 | | DENVER | CO | 3 | | | 0 | | | | |
| 2 | R0168738 | 10750 E 161ST AVE | | BRIGHTON | CO | 8 | | | 10750 | E | 161ST | AVE | |
| 3 | R0168739 | 10800 E 161ST AVE | | BRIGHTON | CO | 8 | | | 10800 | E | 161ST | AVE | |
| 4 | R0168740 | 10840 E 161ST AVE | | BRIGHTON | CO | 8 | | | 10840 | E | 161ST | AVE | |
| 5 | R0168741 | 10880 E 161ST AVE | | BRIGHTON | CO | 8 | | | 10880 | E | 161ST | AVE | |
| 6 | R0168742 | PO BOX 201553 | | DENVER | CO | 3 | | | 10920 | E | 161ST | AVE | |
| 7 | R0168743 | PO BOX 201553 | | DENVER | CO | 3 | | | 10960 | E | 161ST | AVE | |
| 8 | R0168744 | PO BOX 201553 | | DENVER | CO | 3 | | | 11040 | E | 161ST | AVE | |
| 9 | R0168745 | | 11080 E 161ST AVE | BRIGHTON | CO | 7 | | | 11090 | E | 161ST | AVE | |
| 1 | R0114773 | 15635 HAVANA ST | | BRIGHTON | CO | 80602 | | | 15635 | | HAVANA | ST | |
| 0 | R0192471 | 15655 RIVERDALE RD | | BRIGHTON | CO | 6 | | | 15655 | | RIVERDALE | RD | |
| 5 | R0117574 | 4430 SOUTH ADAMS COUNTY PKWY | 5TH FLOOR SUITE C6000A | BRIGHTON | CO | 4 | | | 0 | | | | |
| 6 | R0175481 | | 1401 FOCH ST STE 140 | FORT WORTH | TX | 8 | | | 10200 | E | 159TH | CT | |
| 1 | R0192472 | 15825 RIVERDALE RD | | BRIGHTON | CO | 6 | | | 15825 | | RIVERDALE | RD | |

EXHIBIT H
Mill Levy of Overlapping Entities

| Name | Tax Collection Year | Mill Levy |
|----------------------------------|----------------------------|------------------|
| ADAMS COUNTY | 2018 | 26.929 |
| FIRE DISTRICT 6 GREATER BRIGHTON | 2018 | 11.795 |
| RANGEVIEW LIBRARY DISTRICT | 2018 | 3.669 |
| RTD | 2018 | 0.000 |
| School District 27-Brighton | 2018 | 49.164 |
| URBAN DRAINAGE & FLOOD CONTROL | 2018 | 0.500 |
| URBAN DRAINAGE SOUTH PLATTE | 2018 | 0.057 |
| Total | | 92.114 |



Development Review Team Comments

Date: 6/28/18

Project Number: PLN2018-00020

Project Name: Creekside South Estates Metropolitan District

The following review comments and information from the Development Review Team is based on the information you submitted and applicable to the submitted documents only. Please contact the case manager if you have any questions:

Commenting Division: Development Services, Planning

Name of Reviewer: Emily Collins

Email: ecollins@adcogov.org

PLN1. REQUEST:

- a. proposed Metropolitan District Service Plan for the EXISTING Creekside South Estates Subdivision.

PLN2. ZONING/ COMPREHENSIVE PLAN:

- a. All parcels are currently designated as Agriculture-1 (A-1)
- b. Future Land Use designation on all parcels is Estate Residential.
- c. Housing a lower density (no greater than 1 unit per 2 acres), does not require central water and sewer services.

PLN3. PROPOSED DEVELOPMENT, SERVICES, AND FACILITIES:

- a. Boundaries of proposed district encompass 53 existing single family lots on approximately 143 acres.
- b. Public improvements the District is proposed to finance and maintain include:
 - i. Storm drainage
 - ii. Water systems (transmission and distribution)
 - iii. Covenant enforcement and design review

PLN6: Intergovernmental Agreements:

- a. Is water still provided by Northgate? Previous conversations with the developer indicated the site has been excluded from the Northgate District and both water and sanitation will be provided by Crestview.

PLN 3. COMMENTS:

- a. Please clarify if the proposed mill levy (up to 91 mills) is in addition to existing or total including current assessed mills.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: glabrie@adcogov.org

ENG1: No comment.

Commenting Division: Development Services, Right-of-Way:

Name of Review: Marissa Hillje

Email: mhillje@adcogov.org

ROW1: No comment.

Commenting Division: Development Services, Building Safety:

Name of Review: Justin Blair

Email: jblair@adcogov.org

BSD1- No comment.

Commenting Division: Finance

Name of Review: Ben Dahlman

Email: bdahlman@adcogov.org

1. Infrastructure
 - a. The Service plan shows that District will own and maintain infrastructure. This plan mentions that the intent is to cover limited services including; ongoing water services, storm drainage services, covenant enforcement services and their financing. The plan notes that the County is not responsible for those items.
2. Stormwater
 - a. The County charges fees for storm water. This would be in addition to any fees or revenues paid for other storm water activities by the proposed District's activities. Public Works could confirm any overlapping services if any.
3. Maximum debt mill levy/Operations levy (fees)
 - a. The proposed maximum mill levy of 91 mills for debt service is higher than seen in other service plans. Normally, rates in the 50 mills or lower range are proposed. Higher mill levies may impact these properties' values in the market and would result in higher taxes than seen in other areas. The plan anticipates a debt service mill levy of 70 mills which would still be considered high.
 - b. It is noted that there are also proposed operating costs that may be funded with taxes. Other revenues such as fees may be available though they are not, but could be, specifically identified. The financial model shows a very high operating mill levy of a range between 163 and 166 mills. This would be additive to the debt mill levy. The total would produce a very high mill levy for taxpayers.
 - c. We believe that the paragraph should include wording that says that the District will collect property tax enough to cover the debt service from the max mill levy of 91 mills, and reduce the mill levy accordingly, even if temporarily, if over collected.

- d. Definition of maximum debt limit does not include funding and/or operations of Public Improvements and District Activities if approved by voters, to the extent covered by law, thereby potentially creating a high debt limit. If savings can be achieved a refunding, reissuance or restructuring would also not count toward this limit.
- e. What fees might be considered in addition to taxes to pay for the costs proposed in the plan?

4. Financing Plan

- a. The Service Plan includes a maximum interest rate for debt at 18%. It is common for this number to be used. The financial model assumes a 5% coupon. A comment on the fairness of this assumption compared to other non-rated districts seen in the market would be useful.
- b. Since this District is already built out, there would not be absorption risk related to new construction. The model does forecast increasing assessed values of existing properties. Property values may decrease and impact the financing model and cause there to be a shortage of revenue if mill levies cannot be raised high enough to cover needs.
- c. The model shows funding for the project based upon various assumptions. The assumptions may not be realized. The notes from D.A. Davidson show some of the risks of the assumptions. The D.A. Davidson letter notes that they have not independently evaluated the assumptions that the financial model uses and do not vouch for those items and explain that the actual results may vary materially. Has the proposed district analyzed possible scenarios where assumptions materially change?
- d. How do the issuance costs compare to other similar proposals if available?

5. Annual report

- a. What does it mean when the District will submit an annual report in the form of a “survey”? Please explain

Emily Collins

From: Gutierrez, Carla [CGutierrez@brightonfire.org]
Sent: Monday, June 18, 2018 5:13 PM
To: Emily Collins
Subject: RE: PLN2018-00020 Creekside Metro District Request for Comments

Hello Emily,

We have no comments on this case at this time.

Thank you!

Carla Gutierrez

Fire Inspector
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-654-8042
www.brightonfire.org

From: Emily Collins [<mailto:ECollins@adcogov.org>]
Sent: Thursday, June 7, 2018 4:35 PM
To: Lisa Johnson <ljohnson@sdmsi.com>; zwhite@wbapc.com; roger@equinoxland.com; 'firedept@cityofthornton.net' <firedept@cityofthornton.net>; 'lori.hight@cityofthornton.net' <lori.hight@cityofthornton.net>; Bradford, Jason <jbradford@brightonco.gov>; Even, Whitney <weven@brightonfire.org>; sgosselin@northmetrofire.org; Loeffler - CDOT, Steven <steven.loeffler@state.co.us>; Kerrie Monti <kmonti@sd27j.net>; 'chris.quinn@rtd-denver.com' <chris.quinn@rtd-denver.com>; Simmonds, Craig <CSimmonds@mwr.dst.co.us>; Williams - Dnr, Joanna <Joanna.Williams@State.CO.US>; thomas_lowe@cable.comcast.com; brandyn.wiedrich@centurylink.com
Cc: Greg Labrie <GLabrie@adcogov.org>; Justin Blair <jblair@adcogov.org>; Aaron Clark <AClark@adcogov.org>; Marissa Hillje <MHillje@adcogov.org>; Eric Guenther <EGuenther@adcogov.org>; Christine Francescani <CFrancescani@adcogov.org>; Christine Fitch <CFitch@adcogov.org>; Ben Dahlman <BDahlman@adcogov.org>; Brigitte Grimm <BGrimm@adcogov.org>; Stan Martin <SMartin@adcogov.org>
Subject: PLN2018-00020 Creekside Metro District Request for Comments

Good Afternoon:

Please review the attached Request for Comments for the case listed above. Comments on this request are due by **Thursday, June 28th**.

Thanks you for your review of the proposed Metropolitan District Service Plan.



Thanks,
Emily Collins, AICP
Planner III, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, W2000A

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Thursday, June 28, 2018 10:52 AM
To: Emily Collins
Subject: Re: PLN2018-00020 Creekside Metro District Request for Comments

Emily,

I have reviewed the referral named above regarding a Service Plan for the Creekside South Estates metropolitan District located at Highway 7 between Havana St. and Lima St. and have the following comment:

- If any future work is proposed in the State Highway 7 Right-of-Way, a permit from our office will be required.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Thu, Jun 7, 2018 at 4:34 PM, Emily Collins <ECollins@adcogov.org> wrote:

Good Afternoon:

Please review the attached Request for Comments for the case listed above. Comments on this request are due by **Thursday, June 28th**.

Thanks you for your review of the proposed Metropolitan District Service Plan.



Thanks,

Emily Collins, AICP



Statement Of Taxes Due

Account Number R0106771

Parcel 0157111003017

Legal Description

SUB:CREEKSIDE ESTATES THIRD FILING BLK:1 LOT:7

Situs Address

15605 HAVANA WAY

Account: R0106771
HEADRICK THOMAS L JR AND KATHLEEN
15605 HAVANA WAY
BRIGHTON, CO 80602

| Year | Tax | Interest | Fees | Payments | Balance |
|---|------------|----------|--------|--------------|-----------------|
| Tax Charge | | | | | |
| 2017 | \$2,744.08 | \$2.00 | \$0.00 | (\$2,644.08) | \$102.00 |
| Total Tax Charge | | | | | \$102.00 |
| First Half Due as of 07/31/2018 | | | | | \$0.00 |
| Second Half Due as of 07/31/2018 | | | | | \$102.00 |

Tax Billed at 2017 Rates for Tax Area 290 - 290

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|------------|------------|-------------------|-----------|----------|
| RANGEVIEW LIBRARY DISTRICT | 3.6690000 | \$135.72 | RES IMPRV LAND | \$142,000 | \$10,220 |
| FIRE DISTRICT 6 | 11.7950000 | \$436.30 | SINGLE FAMILY RES | \$371,761 | \$26,770 |
| ADAMS COUNTY | 26.9290000 | \$996.10 | Total | \$513,761 | \$36,990 |
| SD 27 | 49.1640000 | \$1,818.57 | | | |
| URBAN DRAINAGE SOUTH PLATTE | 0.0570000* | \$2.11 | | | |
| URBAN DRAINAGE & FLOOD CONT | 0.5000000* | \$18.50 | | | |
| Taxes Billed 2017 | 92.1140000 | \$3,407.30 | | | |
| Senior | | (\$663.22) | | | |
| Net Taxes Billed for 2017 | | \$2,744.08 | | | |

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer
4430 S Adams County Parkway Suite C2436
Brighton, CO 80601
720-523-6160

NEW SATELLITE OFFICE

11860 Pecos Street
Westminster, CO 80234
Tue, Wed, Thur 7:30 am - 5 pm



COLORADO
Division of Water Resources
Department of Natural Resources

John W. Hickenlooper
Governor

Robert Randall
Executive Director

Kevin G. Rein, P.E.
Director/State Engineer

June 21, 2018

Emily Collins, AICP
Adams County Community & Economic Development Department
Transmitted via email:
ECollins@adcogov.org

RE: Creekside Metro District Service Plan
Project Number: PLN2018-00020
Water Division 1, Water Districts 1 and 2

Dear Ms. Collins,

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed Creekside Metro District ("District") Service Plan is being developed for the purpose to finance the construction of public improvements, operate and maintain such public improvements and to provide covenant enforcement and design review within the District boundaries. The proposed District service area consists of approximately 143.112 acres and the boundaries appears to incorporate Creekside Estates Subdivision Filing 1, 2 and 3. According to our records the Creekside Estates Subdivision is currently supplied by either individual on lot wells or shared wells that are withdrawing water from the nontributary Laramie-Fox Hills aquifer. Based on the information provided, it is unknown if the proposed District will incorporate the existing wells within its proposed service plan. In addition, information on the District water right or the water supply source was not provided. Therefore we note that, pursuant to CRS 30-28-136(1)(h)(II), the District is required to file a report with the county and the State Engineer documenting the amount of water which can be supplied to the service area without causing injury to existing water rights. See the [Guidelines for Subdivision Water Supply Plan Reports](#) for the necessary information. This report needs to be provided prior to review of any subdivision water supply plan, for a new subdivision, within the proposed District's service area.

Should you have any questions or concerns, please contact Ioana Comaniciu in this office at 303-866-3581x 8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Project No. 24520



August 23, 2018

To:

Adams County Board of County Commissioners,

Pursuant to 32-1-203 (3.5), C.R.S.

RECEIVED

AUG 27 2018

**Adams County
Commissioners' Office**

We, James and Judy Anderson, request that our property be excluded from proposed Creekside South Estates Metropolitan District.

We, James and Judy Anderson own lot 6 and out lot 6, third filing, at the far east edge of the subdivision also known as 15610 Havana Way Brighton, CO 80602. We have owned this property for 21 years and are both senior citizens. When we bought this property, we paid \$10,500 for .71 acre feet of water and our part in our well.

Due to the lack of responsibility to maintain the wells by the Creekside board of directors, we have received boil water notices for a year now. We have applied and paid for a well permit from the State of Colorado's Division of Water Resources to drill our own private well. We were told by the Division of Water Resources, that they have no problem giving us the permit because we already own .71 acre feet of water. The only thing we would be changing is the way we get the water by drilling our own well. The only thing that we would need to proceed, is for Stan Martin, the president of Creekside HOA to sign off on it stating that we could unhook from our present well.

Jennifer Tanaka, attorney for forming the Metro District for Creekside then sent us a letter stating that the only way the board would sign our request, would be if we voted for the Metro District to be formed and with the inclusion of our property into the boundaries of the district. Then the board would only sign the form we would need after the Metro District was formed. (Please see enclosed letter directly from White Bear Ankele, Attorneys hired to form the Metro District for Creekside).

It is my understanding that once a Metro District is formed, you cannot drill a well. This seemed extremely unethical to say the least and possibly illegal to try to force us to vote for the Metro District to be formed to then later find out that once it is formed, we could not drill our own private well. We feel that we not only have been lied to but blackmailed by this law firm and Stan Martin, President of our HOA. Jennifer Tananka, Attorney for Creekside South Estates Metro District said we could not request to be exempt from the Metro District until after it was formed. She also told us that they could not force us to unhook from our well because we are grandfathered in.

We have always paid into a well fund that was not spent on what it was intended for. The wells were not properly maintained as they should have been. A Metro District would not

benefit us in any way. It would put a financial hardship on us, which we have no means to recover from. Since we are on a fixed income, we cannot afford to be a part of this district.

In conclusion, by being exempt from the Metro District, we would be able to drill our own well, keep our home and live out the remainder of our lives here as planned. We ask that you please exclude us from the proposed Metro District for Creekside South Estates.

Thank you,

James and Judy Anderson
15610 Havana Way
Brighton, CO 80602



GARY R. WHITE, FOUNDER EMERITUS
WILLIAM P. ANKELE, JR.
JENNIFER GRUBER TANAKA
CLINT C. WALDRON
KRISTIN BOWERS TOMPKINS
ROBERT G. ROGERS

OF COUNSEL:
KRISTEN D. BEAR
BLAIR M. DICKHONER



SEAN ALLEN
ZACHARY P. WHITE
CASEY K. LEKAHAL
TRISHA K. HARRIS
HEATHER L. HARTUNG
MEGAN J. MURPHY
KRISTIN J. SCHLEDORN
SILVIA FEJKA
BRADLEY T. NEIMAN
EVE M. GRINA

May 14, 2018

Mr. Jim Anderson
Ms. Judy Anderson
15610 Havana Way
Brighton, Colorado 80602

VIA Electronic Mail (jimjudyande@msn.com)

Re: Creekside South Estates Well Request

Dear Mr. and Ms. Anderson:

We are writing on behalf of the Creekside South Estates Homeowner's Association, Inc. (the "HOA"). The HOA is in receipt of a water well permit application that you have prepared to be submitted to the Colorado Department of Natural Resources seeking consent to: 1) re-permit the existing Well No. 10 ("Well 10") to serve Lots 2-5 rather than Lots 2-6 within the Creekside South Estates subdivision; and 2) construct a new well to serve your Lot 6 (as presented to the HOA, the "Application"). The Application requires the HOA's endorsement for further processing with the Colorado Department of Natural Resources.

It is our understanding that the primary purpose of the Application is to allow you to drill your own private well to serve Lot 6 in the event that you believe that Well 10 becomes incapable of meeting your water needs for any reason in the future or that water is received from other municipal sources. Well 10 has historically provided sufficient water to Lots 2-6 and is currently providing sufficient water to Lots 2-6. Further, we have no information suggesting that Well 10 will fail to continue to provide sufficient water to Lots 2-6 in the future.

As you are aware, the HOA is currently seeking to organize the proposed Creekside South Estates Metropolitan District (the "District") and has recently submitted a draft service plan to Adams County (the "County") for its review and comment. It is the HOA's hope to have the District's service plan approved by the County at a public hearing in advance of an organizational election for the District that would be conducted in November, 2018. The primary purpose of the District would be to provide financial flexibility in the event the water system within Creekside South Estates needs to be either centralized within the community or, if the water system is to remain on separate wells, to provide a funding mechanism to more efficiently and economically pay for the increased costs of testing and treatment recently required by the Colorado Department of Public Health and Environment. Once organized, the District would

Re: Creekside South Estates Well Request
Mr. and Ms. Anderson
May 14, 2018
Page 2 of 2

examine whether it would be more cost-efficient to keep the current well system in place (with the required upgrades and funding to meet the necessary increased testing standards), or to centralize the water system within the community. In either scenario, all properties within the community would receive the same general water service that they currently receive as there are no viable plans for the community to receive water service from any adjacent municipalities (such as the City of Thornton) or special districts (such as Todd Creek Village Metropolitan District).

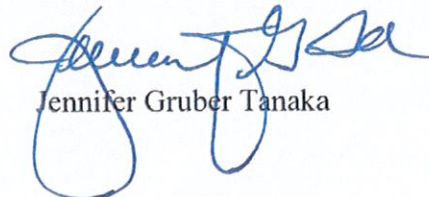
After numerous meetings and discussions with fellow homeowners, the HOA has come to the conclusion that the formation of the District is necessary and in the best interests of the community to ensure that the water system for the community remains safe, functional and affordable. It is very expensive to operate and maintain any water system in compliance with applicable health and safety laws, and the formation of the District will allow for a community-run funding mechanism to help offset those costs to a greater degree than what is currently available to the HOA.

Notwithstanding our current path, the HOA is sensitive to your concerns and understands that you wish to have an alternative water source option even if the District is organized. Contingent upon the successful organization of the District, the HOA is willing to endorse the Application for submission to the Colorado Department of Natural Resources provided that you agree that any and all costs associated with any private well will be your sole responsibility and not that of the HOA or the District. Further, our endorsement is expressly conditioned upon you both agreeing: 1) to the HOA's organization of the District; and 2) to the inclusion of your property into the boundaries of the District, which will require that your property be proportionally responsible for any fees and/or mill levies imposed by the District for both operations and debt. If this is acceptable to you, please sign and date the enclosed consents and return them back to our attention. Upon receipt of the consents and the successful organization of the District, we will forward the HOA-executed Application back to you for processing as you deem necessary or appropriate.

Please contact us should you have any questions.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



Jennifer Gruber Tanaka

Enclosures

cc: Creekside South Estates Homeowner's Association, Inc.

_____, 2018

Creekside South Estates Homeowner's Association, Inc.
2140 South Holly Street
Denver, Colorado 80222

Adams County Board of County Commissioners
4430 South Adams County Parkway
5th Floor, Suite C5000A
Brighton, Colorado 80601

Re: Proposed Creekside South Estates Metropolitan District
Consent to District Organization

To Whom It May Concern:

I, Jim Anderson, am an owner of the taxable property located at 15610 Havana Way, Brighton, Colorado 80602 (the "Property"), and I hereby consent: 1) to the organization of the proposed Creekside South Estates Metropolitan District (the "District"); and 2) to the inclusion of the Property into the boundaries of the District, which will require that the Property be proportionally responsible for any fees and/or mill levies imposed by the District for both operations and debt. Should I revoke this consent at any anytime or seek to exclude the Property from the District, either before or after organization, I understand and agree that such action will constitute a breach of the condition precedent pursuant to which the HOA and/or the District granted consent to the well permit application for the Property and that the HOA and/or the District may pursue all remedies available in order to enforce the condition precedent or to revoke their consent. I further understand and agree that the HOA's consent to the well permit application for the Property is contingent upon the successful organization of the District, and the HOA will only provide the necessary endorsement for such well permit application upon such time as the District is successfully organized.

Sincerely,

Name: Jim Anderson

STATE OF COLORADO

)

) ss.

COUNTY OF _____

)

The foregoing Consent to District Organization was acknowledged before me this _____ day of _____, 2018, by Jim Anderson, an individual.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

_____, 2018

Crescenta South Estates Homeowner's Association, Inc.
2140 South Holly Street
Denver, Colorado 80222

Adams County Board of County Commissioners
4430 South Adams County Parkway
5th Floor, Suite C5000A
Brighton, Colorado 80601

Re: Proposed Creekside South Estates Metropolitan District
Consent to District Organization

To Whom It May Concern:

I, Judy Anderson, am an owner of the taxable property located at 15610 Havana Way, Brighton, Colorado 80602 (the "Property"). I hereby consent: 1) to the organization of the proposed Creekside South Estates Metropolitan District (the "District"); and 2) to the inclusion of the Property into the boundaries of the District, which will require that the Property be proportionally responsible for any fees and/or mill levies imposed by the District for both operations and debt. Should I revoke this consent at any anytime or seek to exclude the Property from the District, either before or after organization, I understand and agree that such action will constitute a breach of the condition precedent pursuant to which the HOA and/or the District granted consent to the well permit application for the Property and that the HOA and/or the District may pursue all remedies available in order to enforce the condition precedent or to revoke their consent. I further understand and agree that the HOA's consent to the well permit application for the Property is contingent upon the successful organization of the District, and the HOA will only provide the necessary endorsement for such well permit application upon such time as the District is successfully organized.

Sincerely,

Name: Judy Anderson

STATE OF COLORADO

)
) ss.
)

COUNTY OF _____

The foregoing Consent to District Organization was acknowledged before me this _____ day of _____, 2018, by Judy Anderson, an individual.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public



Request for Comments

| | |
|--------------|--|
| Case Name: | Creekside South Estates Metropolitan District Service Plan |
| Case Number: | PLN2018-00020 |

June 7, 2018

Adams County Planning Commission and Board of County Commissioners are requesting comments on the following:

Service Plan for the Creekside South Estates Metropolitan District to provide funding for construction and maintenance of public services and facilities in the Creekside South Subdivision.

This request is located at **HIGHWAY 7 BETWEEN HAVANA ST. AND LIMA ST.**

The Assessor's Parcel Numbers: **SEE ATTACHED INFORMATION**

Applicant Information **WHITE BEAR ANKELE TANAKA WALDRON**
2154 EAST COMMONS AVENUE, SUITE 2000
CENTENNIAL, CO 80122

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **June 28, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins

Emily Collins, AICP
Case Manager



Public Hearing Notification

| | |
|----------------------------------|--|
| Case Name: | Creskide South Estates Metropolitan District |
| Case Number: | PLN2018-00020 |
| Planning Commission Date: | 08/09/2018 at 6:00 p.m |

July 20, 2018

A public hearing has been set by the Adams County Board of Planning Commission to consider the following request:

Service Plan for the Creskide South Estates Metropolitan District to provide funding for construction and maintenance of public services and facilities in the Creskide South Subdivision

This request is located at **See attached legal description**

Applicant Information **White Bear Ankele Tanaka Waldron**
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S. Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins

Emily Collins, AICP
Case Manager

Emily Collins

From: Emily Collins
Sent: Thursday, June 07, 2018 4:34 PM
To: Lisa Johnson; 'zwhite@wbapc.com'; 'roger@equinoxland.com'; 'firedept@cityofthornton.net'; 'lori.hight@cityofthornton.net'; 'Bradford, Jason'; 'Even, Whitney'; 'sgosselin@northmetrofire.org'; 'Loeffler - CDOT, Steven'; 'Kerrie Monti'; 'chris.quinn@rtd-denver.com'; Simmonds, Craig; Williams - Dnr, Joanna; 'thomas_lowe@cable.comcast.com'; 'brandyn.wiedrich@centurylink.com'
Cc: Greg Labrie; Justin Blair; Aaron Clark; Marissa Hillje; Eric Guenther; Christine Francescani; Christine Fitch; Ben Dahlman; Brigitte Grimm; Stan Martin
Subject: PLN2018-00020 Creekside Metro District Request for Comments
Attachments: PLN2018-00020 Creekside Estates Metro District Request for Comments.pdf

Good Afternoon:

Please review the attached Request for Comments for the case listed above. Comments on this request are due by **Thursday, June 28th**.

Thanks you for your review of the proposed Metropolitan District Service Plan.

Thanks,



Emily Collins, AICP

Planner III, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

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ABBOTT CHERYL L
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CALHOON AARON J AND
CALHOON AUDRA L
15630 HAVANA WAY
BRIGHTON CO 80602

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

CARABAJAL CARL A/IDA AND
CARABAJAL AMARANTE C
15625 HAVANA WAY
BRIGHTON CO 80602-7408

ALEXANDER ANITA JANE TRUST
15991 HAVANA CT
BRIGHTON CO 80602-7404

CHRISTENSEN JEN AND
CHRISTENSEN SHAWN M
15775 JAMAICA DR
BRIGHTON CO 80602-7417

ANDERSON JAMES R AND
ANDERSON JUDY D
15610 HAVANA WAY
BRIGHTON CO 80602

COLLINS CHRISTIAN A AND
COLLINS BRANDI M
15645 HAVANA WAY
BRIGHTON CO 80602

ANDERSON JAMES R AND JUDY D
15610 HAVANA WAY
BRIGHTON CO 80602

CREEKSIDE SOUTH ESTATES HOMEOWNERS
ASSOCIATION C/O COMMUNITY RESOURCES
10086 GRANITE HILL DR
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BALTZ TONY AND
BALTZ LINDSEY
10600 E 157TH CT
BRIGHTON CO 80602

CREEKSIDE SOUTH HOMEOWNERS
ASSOC C/O COMMUNITY RESOURCES
10086 GRANITE HILL DR
PARKER CO 80134

BERNAL FIDEL
10955 E 159TH PL
BRIGHTON CO 80602-7405

DEINES DAVID M AND SILVA L
15875 JAMAICA DR
BRIGHTON CO 80602

BURELA DANIEL AND BURELA MELISSA ANN AND
EICHENBERGER BERNARD E
10655 E 157TH CT
BRIGHTON CO 80602-7434

EHRlich JUDITH E
15705 HAVANA WAY
BRIGHTON CO 80602

BURGE KEVIN D AND
BURGE ANITA C
15855 HAVANA WAY
BRIGHTON CO 80602-7411

GARCIA PHILLIP AND PATRICIA A
11299 E 159TH PL
BRIGHTON CO 80602

CADWALLADER JOHN W AND
CADWALLADER MARY E
15745 HAVANA WAY
BRIGHTON CO 80602-7402

GELDMEYER DAVID J AND LINDA L
15970 HAVANA WAY
BRIGHTON CO 80602

HUFFMAN MATTHEW
KRAKORA NICOLE
15605 HAVANA WAY
BRIGHTON CO 80602-7408

MERRITT PERRY W AND
MERRITT LORAE D
15820 JAMAICA DR
BRIGHTON CO 80602

KARCZEWSKI BERNARD
15750 HAVANA WAY
BRIGHTON CO 80601

MILINAZZO DALE
15985 JAMAICA DR
BRIGHTON CO 80602-7407

KAYALI HUSSAM
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BRIGHTON CO 80602-7405

MINNE CRAIG L AND SANDEE L
15825 JAMAICA DR
BRIGHTON CO 80602

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LAMBERT BARBARA JEAN 1/2 INT
155 E BRIDGE ST
BRIGHTON CO 80601-1612

MOELLER MATTHEW ALAN AND DYAN E
10551 E 158TH CT
BRIGHTON CO 80602

LUNDAHL KRISTA L AND
LUNDAHL DANIEL J
10920 E 159TH PL
BRIGHTON CO 80602-7406

MOHAR ADALBERTO
15650 HAVANA WAY
BRIGHTON CO 80602-7409

MARTIN JUSTIN AND
MARTIN TRICIA
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BRIGHTON CO 80602-7402

MONSON KEVIN N AND LORI L
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MARTIN STAN L AND
MARTIN KATHY L
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15695 HAVANA WAY
BRIGHTON CO 80602

MC LAIN SHELLY
15700 JAMAICA DR
BRIGHTON CO 80602

MORALES CARLOS AND
MORALES MERCEDES
15990 JAMAICA DRIVE
BRIGHTON CO 80602

MC NURLIN DAVID D/KIRSTEN A TRUSTEES OF
THE MC NURLIN FAMILY LIVING TRUST
15655 HAVANA WAY
BRIGHTON CO 80602

MUSIL DENISE
15810 HAVANA WAY
BRIGHTON CO 80602-7412

MEDLIN WAYNE E AND
MEDLIN PATRICIA L
15655 RIVERDALE RD
BRIGHTON CO 80602-8216

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15750 JAMAICA DR
BRIGHTON CO 80602-7416

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SCHIEFERECKE KAREN
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ORTEGA JAMES D
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SCHWEITZER MANDY B
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BRIGHTON CO 80602-7408

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PALKO TANDY M
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15905 JAMAICA DR
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PATRIOT TRUST
15710 HAVANA WAY
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15980 HAVANA COURT
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PEDIGO JACQUELINE
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STELLJES VON DEWAYNE JR
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SWIFT BETH
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ROGNESS REBECCA
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THOMPSON JOHN A AND
THOMPSON DELLA
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BRIGHTON CO 80602

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BRIGHTON CO 80602

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SANDOVAL ERIC J
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BRIGHTON CO 80602-7409

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