



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

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CASE NO.: PLN2019-00007

CASE NAME: Berkley Shores Metropolitan District

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Board of County Commissioners

August 20, 2019

CASE No.: PLN2019-00007	CASE NAME: Berkley Shores Metropolitan District
Owner's Information:	Highland Development Company LLC
Applicant's Name:	McGeady Becher P.C.
Applicant's Address:	450 East 17 th Avenue, Suite 400, Denver, CO 80203
Location of Request:	6300 and 6330 Lowell Blvd. and Parcel # 0182508200049
Nature of Request:	A service plan to establish the Berkley Shores Metropolitan District. The service plan will provide funding for construction and maintenance of public services and facilities within the Berkley Shores Subdivision.
Zone District:	R-1-C
Site Size:	Approximately 10 acres
Proposed Uses:	Residential
Existing Use:	Residential
Hearing Date(s):	BOCC: August 20, 2019/ 9:30 am (Public Hearing)
Report Date:	August 13, 2019
Case Manager:	Libby Tart
Staff Recommendation:	APPROVAL with 9 Findings-of-Fact

SUMMARY OF PREVIOUS APPLICATIONS

In 2019, applications were submitted for a Rezone, Preliminary Development Plan, Preliminary Plat and Lot Depth to Width Waiver. These requests are currently under review for the three parcels at 6300 Lowell Boulevard. The case is expected to go before the Planning Commission and Board of County Commissioners in late August 2019.

SUMMARY OF APPLICATION

Background

The applicant, on behalf of Highland Development Company LLC, is requesting a service plan for the Berkley Shores Metropolitan District (District) to provide funding for construction and maintenance of centralized water, sanitation, and streets, as well as safety protection, parks and recreation, mosquito control and other general governance for covenant control and design review services. The site is comprised of approximately 10 acres and is located approximately 620 feet south of the southeast intersection of Lowell Boulevard and West 64th Avenue. The proposed development is currently under review with the Adams County Community and Economic

Development Department and proposes 89 units of single-family attached and detached housing. Seventy-two units are proposed as single-family, three-story attached units and 17 of the units are proposed to be single-family detached. The application request is expected to go before the Planning Commission and the Board of County Commissioners in late August 2019 and consists of a rezone from R-1-C to Planned Unit Development (Residential), a Preliminary Development Plan, a Preliminary Plat and a Lot Depth to Width Waiver.

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 metropolitan districts include general governance, fire protection, park and recreation, water and sanitation services, and storm water facilities. The proposed metropolitan district is mainly to provide financing for public infrastructure, such as water and sanitation systems, as well as streets, covenant control and design review services in the development.

Development Standards and Regulations

Chapter 10 of the Adams County Development Standards and Regulations outline review processes for organization of a special district. The formation of a special district begins with development of a service plan. This 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. In approving a service plan, the Board of County Commissioners (BoCC) shall find there is sufficient existing and projected need for organized services in the area to be serviced by the proposed special district. The Board of County Commissioners in approving a district plan shall also find existing service in the area to be inadequate for present and projected needs. From the service plan and project narrative submitted with the application, the only financial viability to perform improvements to the area is through the formation of a metropolitan district, which has the authority to secure financing to provide the needed improvements.

As part of the evaluation criteria for approval of the service plan, the BoCC shall also find the proposed special district can provide economical and sufficient service and will have the financial ability to discharge the proposed indebtedness on a reasonable basis. As described in the financial plan (see Exhibit 3.1), the District anticipates issuing approximately Eight Million Three Hundred Thousand Dollars (\$8,300,000) of debt through low-interest loans and/or grants. The estimated costs of the required public improvements total approximately Four Million Four Hundred Thousand Dollars (\$4,400,000); however, actual costs of the improvement will vary based on specific construction requirements and timing of construction.

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, a public improvement fee (PIF), ad valorem property taxes, and powers to assess fees, rates, tolls, penalties, or charges. The financial plan estimates 50 mills will be 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. The first year's operating budget is estimated to be Fifty Thousand Dollars (\$50,000).

Activities of the proposed Metropolitan District will be subject to all applicable zoning, subdivision, building codes, land use regulations, and other applicable ordinances, laws, rules and regulations. In addition, all facilities and service standards of the Districts will be compatible with Adams County regulations.

Below is a brief summary of characteristics of the proposed Metropolitan District:

Project basics:

Creation of the District is necessary to facilitate construction and maintenance of public infrastructure.

Overall Development:

- 10 acres, including residential lots and designated drainage outlots
- 72 proposed single-family attached residential units and 17 single-family detached residential units

Financing Structure:

- Total estimated cost of public improvements: \$4,400,000
- Maximum debt limitation: \$8,300,000
- Maximum mill levy for payment of general obligation debt: 50 mills
- Maximum interest rate: 18%
- Proposed length of bonds: 30 years
- The District may rely upon various revenue sources authorized by law including the power to assess fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S.

Future Land Use Designation

The proposed development area is designated as Urban Residential in the County's Future Land Use Map. Per Chapter 5 of the Adams County Comprehensive Plan, Urban Residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities.

The subject request to provide a metropolitan district for services within a development conforms to goals of the Comprehensive Plan.

Site Characteristic:

Approximately 10 acres of land are within the proposed District service area. The service area is currently developed with two single-family detached homes, which are to be removed with the approval of the proposed development application.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Residential	North A-1 Residential	Northeast R-1-C Residential
West A-1 and R-1-C Residential	Subject Property R-1-C Residential	East R-1-C Residential
Southwest R-1-C Residential	South R-1-C Residential	Southeast R-1-C Residential

Compatibility with the Surrounding Land Uses:

The surrounding area mainly consists of single family homes. The proposed single family attached and detached residential planned unit development is consistent with the surrounding area. Creating a Metropolitan District to provide financing to construct and maintain required public improvements aligns with the proposed development on the subject site, as well as the existing uses in the immediate vicinity.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on July 25, 2019 and voted (7-0) to recommend approval of the request. The applicant provided a presentation at the meeting and had no concerns with the staff report or presentation. There was no one from the public to speak in favor or in opposition to the request.

Referral Agency Comments:

Berkeley Water and Sanitation District, Shaw Heights Water District, North Pecos Water and Sanitation District, North Washington Street Water and Sanitation District, North Lincoln Water and Sanitation District, South Adams County Water and Sanitation District, South Adams Co. Fire District, Mapleton Public Schools, West Adams Soil Conservation District, Adams County Attorney's Office, Century Link, Adams County Development Review Services, City of Arvada, City of Westminster, Adams County Parks and Open Space Department, Adams County Code Compliance, Adams County Sheriff's Office, Comcast, Arvada Fire Department, Crestview Water and Sanitation District, Goat Hill, Hyland Hills Park and Recreation District, Metro Wastewater Reclamation, RTD, Westminster Fire Department, and Westminster School District #50 all received a referral on this application and as of the date of this report, we have not received comments from these agencies.

Agencies Providing Comment:

CDOT reviewed the plan and did not have any comment.

Tri-County Health reviewed the plan and requested the mosquito control plan for review. They also provided comment on effective water conservation strategies.

Xcel Energy reviewed the plan and stated they had no objection to the proposal.

County Agency Comments:

Adams County Finance Department reviewed the proposed service plan at the time of a conceptual review meeting and expressed concerns with the financial plan. The applicant provided a response and corrected the items that Finance identified in the formal service plan application located in Exhibit 3. Finance has indicated there are no further concerns with these corrections. See the attached Exhibit 4.5 for their comments and questions.

Staff Recommendation:

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, PC and 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 any 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.



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)

Case Name Berkley Shores Metro District

Case Number PLN2019-00011

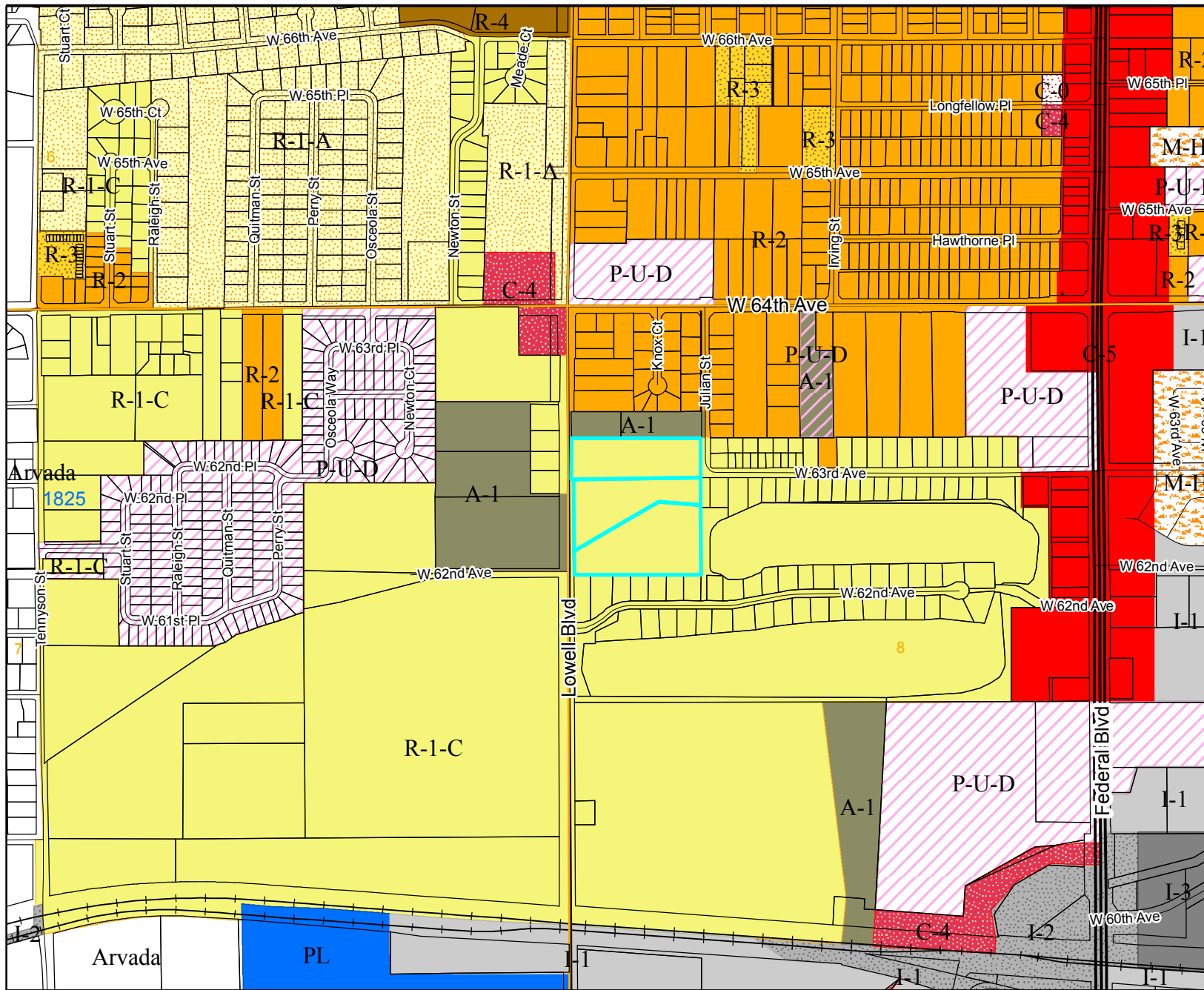


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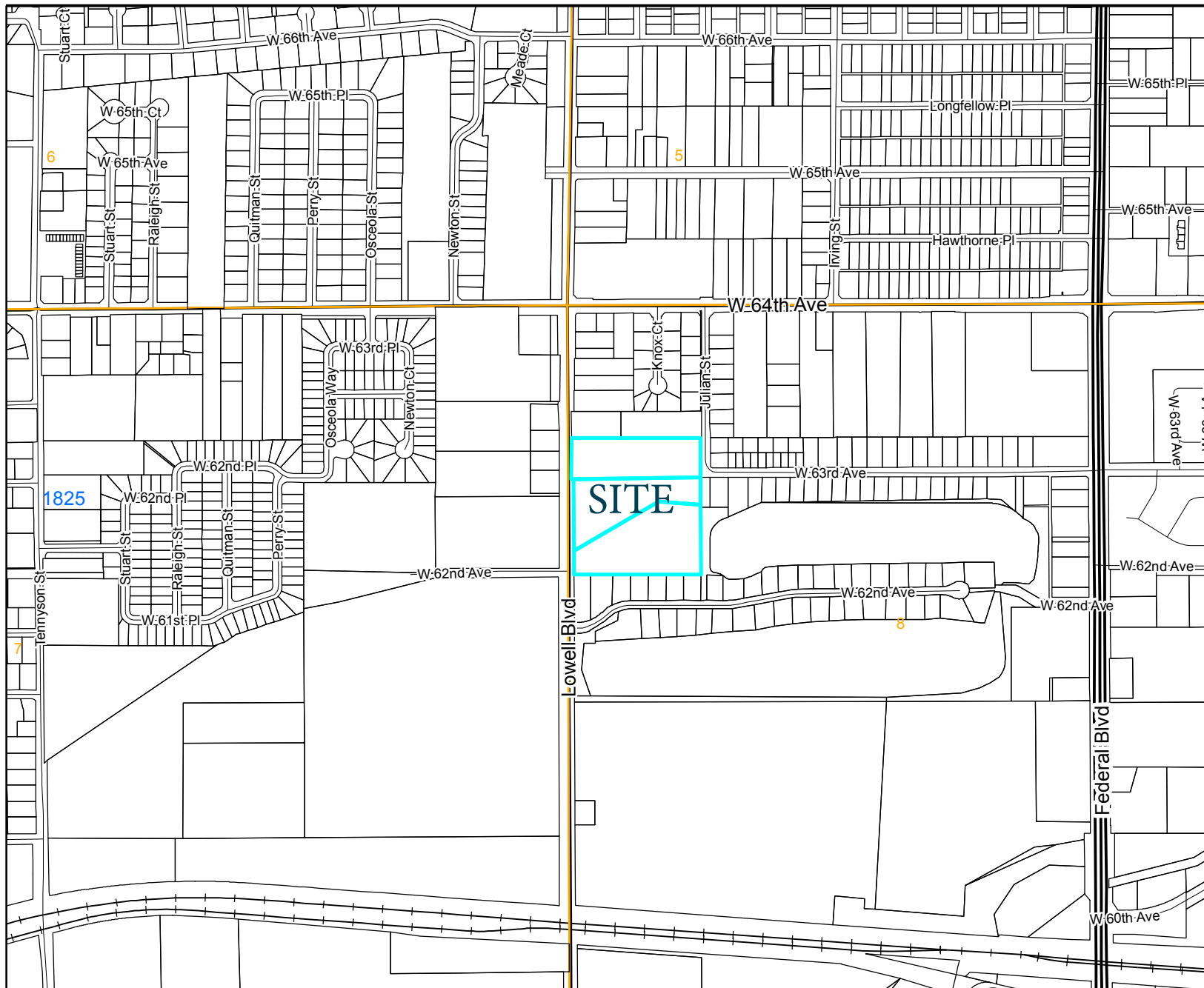


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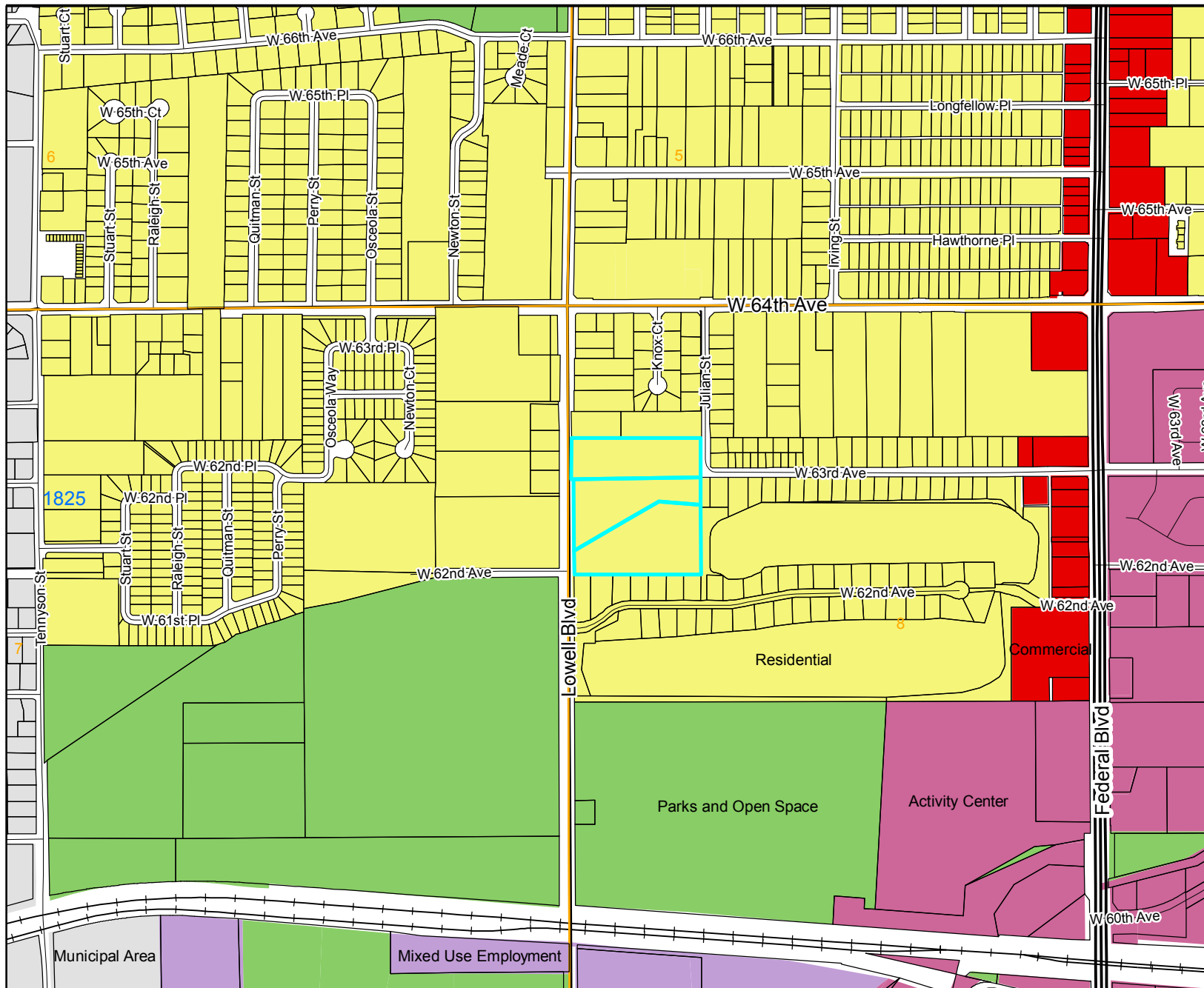


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Case Name Berkley Shores Metro District

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ADAMS COUNTY
COLORADO

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SERVICE PLAN
FOR
BERKLEY SHORES METROPOLITAN DISTRICT
COUNTY OF ADAMS, COLORADO

Prepared

By

McGeady Becher P.C.
450 E. 17th Ave., Ste. 400
Denver, CO 80203

SUBMITTED: June 21, 2019

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EXHIBIT C	Financial Plan
EXHIBIT D	Site Plan and Description of Public Improvements
EXHIBIT E	Estimated Costs of Public Improvements

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as they may deviate in a material manner from the requirements of the Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The purpose of the District will be to finance, construct, operate and maintain the Public Improvements.

B. Need for the 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, 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 with assistance from the following entities and individuals:

Proponent and Project Developer
Highland Development Company, LLC
1630 Welton Street, Suite 200
Denver, CO 80202

Legal Counsel
Megan Becher, Esq.
McGeady Becher P.C.
450 E. 17th Ave., Ste. 400
Denver, CO 80203

Preparer of Financial Model
Brooke Hutchens
D.A. Davidson & Co.
1550 Market St., Ste. 300
Denver, CO 80202

Engineer
Travis Frazier, P.E.
Redland Consulting Group, Inc.
1500 West Canal Court
Littleton, CO 80120

II. DEFINITIONS

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

Board: means the board of directors of the District.

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

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an ad valorem property tax mill levy, and/or collect Fee revenue.

County: means the County of Adams, Colorado.

District: means the Berkley Shores Metropolitan District.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Sections V. and VI. below.

Financial Plan: means the Financial Plan described in Section VI which describes (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as Exhibit A, describing the District's boundaries.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Project: means the development or property commonly referred to as Berkley Shores.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in Section V below.

Service Area: means the property within the District Boundaries.

Service Plan: means this service plan for the District approved by Board of County Commissioners.

Service Plan Amendment: means an amendment to the Service Plan approved by Board of County Commissioners in accordance with the County's rules and regulations state law, as applicable.

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

State: means the State of Colorado.

Taxable Property: means real or personal property within the Service Area subject to ad valorem taxes imposed by the District.

III. BOUNDARIES

The area of the District Boundaries includes approximately ten (10) acres. A legal description of the District Boundaries is attached hereto as Exhibit A. A vicinity map is attached hereto as Exhibit B. A map of the District Boundaries is attached hereto as Exhibit A. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately ten (10) acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is estimated to be approximately two hundred and six (206) people.

Approval of this Service Plan by the County does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

The following paragraphs provide a description of the proposed services to be provided by the District.

A. Types of Improvements.

The District shall have the power to provide for the design, acquisition, construction, installation, maintenance, and financing of certain water, sanitation, storm drainage, street, park and recreation, and mosquito control improvements and services within and without the boundaries of the District (“Public Improvements”). This Service Plan describes those Public Improvements anticipated for construction, financing and operation within the Project. The Public Improvements generally depicted and described in **Exhibit D** attached hereto have been presented for illustration only, and the exact design, subphasing of construction and location of the Public Improvements will be determined at the time of platting and such decisions shall not be considered to be a material modification of the Service Plan.

1. Water. The District shall have the power to provide for the planning, design, acquisition, construction, completion, installation and financing of complete potable and non-potable water supply systems, purification, storage, transmission and distribution systems, which may include, but shall not be limited to, water rights, water supply, reservoirs, wells, water pumps, filtration and treatment facilities, power plants, pump stations, ventilating, gauging stations, transmission lines, gathering lines, distribution mains and laterals, fire hydrants, meters, irrigation facilities, storage facilities, inlets, tunnels, flumes, conduits, canals, collection, infiltration galleries, dry year water conveyance, facilities, support for irrigated agricultural uses, domestic water, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system, within and without the boundaries of the District.

The Project is located within the boundaries of the Crestview Water and Sanitation District (“Crestview”), and the District will receive its water supply from Crestview. The District will be responsible for constructing the necessary water improvements to connect to Crestview’s system in accordance with Crestview’s rules and regulations, as they may be amended from time to time. Following acceptance by Crestview, the water improvements will be owned, operated, and maintained by Crestview.

Crestview does not provide for the construction and financing of the specific water facilities to be provided by the District as are generally described in the Exhibits to this Service Plan. Therefore, the improvements or facilities to be financed, acquired, constructed, completed or installed by the District for water service do not duplicate or interfere with any other improvements or facilities already constructed or planned to be constructed by Crestview within the boundaries of the District

2. Sanitation. The District shall have the power to provide for the planning, design, acquisition, construction, completion, installation and financing a of complete sanitary sewage collection, treatment, transmission and disposal systems which may include, but shall not be limited to, treatment plants, inlets, collection mains and laterals, intercepting sewers, outfall sewers, lift stations, transmission lines, force mains, sludge handling and disposal facilities, closed drainage systems, and/or storm sewer, flood and surface drainage facilities and systems, including but not limited to, detention/retention ponds and associated irrigation facilities, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the District.

The Project is located within the boundaries of the Crestview, and Crestview will provide sanitation service to the District. The District will be responsible for constructing the necessary sanitation improvements to connect to Crestview's system in accordance with Crestview's rules and regulations, as they may be amended from time to time. Following acceptance by Crestview, the sanitation improvements will be owned, operated, and maintained by Crestview.

Crestview does not provide for the construction and financing of the specific sanitation facilities to be provided by the District as are generally described in the Exhibits to this Service Plan. Therefore, the improvements or facilities to be financed, acquired, constructed, completed or installed by the District for sanitation service do not duplicate or interfere with any other improvements or facilities already constructed or planned to be constructed by Crestview within the boundaries of the District.

3. Streets. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of street improvements, including curbs, gutters, culverts, and other drainage facilities, sidewalks, bike paths and pedestrian ways, including pedestrian bridges and underpasses, bridges, overpasses, interchanges, median islands, paving, lighting, grading, landscaping and irrigation, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District. The District will own, operate and maintain streets not accepted for ownership, operation and maintenance by the County.

4. Safety Protection. The District shall have the power to provide for the design, acquisition, construction, financing, completion, and installation of facilities and/or services for a system of traffic and safety controls and devices on streets and highways and at railroad crossings, including, but not limited to, signalization, signing and striping, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District.

5. Park and Recreation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of parks and recreational facilities and programs including, but not limited to, parks, bike paths and pedestrian ways, open space, landscaping, cultural activities, water bodies, irrigation facilities, and other active and passive recreational facilities and programs, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District.

6. Mosquito Control. The District shall have the power to provide for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds, and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

7. Other Powers. In addition to the enumerated powers, the Board of Directors of the District ("Board") shall also have the following authority:

(a) Plan Amendments. To amend the Service Plan as needed in conjunction with the County and subject to the appropriate statutory procedures.

(b) Phasing, Deferral. Without amending this Service Plan, to defer, forego, reschedule, or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resource availability, and potential inclusions and exclusions of property within the District.

(c) Fees and Charges. To impose and collect Fees including fees, rates, tolls, penalties or charges as a source of revenue for repayment of debt, capital costs and/or for operation and maintenance expenses. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

(d) Additional Services. Except as specifically provided herein, to have the authority to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

(e) Security Services. Pursuant to Section 32-1-1004(7), C.R.S., to furnish security services.

(f) Covenant Enforcement. Pursuant to Section 32-1-1004(8), C.R.S., to furnish covenant enforcement and design review services.

(g) Total Debt Issuance Limitation. The District shall not issue Debt in excess of Eight Million Three Hundred Thousand Dollars (\$8,300,000.00).

(h) Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the County.

B. Standards of Construction/Statement of Compatibility. All Public Improvements will be designed, constructed, inspected and maintained in accordance with:

1. Development plans approved by the County; and
2. All applicable County standards, rules and regulations, as well as applicable laws, rules and regulations of local, state and federal governments.

C. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined

in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Service Area and is approximately Four Million Dollars (\$4,400,000.00), as more particularly described in **Exhibit E** attached hereto.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the County and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the financing, design, acquisition, construction, installation, operation and maintenance of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the Maximum Debt Mill Levy, Fees and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed Eight Million Three Hundred Thousand Dollars (\$8,300,000.00) and shall be permitted to be issued on a schedule and in such year or years as the District determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes and Fees to be imposed upon all Taxable Property within the District. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. A financial model and a letter from the preparer of the financial model is attached hereto as Exhibit C and incorporated here by reference. It is anticipated that all of the Public Improvements will be substantially complete in 2020.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). 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.

C. Maximum Debt Mill Levy.

The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt, and shall be determined as follows:

1. For the portion of any aggregate District's Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VII.C.2 below; provided that if, on or after January 1, 2016, 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, 2016, 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.

2. For the portion of any aggregate District's 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.

3. For purposes of the foregoing, once Debt has been determined to be within Section VII.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the 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. and all other requirements of State law.

D. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(l), C.R.S., as amended from time to time. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy.

E. Security for Debt.

The District shall not pledge any revenue or property of the County as security for the indebtedness set forth 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 acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and other

costs related to initial operations, are anticipated to be One Hundred Thousand Dollars (\$100,000.00), which will be eligible for reimbursement from Debt proceeds.

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 Fifty Thousand Dollars (\$50,000.00) which is anticipated to be derived from Developer advances, property taxes and other revenues.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users.

VII. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the Director of Community and Economic Development no later than June 1st of each year following the year in which the Order and Decree creating the District has been issued.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
2. Intergovernmental Agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.
3. Copies of the District's rules and regulations, if any as of December 31 of the prior year.
4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.
5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.
6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the County as of December 31 of the prior year.
7. The assessed valuation of the District for the current year.
8. Current year budget including a description of the Public Improvements to be constructed in such year.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

VIII. DISCLOSURE TO PURCHASERS

The District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers of property in the District regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, Fees, tolls and charges.

IX. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Chapter 10 of the County Development Standards and Regulations and other applicable County rules and regulations, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;

2. The existing service in the area to be served by the District is inadequate for present and projected needs;

3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and

4. 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.

5. 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.

6. The facility and service standards of the District are compatible with the facility and service standards of the 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.

7. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the County rules and regulations.

8. The proposal is in compliance with any duly adopted County, regional or state long-range water quality management plan for the area.

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

EXHIBIT A

Legal Description and Boundary Map

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO, ALL OF BLOCK 1, POMONIO SUBDIVISION RECORDED AT RECEPTION NO. 886524, IN THE RECORDS OF SAID COUNTY AND A PORTION OF NORTHWEST 1/4 OF SAID SECTION 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8 BEARS NORTH 89°50'45" EAST, A DISTANCE OF 1319.83 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 03°39'02" EAST, A DISTANCE OF 659.53 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1, POMONIO SUBDIVISION AND THE EAST RIGHT-OF-WAY OF LOWELL BOULEVARD AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF SAID BLOCK 1, POMONIO SUBDIVISION, NORTH 89°51'38" EAST, A DISTANCE OF 620.30 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID EAST LINE, SOUTH 00°12'25" EAST, A DISTANCE OF 682.93 FEET TO THE NORTH LINE OF ALOHA BEACH FILING NO. 1 RECORDED AT RECEPTION C0078762 IN SAID RECORDS;

THENCE ALONG SAID NORTH LINE, SOUTH 89°53'23" WEST, A DISTANCE OF 620.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS RECORDED AT RECEPTION NO. 2008000072020 IN SAID RECORDS;

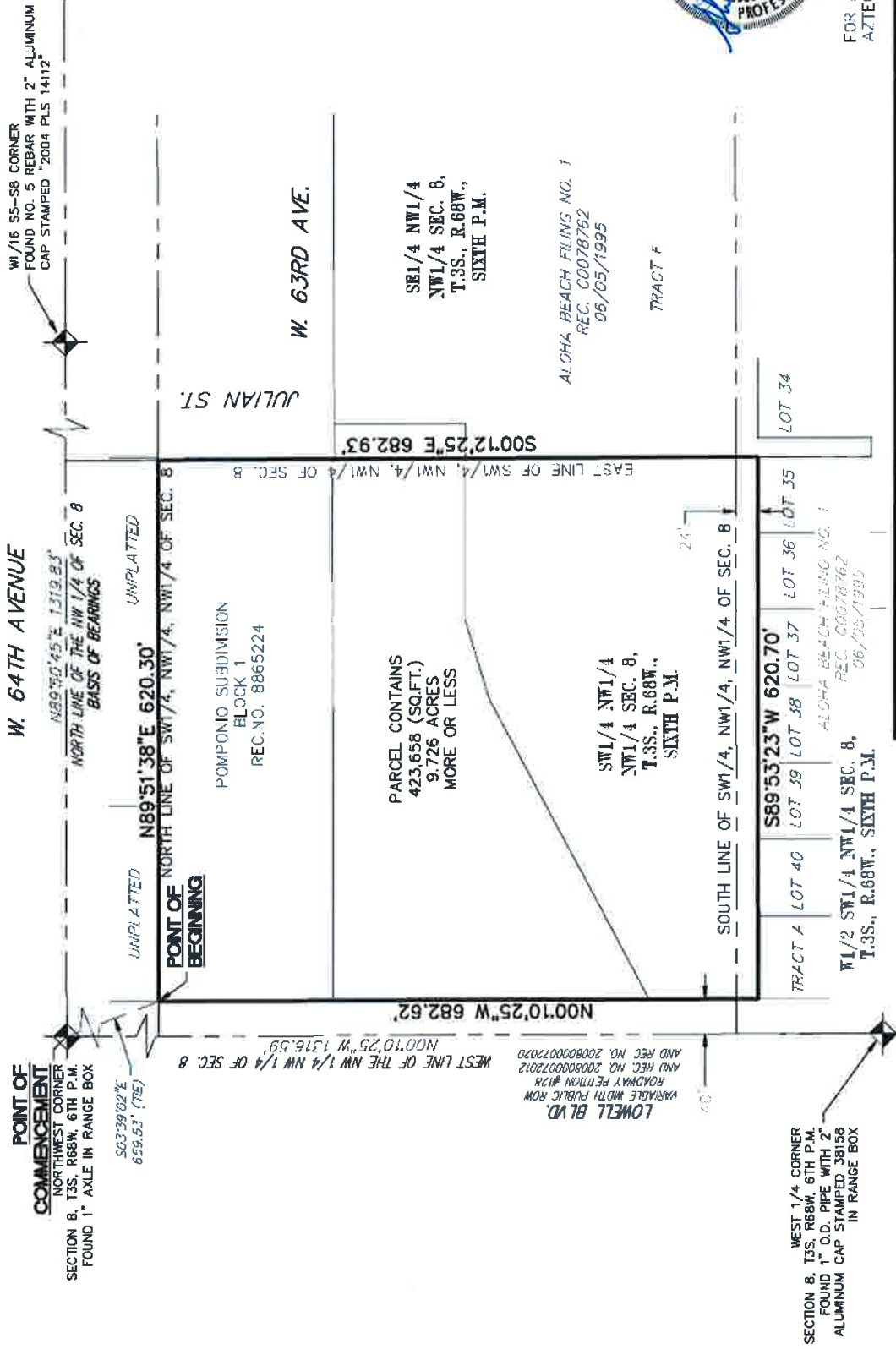
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE PER RECEPTION NO. 2008000072012 AND BLOCK 1, POMONIO SUBDIVISION; NORTH 00°10'25" WEST, A DISTANCE OF 682.62 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.726 ACRES, (423,658 SQUARE FEET), MORE OR LESS.



SHAUN D. LEE
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122

EXHIBIT A

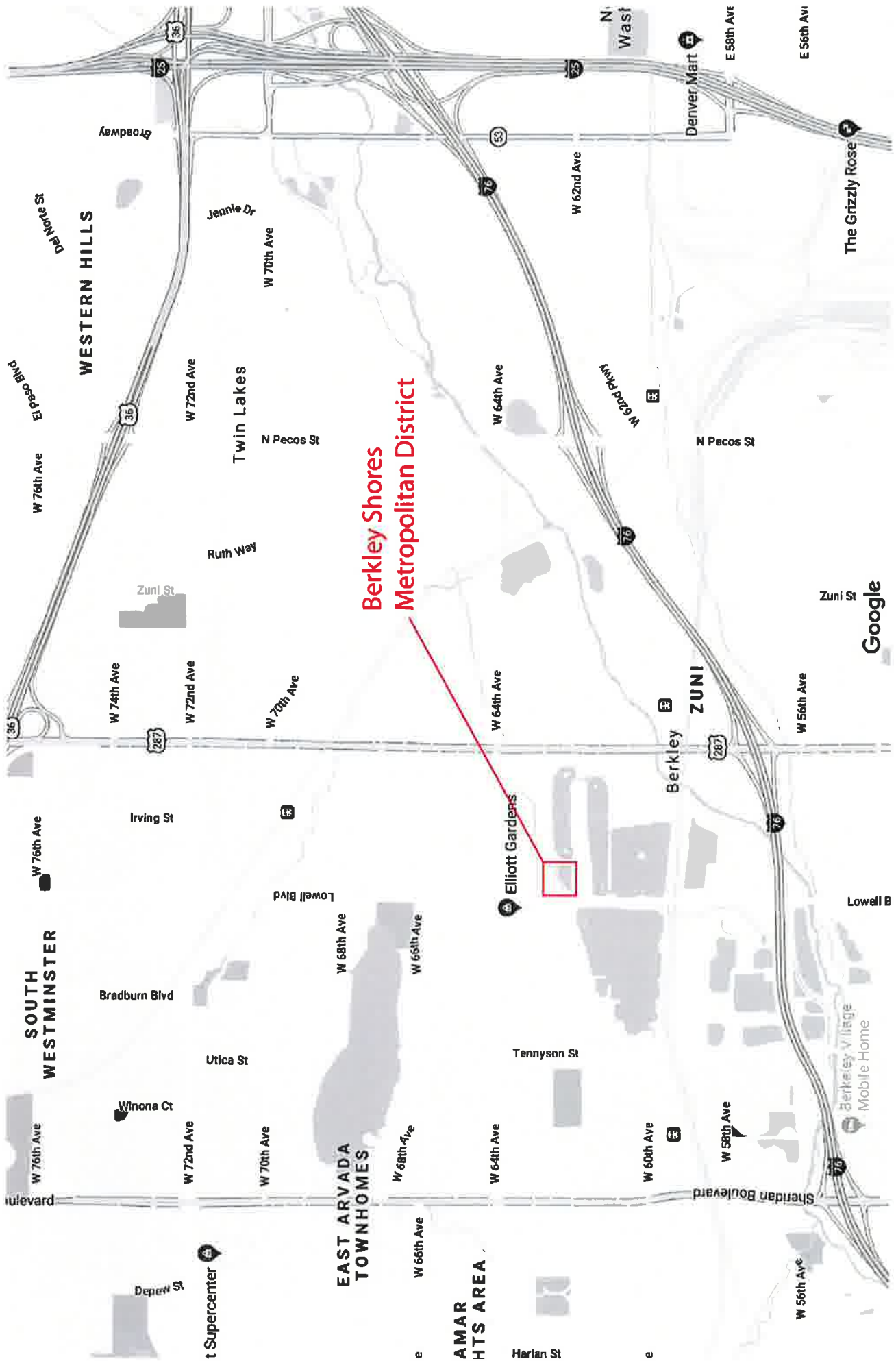


FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

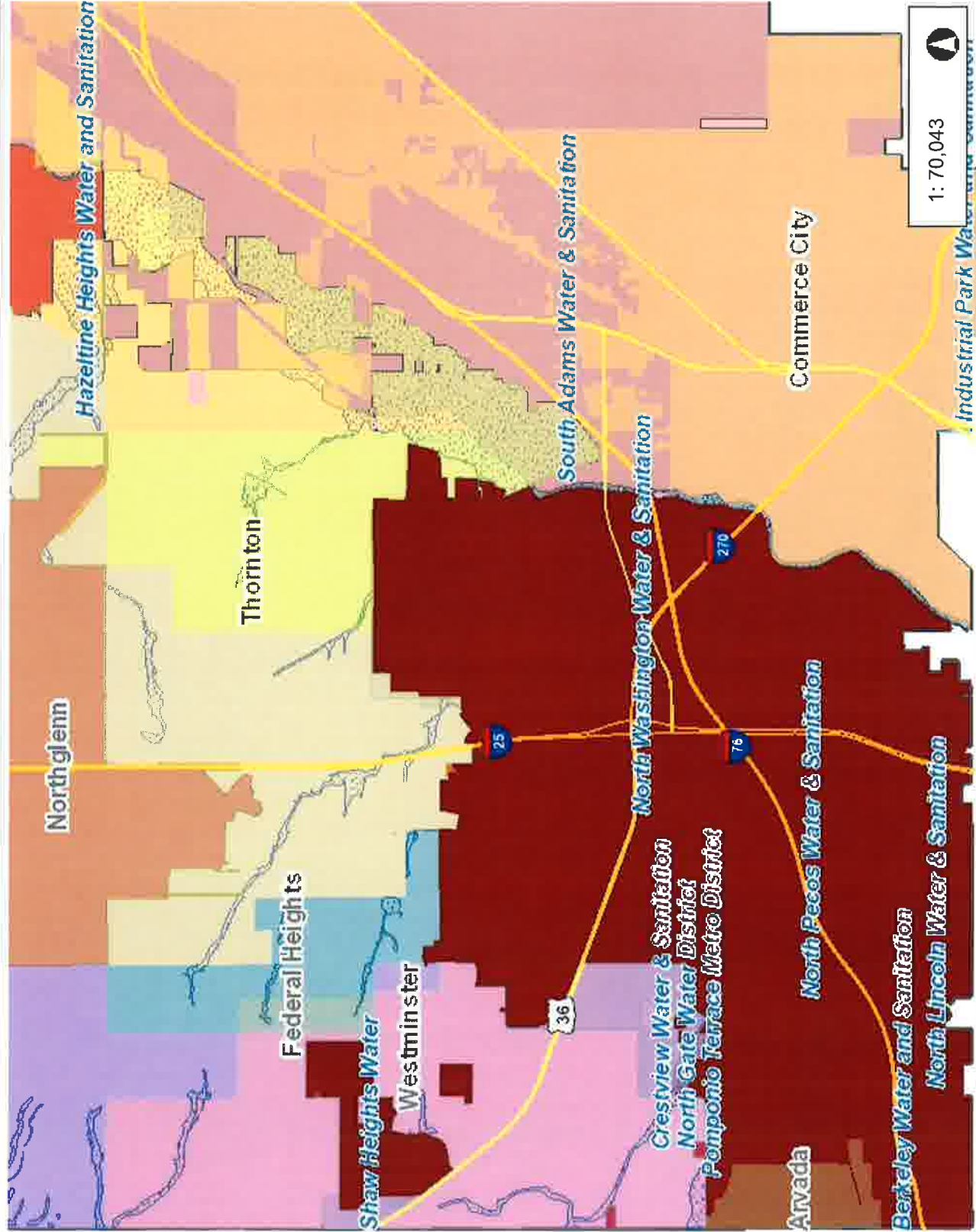
AZTEC CONSULTANTS, INC. Aztec Proj. No. 5482-50	200 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone (303) 713-1288 Fax (303) 713-1877 www.aztecconsultants.com	EXHIBIT A NW 1/4 SEC. 8, T3S R68W, 6TH P.M., ADAMS COUNTY, CO	DATE OF PREPARATION 06-13-2019
		SCALE 1"=120'	SHEET 2 OF 2

EXHIBIT B

Adams County Vicinity Map



Adams County Map



1: 70,043



Legend

- Highways
- Highways (> 20,000)
- Interstate
- Highway
- Tollway
- Cities
- Avada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thorn
- Westminster
- Fire District
- Adams County Fire Protection Distr
- Bennett Fire Protection District
- Brighton Fire Protection District
- Byers Fire Protection District
- Deer Trail Fire Protection District
- North Metro Fire District
- Sable-Alura Fire Protection District
- South Adams County Fire District
- Southeast Weld County Fire Protec

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

2.2 Miles

1.11

0

EXHIBIT C

Financial Plan

May 1, 2019

Proposed Berkley Shores Metropolitan District
Attention: Megan Becher
McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203

RE: Proposed Berkley Shores Metropolitan District

We have analyzed the bonding capacity for the proposed Berkley Shores Metropolitan District ("the District"). The analysis presented summarizes and presents information provided by the Trailbreak Partners LLC ("the Developer") and does not include independently verifying the accuracy of the information or assumptions.

Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2019 market values.

1. The development is planned for single family attached and single family detached product. In all cases, it is assumed home prices will increase at a rate of 2% per annum.
 - a. 6 single family attached, two story residential homes, which are projected to be completed in 2020. The average price is modeled at \$476,000.
 - b. 40 single family attached, three story residential homes, which are projected to be completed at an average pace of 13 per year from 2020 through 2022. The average price is modeled at \$395,250.
 - c. 26 single family attached, three story, north side residential homes, which are projected to be completed at an average pace of 13 per year from 2021 through 2022. The average price is modeled at \$357,500.
 - d. 17 single family detached residential homes, which are projected to be completed at an average pace of 6 per year from 2020 through 2022. The average price is modeled at \$522,000.
2. The debt service mill levy target is 55.277 mills (with a cap of 55.277 mills) beginning in tax collection year 2022. The operations levy is shown as 11.055 mills starting in tax collection year 2020.
3. The District is modeled to issue senior bonds in December 2020 with a par of \$3,320,000. An interest rate of 5.0% was modeled. At issuance, it is projected that the District will fund

\$366,400 in costs of issuance, \$373,500 in capitalized interest, and \$304,562.50 as a Reserve Fund from bond proceeds. The remaining \$2,275,537.50 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

- a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6.0% to annual property tax revenues.
 - b. It is projected that 98% of property taxes levied will be collected and available to the District.
 - c. It is projected that there will be a 6% biennial inflation rate on assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.
4. The District is projected to refinance the Series 2020 bonds in December 2030 with a par amount of \$4,940,000. An interest rate of 4.0% was modeled on the Series 2030 Bonds. At issuance, it is projected that the District will fund \$230,000 in costs of issuance for the Bonds and \$3,250,000 as a deposit to the escrow account to pay off the Series 2020 Bonds from bond proceeds. The remaining \$1,827,562.50 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.
- a. The Surplus Fund is sized to a maximum of \$494,000, which constitutes 10% of the 2030 Bonds par amount.
 - b. Specific Ownership Tax revenues have been calculated based on applying a factor of 6.0% to annual property tax revenues.
 - c. It is projected that 98% of property taxes levied will be collected and available to the District.
 - d. It is projected that there will be a 6% biennial inflation rate on assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.

Estimate of Potential Bonding Capacity

Total bonding capacity based on the assumptions outlined, is projected to be approximately \$8,260,000.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Berkley Shores Metropolitan District, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in the District's Service Plan, including but not limited to the maximum debt mill levies and mill levy imposition terms permitted.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive.

There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS



Sam Sharp

Managing Director, Public Finance

BERKLEY SHORES METROPOLITAN DISTRICT

Development Projection at 55.277 (target) Mills for Debt Service -- SERVICE PLAN --04/29/2019

Series 2030, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2020 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

[illegible]

BERKLEY SHORES METROPOLITAN DISTRICT

Development Projection at \$5,277 (target) Mills for Debt Service – SERVICE PLAN –04/29/2019

Series 2030, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2020 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

YEAR	Net Available for Debt Svc.	Ser. 2020 \$3,320,000 Par [Net \$2,276 MM] Net Debt Service	Ser. 2030 \$4,940,000 Par [Net \$1,228 MM] Net Debt Service	Total Net Debt Service	Funds on Hand* Used as Source	Annual Surplus	Surplus Release @ to \$494,000	Cumulative Surplus \$494,000 Target	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ Target	Cov. of Net DS: @ Cap
2019	0					n/a		0				
2020	0	\$0		0		0	0	0				
2021	0	0		0		0	0	0				
2022	59,088	0		0		59,088	0	59,088	161%	8%	0.0%	0.0%
2023	118,775	124,500		124,500		(5,725)	0	53,363	116%	8%	95.4%	95.4%
2024	164,625	166,000		166,000		(1,375)	0	51,988	116%	8%	98.2%	98.2%
2025	164,625	166,000		166,000		(1,375)	0	50,613	109%	7%	99.2%	99.2%
2026	174,502	171,000		171,000		3,502	0	54,115	109%	7%	102.0%	102.0%
2027	174,502	170,750		170,750		3,752	0	57,868	103%	7%	102.2%	102.2%
2028	184,973	180,500		180,500		4,473	0	62,340	102%	7%	102.5%	102.5%
2029	184,973	179,750		179,750		5,223	0	67,563	96%	7%	102.9%	102.9%
2030	196,071	194,000	\$0	194,000	\$63,000	(60,929)	0	6,634	145%	10%	101.1%	101.1%
2031	196,071	197,600	197,600	197,600		(1,529)	0	5,104	136%	9%	99.2%	99.2%
2032	207,835	207,600	207,600	207,600		235	0	5,340	136%	9%	100.1%	100.1%
2033	207,835	207,200	207,200	207,200		635	0	5,975	128%	9%	100.3%	100.3%
2034	220,305	216,800	216,800	216,800		3,505	0	9,480	128%	9%	101.6%	101.6%
2035	220,305	216,000	216,000	216,000		4,305	0	13,785	120%	8%	102.0%	102.0%
2036	233,524	230,200	230,200	230,200		3,324	0	17,109	119%	8%	101.4%	101.4%
2037	233,524	228,800	228,800	228,800		4,724	0	21,832	112%	8%	102.1%	102.1%
2038	247,535	247,400	247,400	247,400		135	0	21,967	110%	7%	100.1%	100.1%
2039	247,535	245,200	245,200	245,200		2,335	0	24,302	103%	7%	101.0%	101.0%
2040	262,387	258,000	258,000	258,000		4,387	0	28,689	101%	7%	101.7%	101.7%
2041	278,130	262,387	262,387	262,387		2,187	0	30,876	94%	6%	100.8%	100.8%
2042	278,130	277,200	277,200	277,200		930	0	31,807	92%	6%	100.3%	100.3%
2043	278,130	273,400	273,400	273,400		4,730	0	36,537	85%	6%	101.7%	101.7%
2044	294,818	294,600	294,600	294,600		218	0	36,755	83%	6%	100.1%	100.1%
2045	294,818	294,800	294,800	294,800		18	0	36,773	76%	5%	100.0%	100.0%
2046	312,507	309,800	309,800	309,800		2,707	0	39,480	73%	5%	100.9%	100.9%
2047	312,507	309,000	309,000	309,000		3,507	0	42,987	66%	5%	101.1%	101.1%
2048	331,258	328,000	328,000	328,000		3,258	0	46,245	63%	4%	101.0%	101.0%
2049	331,258	331,000	331,000	331,000		258	0	46,503	57%	4%	100.1%	100.1%
2050	351,133	348,600	348,600	348,600		2,533	0	49,036	53%	4%	100.7%	100.7%
2051	351,133	350,200	350,200	350,200		933	0	49,969	47%	3%	100.3%	100.3%
2052	372,201	371,400	371,400	371,400		801	0	50,770	43%	3%	100.2%	100.2%
2053	372,201	371,400	371,400	371,400		801	0	51,571	37%	2%	100.2%	100.2%
2054	394,533	389,400	389,400	389,400		3,533	0	55,104	33%	2%	100.9%	100.9%
2055	394,533	389,400	389,400	389,400		5,133	0	60,237	27%	2%	101.3%	101.3%
2056	418,205	417,400	417,400	417,400		805	0	61,042	22%	1%	100.2%	100.2%
2057	418,205	413,800	413,800	413,800		4,405	0	65,447	16%	1%	101.1%	101.1%
2058	443,297	439,800	439,800	439,800		3,497	0	68,945	11%	1%	100.8%	100.8%
2059	443,297	439,200	439,200	439,200		4,097	0	73,042	5%	0%	100.9%	100.9%
2060	469,895	468,000	468,000	468,000		1,895	0	74,938	0%	0%	100.4%	100.4%
	10,823,438	1,352,500	9,333,000	10,685,500	63,000	74,938	74,938					

[*] Estimated balance (libd).

[C:\pr2019 20m20pc] [C:\pr2019 30m20c]

BERKLEY SHORES METROPOLITAN DISTRICT
Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 0%	Total Available For O&M	Total Mills
2019	0	11,055	0	0	0	11,055
2020	253,888	11,055	2,751	165	2,916	11,055
2021	1,029,026	11,055	11,148	669	11,817	66,332
2022	2,068,460	11,055	22,409	1,345	23,754	66,332
2023	2,866,943	11,055	31,060	1,864	32,924	66,332
2024	2,866,943	11,055	31,060	1,864	32,924	66,332
2025	3,038,960	11,055	32,924	1,975	34,899	66,332
2026	3,038,960	11,055	32,924	1,975	34,899	66,332
2027	3,221,297	11,055	34,899	2,094	36,993	66,332
2028	3,221,297	11,055	34,899	2,094	36,993	66,332
2029	3,414,575	11,055	36,993	2,220	39,213	66,332
2030	3,414,575	11,055	36,993	2,220	39,213	66,332
2031	3,619,450	11,055	39,213	2,353	41,566	66,332
2032	3,619,450	11,055	39,213	2,353	41,566	66,332
2033	3,836,617	11,055	41,566	2,494	44,059	66,332
2034	3,836,617	11,055	41,566	2,494	44,059	66,332
2035	4,066,814	11,055	44,059	2,644	46,703	66,332
2036	4,066,814	11,055	44,059	2,644	46,703	66,332
2037	4,310,823	11,055	46,703	2,802	49,505	66,332
2038	4,310,823	11,055	46,703	2,802	49,505	66,332
2039	4,569,472	11,055	49,505	2,970	52,476	66,332
2040	4,569,472	11,055	49,505	2,970	52,476	66,332
2041	4,843,640	11,055	52,476	3,149	55,624	66,332
2042	4,843,640	11,055	52,476	3,149	55,624	66,332
2043	5,134,259	11,055	55,624	3,337	58,961	66,332
2044	5,134,259	11,055	55,624	3,337	58,961	66,332
2045	5,442,314	11,055	58,961	3,538	62,499	66,332
2046	5,442,314	11,055	58,961	3,538	62,499	66,332
2047	5,768,853	11,055	62,499	3,750	66,249	66,332
2048	5,768,853	11,055	62,499	3,750	66,249	66,332
2049	6,114,984	11,055	66,249	3,975	70,224	66,332
2050	6,114,984	11,055	66,249	3,975	70,224	66,332
2051	6,481,883	11,055	70,224	4,213	74,438	66,332
2052	6,481,883	11,055	70,224	4,213	74,438	66,332
2053	6,870,796	11,055	74,438	4,466	78,904	66,332
2054	6,870,796	11,055	74,438	4,466	78,904	66,332
2055	7,283,044	11,055	78,904	4,734	83,638	66,332
2056	7,283,044	11,055	78,904	4,734	83,638	66,332
2057	7,720,027	11,055	83,638	5,018	88,656	66,332
2058	7,720,027	11,055	83,638	5,018	88,656	66,332
2059	8,183,228	11,055	88,656	5,319	93,976	66,332
2060						
			2,044,835	122,690	2,167,525	

BERKLEY SHORES METROPOLITAN DISTRICT
Development Summary
 Development Projection -- Buildout Plan (updated 4/29/19)

Residential Development

RH 1 (SFA 2-Story)	RH 2 (SFA 3-Story)	RH 3 (SFA 3-Story, North Side)	RH 4 (SFDs)
\$476,000	\$395,250	\$357,500	\$522,000

Res'l Totals

2019	-	-	-	-
2020	6	7	-	6
2021	-	14	13	6
2022	-	19	13	5
2023	-	-	-	-
2024	-	-	-	-
2025	-	-	-	-
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-

MV @ Full Buildout (base prices;un-infl.)	\$2,856,000	\$15,810,000	\$9,295,000	\$8,874,000
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89	\$36,835,000
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notes:
 Platted/Dev Lots = 10% MV; one-yr prior
 Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

**BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
55.277 (target) Mills
Non-Rated, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date	12/01/2020
Delivery Date	12/01/2020

Sources:

Bond Proceeds:	
Par Amount	3,320,000.00
	3,320,000.00

Uses:

Project Fund Deposits:	
Project Fund	2,275,537.50
Other Fund Deposits:	
Capitalized Interest	373,500.00
Debt Service Reserve Fund	304,562.50
	678,062.50
Delivery Date Expenses:	
Cost of Issuance	300,000.00
Underwriter's Discount	66,400.00
	366,400.00
	3,320,000.00

BOND SUMMARY STATISTICS

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Dated Date	12/01/2020
Delivery Date	12/01/2020
First Coupon	06/01/2021
Last Maturity	12/01/2050
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148713%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.880139%
Average Coupon	5.000000%
Average Life (years)	24.033
Weighted Average Maturity (years)	24.033
Duration of Issue (years)	13.872
Par Amount	3,320,000.00
Bond Proceeds	3,320,000.00
Total Interest	3,989,500.00
Net Interest	4,055,900.00
Bond Years from Dated Date	79,790,000.00
Bond Years from Delivery Date	79,790,000.00
Total Debt Service	7,309,500.00
Maximum Annual Debt Service	651,000.00
Average Annual Debt Service	243,650.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2050	3,320,000.00	100.000	5.000%	24.033	12/13/2044	5,146.00
	3,320,000.00			24.033		5,146.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	3,320,000.00	3,320,000.00	3,320,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-66,400.00	-66,400.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	3,253,600.00	2,953,600.00	3,320,000.00
Target Date	12/01/2020	12/01/2020	12/01/2020
Yield	5.148713%	5.880139%	5.000000%

BOND DEBT SERVICE

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2021			83,000	83,000	
12/01/2021			83,000	83,000	166,000
06/01/2022			83,000	83,000	
12/01/2022			83,000	83,000	166,000
06/01/2023			83,000	83,000	
12/01/2023			83,000	83,000	166,000
06/01/2024			83,000	83,000	
12/01/2024			83,000	83,000	166,000
06/01/2025			83,000	83,000	
12/01/2025			83,000	83,000	166,000
06/01/2026			83,000	83,000	
12/01/2026	5,000	5.000%	83,000	88,000	171,000
06/01/2027			82,875	82,875	
12/01/2027	5,000	5.000%	82,875	87,875	170,750
06/01/2028			82,750	82,750	
12/01/2028	15,000	5.000%	82,750	97,750	180,500
06/01/2029			82,375	82,375	
12/01/2029	15,000	5.000%	82,375	97,375	179,750
06/01/2030			82,000	82,000	
12/01/2030	30,000	5.000%	82,000	112,000	194,000
06/01/2031			81,250	81,250	
12/01/2031	30,000	5.000%	81,250	111,250	192,500
06/01/2032			80,500	80,500	
12/01/2032	45,000	5.000%	80,500	125,500	206,000
06/01/2033			79,375	79,375	
12/01/2033	45,000	5.000%	79,375	124,375	203,750
06/01/2034			78,250	78,250	
12/01/2034	60,000	5.000%	78,250	138,250	216,500
06/01/2035			76,750	76,750	
12/01/2035	65,000	5.000%	76,750	141,750	218,500
06/01/2036			75,125	75,125	
12/01/2036	80,000	5.000%	75,125	155,125	230,250
06/01/2037			73,125	73,125	
12/01/2037	85,000	5.000%	73,125	158,125	231,250
06/01/2038			71,000	71,000	
12/01/2038	105,000	5.000%	71,000	176,000	247,000
06/01/2039			68,375	68,375	
12/01/2039	110,000	5.000%	68,375	178,375	246,750
06/01/2040			65,625	65,625	
12/01/2040	130,000	5.000%	65,625	195,625	261,250
06/01/2041			62,375	62,375	
12/01/2041	135,000	5.000%	62,375	197,375	259,750
06/01/2042			59,000	59,000	
12/01/2042	160,000	5.000%	59,000	219,000	278,000
06/01/2043			55,000	55,000	
12/01/2043	165,000	5.000%	55,000	220,000	275,000
06/01/2044			50,875	50,875	
12/01/2044	190,000	5.000%	50,875	240,875	291,750
06/01/2045			46,125	46,125	
12/01/2045	200,000	5.000%	46,125	246,125	292,250
06/01/2046			41,125	41,125	
12/01/2046	230,000	5.000%	41,125	271,125	312,250
06/01/2047			35,375	35,375	
12/01/2047	240,000	5.000%	35,375	275,375	310,750
06/01/2048			29,375	29,375	
12/01/2048	270,000	5.000%	29,375	299,375	328,750
06/01/2049			22,625	22,625	
12/01/2049	285,000	5.000%	22,625	307,625	330,250
06/01/2050			15,500	15,500	
12/01/2050	620,000	5.000%	15,500	635,500	651,000
	3,320,000		3,989,500	7,309,500	7,309,500

NET DEBT SERVICE

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest	Net Debt Service
12/01/2021		166,000	166,000		166,000	
12/01/2022		166,000	166,000		166,000	
12/01/2023		166,000	166,000		41,500	124,500.00
12/01/2024		166,000	166,000			166,000.00
12/01/2025		166,000	166,000			166,000.00
12/01/2026	5,000	166,000	171,000			171,000.00
12/01/2027	5,000	165,750	170,750			170,750.00
12/01/2028	15,000	165,500	180,500			180,500.00
12/01/2029	15,000	164,750	179,750			179,750.00
12/01/2030	30,000	164,000	194,000			194,000.00
12/01/2031	30,000	162,500	192,500			192,500.00
12/01/2032	45,000	161,000	206,000			206,000.00
12/01/2033	45,000	158,750	203,750			203,750.00
12/01/2034	60,000	156,500	216,500			216,500.00
12/01/2035	65,000	153,500	218,500			218,500.00
12/01/2036	80,000	150,250	230,250			230,250.00
12/01/2037	85,000	146,250	231,250			231,250.00
12/01/2038	105,000	142,000	247,000			247,000.00
12/01/2039	110,000	136,750	246,750			246,750.00
12/01/2040	130,000	131,250	261,250			261,250.00
12/01/2041	135,000	124,750	259,750			259,750.00
12/01/2042	160,000	118,000	278,000			278,000.00
12/01/2043	165,000	110,000	275,000			275,000.00
12/01/2044	190,000	101,750	291,750			291,750.00
12/01/2045	200,000	92,250	292,250			292,250.00
12/01/2046	230,000	82,250	312,250			312,250.00
12/01/2047	240,000	70,750	310,750			310,750.00
12/01/2048	270,000	58,750	328,750			328,750.00
12/01/2049	285,000	45,250	330,250			330,250.00
12/01/2050	620,000	31,000	651,000	304,562.50		346,437.50
	3,320,000	3,989,500	7,309,500	304,562.50	373,500	6,631,437.50

BOND SOLUTION

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[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
12/01/2021		166,000	-166,000		14,579	14,579	
12/01/2022		166,000	-166,000		59,088	59,088	
12/01/2023		166,000	-41,500	124,500	118,775	-5,725	95.40127%
12/01/2024		166,000		166,000	164,625	-1,375	99.17162%
12/01/2025		166,000		166,000	164,625	-1,375	99.17162%
12/01/2026	5,000	171,000		171,000	174,502	3,502	102.04818%
12/01/2027	5,000	170,750		170,750	174,502	3,752	102.19759%
12/01/2028	15,000	180,500		180,500	184,973	4,473	102.47785%
12/01/2029	15,000	179,750		179,750	184,973	5,223	102.90544%
12/01/2030	30,000	194,000		194,000	196,071	2,071	101.06746%
12/01/2031	30,000	192,500		192,500	196,071	3,571	101.85500%
12/01/2032	45,000	206,000		206,000	207,835	1,835	100.89084%
12/01/2033	45,000	203,750		203,750	207,835	4,085	102.00497%
12/01/2034	60,000	216,500		216,500	220,305	3,805	101.75762%
12/01/2035	65,000	218,500		218,500	220,305	1,805	100.82620%
12/01/2036	80,000	230,250		230,250	233,524	3,274	101.42174%
12/01/2037	85,000	231,250		231,250	233,524	2,274	100.98316%
12/01/2038	105,000	247,000		247,000	247,535	535	100.21658%
12/01/2039	110,000	246,750		246,750	247,535	785	100.31812%
12/01/2040	130,000	261,250		261,250	262,387	1,137	100.43524%
12/01/2041	135,000	259,750		259,750	262,387	2,637	101.01523%
12/01/2042	160,000	278,000		278,000	278,130	130	100.04687%
12/01/2043	165,000	275,000		275,000	278,130	3,130	101.13829%
12/01/2044	190,000	291,750		291,750	294,818	3,068	101.05162%
12/01/2045	200,000	292,250		292,250	294,818	2,568	100.87873%
12/01/2046	230,000	312,250		312,250	312,507	257	100.08237%
12/01/2047	240,000	310,750		310,750	312,507	1,757	100.56547%
12/01/2048	270,000	328,750		328,750	331,258	2,508	100.76277%
12/01/2049	285,000	330,250		330,250	331,258	1,008	100.30511%
12/01/2050	620,000	651,000	-304,563	346,438	351,133	4,696	101.35539%
	3,320,000	7,309,500	-678,063	6,631,438	6,760,514	129,077	

SOURCES AND USES OF FUNDS

**BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date	12/01/2030
Delivery Date	12/01/2030

Sources:

Bond Proceeds:	
Par Amount	4,940,000.00
Other Sources of Funds:	
Funds on Hand*	63,000.00
Series 2020A - DSRF	304,562.50
	367,562.50
	5,307,562.50

Uses:

Project Fund Deposits:	
Project Fund	1,827,562.50
Refunding Escrow Deposits:	
Cash Deposit*	3,250,000.00
Delivery Date Expenses:	
Cost of Issuance	200,000.00
Underwriter's Discount	30,000.00
	230,000.00
	5,307,562.50

[*] Estimated balances (tbd).

BOND SUMMARY STATISTICS

**BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date	12/01/2030
Delivery Date	12/01/2030
First Coupon	06/01/2031
Last Maturity	12/01/2060
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.042726%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.337191%
Average Coupon	4.000000%
Average Life (years)	22.232
Weighted Average Maturity (years)	22.232
Duration of Issue (years)	14.528
Par Amount	4,940,000.00
Bond Proceeds	4,940,000.00
Total Interest	4,393,000.00
Net Interest	4,423,000.00
Bond Years from Dated Date	109,825,000.00
Bond Years from Delivery Date	109,825,000.00
Total Debt Service	9,333,000.00
Maximum Annual Debt Service	468,000.00
Average Annual Debt Service	311,100.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	6.072874
Total Underwriter's Discount	6.072874
Bid Price	99.392713

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	4,940,000.00	100.000	4.000%	22.232	02/23/2053	8,595.60
	4,940,000.00			22.232		8,595.60

	TIC	All-In TIC	Arbitrage Yield
Par Value	4,940,000.00	4,940,000.00	4,940,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-30,000.00	-30,000.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	4,910,000.00	4,710,000.00	4,940,000.00
Target Date	12/01/2030	12/01/2030	12/01/2030
Yield	4.042726%	4.337191%	4.000000%

BOND DEBT SERVICE

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030 Pay & Cancel Refunding of (proposed) Series 2020 + New Money

55.277 (target) Mills

Assumes Investment Grade, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2031			98,800	98,800	
12/01/2031			98,800	98,800	197,600
06/01/2032			98,800	98,800	
12/01/2032	10,000	4.000%	98,800	108,800	207,600
06/01/2033			98,600	98,600	
12/01/2033	10,000	4.000%	98,600	108,600	207,200
06/01/2034			98,400	98,400	
12/01/2034	20,000	4.000%	98,400	118,400	216,800
06/01/2035			98,000	98,000	
12/01/2035	20,000	4.000%	98,000	118,000	216,000
06/01/2036			97,600	97,600	
12/01/2036	35,000	4.000%	97,600	132,600	230,200
06/01/2037			96,900	96,900	
12/01/2037	35,000	4.000%	96,900	131,900	228,800
06/01/2038			96,200	96,200	
12/01/2038	55,000	4.000%	96,200	151,200	247,400
06/01/2039			95,100	95,100	
12/01/2039	55,000	4.000%	95,100	150,100	245,200
06/01/2040			94,000	94,000	
12/01/2040	70,000	4.000%	94,000	164,000	258,000
06/01/2041			92,600	92,600	
12/01/2041	75,000	4.000%	92,600	167,600	260,200
06/01/2042			91,100	91,100	
12/01/2042	95,000	4.000%	91,100	186,100	277,200
06/01/2043			89,200	89,200	
12/01/2043	95,000	4.000%	89,200	184,200	273,400
06/01/2044			87,300	87,300	
12/01/2044	120,000	4.000%	87,300	207,300	294,600
06/01/2045			84,900	84,900	
12/01/2045	125,000	4.000%	84,900	209,900	294,800
06/01/2046			82,400	82,400	
12/01/2046	145,000	4.000%	82,400	227,400	309,800
06/01/2047			79,500	79,500	
12/01/2047	150,000	4.000%	79,500	229,500	309,000
06/01/2048			76,500	76,500	
12/01/2048	175,000	4.000%	76,500	251,500	328,000
06/01/2049			73,000	73,000	
12/01/2049	185,000	4.000%	73,000	258,000	331,000
06/01/2050			69,300	69,300	
12/01/2050	210,000	4.000%	69,300	279,300	348,600
06/01/2051			65,100	65,100	
12/01/2051	220,000	4.000%	65,100	285,100	350,200
06/01/2052			60,700	60,700	
12/01/2052	250,000	4.000%	60,700	310,700	371,400
06/01/2053			55,700	55,700	
12/01/2053	260,000	4.000%	55,700	315,700	371,400
06/01/2054			50,500	50,500	
12/01/2054	290,000	4.000%	50,500	340,500	391,000
06/01/2055			44,700	44,700	
12/01/2055	300,000	4.000%	44,700	344,700	389,400
06/01/2056			38,700	38,700	
12/01/2056	340,000	4.000%	38,700	378,700	417,400
06/01/2057			31,900	31,900	
12/01/2057	350,000	4.000%	31,900	381,900	413,800
06/01/2058			24,900	24,900	
12/01/2058	390,000	4.000%	24,900	414,900	439,800
06/01/2059			17,100	17,100	
12/01/2059	405,000	4.000%	17,100	422,100	439,200
06/01/2060			9,000	9,000	
12/01/2060	450,000	4.000%	9,000	459,000	468,000
	4,940,000		4,393,000	9,333,000	9,333,000

NET DEBT SERVICE

**BERKLEY SHORES METROPOLITAN DISTRICT
 GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
 Pay & Cancel Refunding of (proposed) Series 2020 + New Money
 55.277 (target) Mills
 Assumes Investment Grade, 100x, 30-yr. Maturity
 (SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
 [Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2031		197,600	197,600	197,600
12/01/2032	10,000	197,600	207,600	207,600
12/01/2033	10,000	197,200	207,200	207,200
12/01/2034	20,000	196,800	216,800	216,800
12/01/2035	20,000	196,000	216,000	216,000
12/01/2036	35,000	195,200	230,200	230,200
12/01/2037	35,000	193,800	228,800	228,800
12/01/2038	55,000	192,400	247,400	247,400
12/01/2039	55,000	190,200	245,200	245,200
12/01/2040	70,000	188,000	258,000	258,000
12/01/2041	75,000	185,200	260,200	260,200
12/01/2042	95,000	182,200	277,200	277,200
12/01/2043	95,000	178,400	273,400	273,400
12/01/2044	120,000	174,600	294,600	294,600
12/01/2045	125,000	169,800	294,800	294,800
12/01/2046	145,000	164,800	309,800	309,800
12/01/2047	150,000	159,000	309,000	309,000
12/01/2048	175,000	153,000	328,000	328,000
12/01/2049	185,000	146,000	331,000	331,000
12/01/2050	210,000	138,600	348,600	348,600
12/01/2051	220,000	130,200	350,200	350,200
12/01/2052	250,000	121,400	371,400	371,400
12/01/2053	260,000	111,400	371,400	371,400
12/01/2054	290,000	101,000	391,000	391,000
12/01/2055	300,000	89,400	389,400	389,400
12/01/2056	340,000	77,400	417,400	417,400
12/01/2057	350,000	63,800	413,800	413,800
12/01/2058	390,000	49,800	439,800	439,800
12/01/2059	405,000	34,200	439,200	439,200
12/01/2060	450,000	18,000	468,000	468,000
	4,940,000	4,393,000	9,333,000	9,333,000

BOND SOLUTION

**BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2031		197,600	197,600	196,071	-1,529	99.22615%
12/01/2032	10,000	207,600	207,600	207,835	235	100.11326%
12/01/2033	10,000	207,200	207,200	207,835	635	100.30653%
12/01/2034	20,000	216,800	216,800	220,305	3,505	101.61681%
12/01/2035	20,000	216,000	216,000	220,305	4,305	101.99317%
12/01/2036	35,000	230,200	230,200	233,524	3,324	101.44377%
12/01/2037	35,000	228,800	228,800	233,524	4,724	102.06449%
12/01/2038	55,000	247,400	247,400	247,535	135	100.05455%
12/01/2039	55,000	245,200	245,200	247,535	2,335	100.95227%
12/01/2040	70,000	258,000	258,000	262,387	4,387	101.70041%
12/01/2041	75,000	260,200	260,200	262,387	2,187	100.84053%
12/01/2042	95,000	277,200	277,200	278,130	930	100.33560%
12/01/2043	95,000	273,400	273,400	278,130	4,730	101.73017%
12/01/2044	120,000	294,600	294,600	294,818	218	100.07403%
12/01/2045	125,000	294,800	294,800	294,818	18	100.00614%
12/01/2046	145,000	309,800	309,800	312,507	2,707	100.87385%
12/01/2047	150,000	309,000	309,000	312,507	3,507	101.13501%
12/01/2048	175,000	328,000	328,000	331,258	3,258	100.99318%
12/01/2049	185,000	331,000	331,000	331,258	258	100.07783%
12/01/2050	210,000	348,600	348,600	351,133	2,533	100.72664%
12/01/2051	220,000	350,200	350,200	351,133	933	100.26644%
12/01/2052	250,000	371,400	371,400	372,201	801	100.21569%
12/01/2053	260,000	371,400	371,400	372,201	801	100.21569%
12/01/2054	290,000	391,000	391,000	394,533	3,533	100.90361%
12/01/2055	300,000	389,400	389,400	394,533	5,133	101.31822%
12/01/2056	340,000	417,400	417,400	418,205	805	100.19289%
12/01/2057	350,000	413,800	413,800	418,205	4,405	101.06455%
12/01/2058	390,000	439,800	439,800	443,297	3,497	100.79523%
12/01/2059	405,000	439,200	439,200	443,297	4,097	100.93293%
12/01/2060	450,000	468,000	468,000	469,895	1,895	100.40497%
	4,940,000	9,333,000	9,333,000	9,401,304	68,304	

SUMMARY OF BONDS REFUNDED

**BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
4/29/19: Ser 20 NR SP, 5.00%, 100x, 55.277mls, FG+6% BiRe:					
TERM50	12/01/2031	5.000%	30,000.00	12/01/2030	100.000
	12/01/2032	5.000%	45,000.00	12/01/2030	100.000
	12/01/2033	5.000%	45,000.00	12/01/2030	100.000
	12/01/2034	5.000%	60,000.00	12/01/2030	100.000
	12/01/2035	5.000%	65,000.00	12/01/2030	100.000
	12/01/2036	5.000%	80,000.00	12/01/2030	100.000
	12/01/2037	5.000%	85,000.00	12/01/2030	100.000
	12/01/2038	5.000%	105,000.00	12/01/2030	100.000
	12/01/2039	5.000%	110,000.00	12/01/2030	100.000
	12/01/2040	5.000%	130,000.00	12/01/2030	100.000
	12/01/2041	5.000%	135,000.00	12/01/2030	100.000
	12/01/2042	5.000%	160,000.00	12/01/2030	100.000
	12/01/2043	5.000%	165,000.00	12/01/2030	100.000
	12/01/2044	5.000%	190,000.00	12/01/2030	100.000
	12/01/2045	5.000%	200,000.00	12/01/2030	100.000
	12/01/2046	5.000%	230,000.00	12/01/2030	100.000
	12/01/2047	5.000%	240,000.00	12/01/2030	100.000
	12/01/2048	5.000%	270,000.00	12/01/2030	100.000
	12/01/2049	5.000%	285,000.00	12/01/2030	100.000
	12/01/2050	5.000%	620,000.00	12/01/2030	100.000
			3,250,000.00		

ESCROW REQUIREMENTS

BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2030
Delivery Date	12/01/2030

4/29/19: Ser 20 NR SP, 5.00%, 100x, 55.277mils, FG+6% BiRe

Period Ending	Principal Redeemed	Total
12/01/2030	3,250,000.00	3,250,000.00
	3,250,000.00	3,250,000.00

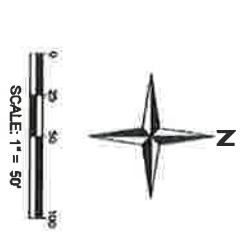
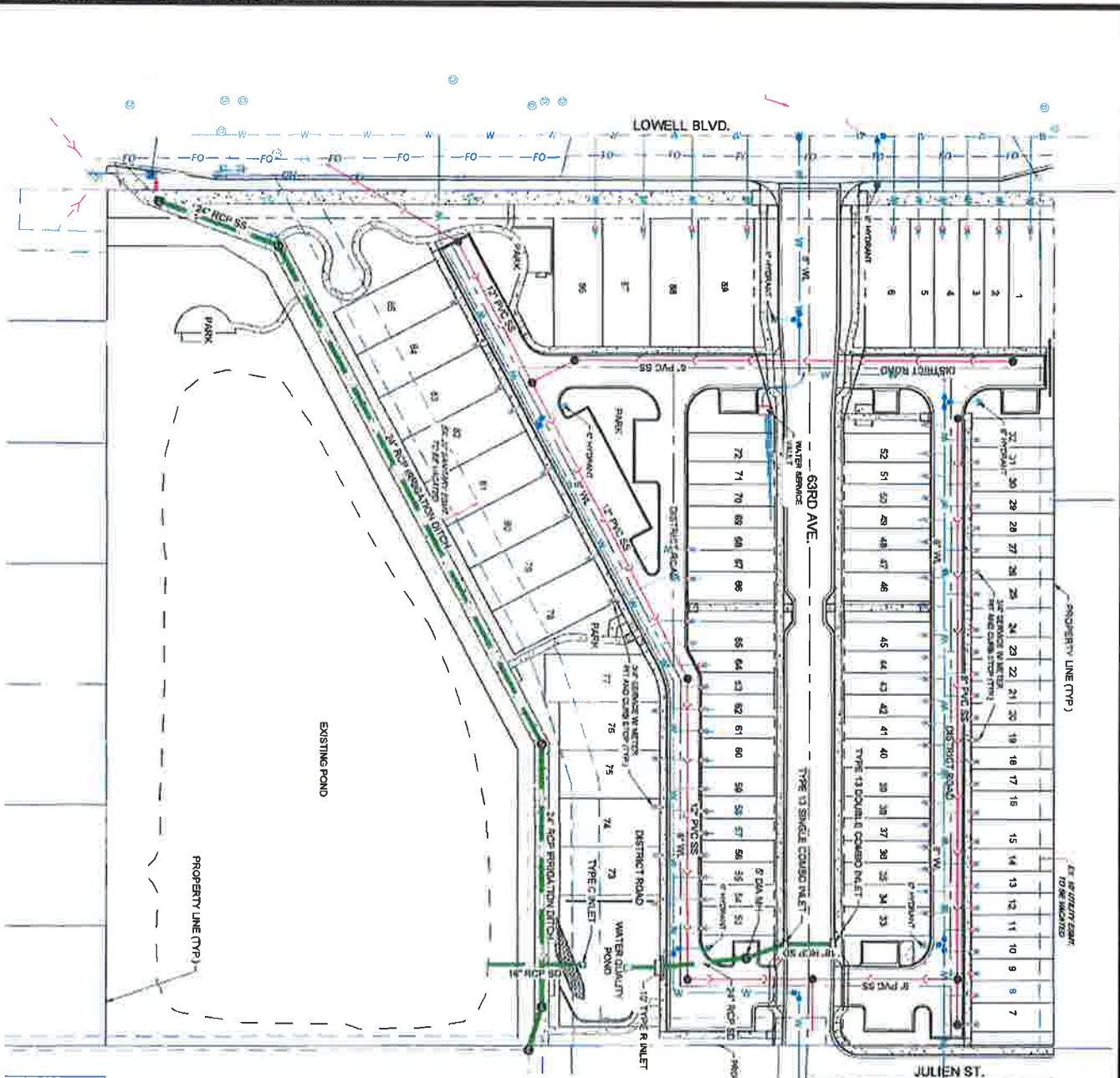
PRIOR BOND DEBT SERVICE

**BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2031			81,250	81,250	
12/01/2031	30,000	5.000%	81,250	111,250	192,500
06/01/2032			80,500	80,500	
12/01/2032	45,000	5.000%	80,500	125,500	206,000
06/01/2033			79,375	79,375	
12/01/2033	45,000	5.000%	79,375	124,375	203,750
06/01/2034			78,250	78,250	
12/01/2034	60,000	5.000%	78,250	138,250	216,500
06/01/2035			76,750	76,750	
12/01/2035	65,000	5.000%	76,750	141,750	218,500
06/01/2036			75,125	75,125	
12/01/2036	80,000	5.000%	75,125	155,125	230,250
06/01/2037			73,125	73,125	
12/01/2037	85,000	5.000%	73,125	158,125	231,250
06/01/2038			71,000	71,000	
12/01/2038	105,000	5.000%	71,000	176,000	247,000
06/01/2039			68,375	68,375	
12/01/2039	110,000	5.000%	68,375	178,375	246,750
06/01/2040			65,625	65,625	
12/01/2040	130,000	5.000%	65,625	195,625	261,250
06/01/2041			62,375	62,375	
12/01/2041	135,000	5.000%	62,375	197,375	259,750
06/01/2042			59,000	59,000	
12/01/2042	160,000	5.000%	59,000	219,000	278,000
06/01/2043			55,000	55,000	
12/01/2043	165,000	5.000%	55,000	220,000	275,000
06/01/2044			50,875	50,875	
12/01/2044	190,000	5.000%	50,875	240,875	291,750
06/01/2045			46,125	46,125	
12/01/2045	200,000	5.000%	46,125	246,125	292,250
06/01/2046			41,125	41,125	
12/01/2046	230,000	5.000%	41,125	271,125	312,250
06/01/2047			35,375	35,375	
12/01/2047	240,000	5.000%	35,375	275,375	310,750
06/01/2048			29,375	29,375	
12/01/2048	270,000	5.000%	29,375	299,375	328,750
06/01/2049			22,625	22,625	
12/01/2049	285,000	5.000%	22,625	307,625	330,250
06/01/2050			15,500	15,500	
12/01/2050	620,000	5.000%	15,500	635,500	651,000
	3,250,000		2,333,500	5,583,500	5,583,500

EXHIBIT D

Site Plan and Description of Public Improvements



- LEGEND**
- EX WATER MAIN
 - EX SEWER MAIN
 - EX STORM SEWER
 - PROPOSED WATER
 - PROPOSED STORM
 - PROPOSED SEWER

- NOTES:**
1. WATER AND SEWER MAINS WILL BE CONSTRUCTED BY THE DISTRICT.
 2. WATER AND SEWER MAINS WILL BE OWNED AND MAINTAINED BY CRESTVIEW WATER AND SANITATION DISTRICT
 3. ALL STORM SEWER IS PRIVATE.
 4. THE IRRIGATION DITCH IS THE MAINTENANCE DITCH

PREPARATION DATE: MAY 10, 2019

BERKLEY SHORES

DISTRICT UTILITY IMPROVEMENTS

ADAMS COUNTY

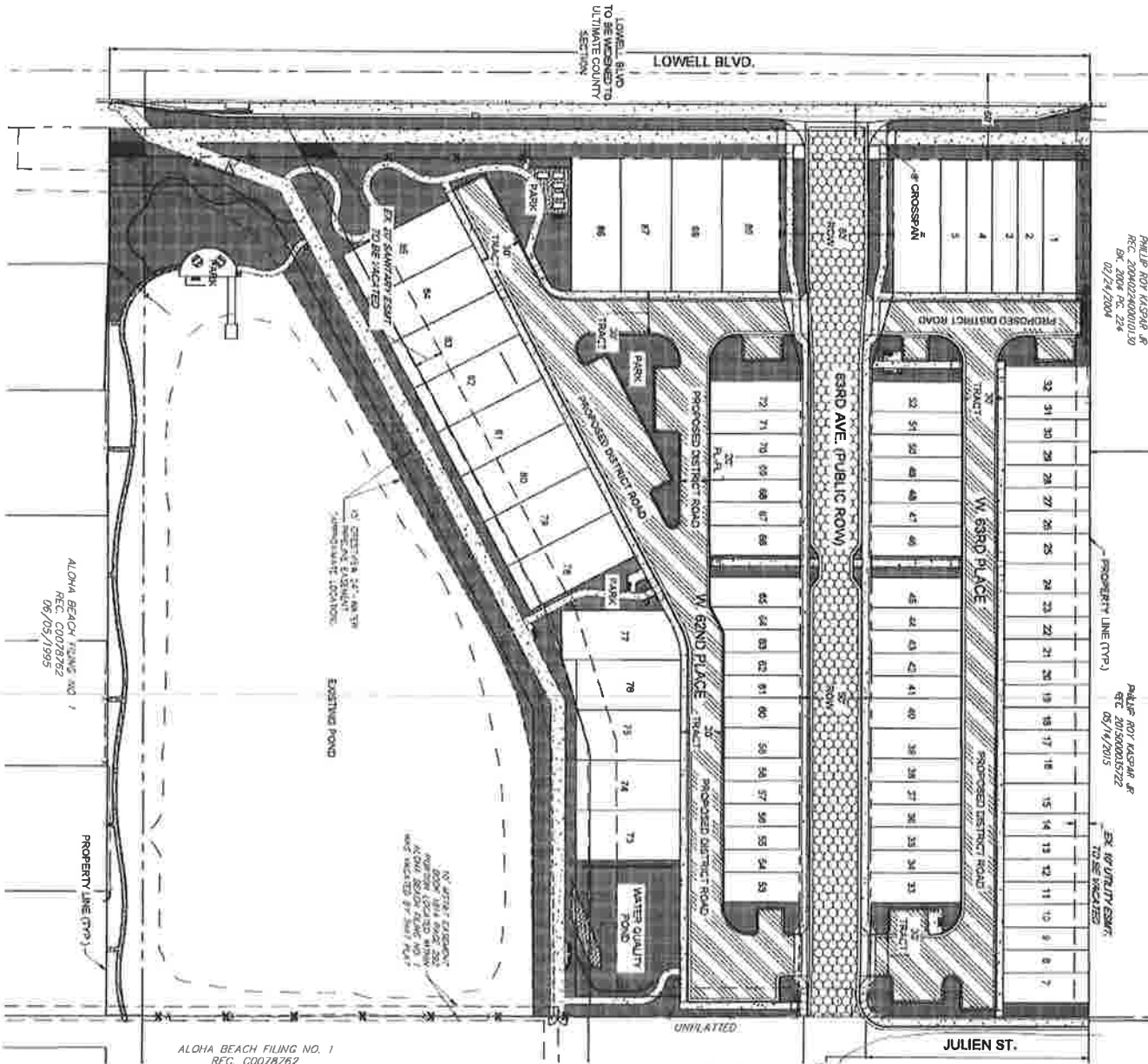
CO

DATE	NO.	REVISION

DATE	05.09.2019
DRAWN	RO
CHECKED	TF
APPROVED	TF
PROJECT NO.	16027
HORIZ. SCALE	1" = 50'
VERT. SCALE	NA







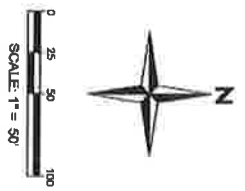
PHILIP ROY KASPAR JR
PCL 201500035722
05/14/2015



- 1 THE DISTRICT SHALL OWN AND MAINTAIN ALL IMPROVEMENTS WITHIN THE TRACT BOUNDARIES INCLUDING PRIVATE ROADS, LANDSCAPING, PARKS, WATER QUALITY POND AND DETENTION POND FACILITIES
- 2 THE DISTRICT SHALL MAINTAIN LANDSCAPE WITHIN THE ROW ADJACENT TO THE PROPERTY LINE

LEGEND

	PUBLIC ROW - SEE NOTE #2
	DISTRICT ROADS
	LANDSCAPING
	SIDEWALK



PREPARATION DATE: MAY 10 2019

<p style="font-size: 24pt; margin: 0;">6300 LOWELL</p> <hr style="border: 1px solid black; margin: 5px 0;"/> <p style="font-size: 36pt; margin: 0;">PUBLIC AND DISTRICT IMPROVEMENTS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 10pt;">DATE</th> <th style="font-size: 10pt;">NO.</th> <th style="font-size: 10pt;">REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	NO.	REVISION																												<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 10pt;">DATE</td> <td style="font-size: 10pt;">06.06.2018</td> </tr> <tr> <td style="font-size: 10pt;">DRAWN</td> <td style="font-size: 10pt;">RTO</td> </tr> <tr> <td style="font-size: 10pt;">CHECKED</td> <td style="font-size: 10pt;">TF</td> </tr> <tr> <td style="font-size: 10pt;">APPROVED</td> <td style="font-size: 10pt;">TF</td> </tr> <tr> <td style="font-size: 10pt;">PROJECT NO.</td> <td style="font-size: 10pt;">18027</td> </tr> <tr> <td style="font-size: 10pt;">HORIZ. SCALE</td> <td style="font-size: 10pt;">1" = 50'</td> </tr> <tr> <td style="font-size: 10pt;">VERT. SCALE</td> <td style="font-size: 10pt;">N/A</td> </tr> </table>	DATE	06.06.2018	DRAWN	RTO	CHECKED	TF	APPROVED	TF	PROJECT NO.	18027	HORIZ. SCALE	1" = 50'	VERT. SCALE	N/A	<p style="font-size: 8pt; margin-top: 5px;"> RELEASED TO: Adams County Project No.: 6300 Lowell Date: 06/06/2018 </p>
DATE	NO.	REVISION																																													
DATE	06.06.2018																																														
DRAWN	RTO																																														
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VERT. SCALE	N/A																																														

EXHIBIT E
ESTIMATED COSTS OF PUBLIC IMPROVEMENTS

Date: 5/14/2019

Berkley Shores MD Site Budget

63rd & Lowell

89 Units

Lot Size WO Pond 269,115

Acreage WO Pond 6.18

Plan Date

Lot Size 422,532 Duration:(Mos) 8

Acreage w Pond: 9.7

CATEGORY		QTY	UOM	Unit Price	UOM	Extended	Summary
ENGINEERING & DESIGN							
ENGINEERING SUBTOTAL						\$	95,000
EROSION CONTROL							
EROSION CONTROL SUBTOTAL						\$	30,480
GRADING AND EXCAVATION (incl Overex)	LVI						
GRADING AND EXCAVATION SUBTOTAL						\$	248,418
Utility Mobilization and R.O.W. Street Work							
SANITARY SEWER SUBTOTAL						\$	169,390
SANITARY SEWER							
SANITARY SEWER SUBTOTAL						\$	453,405
STORM/DETENTION							
STORM/DETENTION SUBTOTAL						\$	187,303
WATER							
WATER SUBTOTAL						\$	559,550
DRY UTILITIES							
SITE ELECTRIC SUBTOTAL						\$	95,700
STREETS AND WALKS							
STREETS AND WALKS SUBTOTAL						\$	695,087
LANDSCAPING							
LANDSCAPING SUBTOTAL						\$	325,498
PERMITS, TAXES & INSURANCE							
PERMITS, TAXES & INSURANCE SUBTOTAL						\$	60,000
CONSTRUCTION WATER							
CONSTRUCTION WATER SUBTOTAL						\$	10,000
MISCELLANEOUS							
MISCELLANEOUS SUBTOTAL						\$	168,080
GENERAL CONDITIONS		8	MO	\$ 25,000.00	MO	\$ 200,000	\$ 200,000
SITE WORK SUBTOTAL						\$	3,202,910
DESIGN CONTINGENCY	10%						\$ 320,291
CONSTRUCTION /DEVELOPMENT FEE	8%						\$ 281,856
GC FEE	8%						\$ 256,233
ESCALATION (2019 to 2020)	10%						\$ 352,320
SITE WORK TOTAL						\$	4,413,610

Cost Per SF Land \$ 16.40

Cost Per Acre Land \$ 711,140

Cost Per Unit Land \$ 48,501

IN RE THE ORGANIZATION OF BERKLEY SHORES METROPOLITAN DISTRICT,
COUNTY OF ADAMS, STATE OF COLORADO

TO THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF ADAMS, STATE OF
COLORADO:

The Petitioners and Proponents of the proposed Berkley Shores Metropolitan District (“**Petitioners**”), by the undersigned, pursuant to the provisions of Title 32, Article 1, C.R.S., (the “**Special District Act**”), respectfully petition the Board of County Commissioners, County of Adams, State of Colorado, for a Resolution of Approval of its Service Plan and certain other preliminary actions relating thereto, for said proposed District.

In support of said Petition, the Petitioners state:

1. That the Service Plan filed herewith fully complies with the provisions of the Special District Act as to all of the information required to be contained therein.
2. That Petitioners have also accompanied the Service Plan with the processing fee required by law in the amount of \$500.00.

WHEREFORE, Petitioners request this Honorable Board of County Commissioners will enter such orders as may be necessary or proper preliminary to and in connection with a Resolution of Approval of the Service Plan for the proposed District.

Dated June 21, 2019.

RESPECTFULLY SUBMITTED,

McGeady Becher P.C.

/s/

Megan Becher
Attorney for Petitioners of the Proposed
Berkley Shores Metropolitan District



June 21, 2019

VIA EMAIL AND HAND DELIVERY

Ms. Libby Tart
Development Services Division, Planning
Adams County, Colorado
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

Re: Proposed Berkley Shores Metropolitan District Service Plan

Dear Ms. Tart:

Enclosed for formal submittal is an updated proposed Service Plan ("**Service Plan**") for the proposed Berkley Shores Metropolitan District ("**District**"). Also enclosed is a check in the amount of \$500.00 for the processing fee. As we discussed, if you determine any additional fee is required, please let us know.

Also enclosed for your reference as a part of the overall District Service Plan application are the following:

- Pre-Submittal Letter dated May 17, 2019 and including the following supporting documentation required pursuant to Chapter 10 of the Adams County Development Standards and Regulations (the "**County Regulation**"):
 - Information required relative to County Regulation Section 10-05-03-03-02-02, The Financial Plan.
 - Information required relative to County Regulation Section 10-05-03-03-02-06, Service Agreements.
 - Information required relative to County Regulation Section 10-05-03-03-02-07, Additional Information.
- A Market Research Report prepared by The Highland Team as required by County Regulation Section 10-05-03-03-02-02.2.
- A Petition for Resolution of Approval of the Service Plan

- An updated proposed Schedule of Events for organization of the proposed District.
- A thumb drive (in the hand delivered package) containing all materials referred to herein

Additionally, below are responses to the Development Review Team Comments dated June 11, 2019. For ease of reference, Development Review Team comments are provided in **BOLD** and ALL CAPS and our responses are provided in *italics*. Where no response was necessary, we have simply omitted the Development Review Team comment.

DEVELOPMENT SERVICES, PLANNING

- PLN1.a. ***. . . PLANNING STAFF RECOMMENDS REVISING THE NAME OF “BERKLEY SHORES” TO “BERKELEY SHORES” TO REFLECT THE NAMING CONVENTION OF THE REST OF THE AREA.**

The applicant proposes to retain the name of the proposed District as originally submitted – “Berkley Shores Metropolitan District” - in order to retain consistency with the related land use applications.

- PLN5.a. **WHAT IS THE CURRENT ASSESSED VALUE OF THE LAND? IT APPEARS THIS NUMBER IS CURRENTLY -0-. PLEASE CONFIRM.**

For purposes of the Finance Plan for attached to the draft Service Plan for the proposed District, we have assumed the assessed valuation is zero to recognize the property will be fully redeveloped. That said, the parcels that are the subject of the boundaries of the proposed District currently have an actual, collective assessed value of approximately \$45,000.

- PLN5.

b.b. PROPOSED DEBT? IS THIS \$100,000 BASED ON LINE F IN THE FIRST PARAGRAPH OF THE DISTRICT’S OPERATING COSTS SECTION?

No. the \$100,000 referred to in this section is the anticipated cost to organize the proposed District. This amount may be reimbursable from proceeds of bonds / debt issued by the District. But it is not the amount of proposed debt.

b.d. MAXIMUM MILL LEVY 55.277 MILLS WITH AN OPERATION LEVY OF 11.055 MILLS – IS THIS CONTAINED WITHIN THE 55 MILLS?)

The operations mill levy is separate from and not contained within the debt service mill levy limit stated in the proposed service plan for the District.

- **PLN7. REVIEW PROCESS:**

Enclosed for your review and consideration is an updated schedule of events relative to approval of the proposed Service Plan. Please advise of any revisions.

FINANCE

- **FIN1: THERE IS MENTION OF AN ADVANCE BY THE DEVELOPER TO THE DISTRICT IN MCGEADY BECHER P.C.'S INTRO LETTER. WHAT IS THE INTEREST RATE AND/OR OTHER APPLICABLE FINANCIAL TERMS, IF ANY, TO THE DISTRICT BY THE DEVELOPER?**

The interest rate to be borne under any reimbursement agreement must be a market-reasonable rate. In the current market, we generally see developer reimbursement agreements with interest rates of 8% per annum. Any reimbursement agreement with the District will contain terms relative to advance requirements, applicable interest rate, and repayment terms, and will have termination and maximum term provisions.

- **FIN2. ON THE LIST OF COMPARABLE MILLS, THE DISTRICT IS PROPOSING A MILL ON THE HIGHER END OF THE LIST OF DISTRICTS NOTED IN THE PACKET. PLEASE EXPLAIN HOW A HIGHER THAN AVERAGE LEVY FOR DISTRICT COULD IMPACT THE PROJECT AND THE TAXES RESIDENTS WILL PAY. MOST OF THE COMPARABLE LEVIES ARE FOR SOME OF THE HIGHEST METRO DISTRICTS IN THE COUNTY.**

The mill levy limits proposed in the Service Plan for the District are comparable to the vast majority of other districts in Adams County and the Denver metropolitan area. Though the District will be authorized to impose mills up to these maximum amounts, the reality is the market and level of operations / amenities will guide actual amounts to be imposed by the District. It will be necessary for the District to consider these matters in imposing its mills to ensure viability and success of the Development.

- **FIN3: FINANCIAL PLAN SECTION C.1. WE ARE REQUESTING THE REASONABLENESS IN USING THE 2016 GALLAGHER RESIDENTIAL PROPERTY RATE FOR A DISTRICT THAT WILL BEGIN OPERATIONS IN 2020?**

By utilizing 2016 as the base year for adjustment, the District will be placed in a similar position and on a level playing field with other Districts in the County that are allowed to make such adjustments. If the District is not allowed to adjust from that base year, yet they have the same numerical mill levy cap as other existing districts, the District will be at a disadvantage and will, effectively, have a lower mill levy cap than other existing districts. This base year is simply proposed to give this District the same approved amounts as other existing districts.

- **FIN4: FINANCIAL PLAN SECTION C.2. PLEASE NOTE THERE IS NO LIMITATION ON MILL LEVIES TO PAY DEBT IN CERTAIN CIRCUMSTANCES, WHICH COULD RESULT IN AN INCREASED BURDEN TO HOMEOWNERS. EXPLAIN HOW THAT WOULD BE ADDRESSED.**

The mill levy cap release provision included in this Section of the proposed Service Plan mirrors the statutory release provisions. We are simply requesting this statutory allowance.

- **FIN5: FINANCIAL PLAN SECTION F. PLEASE EXPLAIN IN GREATER DETAIL SHOWING THE REASONABLENESS OF OPERATING COSTS AS REASONABLE? HOW DOES THIS COMPARE TO OPERATING COSTS OF OTHER PROPOSED PLANS?**

The \$50,000 amount referenced as the estimated first year operating budget for the District is based upon the experience of consultants to the applicant that are experts relative to district matters. This amount assumes costs the District would incur for administrative, accounting, management and legal representation associated with compliance with all statutory matters (budget, audit, bidding, records, etc.) and operations services. The actual budget of the district for operations costs will be dependent on the operations obligations of the District which may change over time with the level of operations and amenitization within the District.

- **FIN6. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), THE COST OF ISSUANCE, \$366,400 APPEARS HIGH IN PROPORTION TO THE DEBT ISSUED.**

The amount provided in Exhibit C is simply an estimate given average transaction costs of the market today. The actual transaction costs will depend on the type and structure of the debt issuance at the time it occurs. For example, actual costs will be less in a privately placed loan scenario than a public offering.

- **FIN7. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), WHAT HAPPENS TO THE MODEL IF ONLY 50 MILLS ARE USED?**

According to D.A. Davidson, if only 50 mills are used, the capacity of the District to issue debt would be reduced by approximately 9.5% and the par amounts of the bonds would reduce accordingly. The result is less revenue available to the District for construction of public improvements.

- **FIN8. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), SPECIFIC OWNERSHIP TAX CALCULATED ON 6% OF PROPERTY TAX REVENUES – IS THIS A REASONABLE AND/OR STANDARD METHOD OF ESTIMATION?**

According to D.A. Davidson, the assumption of 6% relative to specific ownership tax collections is standard for D.A. Davidson underwriting and conservative in general.

- **FIN9. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), HAS THERE BEEN ANY SHOCK ANALYSIS TO DETERMINE THE ABILITY TO PAY DEBT IF ASSUMPTIONS ARE NOT MET? (D.A. DAVIDSON MENTIONS THEY HAVE NOT REVIEWED ASSUMPTIONS).**

D.A. Davidson has not performed such an analysis. However, it is important to note that debt issued by the District will be subject to the maximum debt service mill levy cap so that, if development assumptions are not met as a result of changes in the market or otherwise, the bondholder is exposed to risk in lieu of a homeowner / landowner. The District taxpayers will be protected by the mill levy cap – irrespective of market fluctuation, the District cannot impose mill levies in excess of that amount.

- **FIN10. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), IS A 4% INTEREST RATE REASONABLE AFTER THE 10-YEAR REFINANCING? WHAT HAPPENS TO THE MODEL IF 4% CANNOT BE ACHIEVED?**

According to D.A. Davidson, 4% is a reasonable estimate at this time. Of course, it is impossible to know what the rates may be in 10 years. If rates are higher at the time of an actual issuance, the capacity of a future issuance by the District would be reduced.

- **FIN11. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), AFTER THE REFINANCING, THE DEBT SCHEDULE IS PUSHED OUT TO 2060. IS IT REASONABLE TO EXTEND THE TAXPAYERS RESPONSIBILITY FOR THIS LONG?**

In general, the purpose of a service plan model to provide a reasonable estimate of bonding capacity. To that end, and based upon the market propensities at this time, D.A. Davidson has assumed 40 years of mill levy collections within the District for sizing the capacity. The 40-year timeline is consistent with other Districts in the County and Denver metropolitan area. It is our experience that, ultimately, owners and constituents within the districts have varying opinions relative to the manner in which repayment occurs – in some circumstances preferring to extend debt and reduce mill levy amounts, and in others preferring to reduce the length of repayment with a higher mill levy amount. The financial plan included in the draft Service Plan is simply a reasonable portrayal based upon other similarly situated districts.

- **FIN12. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), PLEASE NOTE – D.A. DAVIDSON MENTIONS THERE IS A HIGH PROBABILITY THAT ACTUAL RESULTS WILL DIFFER GREATLY FROM THE MODEL. THIS COULD GREATLY IMPACT THE ABILITY TO PAY DEBT.**

The model necessarily must make assumptions to help evaluate capacity in the District which in turn sets the parameters within the Service Plan. There are many factors that could deviate between what is assumed today and what occurs. That said, Service Plan limitations along with statutory checks and balances ensure taxpayers are protected and risks are borne by bondholders.

- **FIN13. D.A. DAVIDSON FINANCIAL PLAN (EXHIBIT C), ON THE BOND SOLUTION TABLE – THE PRINCIPAL OF THE DEBT IS PAID OFF VERY SLOWLY, RESULTING IN HIGH INTEREST PAYMENTS OVER THE LIFE OF THE DEBT. HOW DOES THIS COMPARE TO THE REPAYMENT SCHEDULES FOR OTHER METROPOLITAN DISTRICTS?**

According to D.A. Davidson, most early stage metropolitan district bond issuances have back-weighted amortization. It is a common-looking amortization scale for a bond issued 1 year before the first vertical development is complete.

METROPOLITAN DISTRICT APPLICATION PROCESS

As mentioned above, enclosed is an updated Schedule of Events assuming a Planning Commission Hearing Date of July 11, 2019 and a Board of County Commissioner's Hearing Date of August 20, 2019. Pursuant to our conversation, I understand you will handle all internal distributions to the requisite County departments (including but not limited to the County Clerk and Recorder) and all requisite notifications and publications. However, to the extent we can be of assistance with respect to any of those things, certainly let us know and we're happy to help.

Please let us know if anything further is required relative to your review and processing of this Service Plan. Thank you for your time and attention to this matter.

Very truly yours,

MCGEADY BECHER P.C.



Megan Becher

Enclosures

c: Paul Malone
Natalie Satt
Doug Elenowitz



Prepared For

BERKLEY SHORES

Wednesday, June 19, 2019

Prepared By

Jill Samuels

The Highland Team
3737 West 32nd Avenue
Denver CO 80211

Phone: 303-455-5535
Fax: 303-477-4639
Cell: 303-912-0606

Email: jill@highlanddevelopmentco.com
WebSite: www.nostalgichomes.com

Apel Team Proudly Serving Denver for 27 Years - Top Tier Team In The City!

**COMPASS &
NOSTALGIC HOMES**



Near Berkley Shores: At Minimum 10% Increase for Detached vs Attached - Similar Style, Beds, Baths, Size

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019

Address	Sold Dt	Concession	Sold Price	Orig.Price	Net Price	Diff%	DOM	SqFt	\$/SqFt
6655 Pecos St 21 #13	06/29/18	\$0	\$380,425	\$372,995	\$380,425	102.0%	39	1485	256.18
2100 W 67th Pl	03/21/19	\$0	\$395,000	\$410,000	\$395,000	96.3%	41	1541	256.33
6603 Morrison Dr	06/14/19	\$0	\$410,000	\$410,000	\$410,000	100.0%	4	1583	259.00
6771 Morrison Dr	10/10/18	\$3,000	\$419,000	\$425,000	\$416,000	97.9%	5	1758	238.34
6606 Morrison Dr	06/12/18	\$500	\$420,000	\$425,000	\$419,500	98.7%	19	1758	238.91
6609 Morrison Dr	10/31/18	\$0	\$420,000	\$422,500	\$420,000	99.4%	7	1758	238.91
2069 W 67th Pl	10/30/18	\$0	\$422,000	\$422,000	\$422,000	100.0%	5	1758	240.05
4917 Lowell Blvd	11/14/18	\$0	\$495,000	\$495,000	\$495,000	100.0%	0	1510	327.81
4913 Lowell Blvd	03/01/19	\$0	\$499,900	\$514,950	\$499,900	97.1%	289	1510	331.06
4911 Lowell Blvd	11/29/18	\$0	\$514,195	\$514,195	\$514,195	100.0%	0	1711	300.52
4919 Lowell Blvd	09/07/18	\$0	\$529,900	\$534,900	\$529,900	99.1%	67	1711	309.70
4915 Lowell Blvd	09/07/18	\$0	\$530,000	\$499,900	\$530,000	106.0%	224	1711	309.76
4909 Lowell Blvd	12/17/18	\$0	\$560,000	\$585,000	\$560,000	95.7%	104	1945	287.92

<< Ave Net Price: \$460,917 - Olp: \$463,957 - Concession: \$269 - Diff%: 99.3 - SqFt: 1672 - \$/SqFt: \$276 - DOM: 62 >>

HIGHLAND TEAM

COMPASS DENVER



Near Berkley Shores: At Minimum 10% Increase

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019

Recently Sold



Listed By: MB Team Lassen

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
6655 Pecos St 21 #13	\$372,995	3	1485	39	12/14/17
Denver	\$380,425	3.00	256.18	2017	06/29/18
80221					
Brand New Modern 2 Story Townhome With An Open Great Room and Kitchen Layout With A 40' Linear Fireplace. The Kitchen Boasts 42" Upper Cabinets and Are Still Available For Your Selection Of Style and Color. Enjoy The Convenience Of An Upper Level Laundry and 9' Ceilings Both Up and Down. The Owner's Suite Features Coffered Ceilings, 5-Piece Bath, Walk-In Closet and An Attached Balcony. In Final Close-Out and Down To The Last Couple Of Homes. Select Your Design Center Selections While You Still Can, As These Gorgeous Townhomes Won't Be ...					



Listed By: Coldwell Banker Residential 14

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
2100 W 67th Pl	\$399,900	3	1541	41	01/17/19
Denver	\$395,000	3.00	256.33	2015	03/21/19
80221					
Move Right In To This Urban 2 Story Townhome With 3 Bedrooms, 2.5 Baths and An Attached 2 Car Garage. Enter To Beautiful Hardwood Laminate On The Main Floor. Enjoy The Linear Fireplace In The Living Room and The Open Floor Plan. The Gourmet Kitchen Features A 5 Burner Gas Stove, Stainless Appliances and Granit Counters. The Large Master Has A Large Walk-In Closet, A 5 Piece Bath and A Private Deck. Walk To The Brewery, Midtown's Home Plate Park With A Dog Park and Water Features. Enjoy A Run Or A Ride Along The Clear Creek Bike Path. A New ...					



Listed By: Mile High Luxury Real Estate

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
6603 Morrison Dr	\$410,000	3	1583	4	05/09/19
Denver	\$410,000	3.00	259.00	2016	06/14/19
80221					
Don't Miss Out On This Rare Opportunity To Get Into This Community At Lowest Price Available! Beautiful and Modern 2016 Midtown Home Only 10 Minutes From Downtown Denver! Enjoy Privacy While Being Off On The Edge Of The Neighborhood With Beautiful Views Of Both City and Mountains From Master Bedroom Balcony. Extremely Well Cared For Home With Tasteful Upgrades Including Barn Door and Edison Lighting. Open Layout Features Modern Fireplace In Living Room, Granite Kitchen Counters, Breakfast Bar, and Gas Stove. Upstairs Has Beautiful Master ...					

HIGHLAND TEAM

COMPASS DENVER



Near Berkley Shores: At Minimum 10% Increase

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019



Listed By: Keller Williams Real Estate Llc

Recently Sold	List	Beds	SqFt	DOM	List
	Sold	Baths	\$/SqFt	Built	Sold
6771 Morrison Dr	\$419,000	3	1758	5	09/05/18
Denver	\$419,000	3.00	238.34	2015	10/10/18
80221					

Turnkey Townhome In The Heart Of The Coveted, Up and Coming, Midtown Community. End Unit With Fantastic Mountain Views! Grand Entryway With Vaulted Ceilings, 2 Car Attached Garage, Oversize Electric Fireplace, Upgraded Plush Carpet, High Quality Blinds Throughout With Blackout In The Master and Guest Bedroom, 5 Piece Bath, Granite Countertops, Walking Distance To New School Currently Being Built. Close Proximity To Highway, Restaurants, Dog Park, and Schools. Don't Miss This Opportunity!



Listed By: Keller Williams Realty Downtown Llc

Recently Sold	List	Beds	SqFt	DOM	List
	Sold	Baths	\$/SqFt	Built	Sold
6606 Morrison Dr	\$425,000	3	1758	19	04/26/18
Denver	\$420,000	3.00	238.91	2016	06/12/18
80221					

Stunning Mountain and City Views, Contemporary Design, and A Completely Maintenance Free Exterior Are All Rolled Into One In This Quintessential Denver Home On A Coveted Oversized Corner Lot! Start Your Weekend Off Right W/ A Walk To The Brewery Or Brunch At The Bistro, Then Head Back Home To Create In Your Gourmet Kitchen W/ Stainless Steel Appliances, Gas Range, Granite Surfaces, Island, and Custom Backsplash. A Dramatic Entry W/ Vaulted Ceilings, Open Floor Plan W/ Laminate Hardwood, Ensuite Master Bath, and Several Walk-In Closets ...



Listed By: Jesus Orozco

Recently Sold	List	Beds	SqFt	DOM	List
	Sold	Baths	\$/SqFt	Built	Sold
6609 Morrison Dr	\$422,500	3	1758	7	09/21/18
Denver	\$420,000	3.00	238.91	2016	10/31/18
80221					

Imagine This A Beautifully Maintained Midtown Townhome That Is Better Than New. A Wonderfully Designed and Appointed, Light and Bright, South-Facing End-Unit Situated On Arguably The Best Area In All Of Midtown With Wonderful Views Of The Denver Skyline. The Contemporary Architecture Boasts Beautiful Brick, Stucco and Steel Details. This Home Also Includes Expansive Outdoor Space. Featuring A Spacious Front Patio Off The Great Room On The Ground Floor and A Large Balcony Off The Master Bedroom, You'll Get To Take Full Advantage Of The ...

HIGHLAND TEAM

COMPASS DENVER



Near Berkley Shores: At Minimum 10% Increase

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019



Listed By: RE/MAX Revolution

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
2069 W 67th Pl Denver 80221	\$422,000 \$422,000	3 3.00	1758 240.05	5 2015	10/03/18 10/30/18
Charming and Spacious 3 Bedroom 2 1/2 Bathroom Townhome In A Friendly Community Called Midtown. This Urban 2-Story Townhome Has An Open Floorplan Which Includes A Great Room and Kitchen Layout With A 60` Linear Fireplace With An Outside Patio Off The Breakfast Nook. Granite Counter Tops and A Matching Island In Kitchen, Along With Granite Upstairs In The Master Bath. Follow The Beautiful Partial Open Rail To The Top Floor Complete With An Open Loft. The Master Suite Features 5-Piece Bath, Walk-In Closet and An Attached Balcony. Great ...					



Listed By: One Realty Llc

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
4917 Lowell Blvd Denver 80221	\$495,000 \$495,000	3 3.00	1510 327.81	0 2018	11/14/18 11/14/18
Entered For Comp Purposes. Spectacular New Townhome Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has A Walk-In Closet and A Luxurious Master Bathroom. Gorgeous Rooftop Deck Features City and Mountain Views. Finally, A Home With Everything You Have Been Looking For - and More.					



Listed By: One Realty Llc

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
4913 Lowell Blvd Denver 80221	\$499,900 \$499,900	3 3.00	1510 331.06	289 2018	03/01/18 03/01/19
Now Ready! Spectacular New Townhome Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has A Walk-In Closet and A Luxurious Master Bathroom. Gorgeous Rooftop Deck Features City and Mountain Views. Finally, A Home With Everything You Have Been Looking For - and More.					

HIGHLAND TEAM

COMPASS DENVER



Near Berkley Shores: At Minimum 10% Increase

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019



Listed By: One Realty Llc

	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
4911 Lowell Blvd	\$514,195	3	1711	0	11/29/18
Denver	\$514,195	4.00	300.52	2018	11/29/18
80221					

Entered For Comp Purposes - Spectacular New Townhomes Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Huge Rooftop Deck With Gas Hookup. 4 Different Floor Plans To Choose From - All Featuring 3 Bedrooms. Still Time To Help Select Your Finishes To Make This Home Your Own. Finally, A Home With Everything ...



Listed By: One Realty Llc

	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
4919 Lowell Blvd	\$529,900	3	1711	67	05/17/18
Denver	\$529,900	4.00	309.70	2018	09/07/18
80221					

Completion In 30 Days! Spectacular New Townhomes Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Gorgeous Rooftop Deck Features City and Mountain Views. Finally, A Home With Everything You Have Been Looking For - and More.



Listed By: One Realty Llc

	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
4915 Lowell Blvd	\$499,900	3	1711	224	01/05/17
Denver	\$530,000	4.00	309.76	2017	09/07/18
80221					

Spectacular New Townhomes Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Huge Rooftop Deck With Gas Hookup. 4 Different Floor Plans To Choose From - All Featuring 3 Bedrooms. Still Time To Help Select Your Finishes To Make This Home Your Own. Finally, A Home With Everything You Have Been Looking For - ...

HIGHLAND TEAM

COMPASS DENVER



Near Berkley Shores: At Minimum 10% Increase

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019



Listed By: One Realty Llc

Recently Sold	List	Beds	SqFt	DOM	List
	Sold	Baths	\$/SqFt	Built	Sold
4909 Lowell Blvd	\$574,500	3	1945	104	08/02/18
Denver	\$560,000	3.00	287.92	2018	12/17/18
80221					

Ready Now! Spectacular New End-Unit Townhome Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms and Nearly 2k Sqft. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Featuring Quartz Counters, Stainless Steel Kitchen Aid Appliances, Solid White Oak Floors, Custom Cabinetry, Rain-Showerheads, Custom Lighting and So Much More. The Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Gorgeous Rooftop Deck ...

HIGHLAND TEAM

COMPASS DENVER





6655 Pecos St 21 #13 Denver \$380,425

Brand New Modern 2 Story Townhome With An Open Great Room and Kitchen Layout With A 40' Linear Fireplace. The Kitchen Boasts 42" Upper Cabinets and Are Still Available For Your Selection Of Style and Color. Enjoy The Convenience Of An Upper Level Laundry and 9' Ceilings Both Up and Down. The Owner's Suite Features Coffered Ceilings, 5-Piece Bath, Walk-In Closet and An Attached Balcony. In Final Close-Out and Down To The Last Couple Of Homes. Select Your Design Center Selections While You Still Can, As These Gorgeous Townhomes Won't Be Available Much Longer!



6655 Pecos St 21 #13

Nbhood: Midtown

BA Full: 2

Lot Sz: 1440.00

Taxes: 0.00

Total Park Spaces: 2

BA Half: 1

AcS: 0.03

Mlt Hoafee:

Parking Type: Gar Att

County: Adams

BA3Qtr: 0

Sch: 0.03

Hoafee: 87.00Monthly

Park Dim: 19'8"x19'7"

Status: S

City: Denver

Pin: R0189084

Valley View K-8

Valley View K-8

Park Desc:

Price: \$372,995

Zip: 80221

Mls: 5640951

Zoned: Res

SQ Above: 1485

Psf Above: 256.1

Const: Other

Style: Townhouse

Arch: Triplex (1 unit)

Bldr: Residence 404

Model: Dry Walled, Insulated

Car: 2

Bsm: Slab

Fp: 1

Roof: Composition Shingles

Appr Cond: None Known

Incorp: No

Sewer: Public

Water: Public

Yr Blt: 2017

Complex:

Heat: 0 0

Wshdry: ~~Heat~~ Lvl: 0

Heat: 0 0

Wshdry: ~~Heat~~ Lvl: 0

Heat: 0 0

Mb: Upper 12'7"x13'4"

Fr:

Lr:

Dr: Main 9'7"x7'8"

Kt: Main 10'2"x12'1"

Sd:

Lloc: Forced Air, Electric Gas

Ls: OLD: 01/22/18

Stat Cond: None Known

Stat Cond: None Known

Br: 3 Ba: 3.00 Sq: 1485

U: 3 BATHF-BATHF

M: 0 BATHH

L: 0

B: 0

Fin Sq: 1485

Fin Psf: 256.1

Ld: 01/22/18

UCd: 01/22/18

UCd: 01/22/18

Ba: 3.00

Sq: 1485

BATHF-BATHF

BATHH

B: 0

Fin Sq: 1485

Fin Psf: 256.1

Ld: 01/22/18

UCd: 01/22/18

UCd: 01/22/18

Terms: Cash, Conventional, FHA, Exchange

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 0

Tr Broker:

Sold Price: \$380,425

Net Price: \$380,425

Show:

Concession: None

Listor:

List Office: MB Team Lassen

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

PROPERTY INFORMA	Under Construction	Patio	Cable Available	Upper	STATUS CONDITIONS V
Buyers Warranty	CONSTRUCTION	FRONT FACES	Double Pane Windows	PARKING TYPE	None Known C
1031 Exchange	Frame	West	Eating Space / Kitchen	Gar Att	SOLD TERM V
CONTINGENT APPRO	Other	HOA FEE MASTER FR	Five Piece Bath	PROP SUB TYPE	Conventional P
None Known	COOLING	Monthly	Internet Access (Wired)	Attached Single Family	STYLE L
ARCHITECTURE	Air Conditioning-Central	FENCING	Kitchen Island	HOA FEE INCLUDES	Townhouse V
Triplex (1 unit)	Ceiling Fan		Master Suite	Clubhouse	STYLE CHARACTERIS
MEASUREMENT SOU	SUBFLOOR	FLOORING	Open Floor Plan	Exterior Maintenance w/	Side-by-Side
Builder	Slab	Carpet	Pet Free	Grounds Maintenance	SEWER
BASEMENT SIZE	DATA SOURCE	Tile Floor	Smoke Free	Snow Removal	Public
None	Metrolist	Vinyl/Linoleum	Walk-in Closets	Trash Removal	FINANCIAL TERMS
PARKING FEATURES	DINLOC	Wood Floors	APPLIANCES	ROOFING MATERIAL	Cash
Dry Walled	Main	FIREPLACE TYPES	Cook Top	Composition Shingles	Conventional
Insulated	LISTING CONTRACT T	Electric	Disposal	ROUGH-IN BATH	FHA
CONCESSIONS	Exclusive Right	HEATING TYPE	Dishwasher		Exchange
None	EXTERIOR FEATURES	Forced Air	Microwave Oven	RV INDOOR STORAG	TRANSACTION TYPE
UNIT LEVEL	Balcony	Wall Heater	Smoke Alarm		For Sale
Ground	Covered Patio	FUEL TYPE	Stove/Range/Oven	SCHOOL DISTRICT	INCORPORATED
EXTERIOR MATERIAL	Garden Area	Electric	KITLOC	Mapleton Adams R-1	No
Other	Playground Area	Gas	Main	SELLER TYPE	END UNIT
CONSTRUCTION DET	Professional Landscapi	INTERIOR FEATURES	MASTER BED LOCATI	Builder	Yes



2100 W 67th PI Denver \$395,000

Move Right In To This Urban 2 Story Townhome With 3 Bedrooms, 2.5 Baths and An Attached 2 Car Garage. Enter To Beautiful Hardwood Laminate On The Main Floor. Enjoy The Linear Fireplace In The Living Room and The Open Floor Plan. The Gourmet Kitchen Features A 5 Burner Gas Stove, Stainless Appliances and Granit Counters. The Large Master Has A Large Walk-In Closet, A 5 Piece Bath and A Private Deck. Walk To The Brewery, Midtown's Home Plate Park With A Dog Park and Water Features. Enjoy A Run Or A Ride Along The Clear Creek Bike Path. A New K-8 Elementary ...



2100 W 67th PI

Nbhood: Midtown At Clear Creek

BA Full: 2

Lot Sz: 0

Taxes: 3903.00

Total Park Spaces: 2

BA Half: 1

Acs: 0

Mlt Hoafee:

Parking Type: Gar Att

County: Adams

BA3Qtr: 0

BAQtr: 0

Sch: Valley View K-8

Hoafee: 87.00Monthly

Park Dim:

Status: S

City: Denver

Pin: R0182575

Valley View K-8

York Int'l K-12

Park Desc:

Price: \$399,900

Zip: 80221

Mls: 4613183

Zoned: Th/Rh

SQ Above: 1541

Psf Above: 256.3

Const: Brick,Stucco

Style: Townhouse

Arch:

Bldr:

Model:

Car: 2

Bsmt:

Fp: 1 Living Room

Roof: Composition Shingles

Appr Cond: None Known

Incorp:

Sewer: Public

Water:

Yr Blt: 2015

Complex: Midtown At Clear Creek

0 0

Heat:

Wshdry: ☒ Lvl:

Heat: Forced Air Gas

Stat Cond: None Known

Mb: Upper 14x12

Fr:

Lr: Main 11x14

Dr: Main 12x10

Kt: Main 12x10

Sd:

Lloc:

Heat: Forced Air Gas

Ls: OLd:

Stat Cond: None Known

Br: 3 Ba: 3.00 Sq: 1541

U: 3 BATHF-BATHF

M: 0 BATHH

L: 0

B: 0

Fin Sq: 1541

Fin Psf: 256.3

Ld:

UCd: 02/26/19

Sd: 03/21/19

B: 0

Tot Sq: 1541

Tot Psf: 256.3

Dom: 41

Sd: 03/21/19

Terms: Cash,Conventional,FHA,VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 0

Tr Broker:

Sold Price: \$395,000

Net Price: \$395,000

Show:

Concession: None

Listor:

List Office: Coldwell Banker Residential 14

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

PROPERTY INFORMA	Metrolist	Forced Air	Main	Individual	W/D Hookups in Unit
Quick Possession	DINLOC	FUEL TYPE	LAUNDRY LOCATION	STATUS CONDITIONS	
CONTINGENT APPRO	Main	Gas	Upper	None Known	
None Known	LISTING CONTRACT	TINTERIOR FEATURES	MASTER BED LOCATI	SOLD TERM	
MEASUREMENT SOU	Exclusive Agency	Cable Available	Upper	Conventional	
County Records	FRONT FACES	Double Pane Windows	PARKING TYPE	STYLE	
BASEMENT SIZE	North	Master Suite	Gar Att	Townhouse	
None	HOA FEE MASTER FR	Open Floor Plan	PROP SUB TYPE	STYLE CHARACTERIS	
CONCESSIONS	Monthly	Smoke Free	Attached Single Family	Low Rise (1-3)	
None	FENCING	Window Coverings	HOA FEE INCLUDES	SEWER	
UNIT LEVEL		Walk-in Closets	Grounds Maintenance	Public	
EXTERIOR MATERIAL	FLOORING	APPLIANCES	Trash Removal	FINANCIAL TERMS	
Brick	Carpet	Disposal	ROOFING MATERIAL	Cash	
Stucco	Laminate	Dishwasher	Composition Shingles	Conventional	
CONSTRUCTION	FIREPLACE TYPES	Microwave Oven	ROUGH-IN BATH	FHA	
Frame	Electric	Refrigerator (Kitchen)		VA	
COOLING	FIREPLACE LOCATIO	Smoke Alarm	RV INDOOR STORAG	TRANSACTION TYPE	
Air Conditioning-Central	Living Room	Stove/Range/Oven		For Sale	
Ceiling Fan	GAS TYPE	KITLOC	SCHOOL DISTRICT	END UNIT	
DATA SOURCE	Natural Gas	Main	Mapleton Adams R-1	No	
	HEATING TYPE	LIVLOC	SELLER TYPE	LAUNDRY AVAILABI	



6603 Morrison Dr Denver \$410,000

Don't Miss Out On This Rare Opportunity To Get Into This Community At Lowest Price Available! Beautiful and Modern 2016 Midtown Home Only 10 Minutes From Downtown Denver! Enjoy Privacy While Being Off On The Edge Of The Neighborhood With Beautiful Views Of Both City and Mountains From Master Bedroom Balcony. Extremely Well Cared For Home With Tasteful Upgrades Including Barn Door and Edison Lighting. Open Layout Features Modern Fireplace In Living Room, Granite Kitchen Counters, Breakfast Bar, and Gas Stove. Upstairs Has Beautiful Master Suite With Balcony, ...



6603 Morrison Dr

Nbhood: Midtown At Clear Creek

BA Full: 2

Lot Sz: 1460.00

Taxes: 3065.00

Total Park Spaces: 2

County: Adams

BA Half: 1

Acs: 0.03

Mlt Hoafee: No

Parking Type: Carport Att

BA3Qtr: 0

BAQtr: 0

Sch: Valley View K-8

Hoafee: 87.00Monthly

Park Dim:

Status: S

City: Denver

Pin: R0185817

Valley View K-8

Price: \$410,000

Zip: 80221

Mls: 7878036

Zoned:

SQ Above: 1583

Psf Above: 259.0

Park Desc:

Const: Brick, Vinyl Siding

Style: Townhouse

Arch:

Bldr:

Model:

Car: 2

Bsmt:

Fp: 1 Living Room

Roof: Composition Shingles

Appr Cond: None Known

Incorp:

Sewer: Public

Water: Public

Yr Blt: 2016

Complex:

0 0

Wshdry:

Lvl:

Heat:

Lvl:

Mb: Upper

Fr:

Lr:

Dr:

Kt: Main

Sd:

Lloc:

Forced Air Electric

Ls: OLd:

Stat Cond: None Known

Br: 3 Ba: 3.00 Sq: 1583

U: 3 BATHF-BATHF

M: 0 BATHH

L: 0

B: 0

Fin Sq: 1583

Fin Psf: 259.0

Ld: UCd: 05/12/19

Dom: 4

Sd: 06/14/19

B: 0

Tot Sq: 1583

Tot Psf: 259.0

Dom: 4

Sd: 06/14/19

Terms: Cash, Conventional, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 0

Tr Broker:

Sold Price: \$410,000

Net Price: \$410,000

Show:

Concession: None

Listor:

List Office: Mile High Luxury Real Estate

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

PROPERTY INFORMATION	Metrolist	HEATING TYPE	Refrigerator (Kitchen)	RV INDOOR STORAGE	TRANSACTION TYPE
Quick Possession	LISTING CONTRACT T	Forced Air	Smoke Alarm		For Sale
CONTINGENT APPRO	Exclusive Right	FUEL TYPE	Stove/Range/Oven	SCHOOL DISTRICT	VIEWS
None Known	EXTERIOR FEATURES	Electric	Washer	Mapleton Adams R-1	City View
MEASUREMENT SOU	Balcony	HOAS HAS MULTIPLE	KITLOC	SELLER TYPE	Mountain View
County Records	Maintenance Free Exter	No	Main	Individual	WATER SOURCE
BASEMENT SIZE	FRONT FACES	INTERIOR FEATURES	LAUNDRY LOCATION	STATUS CONDITIONS	Public
None	South	Double Pane Windows	Upper	None Known	
CONCESSIONS	HOA FEE MASTER FR	Five Piece Bath	MASTER BED LOCATI	SOLD TERM	
None	Monthly	Kitchen Island	Upper	Conventional	
UNIT LEVEL	FENCING	Master Suite	PARKING TYPE	STYLE	
Ground		Open Floor Plan	Carport Att	Townhouse	
EXTERIOR MATERIAL	FLOORING	Pet Free	PROP SUB TYPE	STYLE CHARACTERIS	
Brick	Carpet	Smoke Free	Attached Single Family	Side-by-Side	
Vinyl Siding	Laminate	Window Coverings	HOA FEE INCLUDES	SEWER	
CONSTRUCTION	FIREPLACE TYPES	Walk-in Closets	Grounds Maintenance	Public	
Frame	Electric	APPLIANCES	Trash Removal	FINANCIAL TERMS	
COOLING	FIREPLACE LOCATIO	Dryer	ROOFING MATERIAL	Cash	
Air Conditioning-Central	Living Room	Disposal	Composition Shingles	Conventional	
Ceiling Fan	GAS TYPE	Dishwasher	ROUGH-IN BATH	FHA	
DATA SOURCE	Natural Gas	Microwave Oven		VA	



6771 Morrison Dr Denver \$419,000

Turnkey Townhome In The Heart Of The Coveted, Up and Coming, Midtown Community. End Unit With Fantastic Mountain Views! Grand Entryway With Vaulted Ceilings, 2 Car Attached Garage, Oversize Electric Fireplace, Upgraded Plush Carpet, High Quality Blinds Throughout With Blackout In The Master and Guest Bedroom, 5 Piece Bath, Granite Countertops, Walking Distance To New School Currently Being Built. Close Proximity To Highway, Restaurants, Dog Park, and Schools. Don't Miss This Opportunity!



6771 Morrison Dr

Nbhood: Midtown At Clear Creek

BA Full: 2

Lot Sz: 0

Taxes: 4030.00

Total Park Spaces: 2

BA Half: 0

Acs: 0

Mlt Hoafee:

Parking Type: Gar Att

County: Adams

BA3Qtr: 0

Sch: 0

Hoafee: 87.00Monthly

Park Dim:

Status: S

City: Denver

Pin: R0182526

Valley View K-8

Valley View K-8

Skyview

Price: \$419,000

Zip: 80221

Mls: 7602059

Zoned:

SQ Above: 1758

Psf Above: 238.3

Const: Wood Siding

Style: Townhouse

Arch:

Bldr:

Model:

Car: 2

Bsmt:

Fp: 1 Family Room

Roof: Composition Shingles

Appr Cond: None Known

Incorp:

Sewer:

Water:

Yr Blt: 2015

Complex:

Heat: 0 0

Wshdry:

Lvl:

Stat Cond: None Known

Mb: Upper

Fr:

Lr:

Dr:

Kt:

Sd:

Lloc:

Forced Air Gas

Ls: OLD:

Stat Cond: None Known

Br: 3 Ba: 3.00 Sq: 1758

U: 3 BATHF-BATHF

M: 0 BATHQ

L: 0

B: 0

Fin Sq: 1758

Fin Psf: 238.3

Ld: 09/10/18

UCd: 09/10/18

Sd: 10/10/18

Tot Sq: 1758

Tot Psf: 238.3

Dom: 5

Sd: 10/10/18

Terms: Cash, Conventional, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 3000

Tr Broker:

Sold Price: \$419,000

Net Price: \$416,000

Show:

Concession: Buyer Closing Costs/SellPtsPaid

Listor:

List Office: Keller Williams Real Estate Llc

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

CONTINGENT APPRO Monthly

None Known FENCING

MEASUREMENT SOU

County Records FLOORING

BASEMENT SIZE Carpet

None Laminate

CONCESSIONS Tile Floor

Buyer Closing Costs/SelWood Floors

EXTERIOR MATERIAL FIREPLACE TYPES

Wood Siding Electric

CONSTRUCTION FIREPLACE LOCATIO

Frame Family Room

COOLING HEATING TYPE

Air Conditioning-Central Forced Air

DATA SOURCE FUEL TYPE

Metrolist Gas

LISTING CONTRACT TINTERIOR FEATURES

Exclusive Right Cable Available

EXTERIOR FEATURES EATING SPACE / Kitchen

Covered Patio Five Piece Bath

HOA FEE MASTER FR Kitchen Island

Updated

Window Coverings

Walk-in Closets

MASTER BED LOCATI

Upper

PARKING TYPE

Gar Att

PROP SUB TYPE

Attached Single Family

HOA FEE INCLUDES

Grounds Maintenance

Trash Removal

ROOFING MATERIAL

Composition Shingles

ROUGH-IN BATH

RV INDOOR STORAGE

SCHOOL DISTRICT

Mapleton Adams R-1

SELLER TYPE

Individual

STATUS CONDITIONS

None Known

SOLD TERM

Conventional

STYLE

Townhouse

FINANCIAL TERMS

Cash

Conventional

FHA

VA

TRANSACTION TYPE

For Sale

VIEW

Mountain View

LAUNDRY AVAILABI

W/D Hookups in Unit



6606 Morrison Dr Denver \$420,000

Stunning Mountain and City Views, Contemporary Design, and A Completely Maintenance Free Exterior Are All Rolled Into One In This Quintessential Denver Home On A Coveted Oversized Corner Lot! Start Your Weekend Off Right W/ A Walk To The Brewery Or Brunch At The Bistro, Then Head Back Home To Create In Your Gourmet Kitchen W/ Stainless Steel Appliances, Gas Range, Granite Surfaces, Island, and Custom Backsplash. A Dramatic Entry W/ Vaulted Ceilings, Open Floor Plan W/ Laminate Hardwood, Ensuite Master Bath, and Several Walk-In Closets Provide A Touch Of ...



6606 Morrison Dr

Nbhood: Midtown At Clear Creek

BA Full: 2

Lot Sz: 1944.00

Taxes: 4185.00

Total Park Spaces: 2

BA Half: 1

BA3Qtr: 0

BAQtr: 0

AcS: 0.04

Mlt Hoafee: No

Parking Type: Gar Att

County: Adams

Sch: Valley View K-8

Hoafee: 87.00Monthly

Park Dim:

Status: S

City: Denver

Pin: R0185845

Valley View K-8

Price: \$425,000

Zip: 80221

Mls: 3432537

Zone: R1

SQ Above: 1758

Park Desc: 506 Sq Ft

Const: Brick,Stucco,Vinyl Siding

Style: Townhouse

Arch:

Bldr:

Model:

Car: 2

Bsmt:

Fp: 1 Living Room

Roof: Composition Shingles

Appr Cond: None Known

Incorp: No

Sewer: Public

Water: Public

Yr Blt: 2016

Complex: Midtown At Clear Creek

Mb: Upper

Fr:

Lr: Main

Dr: Main

Kt: Main

Sd:

Lloc:

Heat: Forced Air Gas

Ls: OLd:

Stat Cond: None Known

Br: 3 Ba: 3.00 Sq: 1758

U: 3 BATHF-BATHF

M: 0 BATHH

L: 0

B: 0

Fin Sq: 1758

Fin Psf: 238.9

Ld: 05/15/18

UCd: 06/12/18

B: 0

Tot Sq: 1758

Tot Psf: 238.9

Dom: 19

Sd: 06/12/18

Terms: Cash,Conventional,FHA,VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 500

Tr Broker:

Sold Price: \$420,000

Net Price: \$419,500

Show:

Concession: Buyer Closing Costs/SellPtsPaid

Listor:

List Office: Keller Williams Realty Downtown Llc

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

ACCEPTING BACKUP	DATA SOURCE	Laminate	Walk-in Closets	PROP SUB TYPE	STYLE	P
Yes	Metrolist	Tile Floor	APPLIANCES	Attached Single Family	Townhouse	
CONTINGENT APPRO	DINLOC	FIREPLACE TYPES	Convection Oven	HOA FEE INCLUDES	STYLE CHARACTERIS	
None Known	Main	Electric	Dryer	Clubhouse	Side-by-Side	
MEASUREMENT SOU	LISTING CONTRACT	FIREPLACE LOCATIO	Disposal	Grounds Maintenance	SEWER	
County Records	Exclusive Right	Living Room	Dishwasher	Snow Removal	Public	
BASEMENT SIZE	EXTERIOR FEATURES	HEATING TYPE	Microwave Oven	Trash Removal	FINANCIAL TERMS	
None	Balcony	Forced Air	Refrigerator (Kitchen)	ROOFING MATERIAL	Cash	
CONCESSIONS	Covered Patio	FUEL TYPE	Smoke Alarm	Composition Shingles	Conventional	
Buyer Closing Costs/Sel	Maintenance Free Exter	Gas	Stove/Range/Oven	ROUGH-IN BATH	FHA	
UNIT LEVEL	Playground Area	HOAS HAS MULTIPLE	Washer	RV INDOOR STORAG	VA	
Ground	Professional Landscapi	No	KITLOC	SCHOOL DISTRICT	TRANSACTION TYPE	
EXTERIOR MATERIAL	Sprinkler System	INTERIOR FEATURES	Main	Mapleton Adams R-1	For Sale	
Brick	FRONT FACES	Five Piece Bath	LIVLOC	Individual	INCORPORATED	
Stucco	West	Internet Access (Wired)	Main	None Known	No	
Vinyl Siding	HOA FEE MASTER FR	Kitchen Island	LAUNDRY LOCATION	SOLD TERM	END UNIT	
CONSTRUCTION	Monthly	Master Suite	Main	Conventional	Yes	
Frame	FENCING	Open Floor Plan	MASTER BED LOCATI	Views	City View	
COOLING	FLOORING	Security Entrance	Upper	Mountain View	Mountain View	
Air Conditioning-Central	Carpet	Smoke Free	PARKING TYPE	WATER SOURCE		
Ceiling Fan		Vaulted	Gar Att			



6609 Morrison Dr Denver \$420,000

Imagine This A Beautifully Maintained Midtown Townhome That Is Better Than New. A Wonderfully Designed and Appointed, Light and Bright, South-Facing End-Unit Situated On Arguably The Best Area In All Of Midtown With Wonderful Views Of The Denver Skyline. The Contemporary Architecture Boasts Beautiful Brick, Stucco and Steel Details. This Home Also Includes Expansive Outdoor Space. Featuring A Spacious Front Patio Off The Great Room On The Ground Floor and A Large Balcony Off The Master Bedroom, You'll Get To Take Full Advantage Of The 300+ Days Of ...



6609 Morrison Dr

Nbhood: Midtown At Clear Creek

BA Full: 2

Lot Sz: 21550.00

Taxes: 3133.00

Total Park Spaces: 2

Const: Brick

Style: Townhouse

Arch:

Bldr:

Model:

Car: 2

Bsmt:

Fp: 1 Family Room

Roof: Composition Shingles

Appr Cond: None Known

Terms: Cash, Conventional, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Concession: None

Listor:

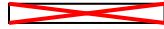
List Office: Jesus Orozco

Excl:

Legal:

Earn Chk To:

Directions:



County: Adams

BA Half: 1

BA3Qtr: 0

Acs: 0.49

Mlt Hoafec:

Parking Type: Gar Att

Incorp:

Sewer:

Water:

Yr Blt: 2016

Complex:

Heat: 0 0

Wshdry:

Lvl:

Status: S

City: Denver

Pin: R0185814

Valley View K-8

Valley View K-8

Mb: Upper

Fr: Main

Lr: Main

Dr: Main

Kt: Main

Sd:

Lloc:

Forced Air Gas

Ls: OLd:

Stat Cond: None Known

Price: \$422,500

Zip: 80221

Mls: 9225719

Zoned:

SQ Above: 1758

Psf Above: 238.9

Br: 3

U: 3

M: 0

L: 0

B: 0

Fin Sq: 1758

Fin Psf: 238.9

Ld:

UCd: 09/28/18

Sq: 1758

Ba: 3.00

BATHF-BATHF

BATHH

B: 0

Tot Sq: 1758

Tot Psf: 238.9

Dom: 7

Sd: 10/31/18

CONTINGENT APPRO

None Known

MEASUREMENT SOU

County Records

BASEMENT SIZE

None

CONCESSIONS

None

EXTERIOR MATERIAL

Brick

CONSTRUCTION

Frame

COOLING

Air Conditioning-Central

DATA SOURCE

Metrolist

DINLOC

Main

LISTING CONTRACT T

Exclusive Right

FRONT FACES

South

HOA FEE MASTER FR

Monthly

FENCING

FLOORING

Carpet

Tile Floor

Wood Floors

FIREPLACE TYPES

Electric

FIREPLACE LOCATIO

Family Room

FRLOC

Main

HEATING TYPE

Forced Air

FUEL TYPE

Gas

INTERIOR FEATURES

Eating Space / Kitchen

APPLIANCES

Dryer

Disposal

Dishwasher

Refrigerator (Kitchen)

Washer

KITLOC

Main

LAUNDRY LOCATION

Main

MASTER BED LOCATI

Upper

PARKING TYPE

Gar Att

PROP SUB TYPE

Attached Single Family

HOA FEE INCLUDES

Grounds Maintenance

Trash Removal

ROOFING MATERIAL

Composition Shingles

ROUGH-IN BATH

RV INDOOR STORAGE

SCHOOL DISTRICT

Mapleton Adams R-1

SELLER TYPE

Individual

STATUS CONDITIONS

None Known

SOLD TERM

Conventional

STYLE

Townhouse

STYLE CHARACTERIS

Side-by-Side

FINANCIAL TERMS

Cash

Conventional

FHA

VA

TRANSACTION TYPE

For Sale

END UNIT

Yes



2069 W 67th PI Denver \$422,000

Charming and Spacious 3 Bedroom 2 1/2 Bathroom Townhome In A Friendly Community Called Midtown. This Urban 2-Story Townhome Has An Open Floorplan Which Includes A Great Room and Kitchen Layout With A 60" Linear Fireplace With An Outside Patio Off The Breakfast Nook. Granite Counter Tops and A Matching Island In Kitchen, Along With Granite Upstairs In The Master Bath. Follow The Beautiful Partial Open Rail To The Top Floor Complete With An Open Loft. The Master Suite Features 5-Piece Bath, Walk-In Closet and An Attached Balcony. Great Location That Gives You ...



2069 W 67th PI

Nbhood: Midtown At Clear Creek

BA Full: 2

Lot Sz: 2027.00

Taxes: 4011.00

Total Park Spaces: 2

BA Half: 1

Acs: 0.05

Mlt Hoafes: 87.00

Parking Type: Gar Att

County: Adams

BA3Qtr: 0

Sch: 0.05

Hoafes: 87.00

Park Dim:

Status: S

City: Denver

Pin: R0182541

Valley View K-8

Valley View K-8

Price: \$422,000

Zip: 80221

Mls: 4896479

Zoned:

SQ Above: 1758

Psf Above: 240.0

Park Desc: 424 sq ft

Const: Other

Style: Townhouse

Arch:

Bldr:

Model:

Car: 2

Bsmt:

Fp: 1

Roof: Composition Shingles

Appr Cond: None Known

Incorp:

Sewer: Public

Water: Public

Yr Blt: 2015

Complex:

Mb: Upper

Fr:

Lr: Main

Dr: Main

Kt: Main

Sd:

Lloc:

Heat: Forced Air Gas

Ls: OLd:

Stat Cond: None Known

Br: 3 Ba: 3.00 Sq: 1758

U: 3 BATHF-BATHF

M: 0 BATHH

L: 0

B: 0

Fin Sq: 1758

Fin Psf: 240.0

Ld:

UCd: 10/07/18

B: 0

Tot Sq: 1758

Tot Psf: 240.0

Dom: 5

Sd: 10/30/18

Terms: Cash, Conventional, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 0

Tr Broker:

Sold Price: \$422,000

Net Price: \$422,000

Show:

Concession: None

Listor:

List Office: RE/MAX Revolution

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

PROPERTY INFORMA	Main	FUEL TYPE	LIVLOC	Individual	W/D Hookups in Unit
Tenant Occupied	LISTING CONTRACT T	Gas	Main	STATUS CONDITIONS	
CONTINGENT APPRO	Exclusive Right	INTERIOR FEATURES	MASTER BED LOCATI	None Known	
None Known	EXTERIOR FEATURES	Cable Available	Upper	SOLD TERM	
MEASUREMENT SOU	Covered Patio	Eating Space / Kitchen	PARKING TYPE	Conventional	
County Records	Patio	Five Piece Bath	Gar Att	STYLE	
BASEMENT SIZE	FRONT FACES	Internet Access (Wired)	PROP SUB TYPE	Townhouse	
None	East	Kitchen Island	Attached Single Family	STYLE CHARACTERIS	
CONCESSIONS	HOA FEE MASTER FR	Master Suite	HOA FEE INCLUDES	Low Rise (1-3)	
None	Monthly	Vaulted	Clubhouse	SEWER	
UNIT LEVEL	FENCING	Walk-in Closets	Grounds Maintenance	Public	
Ground		APPLIANCES	Trash Removal	FINANCIAL TERMS	
EXTERIOR MATERIAL	FLOORING	Dryer	ROOFING MATERIAL	Cash	
Other	Carpet	Disposal	Composition Shingles	Conventional	
CONSTRUCTION	Wood Floors	Dishwasher	ROUGH-IN BATH	FHA	
Frame	FIREPLACE TYPES	Microwave Oven		VA	
COOLING	Gas/Gas Logs	Refrigerator (Kitchen)	RV INDOOR STORAG	TRANSACTION TYPE	
Air Conditioning-Central	GAS TYPE	Stove/Range/Oven		For Sale	
DATA SOURCE	Natural Gas	Washer	SCHOOL DISTRICT	WATER SOURCE	
Metrolist	HEATING TYPE	KITLOC	Mapleton Adams R-1	Public	
DINLOC	Forced Air	Main	SELLER TYPE	LAUNDRY AVAILABI	



4917 Lowell Blvd Denver \$495,000

Entered For Comp Purposes. Spectacular New Townhome Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has A Walk-In Closet and A Luxurious Master Bathroom. Gorgeous Rooftop Deck Features City and Mountain Views. Finally, A Home With Everything You Have Been Looking For - and More.



4917 Lowell Blvd

Nbhood: Berkeley/Regis

BA Full: 1

Lot Sz: 0

Taxes: 0.00

Total Park Spaces: 1

BA Half: 1

Acs: 0

Mlt Hoafee: No

Parking Type: Gar Att

County: Denver

BA3Qtr: 1

Acs: 0

Sch: Centennial

Hoafee:

Status: S

City: Denver

Pin: 0

Skinner

Price: \$495,000

Zip: 80221

Mls: 8117184

Zoned:

North

SQ Above: 1510

Psf Above: 327.8

Park Desc:

Const: Brick,Stucco

Style: Townhouse

Arch: 5+ Plex (1 unit)

Bldr: Sophium Development

Model:

Car: 1

Bsmt:

Fp: 1 Living Room

Roof: Rolled Roofing

Appr Cond: None Known

Incorp: Yes

Sewer: Public

Water: Public

Yr Blt: 2018

Complex: Lowell7

Mb: Upper

Fr:

Lr:

Dr:

Kt:

Sd:

Lloc:

Forced Air Gas

Ls: OLd:

Stat Cond: None Known

Br: 3 Ba: 3.00 Sq: 1510

U: 2 BATHTQ-BATHF

M: 1

L: 0 BATHH

B: 0

Fin Sq: 1510

Fin Psf: 327.8

Ld: 11/14/18

UCd: 11/14/18

B: 0

Tot Sq: 1510

Tot Psf: 327.8

Dom: 0

Sd: 11/14/18

Terms: Cash,Conventional,FHA,VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 0

Tr Broker:

Sold Price: \$495,000

Net Price: \$495,000

Show:

Concession: None

Listor:

List Office: One Realty Llc

Excl:

Legal:

Earn Chk To:

Directions:

Min Earn:

County: Denver

CONTINGENT APPRO

None Known

ARCHITECTURE

5+ Plex (1 unit)

MEASUREMENT SOU

Builder

BASEMENT SIZE

None

CONCESSIONS

None

EXTERIOR MATERIAL

Brick

Stucco

CONSTRUCTION DET

Under Construction

CONSTRUCTION

Frame

COOLING

Air Conditioning-Central

DATA SOURCE

Metrolist

LISTING CONTRACT T

Exclusive Right

EXTERIOR FEATURES

Balcony

Professional Landscapi

Patio

FRONT FACES

South

FENCING

FLOORING

Carpet

Tile Floor

Wood Floors

FIREPLACE TYPES

Electric

FIREPLACE LOCATIO

Living Room

GAS TYPE

Natural Gas

HEATING TYPE

Forced Air

FUEL TYPE

Gas

HOAS HAS MULTIPLE RV INDOOR STORAGE

No

INTERIOR FEATURES

Cable Available

Double Pane Windows

Kitchen Island

Master Suite

Open Floor Plan

Pet Free

Smoke Free

Walk-in Closets

MASTER BED LOCATI

Upper

PARKING TYPE

Gar Att

PROP SUB TYPE

Attached Single Family

ROOFING MATERIAL

Rolled Roofing

ROUGH-IN BATH

Gas

SCHOOL DISTRICT

Denver 1

SELLER TYPE

Builder

STATUS CONDITIONS

None Known

SOLD TERM

Conventional

STYLE

Townhouse

STYLE CHARACTERIS

Side-by-Side

SEWER

Public

FINANCIAL TERMS

Cash

Conventional

FHA

VA

TRANSACTION TYPE

For Sale

INCORPORATED

Yes

VIEWS

Mountain View

WATER SOURCE

Public

LAUNDRY AVAILABI

W/D Hookups in Unit



4913 Lowell Blvd Denver \$499,900

Now Ready! Spectacular New Townhome Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has A Walk-In Closet And A Luxurious Master Bathroom. Gorgeous Rooftop Deck Features City and Mountain Views. Finally, A Home With Everything You Have Been Looking For - and More.



4913 Lowell Blvd
Nbhood: Berkeley **County:** Denver **Status:** S **Price:** \$499,900
BA Full: 1 **BA Half:** 1 **BA3Qtr:** 1 **BAQtr:** 0 **City:** Denver **Zip:** 80221
Lot Sz: 0 **Acs:** 0 **Sch:** Centennial **Pin:** 0 **Mls:** 6705798
Taxes: 0.00 **Mlt Hoafee:** **Hoafee:** **North** **Zoned:**
Total Park Spaces: 1 **Parking Type:** Gar Att **Park Dim:** **SQ Above:** 1510 **Psf Above:** 331.0
Const: Brick,Stucco **Incorp:** Yes **Mb:** Upper **Br:** 3 **Ba:** 3.00 **Sq:** 1510
Style: Townhouse **Sewer:** Public **Fr:** **U:** 2 **BATHTQ-BATHF**
Arch: 5+ Plex (1 unit) **Water:** Public **Lr:** **M:** 1
Bldr: Sophium Development **Yr Blt:** 2018 **Dr:** **L:** 0 **BATHH**
Model: **Complex:** Lowell7 **Kt:** **B:** 0 **B:** 0
Car: 1 **Sd:** **Fin Sq:** 1510 **Tot Sq:** 1510
Bsmt: 0 0 **Lloc:** **Fin Psf:** 331.0 **Tot Psf:** 331.0
Fp: 1 Living Room **Heat:** Forced Air Gas **Ld:** **Dom:** 289
Roof: Rolled Roofing **Wshdry:** **Lvl:** **UCd:** 01/24/19 **Sd:** 03/01/19
Appr Cond: None Known **Stat Cond:** None Known
Terms: Cash,Conventional,FHA,VA
Add Terms:
Sold Terms:
Var Comm:
Buy Ag: **Tr Broker:**
Poss:
Seller Type: **Sold Price:** \$499,900
Concession: None **Concession Amt:** 0 **Net Price:** \$499,900
Listor: **Show:**
List Office: One Realty Llc
Excl:
Legal:
Earn Chk To: **Min Earn:** **County:** Denver
Directions:

PROPERTY INFORMA	Air Conditioning-Central	GAS TYPE	Stove/Range/Oven	STYLE
Buyers Warranty	DATA SOURCE	Natural Gas	MASTER BED LOCATI	Townhouse
Quick Possession	Metrolist	HEATING TYPE	Upper	STYLE CHARACTERIS
CONTINGENT APPRO	LISTING CONTRACT T	Forced Air	PARKING TYPE	Side-by-Side
None Known	Exclusive Right	FUEL TYPE	Gar Att	SEWER
ARCHITECTURE	EXTERIOR FEATURES	Gas	PROP SUB TYPE	Public
5+ Plex (1 unit)	Balcony	INTERIOR FEATURES	Attached Single Family	FINANCIAL TERMS
MEASUREMENT SOU	Professional Landscapi	Cable Available	ROOFING MATERIAL	Cash
Builder	Patio	Double Pane Windows	Rolled Roofing	Conventional
BASEMENT SIZE	FRONT FACES	Kitchen Island	ROUGH-IN BATH	FHA
None	South	Master Suite		VA
CONCESSIONS	FENCING	Open Floor Plan	RV INDOOR STORAG	TRANSACTION TYPE
None		Pet Free		For Sale
EXTERIOR MATERIAL	FLOORING	Smoke Free	SCHOOL DISTRICT	INCORPORATED
Brick	Carpet	Walk-in Closets	Denver 1	Yes
Stucco	Tile Floor	APPLIANCES	SELLER TYPE	VIEWS
CONSTRUCTION DET	Wood Floors	Disposal	Builder	Mountain View
Under Construction	FIREPLACE TYPES	Dishwasher	STATUS CONDITIONS	WATER SOURCE
CONSTRUCTION	Electric	Microwave Oven	None Known	Public
Frame	FIREPLACE LOCATIO	Refrigerator (Kitchen)	SOLD TERM	LAUNDRY AVAILABI
COOLING	Living Room	Smoke Alarm	Conventional	W/D Hookups in Unit



4911 Lowell Blvd Denver \$514,195

Entered For Comp Purposes - Spectacular New Townhomes Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Huge Rooftop Deck With Gas Hookup. 4 Different Floor Plans To Choose From - All Featuring 3 Bedrooms. Still Time To Help Select Your Finishes To Make This Home Your Own. Finally, A Home With Everything You Have Been Looking ...



4911 Lowell Blvd  **Status:** S **Price:** \$514,195
Nbhood: Berkeley/Regis **County:** Denver **City:** Denver **Zip:** 80221
BA Full: 1 **BA Half:** 2 **BA3Qtr:** 1 **BAQtr:** 0 **Pin:** 0 **Mls:** 2613894
Lot Sz: 0 **Acs:** 0 **Sch:** Centennial **Skinner** **North** **Zoned:**
Taxes: 0.00 **Mlt Hoafee:** No **Hoafee:** **SQ Above:** 1711 **Psf Above:** 300.5
Total Park Spaces: 2 **Parking Type:** Gar Att **Park Dim:** **Park Desc:**
Const: Brick,Stucco **Incorp:** Yes **Mb:** Upper 13x12 **Br:** 3 **Ba:** 4.00 **Sq:** 1711
Style: Townhouse **Sewer:** Public **Fr:** **U:** 2 **BATHTQ-BATHF**
Arch: 5+ Plex (1 unit) **Water:** **Lr:** **M:** 1 **BATHH-BATHH**
Bldr: Sophium Development **Yr Blt:** 2018 **Dr:** **L:** 0
Model: **Complex:** Lowell7 **Kt:** **B:** 0 **B:** 0
Car: 2 **Sd:** **Fin Sq:** 1711 **Tot Sq:** 1711
Bsmt: **Lloc:** **Fin Psf:** 300.5 **Tot Psf:** 300.5
Fp: 0 **Heat:** Forced Air Gas **Ld:** **Dom:** 0
Roof: Rolled Roofing **Wshdry:**  **Lvl:** **UCd:** 11/29/18 **Sd:** 11/29/18
Appr Cond: None Known **Stat Cond:** None Known
Terms: Cash,Conventional,FHA,VA
Add Terms:
Sold Terms:
Var Comm:
Buy Ag: **Tr Broker:**
Poss:
Seller Type: **Sold Price:** \$514,195
Concession Amt: 0 **Net Price:** \$514,195
Concession: None **Show:**
Listor:
List Office: One Realty Llc
Excl:
Legal:
Earn Chk To: **Min Earn:** **County:** Denver
Directions:

PROPERTY INFORMA	DATA SOURCE	No	For Sale
Buyers Warranty	Metrolist	INTERIOR FEATURES	SCHOOL DISTRICT
CONTINGENT APPRO	LISTING CONTRACT T	Cable Available	Denver 1
None Known	Exclusive Right	Double Pane Windows	SELLER TYPE
ARCHITECTURE	EXTERIOR FEATURES	Kitchen Island	Builder
5+ Plex (1 unit)	Balcony	Master Suite	STATUS CONDITIONS
MEASUREMENT SOU	Professional Landscapi	Open Floor Plan	None Known
Builder	Patio	Pet Free	SOLD TERM
BASEMENT SIZE	FRONT FACES	Smoke Free	Conventional
None	South	Walk-in Closets	STYLE
CONCESSIONS	FENCING	MASTER BED LOCATI	Townhouse
None		Upper	STYLE CHARACTERIS
EXTERIOR MATERIAL	FLOORING	PARKING TYPE	Side-by-Side
Brick	Carpet	Gar Att	SEWER
Stucco	Tile Floor	PROP SUB TYPE	Public
CONSTRUCTION DET	Wood Floors	Attached Single Family	FINANCIAL TERMS
Under Construction	HEATING TYPE	ROOFING MATERIAL	Cash
CONSTRUCTION	Forced Air	Rolled Roofing	Conventional
Frame	FUEL TYPE	ROUGH-IN BATH	FHA
COOLING	Gas		VA
Air Conditioning-Central	HOAS HAS MULTIPLE RV INDOOR STORAG	TRANSACTION TYPE	



4919 Lowell Blvd Denver \$529,900

Completion In 30 Days! Spectacular New Townhomes Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Gorgeous Rooftop Deck Features City and Mountain Views. Finally, A Home With Everything You Have Been Looking For - and More.



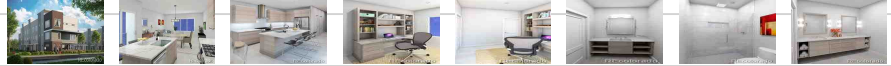
4919 Lowell Blvd
Nbhood: Berkeley **County:** Denver **Status:** S **Price:** \$529,900
BA Full: 1 **BA Half:** 2 **BA3Qtr:** 1 **BAQtr:** 0 **City:** Denver **Zip:** 80221
Lot Sz: 0 **Acs:** 0 **Sch:** Centennial **Pin:** 0 **Mls:** 9094997
Taxes: 0.00 **Mlt Hoafee:** **Hoafee:** **North** **Zoned:**
Total Park Spaces: 2 **Parking Type:** Gar Att **Park Dim:** **SQ Above:** 1711 **Psf Above:** 309.7
Park Desc:
Const: Brick,Stucco **Incorp:** Yes **Mb:** Upper 13x12 **Br:** 3 **Ba:** 4.00 **Sq:** 1711
Style: Townhouse **Sewer:** Public **Fr:** **U:** 2 **BATHTQ-BATHF**
Arch: 5+ Plex (1 unit) **Water:** Public **Lr:** **M:** 1 **BATHH**
Bldr: Sophium Development **Yr Blt:** 2018 **Dr:** **L:** 0 **BATHH**
Model: **Complex:** Lowell7 **Kt:** **B:** 0 **B:** 0
Car: 2 **Sd:** **Fin Sq:** 1711 **Tot Sq:** 1711
Bsm: 0 0 **Lloc:** **Fin Psf:** 309.7 **Tot Psf:** 309.7
Fp: 1 Living Room **Heat:** Forced Air Gas **Ld:** **Dom:** 67
Roof: Rolled Roofing **Wshdry:** **Lvl:** **UCd:** 07/23/18 **Sd:** 09/07/18
Appr Cond: None Known **Stat Cond:** None Known
Terms: Cash,Conventional,FHA,VA
Add Terms:
Sold Terms:
Var Comm: **Buy Ag:** **Tr Broker:**
Concession: None **Poss:** **Seller Type:** **Sold Price:** \$529,900
Listor: **Concession Amt:** 0 **Net Price:** \$529,900
List Office: One Realty Llc **Show:**
Excl:
Legal:
Earn Chk To: **Min Earn:** **County:** Denver
Directions:

PROPERTY INFORMATION	DATA SOURCE	Natural Gas	MASTER BED LOCATION	Townhouse
Buyers Warranty	Metrolist	HEATING TYPE	Upper	STYLE CHARACTERIS
CONTINGENT APPRO	LISTING CONTRACT T	Forced Air	PARKING TYPE	Side-by-Side
None Known	Exclusive Right	FUEL TYPE	Gar Att	SEWER
ARCHITECTURE	EXTERIOR FEATURES	Gas	PROP SUB TYPE	Public
5+ Plex (1 unit)	Balcony	INTERIOR FEATURES	Attached Single Family	FINANCIAL TERMS
MEASUREMENT SOU	Professional Landscapi	Cable Available	ROOFING MATERIAL	Cash
Builder	Patio	Double Pane Windows	Rolled Roofing	Conventional
BASEMENT SIZE	FRONT FACES	Kitchen Island	ROUGH-IN BATH	FHA
None	South	Master Suite		VA
CONCESSIONS	FENCING	Open Floor Plan	RV INDOOR STORAG	TRANSACTION TYPE
None		Pet Free		For Sale
EXTERIOR MATERIAL	FLOORING	Smoke Free	SCHOOL DISTRICT	INCORPORATED
Brick	Carpet	Walk-in Closets	Denver 1	Yes
Stucco	Tile Floor	APPLIANCES	SELLER TYPE	VIEWS
CONSTRUCTION DET	Wood Floors	Disposal	Builder	Mountain View
Under Construction	FIREPLACE TYPES	Dishwasher	STATUS CONDITIONS	WATER SOURCE
CONSTRUCTION	Electric	Microwave Oven	None Known	Public
Frame	FIREPLACE LOCATIO	Refrigerator (Kitchen)	SOLD TERM	LAUNDRY AVAILABI
COOLING	Living Room	Smoke Alarm	Conventional	W/D Hookups in Unit
Air Conditioning-Central	GAS TYPE	Stove/Range/Oven	STYLE	



4915 Lowell Blvd Denver \$530,000

Spectacular New Townhomes Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Huge Rooftop Deck With Gas Hookup. 4 Different Floor Plans To Choose From - All Featuring 3 Bedrooms. Still Time To Help Select Your Finishes To Make This Home Your Own. Finally, A Home With Everything You Have Been Looking For - and More.



4915 Lowell Blvd
Nbhood: Regis
BA Full: 1 **BA Half:** 2 **BA3Qtr:** 1 **BAQtr:** 0
Lot Sz: 0 **Acs:** 0 **Sch:** Centennial **Pin:** 0
Taxes: 0.00 **Mlt Hoafee:** **Hoafee:**
Total Park Spaces: 2 **Parking Type:** Gar Att **Park Dim:**
Const: Brick, Stucco **Incorp:** Yes **Mb:** Upper 13x12 **Br:** 3 **Ba:** 4.00 **Sq:** 1711
Style: Townhouse **Sewer:** Public **Fr:** **U:** 2 **BATH:** BATHQ-BATHF
Arch: 5+ Plex (1 unit) **Water:** **Lr:** **M:** 1 **BATH:** BATHH-BATHH
Bldr: Sophium Development **Yr Blt:** 2017 **Dr:** **L:** 0
Model: **Complex:** Lowell7 **Kt:** **B:** 0 **B:** 0
Car: 2 **Sd:** **Fin Sq:** 1711 **Tot Sq:** 1711
Bsmt: **Lloc:** **Fin Psf:** 309.7 **Tot Psf:** 309.7
Fp: 0 **Heat:** Forced Air Gas **Ld:** **Dom:** 224
Roof: Rolled Roofing **Wshdry:** **Lvl:** **UCd:** 08/17/17 **Sd:** 09/07/18
Appr Cond: None Known **Stat Cond:** None Known
Terms: Cash, Conventional, FHA, VA
Add Terms:
Sold Terms:
Var Comm:
Buy Ag: **Tr Broker:**
Poss:
Seller Type: **Sold Price:** \$530,000
Concession Amt: 0 **Net Price:** \$530,000
Concession: None **Show:**
Listor:
List Office: One Realty Llc
Excl:
Legal:
Earn Chk To: **Min Earn:** **County:** Denver
Directions:

PROPERTY INFORMATION	DATA SOURCE	Cable Available	Attached Single Family	FINANCIAL TERMS
Buyers Warranty	Metrolist	Double Pane Windows	ROOFING MATERIAL	Cash
CONTINGENT APPRO	LISTING CONTRACT T	Kitchen Island	Rolled Roofing	Conventional
None Known	Exclusive Right	Master Suite	ROUGH-IN BATH	FHA
ARCHITECTURE	EXTERIOR FEATURES	Open Floor Plan		VA
5+ Plex (1 unit)	Balcony	Pet Free	RV INDOOR STORAG	TRANSACTION TYPE
MEASUREMENT SOU	Professional Landscapi	Smoke Free		For Sale
Builder	Patio	Walk-in Closets	SCHOOL DISTRICT	INCORPORATED
BASEMENT SIZE	FRONT FACES	APPLIANCES	Denver 1	Yes
None	South	Dishwasher	SELLER TYPE	END UNIT
CONCESSIONS	FENCING	Microwave Oven	Builder	No
None		Refrigerator (Kitchen)	STATUS CONDITIONS	LAUNDRY AVAILABI
EXTERIOR MATERIAL	FLOORING	Smoke Alarm	None Known	W/D Hookups in Unit
Brick	Carpet	Stove/Range/Oven	SOLD TERM	
Stucco	Tile Floor	LIMITED SERVICE	Conventional	
CONSTRUCTION DET	Wood Floors	No	STYLE	
Under Construction	HEATING TYPE	MASTER BED LOCATI	Townhouse	
CONSTRUCTION	Forced Air	Upper	STYLE CHARACTERIS	
Frame	FUEL TYPE	PARKING TYPE	Side-by-Side	
COOLING	Gas	Gar Att	SEWER	
Air Conditioning-Central	INTERIOR FEATURES	PROP SUB TYPE	Public	



4909 Lowell Blvd Denver \$560,000

Ready Now! Spectacular New End-Unit Townhome Just Blocks To Berkeley and Blocks To Regis University. No Other Townhome In This Price Range and Location Offers 3 Legal Bedrooms and Nearly 2k Sqft. Clean, Modern European Finishes Adorn The Bright Open and One Of A Kind Layout. Featuring Quartz Counters, Stainless Steel Kitchen Aid Appliances, Solid White Oak Floors, Custom Cabinetry, Rain-Showerheads, Custom Lighting and So Much More. The Large Master Bedroom Has Dual Walk-In Closets and A Luxurious Master Bathroom. Gorgeous Rooftop Deck Features City and Mountain ...



4909 Lowell Blvd
Nbhood: Berkeley **County:** Denver **Status:** S **Price:** \$574,500
BA Full: 1 **BA Half:** 1 **BA3Qtr:** 1 **BAQtr:** 0 **City:** Denver **Zip:** 80221
Lot Sz: 0 **Acs:** 0 **Sch:** Centennial **Pin:** 218417032 **Mls:** 1868700
Taxes: 0.00 **Mlt Hoafee:** No **Hoafee:** **North** **Zoned:**
Total Park Spaces: 2 **Parking Type:** Gar Att **Park Dim:** **SQ Above:** 1945 **Psf Above:** 287.9
Const: Brick,Stucco **Incorp:** Yes **Mb:** Upper **Br:** 3 **Ba:** 3.00 **Sq:** 1945
Style: Townhouse **Sewer:** Public **Fr:** **U:** 2 **BATHQ-BATHF**
Arch: 5+ Plex (1 unit) **Water:** Public **Lr:** **M:** 1 **BATH**
Bldr: Sophium Development **Yr Blt:** 2018 **Dr:** **L:** 0
Model: **Complex:** Lowell7 **Kt:** **B:** 0 **B:** 0
Car: 2 **Sd:** **Fin Sq:** 1945 **Tot Sq:** 1945
Bsmt: 0 0 **Lloc:** **Fin Psf:** 287.9 **Tot Psf:** 287.9
Fp: 1 Living Room **Heat:** Forced Air Gas **Ld:** **Dom:** 104
Roof: Rolled Roofing **Wshdry:** **Lvl:** **UCd:** 11/13/18 **Sd:** 12/17/18
Appr Cond: None Known **Stat Cond:** None Known
Terms: Cash,Conventional,FHA,Exchange,VA
Add Terms:
Sold Terms: **Buy Ag:** **Tr Broker:**
Var Comm: **Poss:** **Seller Type:** **Sold Price:** \$560,000
Concession: None **Concession Amt:** 0 **Net Price:** \$560,000
Listor: **Show:**
List Office: One Realty Llc
Excl:
Legal:
Earn Chk To: **Min Earn:** **County:** Denver
Directions:

PROPERTY INFORMA	Air Conditioning-Central	GAS TYPE	Refrigerator (Kitchen)	SOLD TERM	Mountain View
Buyers Warranty	DATA SOURCE	Natural Gas	Smoke Alarm	Conventional	WATER SOURCE
Quick Possession	Metrolist	HEATING TYPE	Stove/Range/Oven	STYLE	Public
CONTINGENT APPRO	LISTING CONTRACT T	Forced Air	MASTER BED LOCATI	Townhouse	LAUNDRY AVAILABI
None Known	Exclusive Right	FUEL TYPE	Upper	STYLE CHARACTERIS	W/D Hookups in Unit
ARCHITECTURE	EXTERIOR FEATURES	Gas	PARKING TYPE	Side-by-Side	
5+ Plex (1 unit)	Balcony	HOAS HAS MULTIPLE	Gar Att	SEWER	
MEASUREMENT SOU	Professional Landscapi	No	PROP SUB TYPE	Public	
Builder	Patio	INTERIOR FEATURES	Attached Single Family	FINANCIAL TERMS	
BASEMENT SIZE	FRONT FACES	Cable Available	ROOFING MATERIAL	Cash	
None	East	Double Pane Windows	Rolled Roofing	Conventional	
CONCESSIONS	FENCING	Kitchen Island	ROUGH-IN BATH	FHA	
None		Master Suite	RV INDOOR STORAG	Exchange	
EXTERIOR MATERIAL	FLOORING	Open Floor Plan		VA	
Brick	Carpet	Pet Free	SCHOOL DISTRICT	TRANSACTION TYPE	
Stucco	Tile Floor	Smoke Free	Denver 1	For Sale	
CONSTRUCTION DET	Wood Floors	Walk-in Closets	SELLER TYPE	INCORPORATED	
New Home	FIREPLACE TYPES	APPLIANCES	Builder	Yes	
CONSTRUCTION	Electric	Disposal	STATUS CONDITIONS	END UNIT	
Frame	FIREPLACE LOCATIO	Dishwasher	None Known	Yes	
COOLING	Living Room	Microwave Oven		VIEWS	

At Minimum, 10% Increase for Superior Location, Single Detached Without Basements

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019

Address	Sold Dt	Concession	Sold Price	Orig.Price	Net Price	Diff%	DOM	SqFt	\$/SqFt
7873 Florado St	03/09/18	\$0	\$453,000	\$426,000	\$453,000	106.3%	178	1642	275.88
7942 Tejon St	07/19/18	\$0	\$453,500	\$446,000	\$453,500	101.7%	85	1642	276.19
7903 Shoshone St	01/25/19	\$5,000	\$455,000	\$455,000	\$450,000	98.9%	39	1642	277.10
7936 Shoshone St	02/26/19	\$5,000	\$460,000	\$463,000	\$455,000	98.3%	19	1642	280.15
7916 N Shoshone St	05/10/19	\$8,000	\$460,000	\$460,000	\$452,000	98.3%	6	1642	280.15
7880 Shoshone St	03/15/19	\$900	\$463,000	\$463,000	\$462,100	99.8%	18	1642	281.97
4848 King St	07/28/16	\$0	\$520,000	\$529,000	\$520,000	98.3%	25	1900	273.68
5045 Meade St	02/10/17	\$0	\$548,350	\$550,000	\$548,350	99.7%	4	2105	260.50
<< Ave Net Price: \$474,244 - Olp: \$474,000 - Concession: \$2,362 - Diff%: 100.1 - SqFt: 1732 - \$/SqFt: \$274 - DOM: 47 >>									

HIGHLAND TEAM

COMPASS DENVER



At Minimum, 10% Increase for Superior Location

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019

Recently Sold



Listed By: Home Brokers, Llc

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
7873 Florado St	\$426,000	3	1642	178	07/17/17
Denver 80221	\$453,000	2.00	275.88	2017	03/09/18
Ranch Model With Amazing Upgrades, 42` Cabinets + Back Yard Landscape! All Of Life`s Entertainment Is Enjoyed On One Level With The Ranch-Style Of The Anderson. This Home Is Open, Bright and Elegant and At 1,642 Square Feet Provides An Efficient Balance Of Living Space, Entertainment Space + Storage. Energy Efficient Amenities Including: Furnace + Air Conditioner, Plumbing + Water Fixtures, Crestline Lowe Double Pain Windows, Stainless Steel Appliances, Hot Water Heater and Low Maintenance Landscaping. Adjacent To Open Nature Space and A ...					



Listed By: Home Brokers, Llc

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
7942 Tejon St	\$446,000	3	1642	85	04/18/18
Denver 80221	\$453,500	2.00	276.19	2018	07/19/18
Built By A Third Generation Builder, Delwest, The Quality and Functional Home Should Be Ready To Move Into On April 15, 2018. The Home Is Located In Clear Lake; A Hidden Gem Of A community- Tucked Away In What Used To Be A Former Middle School, Adjacent To Open Space and A Park, The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. All Homes Include Upgraded Finishes With No Additional Design Costs- Quartz Countertops, 42` Upper Cabinets, Stainless Steel ...					



Listed By: Home Brokers, Llc

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
7903 Shoshone St	\$455,000	3	1642	39	12/06/18
Denver 80221	\$455,000	2.00	277.10	2018	01/25/19
All Of Life`s Entertainment Is Enjoyed On One Level With The Ranch Style Floor Plan Of The Anderson. This Home Is Open, Bright and Elegant, Providing The Perfect Balance Of Living and Entertainment Space, Along With Ample Storage.					

HIGHLAND TEAM

COMPASS DENVER



At Minimum, 10% Increase for Superior Location

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019



Listed By: Home Brokers, LLC

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
7936 Shoshone St Denver 80221	\$463,000 \$460,000	3 2.00	1642 280.15	19 2018	01/08/19 02/26/19

Built By A Third Generation Builder, Delwest. The Home Is Located In Clear Lake; A Hidden Gem Of A Community- Tucked Away In What Used To Be A Former Middle School, Adjacent To Open Space and A Park, The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. All Homes Include Upgraded Finishes With No Additional Design Costs- Quartz Counter - Tops, 42" Upper Cabinets, Stainless Steel Appliances, Over-Sized Covered Porch, Upgraded Luxury Flooring, Tank-Less Water ...



Listed By: Home Brokers, LLC

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
7916 N Shoshone St Denver 80221	\$460,000 \$460,000	3 2.00	1642 280.15	6 2019	04/10/19 05/10/19

New Ranch-Style Home With Three Bedrooms and Two Car Garage Plus Spacious Backyard. Built By Third Generation Builder, Delwest, The Home Is Located In Clear Lake Estates; A Hidden Gem Of A Community- Tucked Away In What Used To Be A Former Middle School, and Adjacent To Open Space and A Park; The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. Upgraded Finishes With No Additional Design Costs Include: Quartz Countertops, 42" Upper Cabinets, Stainless Steel ...



Listed By: Home Brokers, LLC

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
7880 Shoshone St Denver 80221	\$463,000 \$463,000	3 2.00	1642 281.97	18 2018	01/09/19 03/15/19

Built By A Third Generation Builder, Delwest. The Home Is Located In Clear Lake; A Hidden Gem Of A Community- Tucked Away In What Used To Be A Former Middle School, Adjacent To Open Space and A Park, The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. All Homes Include Upgraded Finishes With No Additional Design Costs- Quartz Counter - Tops, 42" Upper Cabinets, Stainless Steel Appliances, Over-Sized Covered Porch, Upgraded Luxury Flooring, Tank-Less Water ...

HIGHLAND TEAM

COMPASS DENVER



At Minimum, 10% Increase for Superior Location

Prepared for BERKLEY SHORES

Wednesday, June 19, 2019

Less Water ...



Listed By: Cherry Creek Properties Llc

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
4848 King St	\$529,000	4	1900	25	05/28/16
Denver 80221	\$520,000	3.00	273.68	2015	07/28/16

Charming Berkeley 2 Story A-Frame Home With Contemporary Finishes Throughout. Masterfully Planned and Designed To Ensure The Most Functional Living Space Possible. The 1st Fl Boasting 9 Ft Ceiling, Bedroom/Office With An Amazing Barn Door/Full Bath/Built In Study Nook/Bright and Sunny Natural Light Immerses Each Room. The Coretec Plus Whitewash Flooring (1st Fl, Stairs, and 2nd Fl Hallway) Makes This Home Low Maintenance. The Kitchen Has Beautiful White Cabinetry/Gorgeous Pulls and Handles/Soft Closed Cabinets and Drawers/Pantry/Large ...



Listed By: RE/MAX Southeast Inc.

Recently Sold	List Sold	Beds Baths	SqFt \$/SqFt	DOM Built	List Sold
5045 Meade St	\$550,000	3	2105	4	01/05/17
Denver 80221	\$548,350	2.00	260.50	2012	02/10/17

Wow! Wow! Wow! Rare Single Family Detached 5 Year Old Home With Attached Garage! Incredible Contemporary Home With Impeccable Architecture and Details Details. Large and Open and Bright , Floor Plan With Vaulted Ceilings Through Out The House. Chef's Kitchen With Newer Custom Cabinets, Slab Granite Counter Tops, and Ss Appliances. Stamped Concrete Patio, Professional Landscaping. Huge Master Suite Fabulous Master Bath, Huge Loft and Family Room Areas. Rare 2 Car Garage Detached Newer Construction In The Area. Walk To The ...

HIGHLAND TEAM

COMPASS DENVER





7873 Florado St Denver \$453,000

Ranch Model With Amazing Upgrades, 42` Cabinets + Back Yard Landscape! All Of Life's Entertainment Is Enjoyed On One Level With The Ranch-Style Of The Anderson. This Home Is Open, Bright and Elegant and At 1,642 Square Feet Provides An Efficient Balance Of Living Space, Entertainment Space + Storage. Energy Efficient Amenities Including: Furnace + Air Conditioner, Plumbing + Water Fixtures, Crestline Lowe Double Pain Windows, Stainless Steel Appliances, Hot Water Heater and Low Maintenance Landscaping. Adjacent To Open Nature Space and A Great Park, Live ...



7873 Florado St

Nbhood: Sherrelwood Estates

County: Adams

Status: S

Price: \$426,000

BA Full: 2

BA Half: 0

BA3Qtr: 0

BAQtr: 0

City: Denver

Zip: 80221

Lot Sz: 5450.00

Acs: 0.13

Sch: Metz

Pin: Ranum

Westminster

Mls: 8829714

Taxes: 601.32

Mlt Hoafee:

Hoafee: 40.00Monthly

SQ Above: 1642

Zoned: Res

Total Park Spaces: 2

Parking Type: Gar Att

Park Dim:

Park Desc:

Const: Brick,Wood Siding

Incorp:

Mb: Main 14x13

Br: 3 Ba: 2.00 Sq: 1642

Style: Ranch/1 Story

Sewer:

Fr:

U: 0

Arch: Contemporary

Water:

Lr: Main 18.5x12.75

M: 3 BATHF-BATHF

Bldr: Delwest

Yr Blt: 2017

Dr: Main 13x10.5

L: 0

Model: Anderson / 1602

Complex:

Kt: Main 13.75x12.5

B: 0

B: 0

Car: 2

Sd:

Fin Sq: 1642

Tot Sq: 1642

Bsmt: Crawl Space

0 0

Lloc:

Fin Psf: 275.8

Tot Psf: 275.8

Fp: 0

Heat:

Forced Air Gas

Ld:

Dom: 178

Roof: Composition Shingles

Wshdry:

Lvl:

Ls: No OLd:

UCd: 01/11/18

Sd: 03/09/18

Appr Cond: None Known

Stat Cond: None Known

Terms: Cash,Conventional,FHA,VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Tr Broker:

Poss:

Seller Type:

Sold Price: \$453,000

Concession: None

Concession Amt: 0

Net Price: \$453,000

Listor:

Show:

List Office: Home Brokers, Llc

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions: Please Use Google Maps and Or The Lat./Long For Your Directions.

CONTINGENT APPRO DATA SOURCE

Eating Space / Kitchen

PARKING TYPE

STYLE

None Known

Metrolist

Kitchen Island

Gar Att

Ranch/1 Story

ARCHITECTURE

DINLOC

Open Floor Plan

PROP SUB TYPE

FINANCIAL TERMS

Contemporary

Main

Pet Free

Detached Single Family

Cash

MEASUREMENT SOU

LISTING CONTRACT T

Walk-in Closets

HOA FEE INCLUDES

Conventional

County Records

Exclusive Right

APPLIANCES

Grounds Maintenance

FHA

BASEMENT SIZE

HOA FEE MASTER FR

Disposal

Trash Removal

VA

None

Monthly

Dishwasher

ROOFING MATERIAL

TRANSACTION TYPE

CONCESSIONS

FENCING

Microwave Oven

Composition Shingles

For Sale

None

Refrigerator (Kitchen)

ROUGH-IN BATH

EXTERIOR MATERIAL FLOORING

Stove/Range/Oven

RV INDOOR STORAG

Brick

Carpet

KITLOC

Main

Wood Siding

Laminate

LIVLOC

Main

SCHOOL DISTRICT

CONSTRUCTION DET

Tile Floor

LAUNDRY LOCATION

Adams 50

New Home

HEATING TYPE

LAUNDRY LOCATION

Adams 50

CONSTRUCTION

Forced Air

Main

SELLER TYPE

Frame

FUEL TYPE

LIMITED SERVICE

STATUS CONDITIONS

COOLING

Gas

No

None Known

Air Conditioning-Central

INTERIOR FEATURES

MASTER BED LOCATI

SOLD TERM

SUBFLOOR

Cable Available

Main

Conventional

Crawl Space

Double Pane Windows



7942 Tejon St Denver \$453,500

Built By A Third Generation Builder, Delwest, The Quality and Functional Home Should Be Ready To Move Into On April 15, 2018. The Home Is Located In Clear Lake; A Hidden Gem Of A Community- Tucked Away In What Used To Be A Former Middle School, Adjacent To Open Space and A Park, The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. All Homes Include Upgraded Finishes With No Additional Design Costs- Quartz Countertops, 42' Upper Cabinets, Stainless Steel Appliances, Oversized ...



7942 Tejon St

Nbhood: ~~REcolorado~~ County: Adams
 BA Full: 2 BA Half: 0 BA3Qtr: 0 BAQtr: 0
 Lot Sz: 5192.00 Acs: 0.12 Sch: Metz
 Taxes: 562.00 Mlt Hoafee: Hoafee: 40.00 Monthly
 Total Park Spaces: 2 Parking Type: Gar Att Park Dim:

Status: S
 City: Denver
 Pin: R0190225

Price: \$446,000
 Zip: 80221
 Mls: 9039555

Westminster Zoned: ~~REcolorado~~
 SQ Above: 1642 Psf Above: 276.1
 Park Desc:

Const: Brick Incorp: No Mb: Main Br: 3 Ba: 2.00 Sq: 1642
 Style: Ranch/1 Story Sewer: Public Fr: U: 0
 Arch: Traditional Water: Lr: Main M: 3 BATHF-BATHF
 Bldr: Yr Blt: 2018 Dr: Main L: 0
 Model: Anderson/B Complex: Kt: Main B: 0
 Car: 2 Sd: Fin Sq: 1642 Tot Sq: 1642
 Bsmt: Crawl Space 0 0 Lloc: Fin Psf: 276.1 Tot Psf: 276.1
 Fp: 0 Heat: Forced Air Gas Ld: Dom: 85
 Roof: Composition Shingles Wshdry: Lvl: Ls: OLd: UCd: 04/27/18 Sd: 07/19/18
 Appr Cond: None Known Stat Cond: None Known

Terms: Cash, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Tr Broker:

Poss:

Seller Type:

Sold Price: \$453,500

Concession: None

Concession Amt: 0

Net Price: \$453,500

Listor:

List Office: Home Brokers, LLC

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

CONTINGENT APPRO	Metrolist	INTERIOR FEATURES	PARKING TYPE	Ranch/1 Story
None Known	DINLOC	Cable Available	Gar Att	SEWER
ARCHITECTURE	Main	Double Pane Windows	PROP SUB TYPE	Public
Traditional	LISTING CONTRACT T	Kitchen Island	Detached Single Family	FINANCIAL TERMS
MEASUREMENT SOU	Exclusive Right	No Stairs	HOA FEE INCLUDES	Cash
Builder	FRONT FACES	Open Floor Plan	Trash Removal	FHA
BASEMENT SIZE	West	Pet Free	ROOFING MATERIAL	VA
None	HOA FEE MASTER FR	Smoke Free	Composition Shingles	TRANSACTION TYPE
CONCESSIONS	Monthly	APPLIANCES	ROUGH-IN BATH	For Sale
None	FENCING	Disposal	RV INDOOR STORAG	INCORPORATED
EXTERIOR MATERIAL	FLOORING	Dishwasher		No
Brick	Carpet	Microwave Oven	SCHOOL DISTRICT	City View
CONSTRUCTION DET	Laminate	Refrigerator (Kitchen)	Adams 50	
Under Construction	Tile Floor	Smoke Alarm	SELLER TYPE	
CONSTRUCTION	GAS TYPE	Stove/Range/Oven	Corporation/Trust	
Frame	Natural Gas	KITLOC	STATUS CONDITIONS	
COOLING	HEATING TYPE	Main	None Known	
Air Conditioning-Central	Forced Air	LIVLOC	SOLD TERM	
SUBFLOOR	FUEL TYPE	Main	Conventional	
Crawl Space	Gas	MASTER BED LOCATI	STYLE	
DATA SOURCE		Main		



7903 Shoshone St Denver \$455,000

All Of Life's Entertainment Is Enjoyed On One Level With The Ranch Style Floor Plan Of The Anderson. This Home Is Open, Bright and Elegant, Providing The Perfect Balance Of Living and Entertainment Space, Along With Ample Storage.



7903 Shoshone St ~~XXXXXXXXXX~~ Status: S Price: \$455,000
 Nbhoo: ~~XXXXXXXXXX~~ County: Adams City: Denver Zip: 80221
 BA Full: 2 BA Half: 0 BA3Qtr: 0 BAQtr: 0 Pin: R0190216 Mls: 9539443
 Lot Sz: 5192.00 Acs: 0.12 Sch: Metz Ranum Westminster Zoned: Res
 Taxes: 562.00 Mlt Hoafee: Hoafee: 40.00Monthly SQ Above: 1642 Psf Above: 277.1
 Total Park Spaces: 2 Parking Type: Gar Att Park Dim: Park Desc: ~~XXXXXXXXXX~~

Const: Incorp: Mb: Main Br: 3 Ba: 2.00 Sq: 1642
 Style: Ranch/1 Story Sewer: Public Fr: U: 0
 Arch: Traditional Water: Lr: Main M: 3 BATHF-BATHF
 Bldr: Yr Blt: 2018 Dr: Main L: 0
 Model: Anderson/1602 Complex: Clear Lake Kt: Main B: 0
 Car: 2 Sd: Fin Sq: 1642 Tot Sq: 1642
 Bsmt: 0 0 Lloc: Fin Psf: 277.1 Tot Psf: 277.1
 Fp: 0 Heat: Forced Air Gas Ld: Dom: 39
 Roof: Composition Shingles Wshdry: ~~XXXX~~ Lvl: Ls: OLd: UCd: 12/31/18 Sd: 01/25/19
 Appr Cond: None Known Stat Cond: None Known

Terms: Cash, Conventional, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 5000

Tr Broker:

Sold Price: \$455,000

Net Price: \$450,000

Show:

Concession: Other

Listor:

List Office: Home Brokers, Llc

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

CONTINGENT APPRO	FRONT FACES	Open Floor Plan	Detached Single Family Public
None Known	East	Pet Free	HOA FEE INCLUDES
ARCHITECTURE	HOA FEE MASTER FR	Smoke Free	WATER TAP PAID
Traditional	Monthly	Walk-in Closets	Yes
BASEMENT SIZE	FENCING	APPLIANCES	FINANCIAL TERMS
None		Disposal	Cash
CONCESSIONS	FLOORING	Dishwasher	Conventional
Other	Carpet	Microwave Oven	FHA
CONSTRUCTION	Tile Floor	Refrigerator (Kitchen)	VA
Frame	Vinyl/Linoleum	Stove/Range/Oven	TRANSACTION TYPE
COOLING	GAS TYPE	KITLOC	For Sale
Air Conditioning-Central	Natural Gas	Main	LAUNDRY AVAILABI
DATA SOURCE	HEATING TYPE	LIVLOC	W/D Hookups in Unit
Metrolist	Forced Air	Main	
DINLOC	FUEL TYPE	LAUNDRY LOCATION	
Main	Gas	Main	
LISTING CONTRACT	TINTERIOR FEATURES	MASTER BED LOCATI	
Exclusive Right	Cable Available	Main	
EXTERIOR FEATURES	Double Pane Windows	PARKING TYPE	
Maintenance Free Exter	Eating Space / Kitchen	Gar Att	
Sprinkler System	Kitchen Island	PROP SUB TYPE	
		SEWER	



7936 Shoshone St Denver \$460,000

Built By A Third Generation Builder, Delwest. The Home Is Located In Clear Lake; A Hidden Gem Of A Community- Tucked Away In What Used To Be A Former Middle School, Adjacent To Open Space and A Park, The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. All Homes Include Upgraded Finishes With No Additional Design Costs- Quartz Counter - Tops, 42' Upper Cabinets, Stainless Steel Appliances, Over-Sized Covered Porch, Upgraded Luxury Flooring, Tank-Less Water Heaters, and ...



7936 Shoshone St

Nbhood: ~~REcolorado~~ County: Adams
 BA Full: 2 BA Half: 0 BA3Qtr: 0 BAQtr: 0
 Lot Sz: 5195.00 Acs: 0.12 Sch: Metz
 Taxes: 562.00 Mlt Hoafes: Hoafes: 40.00Monthly
 Total Park Spaces: 2 Parking Type: Gar Att Park Dim:

Status: S Price: \$463,000
 City: Denver Zip: 80221
 Pin: R0190208 Mls: 7617563
 Westminster Zoned: Res
 SQ Above: 1642 Psf Above: 280.1
 Park Desc: ~~REcolorado~~

Const: Incorp: Mb: Main Br: 3 Ba: 2.00 Sq: 1642
 Style: Ranch/1 Story Sewer: Fr: 0
 Arch: Traditional Water: Lr: Main M: 3 BATHF-BATHF
 Bldr: Yr Blt: 2018 Dr: Main L: 0
 Model: Anderson/1602 Complex: Clear Lake Kt: Main B: 0
 Car: 2 Sd: Fin Sq: 1642 Tot Sq: 1642
 Bsmt: 0 Lloc: Fin Psf: 280.1 Tot Psf: 280.1
 Fp: 0 Heat: Forced Air Gas Ld: Dom: 19
 Roof: Composition Shingles Wshdry: ~~REcolorado~~ Lvl: Stat Cond: None Known
 Appr Cond: None Known UCD: 01/25/19 Sd: 02/26/19

Terms: Cash, Conventional, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Tr Broker:

Poss:

Seller Type:

Sold Price: \$460,000

Concession: Buyer Closing Costs/SellPtsPaid

Concession Amt: 5000

Net Price: \$455,000

Listor:

List Office: Home Brokers, Llc

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

CONTINGENT APPRO	Exclusive Right	Cable Available	MASTER BED LOCATI	SOLD TERM
None Known	EXTERIOR FEATURES	Double Pane Windows	Main	Conventional
ARCHITECTURE	Maintenance Free Exter	Eating Space / Kitchen	PARKING TYPE	STYLE
Traditional	Sprinkler System	Kitchen Island	Gar Att	Ranch/1 Story
MEASUREMENT SOU	FRONT FACES	No Stairs	PROP SUB TYPE	WATER TAP PAID
Builder	West	Open Floor Plan	Detached Single Family	Yes
BASEMENT SIZE	HOA FEE MASTER FR	Pet Free	HOA FEE INCLUDES	FINANCIAL TERMS
None	Monthly	Smoke Free	Grounds Maintenance	Cash
CONCESSIONS	FENCING	Walk-in Closets	Trash Removal	Conventional
Buyer Closing Costs/Sel		APPLIANCES	ROOFING MATERIAL	FHA
CONSTRUCTION DET	FLOORING	Disposal	Composition Shingles	VA
New Home	Carpet	Dishwasher	ROUGH-IN BATH	TRANSACTION TYPE
CONSTRUCTION	Tile Floor	Microwave Oven		For Sale
Frame	Vinyl/Linoleum	Refrigerator (Kitchen)	RV INDOOR STORAG	LAUNDRY AVAILABI
COOLING	GAS TYPE	Stove/Range/Oven		W/D Hookups in Unit
Air Conditioning-Central	Natural Gas	KITLOC	SCHOOL DISTRICT	
DATA SOURCE	HEATING TYPE	Main	Adams 50	
Metrolist	Forced Air	LIVLOC	SELLER TYPE	
DINLOC	FUEL TYPE	Main	Corporation/Trust	
Main	Gas	LAUNDRY LOCATION	STATUS CONDITIONS	
LISTING CONTRACT	INTERIOR FEATURES	Main	None Known	



7916 N Shoshone St Denver \$460,000

New Ranch-Style Home With Three Bedrooms and Two Car Garage Plus Spacious Backyard. Built By Third Generation Builder, Delwest, The Home Is Located In Clear Lake Estates; A Hidden Gem Of A Community- Tucked Away In What Used To Be A Former Middle School, and Adjacent To Open Space and A Park; The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. Upgraded Finishes With No Additional Design Costs Include: Quartz Countertops, 42' Upper Cabinets, Stainless Steel Appliances, Over-Sized ...



7916 N Shoshone St				Status: S	Price: \$460,000
Nbhood: Clear Lake Estates	County: Adams	City: Denver	Zip: 80221		
BA Full: 2	BA Half: 0	BA3Qtr: 0	BAQtr: 0	Pin: R0190206	Mls: 4949845
Lot Sz: 5195.00	Acs: 0.12	Sch: Metz	Ranum	Westminster	Zoned:
Taxes: 1201.00	Mlt Hoafee: No	Hoafee: 40.00Monthly		SQ Above: 1642	Psf Above: 280.1
Total Park Spaces: 2	Parking Type: Gar Att	Park Dim:		Park Desc:	
Const: Ranch/1 Story	Incorp: No	Mb: Main	Br: 3	Ba: 2.00	Sq: 1642
Style: Traditional	Sewer:	Fr:	U: 0		
Arch: Anderson/B Elevation	Water:	Lr: Main	M: 3	BATHF-BATHF	
Bldr: 2019	Yr Blt: Clear Lake Estates	Dr: Main	L: 0		
Model: 2	Complex:	Kt: Main	B: 0	B: 0	
Car: 2		Sd:	Fin Sq: 1642	Tot Sq: 1642	
Bsm: Crawl Space		Lloc: Forced Air Gas	Fin Psf: 280.1	Tot Psf: 280.1	
Fp: 0	Heat:	Ls: OLd:	Ld: 04/16/19	Dom: 6	
Roof: Composition Shingles	Wshdry:	Stat Cond: None Known	UCd: 05/10/19	Sd: 05/10/19	
Appr Cond: None Known					
Terms: Cash, Conventional, FHA, VA					
Add Terms:					
Sold Terms:					
Var Comm:					
Buy Ag:					
Poss:					
Tr Broker:					
Seller Type:					
Sold Price: \$460,000					
Concession: Buyer Closing Costs/SellPtsPaid					
Concession Amt: 8000					
Net Price: \$452,000					
Show:					
Listor:					
List Office: Home Brokers, Llc					
Excl:					
Legal:					
Earn Chk To: Min Earn: County: Adams					
Directions:					

PROPERTY INFORMA	DATA SOURCE	Forced Air	Stove/Range/Oven	SCHOOL DISTRICT	LAUNDRY AVAILABI
Buyers Warranty	Metrolist	FUEL TYPE	KITLOC	Adams 50	W/D Hookups in Unit
Quick Possession	DINLOC	Gas	Main	SELLER TYPE	
CONTINGENT APPRO	Main	HOAS HAS MULTIPLE	LIVLOC	Corporation/Trust	
None Known	LISTING CONTRACT T	No	Main	STATUS CONDITIONS	
ARCHITECTURE	Exclusive Right	INTERIOR FEATURES	LAUNDRY LOCATION	None Known	
Traditional	EXTERIOR FEATURES	Cable Available	Main	SOLD TERM	
MEASUREMENT SOU	Fence	Double Pane Windows	MASTER BED LOCATI	Conventional	
Builder	Professional Landscapi	Internet Access (Wired)	Main	STYLE	
BASEMENT SIZE	Sprinkler System	Kitchen Island	PARKING TYPE	Ranch/1 Story	
None	Yard	Master Suite	Gar Att	FINANCIAL TERMS	
CONCESSIONS	FRONT FACES	No Stairs	PROP SUB TYPE	Cash	
Buyer Closing Costs/SelWest		Open Floor Plan	Detached Single Family	Conventional	
CONSTRUCTION DET	HOA FEE MASTER FR	Pet Free	HOA FEE INCLUDES	FHA	
New Home	Monthly	Smoke Free	Trash Removal	VA	
CONSTRUCTION	FENCING	APPLIANCES	ROOFING MATERIAL	TRANSACTION TYPE	
Frame		Disposal	Composition Shingles	For Sale	
COOLING	FLOORING	Dishwasher	ROUGH-IN BATH	INCORPORATED	
Air Conditioning-Central	Carpet	Microwave Oven		No	
SUBFLOOR	Tile Floor	Refrigerator (Kitchen)	RV INDOOR STORAG	VIEWS	
Crawl Space	HEATING TYPE	Smoke Alarm		Mountain View	



7880 Shoshone St Denver \$463,000

Built By A Third Generation Builder, Delwest. The Home Is Located In Clear Lake; A Hidden Gem Of A Community- Tucked Away In What Used To Be A Former Middle School, Adjacent To Open Space and A Park, The Community Is Perfectly Located Minutes To Downtown Denver On The Highway 36 Corridor. Please Call To Schedule Your Private Showing. All Homes Include Upgraded Finishes With No Additional Design Costs- Quartz Counter - Tops, 42' Upper Cabinets, Stainless Steel Appliances, Over-Sized Covered Porch, Upgraded Luxury Flooring, Tank-Less Water Heaters, and High ...



7880 Shoshone St

Nbhood: ~~REcolorado~~ County: Adams
 BA Full: 2 BA Half: 0 BA3Qtr: 0 BAQtr: 0
 Lot Sz: 5195.00 Acs: 0.12 Sch: Metz
 Taxes: 562.00 Mlt Hoafee: Hoafee: 40.00Monthly
 Total Park Spaces: 2 Parking Type: Gar Att Park Dim:

Status: S Price: \$463,000
 City: Denver Zip: 80221
 Pin: R0190203 Mls: 6647882
 Westminster Zoned: Res
 SQ Above: 1642 Psf Above: 281.9
 Park Desc: ~~REcolorado~~

Const: Incorp: Mb: Main Br: 3 Ba: 2.00 Sq: 1642
 Style: Ranch/1 Story Sewer: Fr: U: 0
 Arch: Traditional Water: Lr: Main M: 3 BATHF-BATHF
 Bldr: Yr Blt: 2018 Dr: Main L: 0
 Model: Anderson/1602 Complex: Clear Lake Kt: Main B: 0
 Car: 2 Sd: Fin Sq: 1642 Tot Sq: 1642
 Bsmt: 0 Lloc: Fin Psf: 281.9 Tot Psf: 281.9
 Fp: 0 Heat: Forced Air Gas Ld: Dom: 18
 Roof: Composition Shingles Wshdry: ~~REcolorado~~ Lvl: Ls: OLd: UCd: 01/17/19 Sd: 03/15/19
 Appr Cond: None Known Stat Cond: None Known

Terms: Cash,Conventional,FHA,VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Tr Broker:

Poss:

Seller Type:

Sold Price: \$463,000

Concession: Buyer Closing Costs/SellPtsPaid

Concession Amt: 900

Net Price: \$462,100

Listor:

List Office: Home Brokers, Llc

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Adams

Directions:

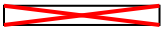

CONTINGENT APPRO	Exclusive Right	Cable Available	MASTER BED LOCATI	SOLD TERM
None Known	EXTERIOR FEATURES	Double Pane Windows	Main	Conventional
ARCHITECTURE	Maintenance Free Exter	Eating Space / Kitchen	PARKING TYPE	STYLE
Traditional	Sprinkler System	Kitchen Island	Gar Att	Ranch/1 Story
MEASUREMENT SOU	FRONT FACES	No Stairs	PROP SUB TYPE	WATER TAP PAID
Builder	West	Open Floor Plan	Detached Single Family	Yes
BASEMENT SIZE	HOA FEE MASTER FR	Pet Free	HOA FEE INCLUDES	FINANCIAL TERMS
None	Monthly	Smoke Free	Grounds Maintenance	Cash
CONCESSIONS	FENCING	Walk-in Closets	Trash Removal	Conventional
Buyer Closing Costs/Sel		APPLIANCES	ROOFING MATERIAL	FHA
CONSTRUCTION DET	FLOORING	Disposal	Composition Shingles	VA
New Home	Carpet	Dishwasher	ROUGH-IN BATH	TRANSACTION TYPE
CONSTRUCTION	Tile Floor	Microwave Oven		For Sale
Frame	Vinyl/Linoleum	Refrigerator (Kitchen)	RV INDOOR STORAG	LAUNDRY AVAILABI
COOLING	GAS TYPE	Stove/Range/Oven		W/D Hookups in Unit
Air Conditioning-Central	Natural Gas	KITLOC	SCHOOL DISTRICT	
DATA SOURCE	HEATING TYPE	Main	Adams 50	
Metrolist	Forced Air	LIVLOC	SELLER TYPE	
DINLOC	FUEL TYPE	Main	Corporation/Trust	
Main	Gas	LAUNDRY LOCATION	STATUS CONDITIONS	
LISTING CONTRACT	INTERIOR FEATURES	Main	None Known	



4848 King St Denver \$520,000

Charming Berkeley 2 Story A-Frame Home With Contemporary Finishes Throughout. Masterfully Planned and Designed To Ensure The Most Functional Living Space Possible. The 1st Fl Boasting 9 Ft Ceiling, Bedroom/Office With An Amazing Barn Door/Full Bath/Built In Study Nook/Bright and Sunny Natural Light Immerses Each Room. The Coretec Plus Whitewash Flooring (1st Fl, Stairs, and 2nd Fl Hallway) Makes This Home Low Maintenance. The Kitchen Has Beautiful White Cabinetry/Gorgeous Pulls and Handles/Soft Closed Cabinets and Drawers/Pantry/Large Island/Ceasarstone ...



4848 King St  **Status:** S **Price:** \$529,000
Nbhood: Berkeley **County:** Denver **City:** Denver **Zip:** 80221
BA Full: 2 **BA Half:** 0 **BA3Qtr:** 1 **BAQtr:** 0 **Pin:** 2173-10-007 **Mls:** 5475314
Lot Sz: 3120.00 **Acres:** 0.07 **Sch:** Beach Court **Skinner** **North** **Zoned:** U-Su-C
Taxes: 788.00 **Mlt Hoafee:** **Hoafee:** **SQ Above:** 1900 **Psf Above:** 273.6
Total Park Spaces: 2 **Parking Type:** Gar Det **Park Dim:** 21x23 **Park Desc:** 483 Sq Ft
Const: Wood Siding **Incorp:** No **Mb:** Upper 13x18 **Br:** 4 **Ba:** 3.00 **Sq:** 1900
Style: 2 Story **Sewer:** Public **Fr:** 14x18 **U:** 3 **BATHF-BATHTQ**
Arch: Contemporary **Water:** Public **Lr:** **M:** 1 **BATHF**
Bldr: Danielle Dehmler-Buckley **Yr Blt:** 2015 **Dr:** Main **L:** 0
Model: **Complex:** **Kt:** 15x10 **B:** 0 **B:** 0
Car: 2 Exterior Access Door **Sd:** **Fin Sq:** 1900 **Tot Sq:** 1900
Bsmt: Crawl Space **Lloc:** **Fin Psf:** 273.6 **Tot Psf:** 273.6
Fp: 0 **Heat:** Forced Air Gas **Ld:** **Dom:** 25
Roof: Composition Shingles **Wshdry:** **Lvl:** **LS:** No **OLd:** **UCd:** 06/21/16 **Sd:** 07/28/16
Appr Cond: None Known **Stat Cond:** None Known
Terms: Cash, Conventional, FHA, VA
Add Terms:
Sold Terms: **Buy Ag:** **Tr Broker:**
Var Comm: **Poss:**
Concession: None **Seller Type:** **Sold Price:** \$520,000
Listor: **Concession Amt:** 0 **Net Price:** \$520,000
List Office: Cherry Creek Properties Llc **Show:**
Excl:
Legal:
Earn Chk To: **Min Earn:** **County:** Denver
Directions: 

ACCEPTING BACKUP	Air Conditioning-Central	FUEL TYPE	No	STYLE
Yes	SUBFLOOR	Gas	MASTER BED LOCATI	2 Story
PROPERTY INFORMA	Crawl Space	INTERIOR FEATURES	Upper	SEWER
Quick Possession	DATA SOURCE	Double Pane Windows	PARKING TYPE	Public
CONTINGENT APPRO	Metrolist	Internet Access (Wired)	Gar Det	FINANCIAL TERMS
None Known	DINLOC	Kitchen Island	PROP SUB TYPE	Cash
ARCHITECTURE	Main	Master Suite	Detached Single Family	Conventional
Contemporary	LISTING CONTRACT T	Open Floor Plan	ROOFING MATERIAL	FHA
MEASUREMENT SOU	Exclusive Right	Vaulted	Composition Shingles	VA
Appraiser Measured	EXTERIOR FEATURES	Window Coverings	ROUGH-IN BATH	TRANSACTION TYPE
BASEMENT SIZE	Fence	Walk-in Closets	RV INDOOR STORAG	For Sale
None	Patio	APPLIANCES	INCORPORATED	No
PARKING FEATURES	FRONT FACES	Dryer	SCHOOL DISTRICT	WATER SOURCE
Exterior Access Door	West	Disposal	Denver 1	Public
CONCESSIONS	FENCING	Dishwasher	SELLER TYPE	
None		Microwave Oven	Individual	
EXTERIOR MATERIAL	FLOORING	Refrigerator (Kitchen)	STATUS CONDITIONS	
Wood Siding	Carpet	Smoke Alarm	None Known	
CONSTRUCTION	Tile Floor	Stove/Range/Oven	SOLD TERM	
Frame	HEATING TYPE	Washer	Conventional	
COOLING	Forced Air	LIMITED SERVICE		



5045 Meade St Denver \$548,350

Wow! Wow! Wow! Rare Single Family Detached 5 Year Old Home With Attached Garage! Incredible Contemporary Home With Impeccable Architecture and Details Details. Large and Open and Bright , Floor Plan With Vaulted Ceilings Through Out The House. Chef's Kitchen With Newer Custom Cabinets, Slab Granite Counter Tops, and Ss Appliances. Stamped Concrete Patio, Professional Landscaping. Huge Master Suite Fabulous Master Bath, Huge Loft and Family Room Areas. Rare 2 Car Garage Detached Newer Construction In The Area. Walk To The Shops At Tennyson, ...

5045 Meade St

Nbhood: Regis

BA Full: 2

Lot Sz: 6250.00

Taxes: 2684.00

Total Park Spaces: 2

BA Half: 0

Acs: 0.14

Mlt Hoafee:

Parking Type: Gar Att

County: Denver

BA3Qtr: 0 BAQtr: 0

Sch: Centennial

Hoafee:

Park Dim:

Status: S

City: Denver

Pin: 2184-15-014

Skinner

North

SQ Above: 2105

Price: \$550,000

Zip: 80221

Mls: 4452326

Zoned: U-Su-C

Psf Above: 260.5

Const: Stucco

Style: 2 Story

Arch: Contemporary

Bldr:

Model:

Car: 2

Bsmt: Crawl Space

Fp: 0 Living Room

Roof: Composition Shingles

Appr Cond: None Known

Incorp:

Sewer: Public

Water: Public

Yr Blt: 2012

Complex:

0 0

Wshdry:

Lvl:

Mb: Upper 15x11

Fr:

Lr: Main 14.8x12.6

Dr: Main

Kt: Main

Sd:

Lloc:

Forced Air Gas

Ls: No OLd:

Stat Cond: None Known

Br: 3 Ba: 2.00 Sq: 2105

U: 1 BATHF

M: 2 BATHF

L: 0

B: 0

Fin Sq: 2105 Tot Sq: 2105

Fin Psf: 260.5 Tot Psf: 260.5

Ld: Dom: 4

UCd: 01/09/17 Sd: 02/10/17

Terms: Cash, Conventional, FHA, VA

Add Terms:

Sold Terms:

Var Comm:

Buy Ag:

Poss:

Seller Type:

Concession Amt: 0

Tr Broker:

Sold Price: \$548,350

Net Price: \$548,350

Show:

Concession: None

Listor:

List Office: RE/MAX Southeast Inc.

Excl:

Legal:

Earn Chk To:

Min Earn:

County: Denver

Directions:

ACCEPTING BACKUP Metrolist

Yes DINLOC

CONTINGENT APPRO Main

None Known LISTING CONTRACT T

ARCHITECTURE Exclusive Right

Contemporary EXTERIOR FEATURES

MEASUREMENT SOU Fence

County Records Patio

BASEMENT SIZE Yard

None FENCING

CONCESSIONS

None FLOORING

EXTERIOR MATERIAL Carpet

Stucco Tile Floor

CONSTRUCTION Wood Floors

Frame FIREPLACE LOCATIO

COOLING Living Room

Ceiling Fan HEATING TYPE

SUBFLOOR Forced Air

Crawl Space FUEL TYPE

DATA SOURCE Gas

INTERIOR FEATURES

Cable Available

Double Pane Windows

Eating Space / Kitchen

Five Piece Bath

Master Suite

Updated

Vaulted

APPLIANCES

Disposal

Dishwasher

Microwave Oven

Refrigerator (Kitchen)

Smoke Alarm

Stove/Range/Oven

KITLOC

Main

LIVLOC

Main

LIMITED SERVICE

No

MASTER BED LOCATI 2 Story

Upper SEWER

PARKING TYPE Public

Gar Att FINANCIAL TERMS

PROP SUB TYPE Cash

Detached Single Family Conventional

ROOFING MATERIAL FHA

Composition Shingles VA

ROUGH-IN BATH TRANSACTION TYPE

For Sale

RV INDOOR STORAG WATER SOURCE

Public

SCHOOL DISTRICT

Denver 1

SELLER TYPE

Individual

STATUS CONDITIONS

None Known

SOLD TERM

Cash

STYLE



2881 W Parkside Place (Pine) (Under Construction)

Aria Denver - Sky Lofts by Aria Denver Sky Lofts, Denver, CO 80221

\$495,000

3 Beds | 3 Full Baths, 1 Half Bath | 1795 Square Feet | 1 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of 2881 W Parkside Place (Pine)

The Aria Denver Townhomes offer an open floor plan layout with an expansive dining room and kitchen area. There is an abundance of natural light and engineered hardwood on the main level with custom finishes and contemporary fixtures throughout. Select townhomes also include an optional fully finished basement. A wide variety of upgrade options are available along with full smart home integration. Reserve your home today and choose from a variety of upgrades and designer interior finishes. Our sales office is open 7 days a week and is located next to the Starbucks parking lot. Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Community Info of Aria Denver - Sky Lofts

Aria Denver is a new, green-focused community based in Chaffee Park (north of Highland neighborhood) that is intentionally designed to cultivate life by providing a well-designed community that reduces your carbon footprint, provides urban agriculture, and supports continued education within one block of Regis University. The Aria Denver community is part of the Cultivate Health initiative, a partnership among Regis University, Aria Denver and the surrounding neighborhoods. The goal is to support the health and wellness of residents in the neighborhood. This will create an infrastructure and programming that promote an active lifestyle, increase access to healthy food and offer integrated health services. Neighborly support and communal engagement are already seen in this dog-friendly and supportive neighborhood. The community focuses mainly on a communal, active lifestyle and is covered in community-driven designs. Aria Denver is poised to be a model for sustainable building and reflecting the image of good health Colorado is known for.

Listing Info of 2881 W Parkside Place (Pine)

Information last updated on April 03, 2019

- Price: \$495,000
- 1795 Square Feet
- Status: Under Construction
- 3 Bedrooms
- 1 Garage
- Zip: 80221
- 3 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Guest Room
- Living Room
- Study
- Basement

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Snow Removal
- Exclusive Starbucks and Shopping Center
- Park
- Community Production Garden
- Public Green House
- Bee Pollination Structure
- Outdoor Fitness Area

Local Area Amenities

- Views

Area Schools

Denver PSD 1

- Beach Court Elementary School
- Skinner Middle School
- North High School

Actual schools may vary. Contact the builder for more information.

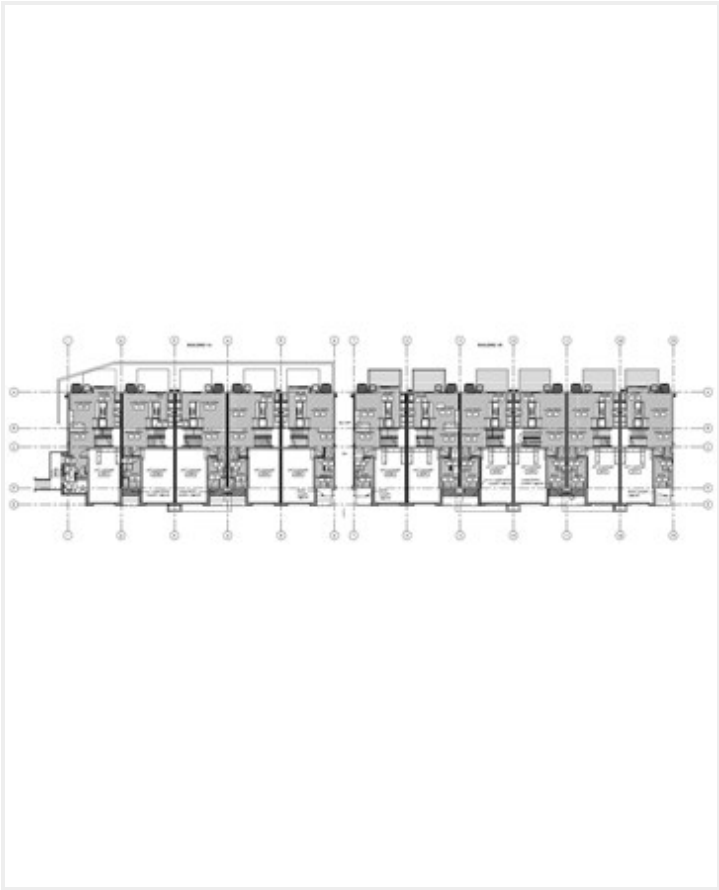
Contact Info

Sales Office Phone: 888-897-4397
Sales Representative: Turner Miller
Office Hours: Mon - Fri: 9:00am - 6:00pm | Sat: 10:00am - 5:00pm | Sun: 12:00pm - 5:00pm

Driving Directions

+ From I-70 & I-25 go west on I-70 + Go north on Federal + Turn right on 52nd + Experience the Aria Denver Community! The newly constructed Aria Denver Starbucks serves as an excellent landmark (and pit stop) to the Aria Denver community. Simply navigate to the Starbucks located right off of 52nd and Federal. Then park in the northern part of the parking lot and you'll see our sales office right across the way! Please call us if you have any troubles reaching the Aria Denver community. Open 7 Days a Week! Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Floor Plan





2805 W Parkside Place (Aspen - Sky Lofts) (Under Construction)

Aria Denver - Sky Lofts by Aria Denver Sky Lofts, Denver, CO 80221

\$554,000

3 Beds | 3 Full Baths, 1 Half Bath | 2182 Square Feet | 1 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of 2805 W Parkside Place (Aspen - Sky Lofts)

The Aria Denver Sky Loft Townhomes offer an open floor plan layout with an expansive dining room and kitchen area. There is an abundance of natural light within the three-level floor plan. The engineered hardwood on the main floor along with custom finishes and contemporary fixtures throughout make each of these homes feel unique. Not to mention the rooftop patio that features a breathtaking view of the Rocky Mountains and the Denver city skyline. A wide variety of upgrade options are also available along with full smart home integration. Avoid street parking as well with an attached, one-car garage; standard with the Aspen and Conifer townhomes. Reserve your home today and choose from a variety of upgrades and designer interior finishes. Our sales office is open 7 days a week and is located next to the Starbucks parking lot. Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Community Info of Aria Denver - Sky Lofts

Aria Denver is a new, green-focused community based in Chaffee Park (north of Highland neighborhood) that is intentionally designed to cultivate life by providing a well-designed community that reduces your carbon footprint, provides urban agriculture, and supports continued education within one block of Regis University. The Aria Denver community is part of the Cultivate Health initiative, a partnership among Regis University, Aria Denver and the surrounding neighborhoods. The goal is to support the health and wellness of residents in the neighborhood. This will create an infrastructure and programming that promote an active lifestyle, increase access to healthy food and offer integrated health services. Neighborly support and communal engagement are already seen in this dog-friendly and supportive neighborhood. The community focuses mainly on a communal, active lifestyle and is covered in community-driven designs. Aria Denver is poised to be a model for sustainable building and reflecting the image of good health Colorado is known for.

Listing Info of 2805 W Parkside Place (Aspen - Sky Lofts)

Information last updated on May 23, 2019

- Price: \$554,000
- 2182 Square Feet
- Status: Under Construction
- 3 Bedrooms
- 1 Garage
- Zip: 80221
- 3 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Guest Room
- Living Room
- Study
- Basement

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Snow Removal
- Exclusive Starbucks and Shopping Center
- Park
- Community Production Garden
- Public Green House
- Bee Pollination Structure
- Outdoor Fitness Area

Local Area Amenities

- Views

Area Schools

Denver PSD 1

- Beach Court Elementary School
- Skinner Middle School
- North High School

Actual schools may vary. Contact the builder for more information.

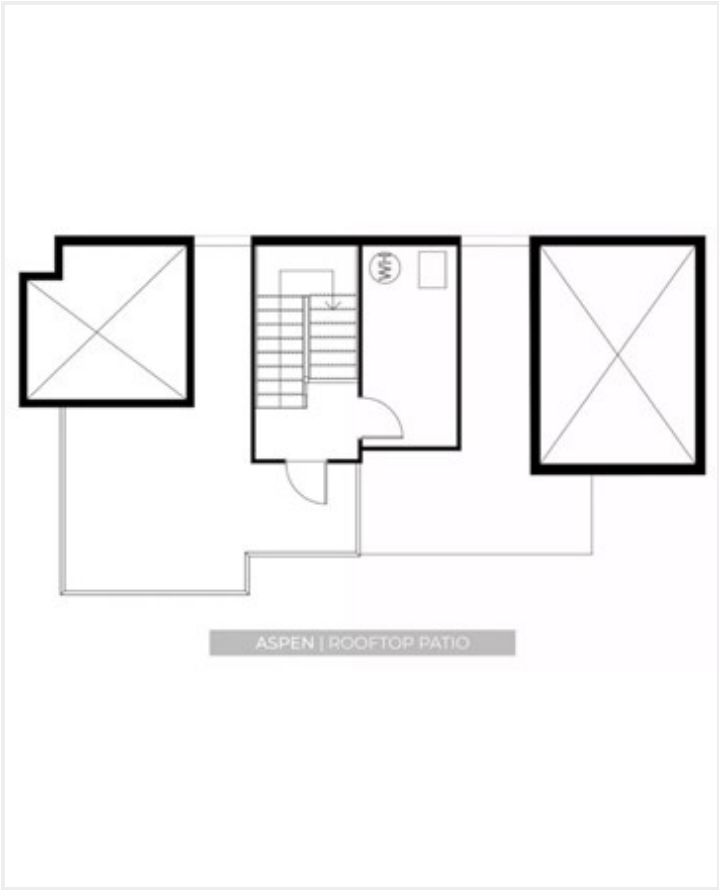
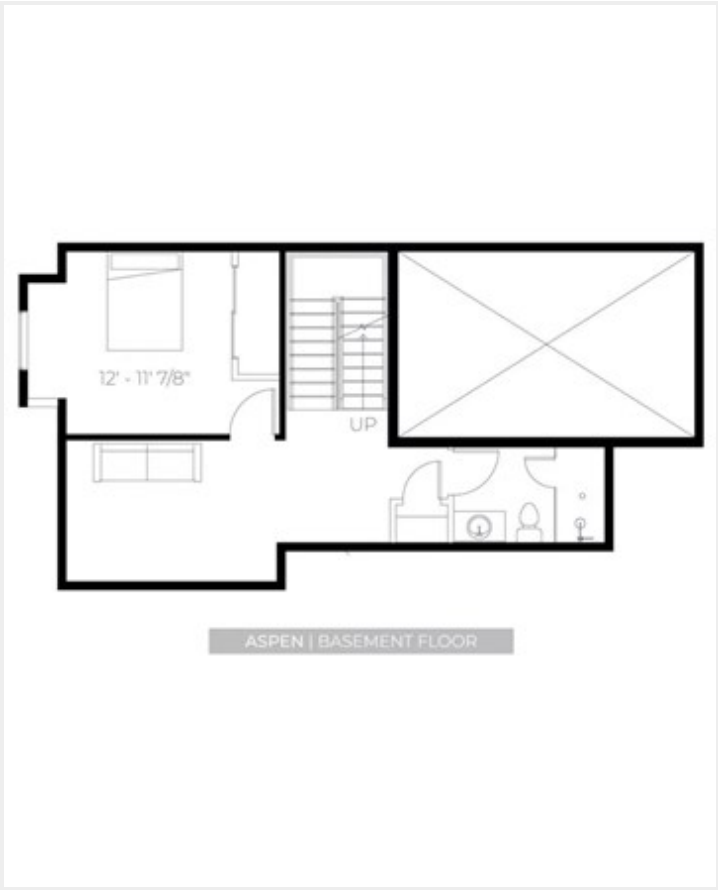
Contact Info

Sales Office Phone: 888-897-4397
Sales Representative: Turner Miller
Office Hours: Mon - Fri: 9:00am - 6:00pm | Sat: 10:00am - 5:00pm | Sun: 12:00pm - 5:00pm

Driving Directions

+ From I-70 & I-25 go west on I-70 + Go north on Federal + Turn right on 52nd + Experience the Aria Denver Community! The newly constructed Aria Denver Starbucks serves as an excellent landmark (and pit stop) to the Aria Denver community. Simply navigate to the Starbucks located right off of 52nd and Federal. Then park in the northern part of the parking lot and you'll see our sales office right across the way! Please call us if you have any troubles reaching the Aria Denver community. Open 7 Days a Week! Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Floor Plan





2807 W Parkside Place (Conifer - Sky Loft) (Under Construction)

Aria Denver - Sky Lofts by Aria Denver Sky Lofts, Denver, CO 80221

\$524,000

3 Beds | 3 Full Baths, 1 Half Bath | 2027 Square Feet | 1 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of 2807 W Parkside Place (Conifer - Sky Loft)

The Aria Denver Sky Loft Townhomes offer an open floor plan layout with an expansive dining room and kitchen area. There is an abundance of natural light within the three-level floor plan. The engineered hardwood on the main floor along with custom finishes and contemporary fixtures throughout make each of these homes feel unique. Not to mention the rooftop patio that features a breathtaking view of the Rocky Mountains and the Denver city skyline. A wide variety of upgrade options are also available along with full smart home integration. Avoid street parking as well with an attached, one-car garage; standard with the Aspen and Conifer townhomes. Reserve your home today and choose from a variety of upgrades and designer interior finishes. Our sales office is open 7 days a week and is located next to the Starbucks parking lot. Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Community Info of Aria Denver - Sky Lofts

Aria Denver is a new, green-focused community based in Chaffee Park (north of Highland neighborhood) that is intentionally designed to cultivate life by providing a well-designed community that reduces your carbon footprint, provides urban agriculture, and supports continued education within one block of Regis University. The Aria Denver community is part of the Cultivate Health initiative, a partnership among Regis University, Aria Denver and the surrounding neighborhoods. The goal is to support the health and wellness of residents in the neighborhood. This will create an infrastructure and programming that promote an active lifestyle, increase access to healthy food and offer integrated health services. Neighborly support and communal engagement are already seen in this dog-friendly and supportive neighborhood. The community focuses mainly on a communal, active lifestyle and is covered in community-driven designs. Aria Denver is poised to be a model for sustainable building and reflecting the image of good health Colorado is known for.

Listing Info of 2807 W Parkside Place (Conifer - Sky Loft)

Information last updated on April 03, 2019

- Price: \$524,000
- 2027 Square Feet
- Status: Under Construction
- 3 Bedrooms
- 1 Garage
- Zip: 80221
- 3 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Guest Room
- Living Room
- Study
- Basement

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Snow Removal
- Exclusive Starbucks and Shopping Center
- Park
- Community Production Garden
- Public Green House
- Bee Pollination Structure
- Outdoor Fitness Area

Local Area Amenities

- Views

Area Schools

Denver PSD 1

- Beach Court Elementary School
- Skinner Middle School
- North High School

Actual schools may vary. Contact the builder for more information.

Contact Info

Sales Office Phone: 888-897-4397
Sales Representative: Turner Miller
Office Hours: Mon - Fri: 9:00am - 6:00pm | Sat: 10:00am - 5:00pm | Sun: 12:00pm - 5:00pm

Driving Directions

+ From I-70 & I-25 go west on I-70 + Go north on Federal + Turn right on 52nd + Experience the Aria Denver Community! The newly constructed Aria Denver Starbucks serves as an excellent landmark (and pit stop) to the Aria Denver community. Simply navigate to the Starbucks located right off of 52nd and Federal. Then park in the northern part of the parking lot and you'll see our sales office right across the way! Please call us if you have any troubles reaching the Aria Denver community. Open 7 Days a Week! Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm



2891 W Parkside Place (Spruce) (Under Construction)

Aria Denver - Sky Lofts by Aria Denver Sky Lofts, Denver, CO 80221

\$470,000

2 Beds | 2 Full Baths, 1 Half Bath | 1345 Square Feet | 1 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of 2891 W Parkside Place (Spruce)

The Aria Denver Townhomes offer an open floor plan layout with an expansive dining room and kitchen area. There is an abundance of natural light and engineered hardwood on the main level with custom finishes and contemporary fixtures throughout. Select townhomes also include an optional fully finished basement. A wide variety of upgrade options are available along with full smart home integration. Reserve your home today and choose from a variety of upgrades and designer interior finishes. Our sales office is open 7 days a week and is located next to the Starbucks parking lot. Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Community Info of Aria Denver - Sky Lofts

Aria Denver is a new, green-focused community based in Chaffee Park (north of Highland neighborhood) that is intentionally designed to cultivate life by providing a well-designed community that reduces your carbon footprint, provides urban agriculture, and supports continued education within one block of Regis University. The Aria Denver community is part of the Cultivate Health initiative, a partnership among Regis University, Aria Denver and the surrounding neighborhoods. The goal is to support the health and wellness of residents in the neighborhood. This will create an infrastructure and programming that promote an active lifestyle, increase access to healthy food and offer integrated health services. Neighborly support and communal engagement are already seen in this dog-friendly and supportive neighborhood. The community focuses mainly on a communal, active lifestyle and is covered in community-driven designs. Aria Denver is poised to be a model for sustainable building and reflecting the image of good health Colorado is known for.

Listing Info of 2891 W Parkside Place (Spruce)

Information last updated on April 10, 2019

- Price: \$470,000
- 1345 Square Feet
- Status: Under Construction
- 2 Bedrooms
- 1 Garage
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Guest Room
- Living Room

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Snow Removal
- Exclusive Starbucks and Shopping Center
- Park
- Community Production Garden
- Public Green House
- Bee Pollination Structure
- Outdoor Fitness Area

Local Area Amenities

- Views

Area Schools

Denver PSD 1

- Beach Court Elementary School
- Skinner Middle School
- North High School

Actual schools may vary. Contact the builder for more information.

Contact Info

Sales Office Phone: 888-897-4397
Sales Representative: Turner Miller
Office Hours: Mon - Fri: 9:00am - 6:00pm | Sat: 10:00am - 5:00pm | Sun: 12:00pm - 5:00pm

Driving Directions

+ From I-70 & I-25 go west on I-70 + Go north on Federal + Turn right on 52nd + Experience the Aria Denver Community! The newly constructed Aria Denver Starbucks serves as an excellent landmark (and pit stop) to the Aria Denver community. Simply navigate to the Starbucks located right off of 52nd and Federal. Then park in the northern part of the parking lot and you'll see our sales office right across the way! Please call us if you have any troubles reaching the Aria Denver community. Open 7 Days a Week! Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Floor Plan





2875 W Parkside Place (Cedar) (Under Construction)

Aria Denver - Sky Lofts by Aria Denver Sky Lofts, Denver, CO 80221

\$505,000

3 Beds | 3 Full Baths, 1 Half Bath | 1831 Square Feet | 1 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of 2875 W Parkside Place (Cedar)

The Aria Denver Townhomes offer an open floor plan layout with an expansive dining room and kitchen area. There is an abundance of natural light and engineered hardwood on the main level with custom finishes and contemporary fixtures throughout. Select townhomes also include an optional fully finished basement. A wide variety of upgrade options are available along with full smart home integration. Reserve your home today and choose from a variety of upgrades and designer interior finishes. Our sales office is open 7 days a week and is located next to the Starbucks parking lot. Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Community Info of Aria Denver - Sky Lofts

Aria Denver is a new, green-focused community based in Chaffee Park (north of Highland neighborhood) that is intentionally designed to cultivate life by providing a well-designed community that reduces your carbon footprint, provides urban agriculture, and supports continued education within one block of Regis University. The Aria Denver community is part of the Cultivate Health initiative, a partnership among Regis University, Aria Denver and the surrounding neighborhoods. The goal is to support the health and wellness of residents in the neighborhood. This will create an infrastructure and programming that promote an active lifestyle, increase access to healthy food and offer integrated health services. Neighborly support and communal engagement are already seen in this dog-friendly and supportive neighborhood. The community focuses mainly on a communal, active lifestyle and is covered in community-driven designs. Aria Denver is poised to be a model for sustainable building and reflecting the image of good health Colorado is known for.

Listing Info of 2875 W Parkside Place (Cedar)

Information last updated on April 03, 2019

- Price: \$505,000
- 1831 Square Feet
- Status: Under Construction
- 3 Bedrooms
- 1 Garage
- Zip: 80221
- 3 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Guest Room
- Living Room
- Study
- Basement

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Snow Removal
- Exclusive Starbucks and Shopping Center
- Park
- Community Production Garden
- Public Green House
- Bee Pollination Structure
- Outdoor Fitness Area

Local Area Amenities

- Views

Area Schools

Denver PSD 1

- Beach Court Elementary School
- Skinner Middle School
- North High School

Actual schools may vary. Contact the builder for more information.

Contact Info

Sales Office Phone: 888-897-4397
Sales Representative: Turner Miller
Office Hours: Mon - Fri: 9:00am - 6:00pm | Sat: 10:00am - 5:00pm | Sun: 12:00pm - 5:00pm

Driving Directions

+ From I-70 & I-25 go west on I-70 + Go north on Federal + Turn right on 52nd + Experience the Aria Denver Community! The newly constructed Aria Denver Starbucks serves as an excellent landmark (and pit stop) to the Aria Denver community. Simply navigate to the Starbucks located right off of 52nd and Federal. Then park in the northern part of the parking lot and you'll see our sales office right across the way! Please call us if you have any troubles reaching the Aria Denver community. Open 7 Days a Week! Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Floor Plan





Spruce (Plan)

Aria Denver - Sky Lofts by Aria Denver Sky Lofts, Denver, CO 80221

\$460,000

2 Beds | 2 Full Baths, 1 Half Bath | 1300 Square Feet | 1 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Spruce

The Aria Denver Townhomes offer an open floor plan layout with an expansive dining room and kitchen area. There is an abundance of natural light and engineered hardwood on the main level with custom finishes and contemporary fixtures throughout. Select townhomes also include an optional fully finished basement. A wide variety of upgrade options are available along with full smart home integration. Reserve your home today and choose from a variety of upgrades and designer interior finishes. Our sales office is open 7 days a week and is located next to the Starbucks parking lot. Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Community Info of Aria Denver - Sky Lofts

Aria Denver is a new, green-focused community based in Chaffee Park (north of Highland neighborhood) that is intentionally designed to cultivate life by providing a well-designed community that reduces your carbon footprint, provides urban agriculture, and supports continued education within one block of Regis University. The Aria Denver community is part of the Cultivate Health initiative, a partnership among Regis University, Aria Denver and the surrounding neighborhoods. The goal is to support the health and wellness of residents in the neighborhood. This will create an infrastructure and programming that promote an active lifestyle, increase access to healthy food and offer integrated health services. Neighborly support and communal engagement are already seen in this dog-friendly and supportive neighborhood. The community focuses mainly on a communal, active lifestyle and is covered in community-driven designs. Aria Denver is poised to be a model for sustainable building and reflecting the image of good health Colorado is known for.

Listing Info of Spruce

Information last updated on April 03, 2019

- Price: \$460,000
- 1300 Square Feet
- Status: Plan
- 2 Bedrooms
- 1 Garage
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Guest Room
- Living Room

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Snow Removal
- Exclusive Starbucks and Shopping Center
- Park
- Community Production Garden
- Public Green House
- Bee Pollination Structure
- Outdoor Fitness Area

Local Area Amenities

- Views

Area Schools

Denver PSD 1

- Beach Court Elementary School
- Skinner Middle School
- North High School

Actual schools may vary. Contact the builder for more information.

Contact Info

Sales Office Phone: 888-897-4397
Sales Representative: Turner Miller
Office Hours: Mon - Fri: 9:00am - 6:00pm | Sat: 10:00am - 5:00pm | Sun: 12:00pm - 5:00pm

Driving Directions

+ From I-70 & I-25 go west on I-70 + Go north on Federal + Turn right on 52nd + Experience the Aria Denver Community! The newly constructed Aria Denver Starbucks serves as an excellent landmark (and pit stop) to the Aria Denver community. Simply navigate to the Starbucks located right off of 52nd and Federal. Then park in the northern part of the parking lot and you'll see our sales office right across the way! Please call us if you have any troubles reaching the Aria Denver community. Open 7 Days a Week! Monday - Friday: 9:00am - 6:00pm Saturday: 10:00am - 5:00pm Sunday: 12:00pm - 5:00pm

Floor Plan





Cadence 1 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$359,880

2 Beds | 2 Full Baths, 1 Half Bath | 1390 Square Feet | 1 Garage | 3.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Cadence 1

We'd never come right out and say this floorplan is for smart people. But we know some of you are going to nerd out on this one. There's just so darn much efficiency going on here. Behold the one-car garage with bonus storage space. (Not for a mower, of course, but how about an extra bike or two?) Then there's that long, free-flowing cooking-dining-living space that totally gets how life happens on the move. And the upper floor? Nary an inch of wasted space—it's all right where you want it. In a thoughtfully sized master suite with walk-in closet. Second bedroom with its own bath. And laundry mere steps from both. That's called putting the plan in floorplan.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Cadence 1

Information last updated on May 10, 2019

- Price: \$359,880
- 1390 Square Feet
- Status: Plan
- 2 Bedrooms
- 1 Garage
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 3 Stories

Living area included

- Living Room

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

Sales Representative: Steve Saltiel, Roger Shimono, Myles McGinnis

Office Hours: Models are open daily: Tuesday-Saturday 10am-6pm; Sunday & Monday 12am-6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





Cadence 2 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$394,880

3 Beds | 2 Full Baths, 2 Half Baths | 1739 Square Feet | 2 Garage | 3.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Cadence 2

Entertaining is all about the details, isn't it? An artful table setting. Intriguing menu. An "I'll start my diet on Monday" dessert. Like an accomplished host, Plan 2.1 creates abundant opportunities for happy connecting. Starting with hello. This plan provides a more spacious entry (with handy coat closet) for luxuriously chatty comings and goings. Once the party moves upstairs, folks will naturally gather for drinks and apps around the kitchen island. Which connects fluidly to the dining area for sit-down affairs. Or game-watching in the living room. Old friends passing through town? No sweat. With three bedrooms at the ready, entertaining just became your superpower.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Cadence 2

Information last updated on May 10, 2019

- Price: \$394,880
- 1739 Square Feet
- Status: Plan
- 3 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 2 Half Bathrooms
- 3 Stories

Living area included

- Dining Room
- Living Room

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

Sales Representative: Steve Saltiel, Roger Shimono, Myles McGinnis

Office Hours: Models are open daily: Tuesday-Saturday 10am-6pm; Sunday & Monday 12am-6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





Cadence 3 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$407,880

3 Beds | 2 Full Baths, 1 Half Bath | 1877 Square Feet | 2 Garage | 3.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Cadence 3

Say townhome and people tend to think petite. Perhaps even puny. Pshaw, we say. Not the Plan 2.2, a townhome that defiantly leans in toward the concept of more is more. While the square footage is generous, the bigger story is how it's applied. Toward the two-car garage, offering extra width for comfier car access. Expanded laundry. More spacious pantry for keeping the troops fed. And three bedrooms, including a master that lives up to its name. One more thing to show off to any townhome naysayer: a spacious balcony, conveniently adjacent to the kitchen for sipping your morning brew. Or hosting an indoor-outdoor soiree.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Cadence 3

Information last updated on January 11, 2019

- Price: \$407,880
- 1877 Square Feet
- Status: Plan
- 3 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 3 Stories

Living area included

- Dining Room
- Living Room

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807
Sales Representative: Steve Saltiel, Roger Shimono, Myles McGinnis
Office Hours: Models are open daily: Tuesday-Saturday 10am-6pm; Sunday & Monday 12am-6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models fare on the corner of W. Raritan Drive and W. 67th Avenue.



6720 Zuni Street (Signature 4) (Under Construction)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$553,540

3 Beds | 2 Full Baths, 1 Half Bath | 2060 Square Feet | 2 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of 6720 Zuni Street (Signature 4)

Lifestyle is not defined by age or income. It's about how you live. So we designed this home with a flexible interior that flows from room to room and an artful exterior that re-imagines classic architecture with a contemporary twist. The result is a home with personality and vitality - like the people who live in it.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of 6720 Zuni Street (Signature 4)

Information last updated on December 12, 2018

- Price: \$553,540
- 2060 Square Feet
- Status: Under Construction
- 3 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Study

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

Sales Representative: Steve Saltiel, Roger Shimono, Myles McGinnis

Office Hours: Models are open daily: Tuesday-Saturday 10am-6pm; Sunday & Monday 12am-6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





8939 Yates Drive (The Meadowlark) (Under Construction)

Connections by Berkeley Homes, Westminster, CO 80003

\$495,553

2 Beds | 2 Full Baths, 1 Half Bath | 1683 Square Feet | 2 Garage | 3.0 Story

Home Details of 8939 Yates Drive (The Meadowlark)

This beautiful model homes features 1,683 sq ft with 2 bedrooms, 2.5 baths and flexible loft space. The inviting entry welcomes you into the spacious kitchen featuring contemporary gray cabinets with elegant white tile back splash and crisp white quartz counter tops and stainless steel appliances. The dining space has room for entertaining and opens up into the great room with an abundance of natural light. The great room allows access to the back deck with stunning views! Upgraded low voltage including a central vacuum system, a home theater (which includes speakers) and a security system. Upstairs holds the master bedroom with spa like bath and expansive walk in closet. One additional bedroom with a private bath, and a flexible loft space provides plenty of space for a home office or lounge space. Completing the upper level is a convenient laundry room and linen closet.

Community Info of Connections

Located just east of the US-36/Sheridan Blvd interchange in Westminster, Connections is an intimate enclave of 59 low-maintenance, single-family, two-story homes that mix traditional Colorado architecture with more modern, and slightly urban designs. Homeowners enjoy a beautiful community park and landscaped greenways with alley-accessed driveways, and some will have spectacular Front Range views. Families with children can choose the neighborhood or charter school just right for their child, thanks to highly ranked Adams County School District's open enrollment policy. Shopping and restaurants abound in trendy Highlands and charming Olde Town Arvada , both just 10 minutes away. And just across US36 is the Downtown Westminster project, a redevelopment of the Westminster Mall into a vibrant mix of commercial, office and residential spaces—an urban downtown in the heart of Westminster. Commuters can get to downtown Denver and Interlocken Business Parks in 15 minutes, or Boulder in just 20 minutes.

Listing Info of 8939 Yates Drive (The Meadowlark)

Information last updated on June 06, 2019

- Price: \$495,553
- 1683 Square Feet
- Status: Under Construction
- 2 Bedrooms
- 2 Garages
- Zip: 80003
- 2 Full Bathrooms, 1 Half Bathroom • 3 Stories
- Move In Date June 2019

Plan Amenities included

- Master Bedroom Upstairs

Contact Info

Sales Office Phone: 888-842-1450

Sales Representative: Elise Hatfield

Driving Directions

Highway 36 to Sheridan Boulevard. Head North on Sheridan to 92nd. Turn East on Sheridan to Yates Street. Head south on Yates street and the community is on the left hand side.

Floor Plan





Signature 2 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$514,880

3 Beds | 2 Full Baths, 1 Half Bath | 1997 Square Feet | 2 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Signature 2

Rather than simply doing what's been done, we challenged ourselves to design a home for real life. Here, the kitchen opens to the flexible great room, where gatherings of all kinds naturally happen. But there's privacy where you need it, too. Like a master suite with a reading room and two separate bathrooms that meet in the shower. We did some of our best thinking where you do some of yours.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Signature 2

Information last updated on September 18, 2018

- Price: \$514,880
- 1997 Square Feet
- Status: Plan
- 3 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

Sales Representative: Steve Saltiel, Roger Shimono, Myles McGinnis

Office Hours: Models are open daily: Tuesday-Saturday 10am-6pm; Sunday & Monday 12am-6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





Signature 1 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$494,880

2 Beds | 2 Full Baths, 1 Half Bath | 1786 Square Feet | 2 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Signature 1

The relationship between indoor and outdoor living spaces is at the forefront of our design. The first floor, including the master suite, wraps around the courtyard with a wall of windows. We've moved the front door to the side courtyard to welcome guests through the garden. And a set-back second floor creates a beautiful street aesthetic. Because one good idea deserves another.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Signature 1

Information last updated on September 18, 2018

- Price: \$494,880
- 1786 Square Feet
- Status: Plan
- 2 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Family Room
- Loft

Plan Amenities included

- Master Bedroom Downstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

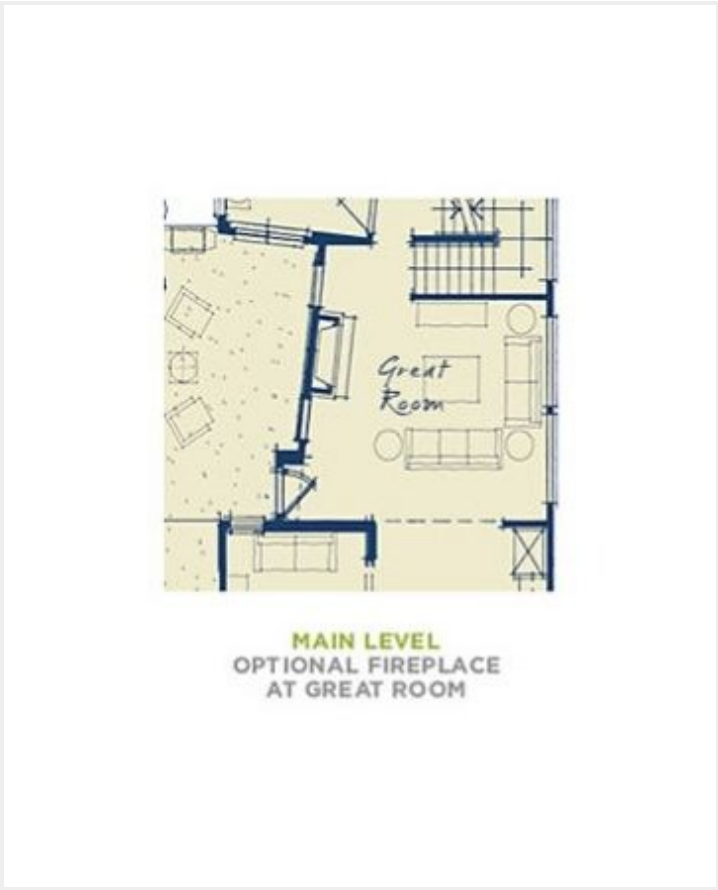
Sales Representative: Steve
Saltiel, Roger Shimono, Myles
McGinnis

Office Hours: Models are open
daily: Tuesday-Saturday 10am-
6pm; Sunday & Monday 12am-
6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





Signature 4 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$522,880

3 Beds | 2 Full Baths, 1 Half Bath | 2063 Square Feet | 2 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Signature 4

Lifestyle is not defined by age or income. It's about how you live. So we designed this home with a flexible interior that flows from room to room and an artful exterior that re-imagines classic architecture with a contemporary twist. The result is a home with personality and vitality - like the people who live in it.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Signature 4

Information last updated on September 18, 2018

- Price: \$522,880
- 2063 Square Feet
- Status: Plan
- 3 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Study

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

Sales Representative: Steve Saltiel, Roger Shimono, Myles McGinnis

Office Hours: Models are open daily: Tuesday-Saturday 10am-6pm; Sunday & Monday 12am-6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





Signature 5 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$496,880

2 Beds | 2 Full Baths, 1 Half Bath | 1994 Square Feet | 2 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Signature 5

We've poured sunlight and good ideas into every room. Like the very practical mudroom featuring a handy bench and smart storage. And the large patio that extends your living room out under the sky. This home may very well be on its way to becoming a new classic- beautifully modern yet tried and true.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Signature 5

Information last updated on September 18, 2018

- Price: \$496,880
- 1994 Square Feet
- Status: Plan
- 2 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Loft
- Study

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

Sales Representative: Steve Saltiel, Roger Shimono, Myles McGinnis

Office Hours: Models are open daily: Tuesday-Saturday 10am-6pm; Sunday & Monday 12am-6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





Signature 6 (Plan)

Midtown at Clear Creek by Brookfield Residential , Denver, CO 80221

\$497,880

2 Beds | 2 Full Baths, 1 Half Bath | 2159 Square Feet | 2 Garage | 2.0 Story

Agent Compensation

Commission: 3%

Basis: Base Price

Disbursement: Unspecified

Home Details of Signature 6

Good design gives you the space you need, where you need it. So we put things right where they should be. Like a laundry room upstairs where you keep your clothes. And a flexible loft where kids can do their homework in peace. Or turn the loft into a fourth bedroom. It's the difference between having lots of space and having lots of space you can use.

Community Info of Midtown at Clear Creek

A boutique new home neighborhood less than 5 miles from downtown Denver. With all the benefits of the city – art, entertainment, restaurants, nightlife – and all the advantages of a new home. Featuring fresh, contemporary style and seamless indoor-outdoor living.

Listing Info of Signature 6

Information last updated on September 18, 2018

- Price: \$497,880
- 2159 Square Feet
- Status: Plan
- 2 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Loft
- Study

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Health & Fitness

- Trails

Community Services

- Play Ground
- Park
- Community Center

Social Activities

- Club House

Contact Info

Sales Office Phone: 888-857-6807

Sales Representative: Steve
Saltiel, Roger Shimonio, Myles
McGinnis

Office Hours: Models are open
daily: Tuesday-Saturday 10am-
6pm; Sunday & Monday 12am-
6pm.

Driving Directions

Take I76 to Pecos and head North. From Pecos turn West on W. 67th Avenue. The models are on the corner of W. Raritan Drive and W. 67th Avenue.

Floor Plan





The Desi (Plan)

Elmwood Pointe by Elmwood Pointe, Denver, CO 80221

\$430,000

3 Beds | 2 Full Baths, 1 Half Bath | 1484 Square Feet | 1 Garage | 2.0 Story

Agent Compensation

Disbursement: Unspecified

Home Details of The Desi

1484-sq.-ft. treasure with 3 full-sized bedrooms (including a master), 2½ baths, spacious one-car garage, ample storage & large kitchen island.

Community Info of Elmwood Pointe

Expansive yards include 6-foot cedar fencing, low-maintenance landscaping and a brand new, professionally installed sprinkler system. Front covered porches and back patios are perfect for entertaining, while our unique, alley-free site design and extra wide streets encourage outdoor exploration, game playing and get-togethers.

Listing Info of The Desi

Information last updated on May 15, 2019

- Price: \$430,000
- 1484 Square Feet
- Status: Plan
- 3 Bedrooms
- 1 Garage
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Living Room

Amenities

Community Services

- Landscaped, low-maintenance backyards
- Park

Local Area Amenities

- Great dining, shopping & recreation
- Adjacent to large green spaces & trails
- 12 minutes to downtown Denver
- 20 minutes to downtown Boulder

Contact Info

Sales Office Phone: 888-262-0604

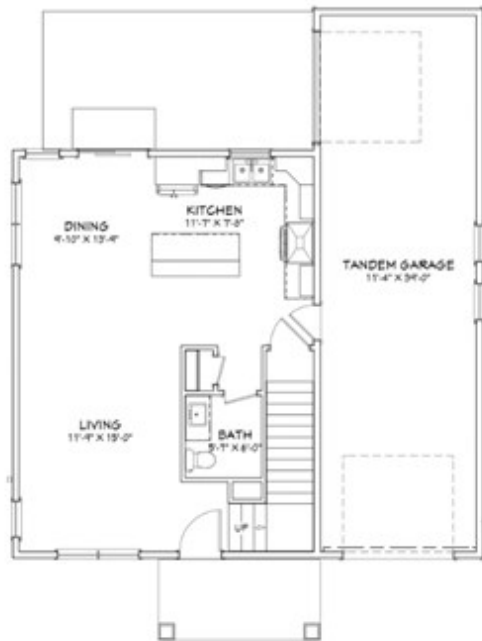
Sales Representative: Francisco Padilla

Office Hours: Call for

Appointment at

<https://discoverelmwood.com/contact/>

Floor Plan



THE DESI
LEVEL 1 PLAN



THE DESI
LEVEL 2 PLAN



The Lucy (Plan)

Elmwood Pointe by Elmwood Pointe, Denver, CO 80221

\$460,000

4 Beds | 2 Full Baths, 1 Half Bath | 1950 Square Feet | 2 Garage | 2.0 Story

Agent Compensation

Disbursement: Unspecified

Home Details of The Lucy

1950-sq.-ft. gem with 4 full-sized bedrooms (including a master), 2½ baths, a two-car garage, ample storage, large kitchen island & ground-floor, glass-enclosed study.

Community Info of Elmwood Pointe

Expansive yards include 6-foot cedar fencing, low-maintenance landscaping and a brand new, professionally installed sprinkler system. Front covered porches and back patios are perfect for entertaining, while our unique, alley-free site design and extra wide streets encourage outdoor exploration, game playing and get-togethers.

Listing Info of The Lucy

Information last updated on May 15, 2019

- Price: \$460,000
- 1950 Square Feet
- Status: Plan
- 4 Bedrooms
- 2 Garages
- Zip: 80221
- 2 Full Bathrooms, 1 Half Bathroom
- 2 Stories

Living area included

- Dining Room
- Living Room
- Office

Plan Amenities included

- Master Bedroom Upstairs

Amenities

Community Services

- Landscaped, low-maintenance backyards
- Park

Local Area Amenities

- Great dining, shopping & recreation
- Adjacent to large green spaces & trails
- 12 minutes to downtown Denver
- 20 minutes to downtown Boulder

Contact Info

Sales Office Phone: 888-262-0604

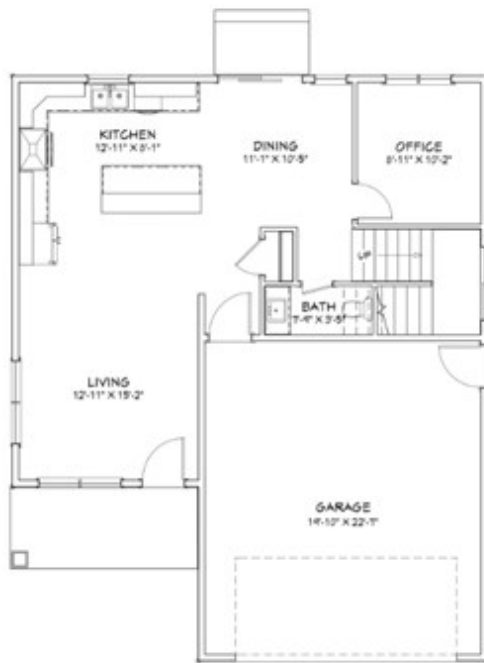
Sales Representative: Francisco Padilla

Office Hours: Call for

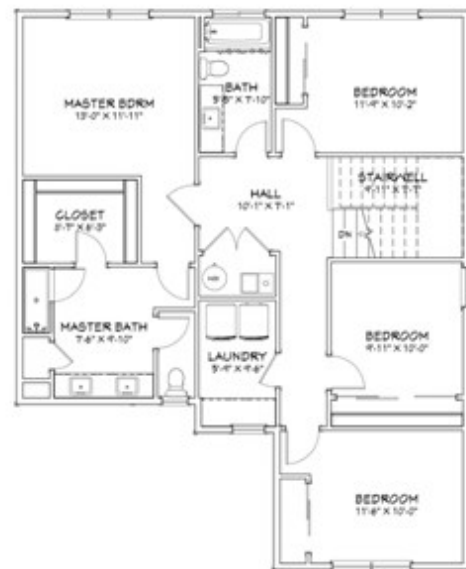
Appointment at

<https://discoverelmwood.com/contact/>

Floor Plan



THE LUCY
LEVEL 1 PLAN



THE LUCY
LEVEL 2 PLAN

Comments – Berkley Shores Metropolitan District

- There is mention of an advance by the developer to the District in McGeady, Becher P.C.'s intro letter. What is the interest rate and/or other applicable financial terms, if any, to the District by the developer?
- On the list of comparable mills, the District is proposing a mill on the higher end of the list of districts noted in the packet. Please explain how the higher than average levy for district could impact the project and the taxes residents will pay. Most of the comparable levies are for some of the highest metro districts in the County.
- Financial Plan Section C.1., we are questioning the reasonableness in using the 2016 Gallagher residential property rate for a District that will begin operations in 2020?
- Financial Plan Section C.2. Please note that there is no limitation on mill levies to pay debt service in certain circumstances, which could result in an increased burden to homeowners. Explain how that would be addressed.
- Financial Plan Section F. Please explain in greater detail showing the reasonableness of operating costs proposed reasonable? How does this compare to operating costs of other proposed plans?
- D.A. Davidson Financial Plan (Exhibit C), The cost of issuance, \$366,400 appears high in proportion to the debt issued.
- D.A. Davidson Financial Plan (Exhibit C), What happens to the model if only 50 mills are used?
- D.A. Davidson Financial Plan (Exhibit C), Specific Ownership Tax calculated on 6% of property tax revenues – is this a reasonable and/or standard method of estimation?
- D.A. Davidson Financial Plan (Exhibit C), Has there been any shock analysis to determine the ability to pay debt if assumptions are not met? (D.A. Davison mentions that they have not reviewed assumptions).
- D.A. Davidson Financial Plan (Exhibit C), Is a 4% interest rate reasonable after the 10-year refinancing? What happens to the model if 4% cannot be achieved?
- D.A. Davidson Financial Plan (Exhibit C), After the refinancing, the debt schedule is pushed out to 2060. Is it reasonable to extend the taxpayers responsibility for this long?
- D.A. Davidson Financial Plan (Exhibit C), Please note – D.A. Davidson mentions there is a high probability that actual results will differ greatly from the model. This could greatly impact the ability to pay debt.
- On the bond solution table – the principal of the debt is paid off very slowly, resulting in high interest payments over the life of the debt. How does this compare to the repayment schedules for other metro districts?

From: [Laura Garcia](#)
To: [Libby Tart-Schoenfelder](#)
Subject: RE: PLN2019-00007 Berkley Shores Metro. District Formation Request for Comment
Date: Thursday, July 18, 2019 12:04:45 PM

Hi Libby,

After looking at their responses I don't have any other questions.

Just for my knowledge does the planning commission and the BOCC get to see their responses to the questions?

Thanks and have a great day.

Laura Garcia

Senior Accountant, *Finance*

4430 South Adams County Parkway, 4th floor, Suite C4228

Brighton, CO 80601

720.523.6239 | Lgarcia@adcogov.org | adcogov.org

From: [Loeffler - CDOT, Steven](#)
To: [Libby Tart-Schoenfelder](#)
Subject: Re: PLN2019-00007 Berkley Shores Metro. District Formation Request for Comment
Date: Monday, July 8, 2019 8:18:25 AM
Attachments: [PRC2019-00003, 6300 Lowell Blvd comments 3-8-19.pdf](#)

Please be cautious: This email was sent from outside Adams County

Libby,

I have reviewed the Berkley Shores Metro District Formation and have no objections.

Previous comments for this development under PRC2019-00003 (attached) still apply.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



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 Wed, Jul 3, 2019 at 4:38 PM Libby Tart-Schoenfelder <LTart-Schoenfelder@adcogov.org> wrote:

Hello all – My apologies! We actually need the comments back from our referrals **on or before Friday, July 19, 2019**. The attachment is a request for comment on a service plan for a proposed Metropolitan District entitled Berkley Shores. Please submit your comments in writing to my email below.

Many thanks and have a happy holiday!

Sincerely,

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

ltart-schoenfelder@adcogov.org | www.adcogov.org



STATE OF
COLORADO

Loeffler - CDOT, Steven <steven.loeffler@state.co.us>

PRC2019-00003, 6300 Lowell Blvd.

1 message

Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
To: Libby Tart-Schoenfelder <LTart-Schoenfelder@adcogov.org>
Cc: Bradley Sheehan - CDOT <bradley.sheehan@state.co.us>

Fri, Mar 8, 2019 at 11:48 AM

Libby,

I have reviewed the referral for 6300 Lowell Blvd. and have no objections to the request to rezone, create a PDP for 92 units of single family attached and detached housing, and to create a preliminary plat for 92 parcels and 15 tracts on 9.726 acres.

It appears that a connection will be made to W. 63rd Ave. which will allow access to both W. 64th Ave. and to Federal Blvd. (State Highway 287). If the increase in use of the access of W. 63rd Ave. to Federal Blvd. will be 20% or greater, a new State Highway Access Permit will be required for that connection. Since W. 63rd Ave. is an Adams County Road, the County would need to be the Permittee of the permit.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



COLORADO
Department of Transportation
Region 1

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



July 11, 2019

Libby Tart
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Berkley Shores Metro District Formation, PLN2019-00007
TCHD Case No. 5717

Dear Ms. Tart,

Thank you for the opportunity to review and comment the service plan to establish Berkley Shores Metropolitan District, which will provide funding for construction and maintenance of public services and facilities within the Berkley Shores Subdivision. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Mosquito Control - Stormwater Facilities

The service plan indicates that the District will have the power and authority over mosquito and pest control. Detention ponds, stagnant water, and decaying organic matter can provide suitable mosquito breeding habitat. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD supports plans for a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Water Conservation

Effective water conservation strategies help to address this important natural resource as well as public and environmental health. TCHD supports water conservation programs to ensure a sustainable supply for essential uses such as drinking and hygiene. To reduce water consumption, the applicant should consider techniques such as conducting water audits. For more information on specific water conservation measures, consult the Colorado Statewide Water Conservation Best Practices Guidebook:

<http://cwcwebelink.state.co.us/weblink/0/doc/146033/Electronic.aspx?searchid=e37b0a05-4e5a-45f7-a4c6-260ddc8da4ac>.

Berkley Shores Metro District Formation

July 11, 2019

Page 2 of 4

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. Heinrich".

Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatrich@tchd.org.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 11, 2019

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Libby Tart

Re: Berkley Shores Metro District Formation, Case # PLN2019-00007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Berkley Shores Metro District Formation** and has no objection to this proposal, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing gas service or electric distribution facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Exhibit 5: Neighborhood Comment

No comment.



Request for Comments

Case Name: Berkley Shores Metro District Formation

Case Number: PLN2019-00007

July 5, 2019

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

A service plan to establish the Berkley Shores Metropolitan District. The service plan will provide funding for construction and maintenance of public services and facilities within the Berkley Shores Subdivision.

The Assessor's Parcel Numbers are: **0182508200049, 0182508200050, 018250829001**

Applicant Information: McGeady Becher, P.C.
450 East 17th Avenue, Suite 400
Denver, CO 80203

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) 523-6858 by **Friday, July 19, 2019** 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 Ltart-schoenfelder@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.

Libby Tart, AICP
Case Manager



Public Hearing Notification

Case Name:	Berkley Shores Metro District Formation
Case Number:	PLN2019-00011
Planning Commission Date:	July 25, 2019 at 6 p.m.
Board of County Commissioners Consent Item:	August 13, 2019 at 9:30 a.m.
Board of County Commissioners Hearing:	August 20, 2019 at 9:30 a.m.

July 19, 2018

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

A service plan to establish the Berkley Shores Metropolitan District. The service plan will provide funding for construction and maintenance of public services and facilities within the Berkley Shores Subdivision.

The Assessor's Parcel Numbers are: **0182508200049, 0182508200050, 018250829001**

Applicant Information: McGeady Becher, P.C.
450 East 17th Avenue, Suite 400
Denver, CO 80203

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.

Libby Tart, AICP
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

**NOTICE OF PUBLIC HEARING
FOR LAND USE**

NOTICE IS HEREBY GIVEN, that an application has been filed by, **HIGHLAND DEVELOPMENT COMPANY, Case # PLN2019-00007**, requesting: A service plan to establish the Berkley Shores Metropolitan District. The service plan will provide funding for construction and maintenance of public services and facilities within the Berkley Shores Subdivision on the following property:

LEGAL DESCRIPTION:

TRACT A:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 0°08'18" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1292.26 FEET THENCE SOUTH 89°51'42" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SAME BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°08'18" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 124.18 FEET;

THENCE SOUTH 89°51'42" EAST DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 62°25'26" EAST, A DISTANCE OF 388.32 FEET; THENCE NORTH 73°18'34" EAST A DISTANCE OF 95.57 FEET; THENCE SOUTH 89°45'58" EAST, A DISTANCE OF 185.26 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 0°06'13" WEST ALONG SAID EAST LINE, A DISTANCE OF 332.96 FEET; THENCE NORTH 89°47'13" WEST, A DISTANCE OF 630.72 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPTING THEREFROM, THE PARCELS CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO IN WARRANTY DEEDS RECORDED SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 2008000072012 AND 2008000072020, COUNTY OF ADAMS, STATE OF COLORADO.

TRACT B:

BLOCK 1, POMPONIO SUBDIVISION, ACCORDING TO THE PLAT RECORDED MARCH 16, 1970 UNDER RECEPTION NO. 886524, WHICH SUBDIVISION IS NOW KNOWN AS CLYDE AND OPAL'S SUBDIVISION, ACCORDING TO THE RATIFICATION AND CONFIRMATION RECORDED APRIL 27, 1970 IN BOOK 1593 AT PAGE 464, COUNTY OF ADAMS, STATE OF COLORADO.

TRACT C:

THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH P.M.,

EXCEPT THE PARCELS CONVEYED IN DEEDS RECORDED JUNE 1, 1972 IN BOOK 2351 AT PAGE 962 AND JANUARY 5, 1984 IN BOOK 2827 AT PAGE 139,

AND ALSO EXCEPTING THE PARCELS CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO IN WARRANTY DEEDS RECORDED SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 2008000072012 AND 2008000072020,

AND FURTHER EXCEPTING THE PROPERTY SET FORTH WITHIN THE PLATS OF POMPONIO SUBDIVISION RECORDED MARCH 16, 1970 UNDER RECEPTION NO. 886524, WHICH SUBDIVISION IS NOW KNOWN AS CLYDE AND OPAL'S SUBDIVISION, ACCORDING TO THE RATIFICATION AND CONFIRMATION RECORDED APRIL 27, 1970 IN BOOK 1593 AT PAGE 464, AND SUNSET LAKES FILING NO. 1 RECORDED MAY 17, 1995 UNDER RECEPTION NO. C0074382,

COUNTY OF ADAMS, STATE OF COLORADO.

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or misuse of this legal description.)

APPROXIMATE LOCATION:

6300 LOWELL BLVD.

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the **25th day of July, at the hour of 6:00 p.m.**, where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a consent agenda hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the **13th day of August, at the hour of 9:30 a.m.**, to consider the above request where and when any person may appear and be heard.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the **20th day of August, at the hour of 9:30 a.m.**, to consider the above request where and when any person may appear and be heard.

NOTICE IS FURTHER GIVEN that any person owning property in the proposed special district requesting that his or her property be excluded from the special district shall submit a request to the Board of County Commissioners pursuant to Colorado Revised Statute 32-1-203(3.5).

For further information regarding this case, please contact Libby Tart at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

Adams County Attorney's Office
Attn: Christine Fitch
CFitch@adcogov.org
4430 S Adams County Pkwy
Brighton CO 80601

Century Link, Inc
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

Adams County CEDD Development Services Engineer
Attn: Devt. Services Engineering
4430 S. Adams County Pkwy.
Brighton CO 80601

CITY OF ARVADA
Attn: Rita McConnell
8101 RALSTON RD
ARVADA CO 80002

Adams County CEDD Right-of-Way
Attn: Marissa Hillje
4430 S. Adams County Pkwy.
Brighton CO 80601

CITY OF ARVADA - WATER AND SANITATION DEPT.
Attn: JAMES SULLIVAN
8101 RALSTON RD.
ARVADA CO 80002

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

CITY OF WESTMINSTER
Attn: Andy Walsh
4800 W 92nd Avenue
WESTMINSTER CO 80031

Adams County Fire Protection District
Attn: Chris Wilder
8055 N. WASHINGTON ST.
DENVER CO 80229

CITY OF WESTMINSTER
Attn: MAC CUMMINS
4800 W 92ND AVE.
WESTMINSTER CO 80031

Adams County Parks and Open Space Department
Attn: Aaron Clark
mpedrucci@adcogov.org

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

Adams County Sheriff's Office: SO-HQ
Attn: Rick Reigenborn

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

Adams County Sheriff's Office: SO-SUB
Attn: SCOTT MILLER

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

ARVADA FIRE DEPT.
Attn: CHIEF JON GREER
HEADQUARTERS, 7903 ALISON WAY
ARVADA CO 80005

Crestview Water & Sanitation
Attn: Patrick Stock
7145 Mariposa St
PO Box 21299
Denver CO 80221-0299

CDOT Colorado Department of Transportation
Attn: Bradley Sheehan
2829 W. Howard Pl.
2nd Floor
Denver CO 80204

GOAT HILL
Attn: SHARON WHITEHAIR
2901 W 63RD
AVE SP:0047
DENVER CO 80221

Hyland Hills Park & Recreation District
Attn: Terry Barnhart
8801 Pecos St
Denver CO 80260

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

NS - Code Compliance
Attn: Kerry Gress
kgress@adcogovorg

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

WESTMINSTER FIRE DEPT.
Attn: CAPTAIN DOUG HALL
9110 YATES ST.
WESTMINSTER CO 80031

WESTMINSTER SCHOOL DISTRICT #50
Attn: Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

Berkeley Water & Sanitation District	4455 West 58th Avenue, Unit A	Arvada	CO	80002	berkeleywater@gmail.com	PL016	Sharon	Whitehair	
Shaw Heights Water District	8870 Hunter Way	Westminster	CO	80031		PL120	Lloyd	O'Neal	Westminster provides water to this District
North Pecos Water & Sanitation District	6900 Pecos St	Denver	CO	80221	manager@northpecoswater.org	PL103	Russell	Traska	
North Washington Street Water & San Dist	3172 E 78th Ave	Denver	CO	80229	jjamsey@nwsd.com	PL104	Jim	Jamsey	
North Lincoln Water and Sanitation District	1560 Broadway, Suite 1400	Denver	CO	80202	ebarenberg@owen-engineering.com	PL102	Jorge	Hinojos	
South Adams County Water & San Dist	10200 E 102nd Ave	Henderson	CO	80022	amoren@acwsd.org	PL123	Abel	Moreno	
SOUTH ADAMS CO. FIRE DISTRICT	6050 Syracuse Street	Commerce City	CO	80022	rweigum@sacfd.org	PL161	Randall	Weigum	
Mapleton Public Schools	591 East 80th Avenue	Denver	CO	80229	charlotte@mapleton.us				
WEST ADAMS SOIL CONSERVATION DISTRICT	57 West Bromley Lane	Brighton	CO	80601	cindy.einspahr@co.usda.gov	PL093	Cindy	Einspahr	