

CONSOLIDATED SERVICE PLAN

FOR

REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4

CITY OF COMMERCE CITY, COLORADO

Prepared

By



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I. DEFINITIONS

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

Board: the board of directors of one District or the boards of directors of all Districts, in the aggregate, as the context may require.

City: the City of Commerce City, Colorado.

City Approvals: means, collectively, (a) the final plats for the areas within the Districts, (b) the final development plans and/or landscape plans for the areas within the Districts, (c) the construction plans for the public improvements within the Districts, (d) the development agreements a/k/a subdivision improvement agreements for the areas within the Districts, (e) any other agreements between the City and the Districts relating to the area within the Districts, including, as applicable, the District Activities IGA, and (f) any amendments made to any of the foregoing documents.

City Code: the City of Commerce City Revised Municipal Code.

City Council: the City Council of the City of Commerce City, Colorado.

Debt: bonds or other obligations for the payment of which the Districts have promised to impose an ad valorem property tax mill levy and/or collect Fee revenue. The definition of Debt shall include intergovernmental agreements that contain a pledge of an ad valorem property tax mill levy and/or Fee revenue between and among any of the Districts.

District: any one of Reunion Ridge Metropolitan District No. 1, Reunion Ridge Metropolitan District No. 2, Reunion Ridge Metropolitan District No. 3 or Reunion Ridge Metropolitan District No. 4.

District No. 1: Reunion Ridge Metropolitan District No. 1.

District No. 2: Reunion Ridge Metropolitan District No. 2

District No. 3: Reunion Ridge Metropolitan District No. 3

District No. 4: Reunion Ridge Metropolitan District No. 4

District Activities IGA: an intergovernmental agreement between the Districts and the City regarding certain limitations of the Districts' activities, attached hereto as **Exhibit D**.

District Boundaries: the boundary of the original area of each District as described in the District Boundaries Map.

District Boundaries Map: the maps attached hereto as **Exhibit C-1**, describing each District's original boundary.

Districts: District No. 1, District No. 2, District No. 3 and District No. 4, collectively.

End User: any owner, or tenant of any owner, of any taxable improvement within a 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. A business entity that constructs residential or commercial structures intended for a third party sale is not an End User.

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

Fees: any fee imposed by a District for services, programs or facilities provided by the District, as described in Section V.A.16 below.

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

Inclusion Area Boundaries: the boundaries of the area described in the Inclusion Area Boundary Map.

Inclusion Area Boundary Map: the map attached hereto as **Exhibit C-2**, describing the property proposed for inclusion within the Districts.

Maximum Combined Mill Levy: means the maximum combined Maximum Debt Mill Levy and Operations and Maintenance Mill Levy that may be imposed by the District, as identified in Section VI.C.4 hereof.

Maximum Debt Mill Levy: the maximum mill levy any one District is permitted to impose for payment of Debt as set forth in Section VI.C.1 below.

Maximum Debt Mill Levy Imposition Term: the maximum term for imposition of a mill levy as identified in Section VI.D, below.

Mill Levy Adjustment: means if, on or after January 1 of the year of approval of the Service Plan, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the Maximum Debt Mill Levy, the Operations and Maintenance Mill Levy, and the Maximum Combined Mill Levy may be increased or decreased to reflect such changes, such increases and 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 applicable mill levy, as adjusted for changes occurring after such January 1, 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.

Operate and Maintain or Operation and Maintenance: means (a) the ongoing operation, maintenance, planning, design, acquisition, construction, repair and replacement of all or a portion of the Public Improvements or the provision of services related thereto; and (b) the reasonable and necessary costs of ongoing administrative, accounting and legal services to a District; all in accordance with the provisions and requirements of, as applicable, the Special District Act, this Service Plan, the District Activities IGA, the City Code and the City Approvals.

Operation and Maintenance Mill Levy: means the mill levy a District is permitted to impose for the payment of that District's Operation and Maintenance Costs, as set forth in Section VI.C.4 below.

Project: the development or property commonly referred to as Reunion Ridge.

Public Improvements: a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V below, that benefit the Service Area and serve the future taxpayers and inhabitants of the Service Area as determined by the Board.

PUD Zone Document: an entitlement plan as approved by the City pursuant to the City Code for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time.

Service Area: the property within the District Boundaries Map and the Inclusion Area Boundary Map, as set forth on Exhibits C-1 and C-2.

Service Plan: this service plan for the Districts approved by City Council.

Service Plan Amendment: an amendment to the Service Plan approved by City Council in accordance with the City Code and applicable state law.

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

State: the State of Colorado.

TABOR: Section 20 of Article X of the Colorado Constitution also known as the Colorado Taxpayer's Bill of Rights.

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

Total Debt Issuance Limitation: the maximum amount of Debt that may be issued by the Districts as identified in Section V.A.15 below.

II. PURPOSE AND OBJECTIVES OF DISTRICT

A. Purpose and Intent. The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the City only insofar as they may deviate in a material manner from the requirements of the Service Plan. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated residents and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts are not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan.

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

C. Objective of City Regarding Service Plan.

1. The City's objective in approving the Service Plan is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term, subject to the Maximum Debt Mill Levy, and/or repaid by Fees as limited by Section V.A.16.

2. This Service Plan is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs pursuant to the approved PUD Zone Document for the property. Operation and Maintenance activities are allowed as set forth herein and through the District Activities IGA, attached hereto as **Exhibit D**.

3. It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and, if any District has been authorized to operate or maintain any part of the Public Improvements under an the District Activities IGA, to retain only the power necessary to impose and collect taxes or Fees to pay for costs associated therewith.

4. The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Fees or from tax revenues collected from a mill levy, subject to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term. It is the intent of this Service Plan to assure to the extent possible that no property developed for a residential use shall bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no property shall bear an economic burden that is greater than

that associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the costs of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

III. DISTRICT BOUNDARIES

The area of the District Boundaries includes approximately one-half (.5) acres and the total area proposed to be included in the Inclusion Area Boundaries is approximately six hundred and sixty-nine (669) acres. A legal description for the Districts' Boundaries and the Inclusion Area Boundaries are attached hereto as **Exhibit A-1** and **A-2**, respectively. A vicinity map is attached hereto as **Exhibit B**. Maps of the Districts' Boundaries are attached hereto as **Exhibit C-1**, and a map of the Inclusion Area Boundaries is attached hereto as **Exhibit C-2**.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

A. The Service Area consists of approximately six hundred and sixty-nine (669) acres of residential land. The current assessed valuation of the Service Area is \$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 six thousand five hundred (6,500) people, using an assumption of 2.5 persons per residential unit.

B. Approval of this Service Plan by the City does not imply approval of the development of a specific area within any 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 the City Approvals.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment. The Districts shall have the power and authority to provide the Public Improvements and related Operation and Maintenance activities within and without the District Boundaries as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the City Approvals. The Districts are not authorized to operate or maintain any part of the Public Improvements unless provision therefor has been made pursuant to the District Activities IGA except that the Districts are required and obligated to Operate and Maintain any park and recreation improvements within the District Boundaries. Unless otherwise specified in the District Activities IGA, all parks and trails shall be open to the general public free of charge.

2. Fire Protection Limitation. The Districts are not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to the District Activities IGA. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided pursuant to the District Activities IGA.

4. Telecommunication Facilities. The Districts agree that no telecommunication facilities owned, operated or otherwise allowed by the Districts shall affect the ability of the City to expand its public safety telecommunication facilities or impair existing telecommunication facilities.

5. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts shall obtain the City's approval of civil engineering plans and shall obtain applicable permits for construction and installation of the Public Improvements prior to performing work thereon.

6. Zoning and Land Use Requirements. The Districts shall be subject to all of the City's zoning, subdivision, building code and other land use requirements.

7. Growth Limitations. The Districts acknowledge that the City shall not be limited in implementing City Council or voter-approved growth limitations, even though such actions may reduce or delay development within the Districts and the realization of District revenue.

8. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, or the execution of any developer reimbursement agreement, the issuing District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

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

9. Eminent Domain Limitation. The Districts shall not exercise the power of eminent domain without a prior resolution of City Council consenting to the exercise of such power.

10. Water Rights/Resources Limitation. No District shall acquire, own, manage, adjudicate or develop water rights or resources except as otherwise provided pursuant to the District Activities IGA. Notwithstanding, the Districts may acquire, own, manager, sell and/or transfer equivalent residential units (“**ERUs**”) from the South Adams County Water and Sanitation District (“**South Adams**”) or other entities to enable the Districts to connect water facilities or sanitary sewer facilities to existing South Adams facilities to enable property in the District Boundaries to be serviced by South Adams. Water and sanitary sewer facilities shall be conveyed to South Adams. The Districts’ powers with regard to water and sanitary sewer service shall be limited as set forth herein for the purposes of financing, designing, constructing and installing facilities and then conveying ownership of the same to South Adams pursuant to the then-applicable rules, regulations and policies of South Adams. The Districts are not authorized to operate or maintain water facilities or sanitary sewer facilities, except as may be authorized by South Adams and the City. The Districts shall consent to the overlap of the District Boundaries by South Adams (in the event such property is not already included within the service area of South Adams) and shall execute a resolution of consent to the same as may be requested by South Adams.

11. Inclusion Limitation. No District may include within any of the District Boundaries any property outside the Service Area without a prior resolution of the City Council approving such inclusion.

12. Exclusion Limitation. No District may exclude property from within its boundaries and into the boundaries of another District once the excluding District has issued debt without a prior resolution of City Council approving such exclusion. A District may exclude property from its boundaries and include such property within the boundaries of another District without a resolution of City Council if the excluding District has not issued Debt, but no District may exclude property from the Service Area of the Districts without a prior resolution of City Council approving such exclusion regardless of whether the excluding District has issued Debt.

13. Overlap Limitation. No District shall consent to the organization of any additional metropolitan district under the Special District Act within the Service Area that will overlap the District Boundaries of such District, unless the aggregate mill levy for payment of Debt of such proposed District will not at any time exceed the Maximum Debt Mill Levy of that District.

14. Initial Debt Limitation. On or before the effective date of approval by the City of a PUD Zone Document, as the same is applicable to a defined District Boundary, any District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; or (c) impose or collect any Fees used for the purpose of repayment of Debt.

15. Total Debt Issuance Limitation. The Districts collectively shall not issue Debt in excess of One Hundred Forty-One Million, Five Hundred Seventy-Five Thousand Dollars

(\$141,575,000) total aggregate principal amount, which is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 63.541 mills for Debt; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the City. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes, or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt, nor shall the Total Debt Issuance Limitation apply to a District's pledge of its property tax or specific ownership tax revenues to the Debt of one of the other Districts.

16. Fee Limitation. The Districts may impose and collect Fees as a source of revenue for repayment of Debt, funding of capital costs, and/or for operations and maintenance. No Fee related to repayment of Debt shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User subsequent to the issuance of a certificate of occupancy for such Taxable Property. Notwithstanding any of the foregoing, the restrictions of this paragraph shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding the Operation and Maintenance costs of any District.

17. Public Improvements Fee Limitation. No District shall impose, collect, receive, spend or pledge to any Debt any fee, assessment, tax or charge that is collected by a retailer in the District on the sale of goods or services by such retailer and that is measured by the sales price of such goods or services, except as provided pursuant to the District Activities IGA.

18. Sales and Use Tax. No District shall invoke or exercise any actual or perceived City sales and use tax exemption.

19. Consolidation and Subdistrict Limitation. No District shall file a request with any Court to consolidate with another Title 32 district without a prior resolution of the City. No District shall form any subdistrict without a prior resolution of the City Council approving the formation of such subdistrict.

20. Bankruptcy Limitation.

a. All limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(i) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(ii) are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval

necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

b. Any Debt, issued with a pledge or that results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment. The City shall be entitled to all remedies available at law to enjoin any such actions of the District.

21. Reimbursement Agreement. If a reimbursement agreement exists or is entered into for an improvement financed by any District, any and all resulting reimbursements received for such improvement by a District shall be deposited into that District’s debt service fund and used for the purpose of retiring Debt. No reimbursement agreement shall allow for the accrual of compounding interest.

22. Material Modification – Service Plan Amendment – 45 Day Notice. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of any District that violate the limitations set forth in V.A.1-21 or in VI.B-H shall be deemed to be material modifications to this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such actions of such District. Any notice given by any of the Districts pursuant to Section 32-1-207(3)(b), C.R.S. shall, in addition to the requirements set forth in such section, be mailed by first class mail, postage pre-paid, to the office of the city attorney of the City and the action described in such notice shall not be undertaken by the District or Districts until the City Council approves such action by resolution. If the City fails to respond to such notice, the District or Districts shall petition the City for an amendment to this Service Plan.

B. Preliminary Engineering Survey.

1. The Districts are authorized to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance and financing of the Public Improvements within and without the District Boundaries, to be more specifically defined in the City Approvals. An estimate of the costs of the Public Improvements that 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 One Hundred and Thirty-One Million Dollars (\$131,000,000), as further detailed in Exhibit E.

2. All Public Improvements shall be designed in accordance with City standards and shall comply with the requirements of the City Approvals. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

C. Multiple District Structure. It is anticipated that the Districts, collectively, coordinate and undertake the financing and construction of the Public Improvements. It is

generally anticipated that the Districts will undertake the financing and construction of Public Improvements as development phases are completed and that the Districts will share certain Public Improvement costs. The nature of the functions and services to be provided by each District, and the mechanisms by which the Districts will cooperatively fund Public Improvement costs, shall be clarified in a future intergovernmental agreement among the Districts. The intergovernmental agreement among the Districts, and all amendments thereto, shall be designed to help assure the orderly development of the Public Improvements and essential services in accordance with the requirements of this Service Plan. Implementation of such an intergovernmental agreement is essential to the orderly implementation of this Service Plan and the Public Improvements.

VI. FINANCIAL PLAN

A. General. The Districts are authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. As further detailed in Exhibit F, the Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy, Fees and other legally available revenues. The total Debt the Districts shall be permitted to issue shall not exceed One Hundred Forty-One Million, Five Hundred Seventy-Five Thousand Dollars (\$141,575,000), in aggregate principal amount, which limit is a combined, total aggregate amount for all Districts, and shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan and phased to serve development as it occurs. The Total Debt Issuance Limitation shall not apply to bonds, loan, notes or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt, nor shall the Total Debt Issuance Limitation apply to a District's pledge of its property tax or specific ownership tax revenues to the Debt of one of the other Districts. All Debt issued by any District may be payable from any and all legally available revenues of that District, including general ad valorem taxes and Fees to be imposed upon all Taxable Property within the District. The Districts will also rely upon various other revenue sources authorized by law. Such sources 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.

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, Operation and Maintenance Mill Levy and Maximum Combined Mill Levy.

1. Each District may impose an ad valorem tax (a mill being equal to 1/10th of 1 cent) upon the Taxable Property within the District for the purpose of paying the debt service requirements on District Debt. The Maximum Debt Mill Levy shall not exceed 63.541 mills, subject to the Mill Levy Adjustment.

2. If the total amount of any District's aggregate Debt is equal to or less than fifty percent (50%) of that District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate. For purposes of the foregoing, once Debt has been determined to be within the parameters of the foregoing sentence, 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 issuing District's Debt to assessed ratio.

3. All Debt issued by any District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

4. Each District may impose an ad valorem tax (a mill being equal to 1/10th of 1 cent) upon Taxable Property within such District) for the purpose of paying Operation and Maintenance costs. Until such time as the Maximum Debt Mill Levy becomes unlimited in accordance with Section VI.C.2 above, the Maximum Combined Mill Levy, which includes both the Maximum Debt Mill Levy and the Operation and Maintenance Mill Levy, shall not exceed 88.541 mills, but after the Maximum Debt Mill Levy becomes unlimited, the Maximum Operation and Maintenance Mill Levy shall not exceed 25.00 mills, subject to the Mill Levy Adjustment.

5. To the extent that a District is composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "**District**" as used herein shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this subsection C.

6. Failure to observe the requirements established in this Section V.C. shall constitute a material modification under the Service Plan and shall entitle the City to all remedies available at law and in equity.

D. Maximum Debt Mill Levy Imposition Term. The Districts shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential use which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board: (i) are residents of the District; and (ii) have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Sections 11-56-101, et seq., C.R.S.

E. Debt Repayment Sources. Each 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. Each District may also rely upon various other revenue sources authorized by law. At each 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 and as limited by Section V.A.16.

F. Debt Instrument Disclosure Requirement. In the text of each Bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the District Boundaries.

G. Security for Debt. No District shall pledge any revenue or property of the City 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 City of payment of any of any 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 City in the event of default by any District in the payment of any such obligation.

H. TABOR Compliance. The Districts shall comply with TABOR. In the discretion of the Board, any District may set up other qualifying entities to manage, fund, construct and operate facilities, services and programs. To the extent allowed by law, any entity created by a District will remain under the control of that District's Board, and any such entity shall be subject to and bound by all terms, conditions, and limitations of the Service Plan and the District Activities IGA.

I. District Operating Costs.

1. The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be One Hundred Fifty Thousand Dollars (\$150,000), which will be eligible for reimbursement from Debt proceeds.

2. In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's aggregate operating budget for the Districts is estimated to be Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

VII. ANNUAL REPORT

A. General. The Districts shall be responsible for submitting an annual report to the Community Development Department no later than July 1st of each year following the year in which the Order and Decree creating the Districts 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 Boundaries 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 each District's rules and regulations, if any, as of December 31 of the prior year.
4. A summary of any litigation that involves the Public Improvements as of December 31 of the prior year.
5. Status of each 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 each District that have been dedicated to and accepted by the City as of December 31 of the prior year.
7. The assessed valuation of each 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 each 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 any District, which continue beyond a ninety (90) day period, under any Debt instrument.
11. Any inability of any 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. DISSOLUTION

Upon an independent determination of the City Council that the purposes for which any District was created have been accomplished, such District agrees to file petitions in the appropriate District Court for dissolution pursuant to applicable State law. In no event shall dissolution occur until such District has provided for the payment or discharge of all of its

outstanding indebtedness and other financial obligations as required pursuant to State law or while continuing Operation and Maintenance obligations exist.

IX. DISTRICT TRANSPARENCY

A. Disclosure to Purchasers. The Districts shall use reasonable efforts and due diligence to cause any home builder or developer of property within the District Boundaries to provide all initial purchasers of property within the District Boundaries a written notice of disclosure, that describes the impact of the Districts' mill levy and fees on each residential property along with the purchase contract. The Districts shall record such notice of disclosure with the Adams County Clerk and Recorder at the time the subdivision plat is recorded or, if the subdivision plat has already been filed, provide the City with a copy of the recorded notice of disclosure. The notice of disclosure shall include the maximum mill levy that may be assessed and the associated taxes that may be imposed on the residential property for each year each District is in existence.

B. Disclosure to Potential Residential Buyers. The Districts shall also use reasonable efforts and due diligence to provide information to potential residential buyers by: (i) furnishing to any developer of property or home builders within the District Boundaries information describing the key provisions of the approved District for prominent display at all sales offices; and (ii) inspecting the sales offices within the District Boundaries on a quarterly basis to assure the information provided is accurate and prominently displayed. Such information shall include the maximum mill levy and associated taxes and fees that may be imposed on each property for each year each District is in existence as well as the Public Improvements that are or have been paid for by each District.

C. Board Meetings. All special and regular District meetings shall be open to the public and shall be held at a location within the City limits that is within twenty miles of the District Boundary.

D. Annual Notices. In addition to the requirements of the Special District Act, each District shall send the annual notice required by Section 32-1-809, C.R.S. by mail to all property owners within the District Boundaries no later than January 31 of each year.

X. DISTRICT ACTIVITIES IGA

The form of the District Activities IGA, relating to the limitations imposed on the Districts' activities, is attached hereto as **Exhibit D**. The Districts shall each approve the intergovernmental agreement in the form attached as **Exhibit D** at each District's first Board meeting after its organizational election. Failure of any District to execute the intergovernmental agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The City Council will approve the intergovernmental agreement in the form attached as **Exhibit D** simultaneously with approval of the Service Plan.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., establishes the following:

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

B. The existing service in the area to be served by the Districts is inadequate for present and projected needs.

C. The Districts are capable of providing economical and sufficient service to the area within the District Boundaries.

D. The area to be included in the Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

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

F. The facility and service standards of the Districts are compatible with the facility and service standards of the City within which the Districts are to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.

G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.

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

I. The creation of the Districts is in the best interests of the area proposed to be served.

EXHIBIT A-1

Legal Descriptions of the Districts' Boundaries

REUNION RIDGE METROPOLITAN DISTRICT NO. 1

**REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 1**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 30822" AT THE SOUTHEAST CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "PLS 28286" AT THE EAST ONE-QUARTER CORNER, BEARING S00°14'15"W AS REFERENCED TO THE CITY OF COMMERCE CITY CONTROL NETWORK OF 1999.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, N00°14'15"E A DISTANCE OF 886.19 FEET;

THENCE DEPARTING SAID EAST LINE, N89°45'45"W A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING;

THENCE S88°57'36"W A DISTANCE OF 50.01 FEET;

THENCE ON A LINE BEING 110.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, N00°14'15"E A DISTANCE OF 100.02 FEET;

THENCE N88°57'36"E A DISTANCE OF 50.01 FEET;

THENCE S00°14'15"W A DISTANCE OF 100.02 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,001 SQUARE FEET OR 0.1148 ACRES.

REUNION RIDGE METROPOLITAN DISTRICT NO. 2

**REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 2**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 30822" AT THE SOUTHEAST CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "PLS 28286" AT THE EAST ONE-QUARTER CORNER, BEARING S00°14'15"W AS REFERENCED TO THE CITY OF COMMERCE CITY CONTROL NETWORK OF 1999.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, N00°14'15"E A DISTANCE OF 986.21 FEET;

THENCE DEPARTING SAID EAST LINE, N89°45'45"W A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING;

THENCE S88°57'36"W A DISTANCE OF 50.01 FEET;

THENCE ON A LINE BEING 110.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, N00°14'15"E A DISTANCE OF 100.02 FEET;

THENCE N88°57'36"E A DISTANCE OF 50.01 FEET;

THENCE S00°14'15"W A DISTANCE OF 100.02 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,001 SQUARE FEET OR 0.1148 ACRES.

REUNION RIDGE METROPOLITAN DISTRICT NO. 3

**REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 3**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 30822" AT THE SOUTHEAST CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "PLS 28286" AT THE EAST ONE-QUARTER CORNER, BEARING S00°14'15"W AS REFERENCED TO THE CITY OF COMMERCE CITY CONTROL NETWORK OF 1999.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, N00°14'15"E A DISTANCE OF 1,086.24 FEET;

THENCE DEPARTING SAID EAST LINE, N89°45'45"W A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING;

THENCE S88°57'36"W A DISTANCE OF 50.01 FEET;

THENCE ON A LINE BEING 110.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, N00°14'15"E A DISTANCE OF 100.02 FEET;

THENCE N88°57'36"E A DISTANCE OF 50.01 FEET;

THENCE S00°14'15"W A DISTANCE OF 100.02 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,001 SQUARE FEET OR 0.1148 ACRES.

REUNION RIDGE METROPOLITAN DISTRICT NO. 4

**REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 4**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 30822" AT THE SOUTHEAST CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "PLS 28286" AT THE EAST ONE-QUARTER CORNER, BEARING S00°14'15"W AS REFERENCED TO THE CITY OF COMMERCE CITY CONTROL NETWORK OF 1999.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, N00°14'15"E A DISTANCE OF 1,186.26 FEET;

THENCE DEPARTING SAID EAST LINE, N89°45'45"W A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING;

THENCE S88°57'36"W A DISTANCE OF 50.01 FEET;

THENCE ON A LINE BEING 110.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE, N00°14'15"E A DISTANCE OF 100.02 FEET;

THENCE ON A LINE BEING 40.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18, N88°57'36"E A DISTANCE OF 50.01 FEET;

THENCE S00°14'15"W A DISTANCE OF 100.02 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,001 SQUARE FEET OR 0.1148 ACRES.

EXHIBIT A-2

Legal Description of the Inclusion Area

REUNION RIDGE METROPOLITAN DISTRICT NO. 1 - 4

PROPERTY DESCRIPTION

PARCEL 1

A PORTION OF THE NORTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH END BY A 3.5" ALUMINUM CAP STAMPED "PLS 30099" AND AT THE SOUTH END BY A 3.5" ALUMINUM CAP "ILLEGIBLE", BEARING S00°14'44"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S38°14'44"W A DISTANCE OF 96.40 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POTOMAC STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2007000099513 AND 2008000013431 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, S00°14'44"E A DISTANCE OF 586.36 FEET, TO A POINT ON THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 1034 AT PAGE 317, SAID POINT TO BE KNOWN AS POINT A;

THENCE ON SAID NORTHERLY LINE, S89°21'03"W A DISTANCE OF 2581.30 FEET;

THENCE CONTINUING ON SAID NORTHERLY LINE, S89°21'17"W A DISTANCE OF 954.27 FEET, TO A POINT ON THE EASTERLY LINE OF THE NATIVITY LUTHERAN SUBDIVISION RECORDED UNDER RECEPTION NO. C0695850;

THENCE ON SAID EASTERLY LINE, N00°31'31"W A DISTANCE OF 584.66 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2007000023861;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, N89°19'43"E A DISTANCE OF 956.21 FEET;

THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, N89°19'23"E A DISTANCE OF 2582.22, FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 2,070,893 SQUARE FEET OR 47.5412 ACRES,

TOGETHER WITH,

PARCEL 2

A PORTION OF THE EAST HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, AND A PORTION OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18,

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, S88°58'39"W A DISTANCE OF 2662.71 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, S89°04'16"W A DISTANCE OF 2491.60 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, S89°30'50"W A DISTANCE OF 1671.13 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°29'10"W A DISTANCE OF 685.82 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 29°28'57" AND AN ARC LENGTH OF 542.87 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°38'20"W A DISTANCE OF 1044.86 FEET, TO A POINT ON THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN RULE AND ORDER RECORDED UNDER RECEPTION NO. 2014000072387 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY LINE, BEING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 3207.07 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1034 AT PAGE 317;

THENCE ON SAID SOUTHERLY LINE, N89°21'03"E A DISTANCE OF 2560.83 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POTOMAC STREET;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, S00°14'44"E A DISTANCE OF 1773.97 FEET;

THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, S00°15'47"E A DISTANCE OF 318.43 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N88°56'32"E A DISTANCE OF 60.01 FEET, TO THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. C0998935 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, N88°56'32"E A DISTANCE OF 170.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID PROPERTY;

THENCE ON THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. C0998935 AND THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. C0643212, N00°15'47"W A DISTANCE OF 318.00 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE ON SAID NORTH LINE, N88°56'32"E A DISTANCE OF 2318.41 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, S00°18'51"W A DISTANCE OF 1326.86 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE ON SAID NORTH LINE, N88°57'36"E A DISTANCE OF 2660.95 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18;

THENCE ON SAID EAST LINE, S00°14'15"W A DISTANCE OF 1327.64 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20,349,959 SQUARE FEET OR 467.1708 ACRES,

TOGETHER WITH,

PARCEL 3

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 13,

THENCE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, S89°26'03"W A DISTANCE OF 1314.70 FEET, TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER;

THENCE ON SAID WEST LINE, N00°31'31"W A DISTANCE OF 1768.47 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 1034 AT PAGE 317 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, N89°21'17"E A DISTANCE OF 1319.39 FEET, TO A POINT ON THE EAST LINE THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE ON SAID EAST LINE, S00°22'24"E A DISTANCE OF 1770.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,330,357 SQUARE FEET OR 53.4976 ACRES,

TOGETHER WITH,

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF SECTION 7 AND SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;

THENCE N89°42'58"W A DISTANCE OF 60.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°10'59"E A DISTANCE OF 1.74 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE ON SAID SOUTH LINE, S88°37'20"W A DISTANCE OF 261.33 FEET;

THENCE DEPARTING SAID SOUTH LINE, N45°00'00"W A DISTANCE OF 1830.51 FEET, TO A POINT ON THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. C1185773 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. N58°27'52"E A DISTANCE OF 121.39 FEET;
2. N06°32'08"W A DISTANCE OF 680.00 FEET;
3. N26°32'08"W A DISTANCE OF 310.00 FEET;
4. N18°27'52"E A DISTANCE OF 297.08 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:

5. N88°22'14"E A DISTANCE OF 1639.11 FEET
6. N88°47'09"E A DISTANCE OF 60.04 FEET;
7. N89°13'51"E A DISTANCE OF 1167.85 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN BOOK 4466 AT PAGE 733;

THENCE ON SAID NORTHERLY LINE AND ITS EXTENSION, THE FOLLOWING SIX (6) COURSES:

1. S00°20'50"E A DISTANCE OF 554.59 FEET;
2. S57°21'21"W A DISTANCE OF 313.50 FEET;
3. S67°47'22"W A DISTANCE OF 803.42 FEET;
4. S03°31'26"W A DISTANCE OF 35.27 FEET;
5. S26°07'51"W A DISTANCE OF 140.18 FEET;

6. S88°11'36"W A DISTANCE OF 204.98 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CHAMBERS ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°45'04"W A DISTANCE OF 1453.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,373,345 SQUARE FEET OR 100.3982 ACRES.

EXHIBIT B

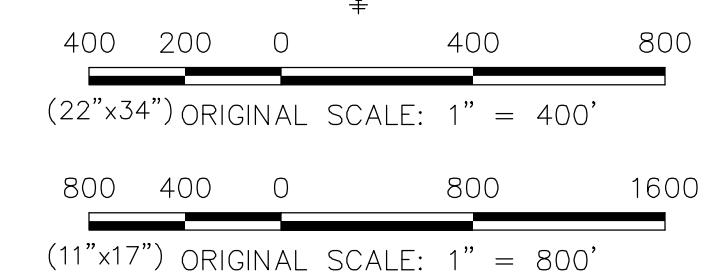
Commerce City Vicinity Map

**PORTIONS OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST & SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
VICINITY MAP**



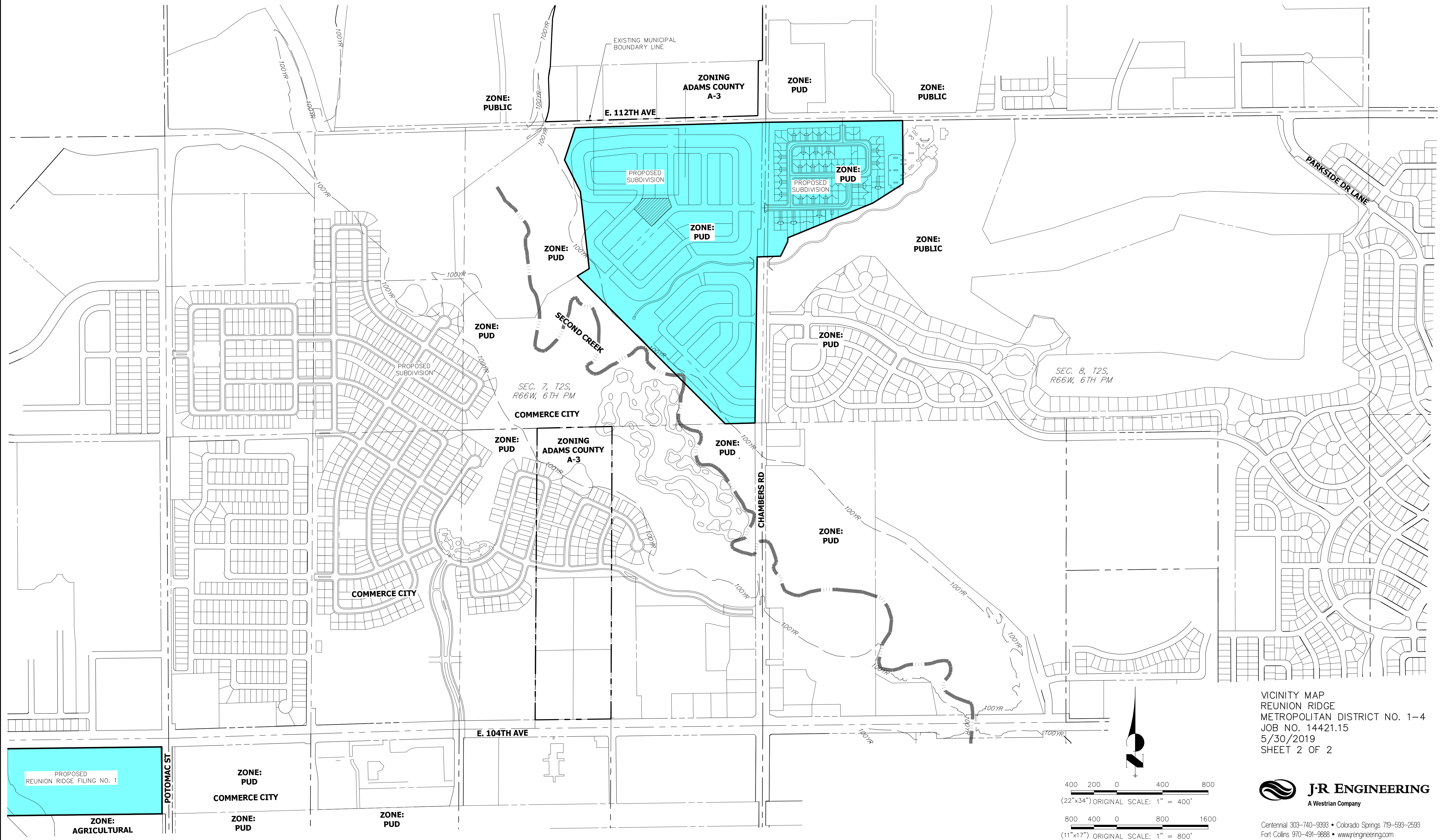
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REUNION RIDGE METROPOLITAN DISTRICT NO. 1 - 4

PORTIONS OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST & SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
VICINITY MAP



VICINITY MAP
REUNION RIDGE
METROPOLITAN DISTRICT NO. 1-4
JOB NO. 14421.15
5/30/2019
SHEET 2 OF 2

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT C-1

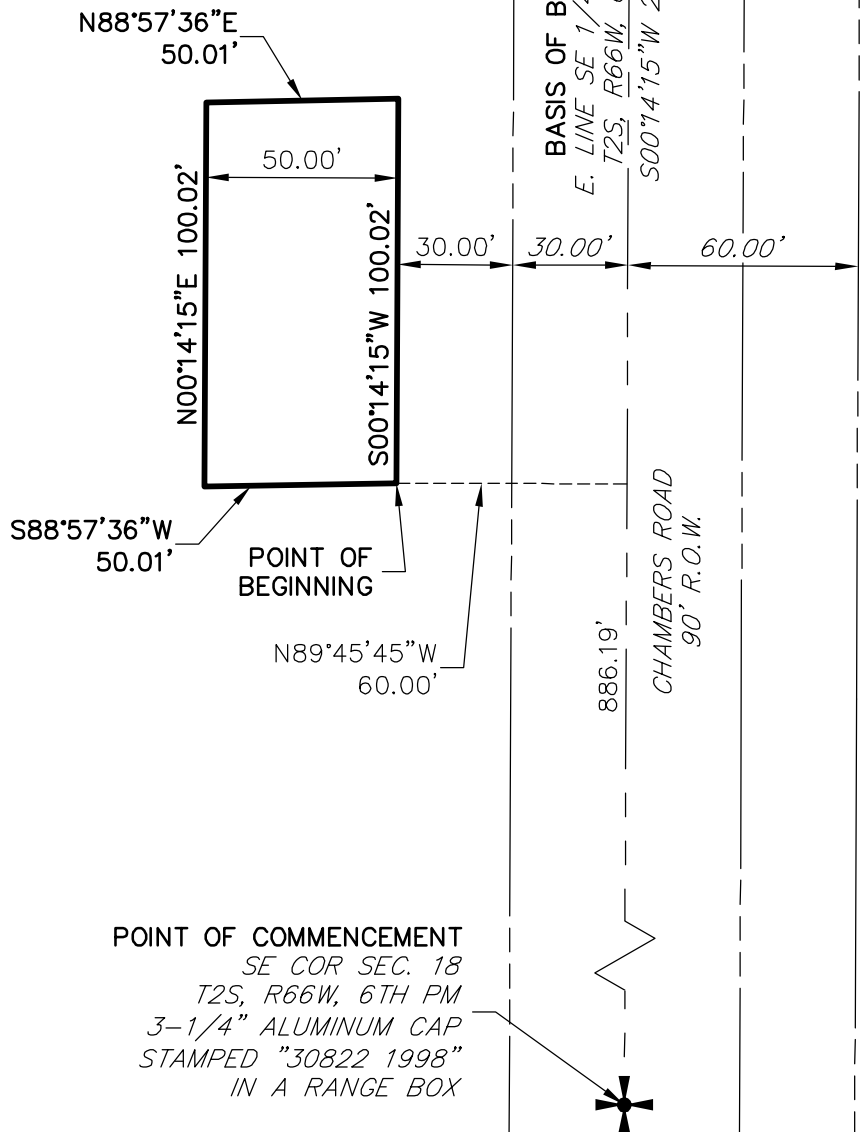
District Boundaries Maps

REUNION RIDGE METROPOLITAN DISTRICT NO. 1

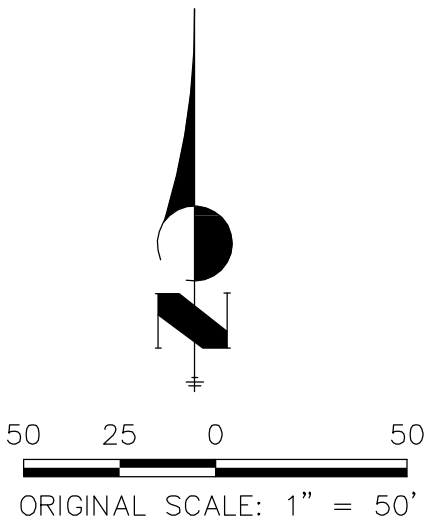
EXHIBIT

E 1/4 COR SEC. 18
T2S, R66W, 6TH PM
2-1/2" ALUMINUM CAP
STAMPED "PLS 28286 2003"
IN RANGE BOX

SE 1/4 SEC. 18,
T2S, R66W, 6TH PM



POINT OF COMMENCEMENT
SE COR SEC. 18
T2S, R66W, 6TH PM
3-1/4" ALUMINUM CAP
STAMPED "30822 1998"
IN A RANGE BOX



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 1
PROJECT NO.: 14421.15
DATE: 05/30/2019

SHEET: 2 OF 2

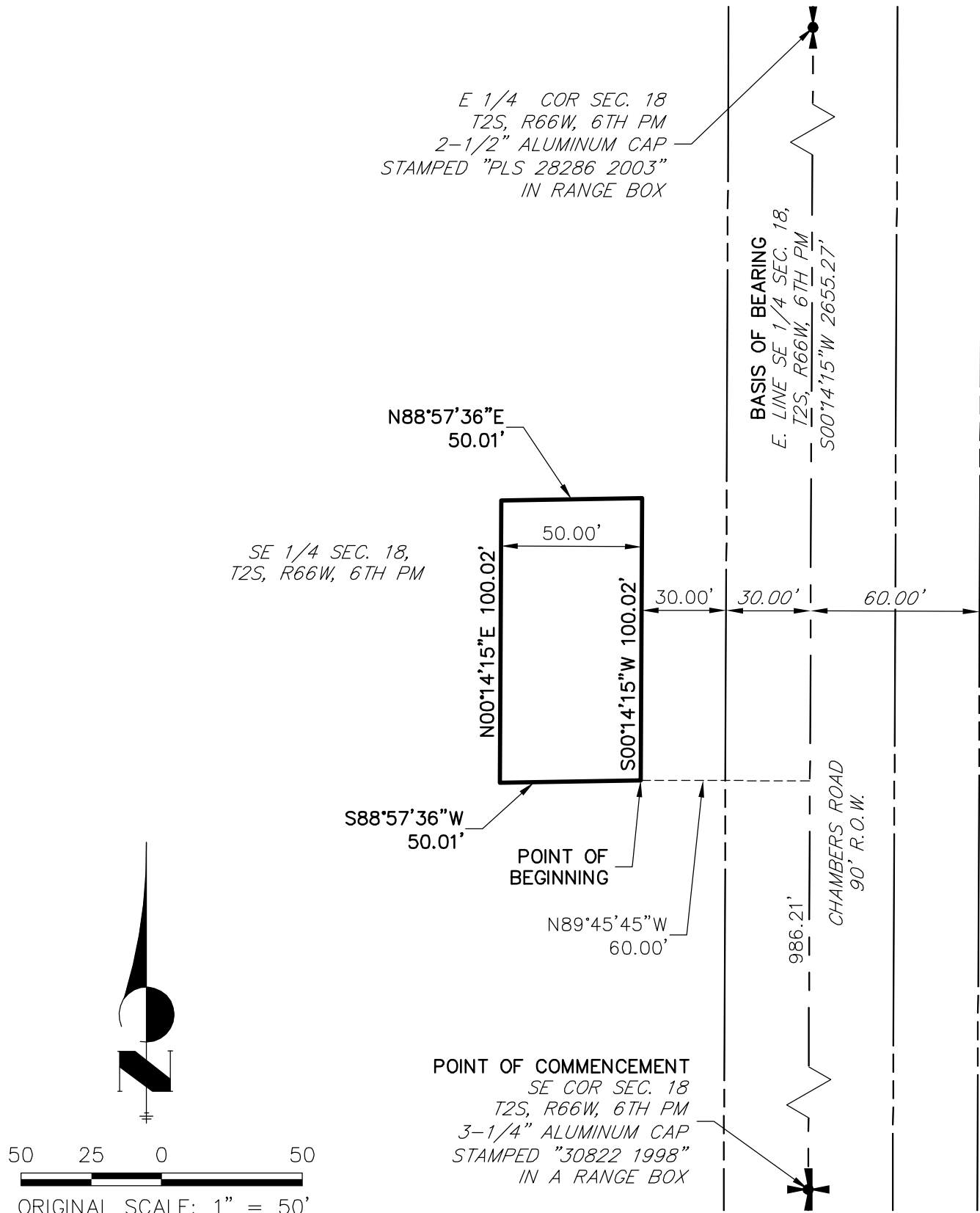


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REUNION RIDGE METROPOLITAN DISTRICT NO. 2

EXHIBIT



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REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 2
PROJECT NO.: 14421.15
DATE: 05/30/2019

SHEET: 2 OF 2



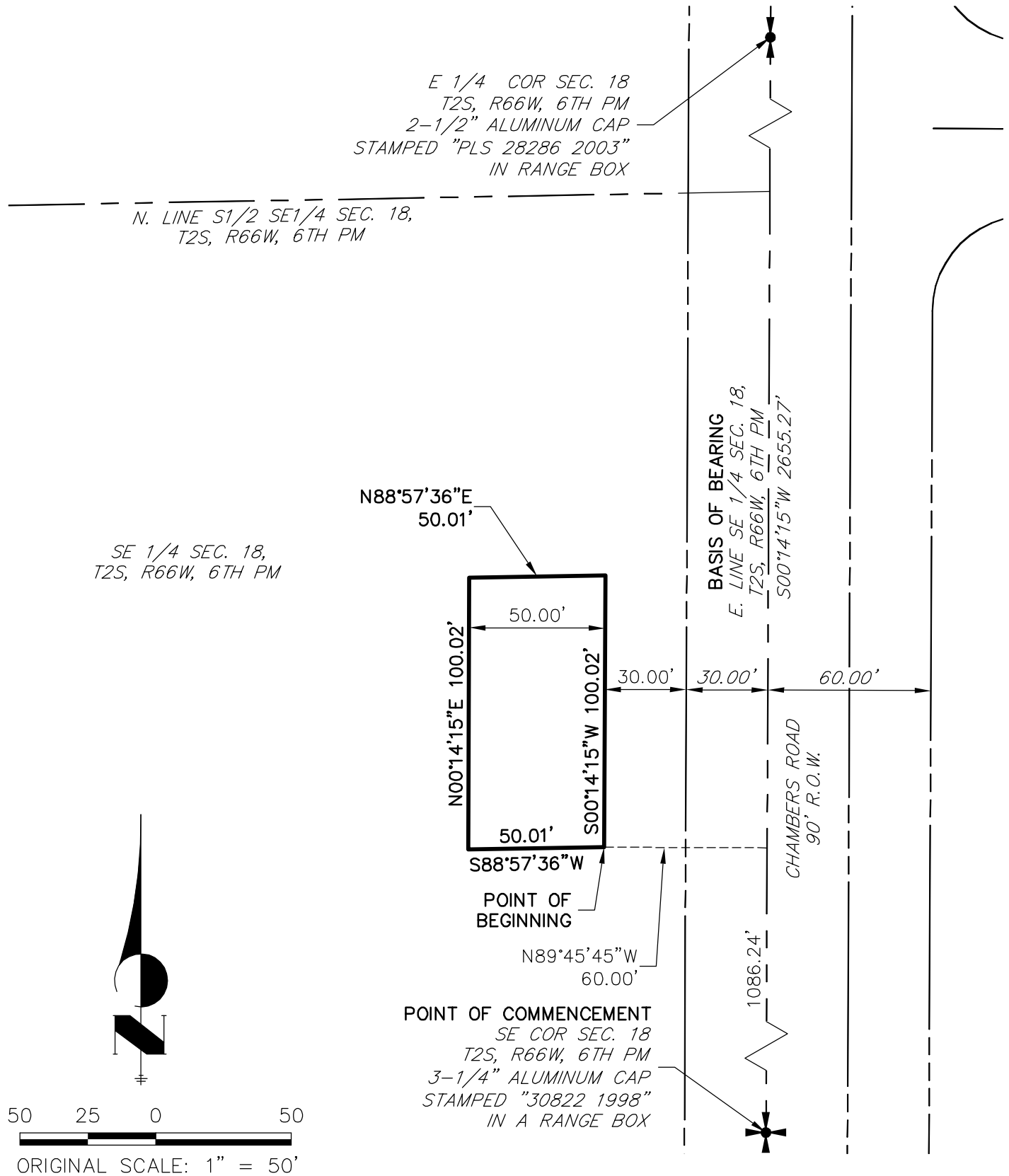
J-R ENGINEERING

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REUNION RIDGE METROPOLITAN DISTRICT NO. 3

EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 3
PROJECT NO.: 14421.15
DATE: 05/30/2019

SHEET: 2 OF 2



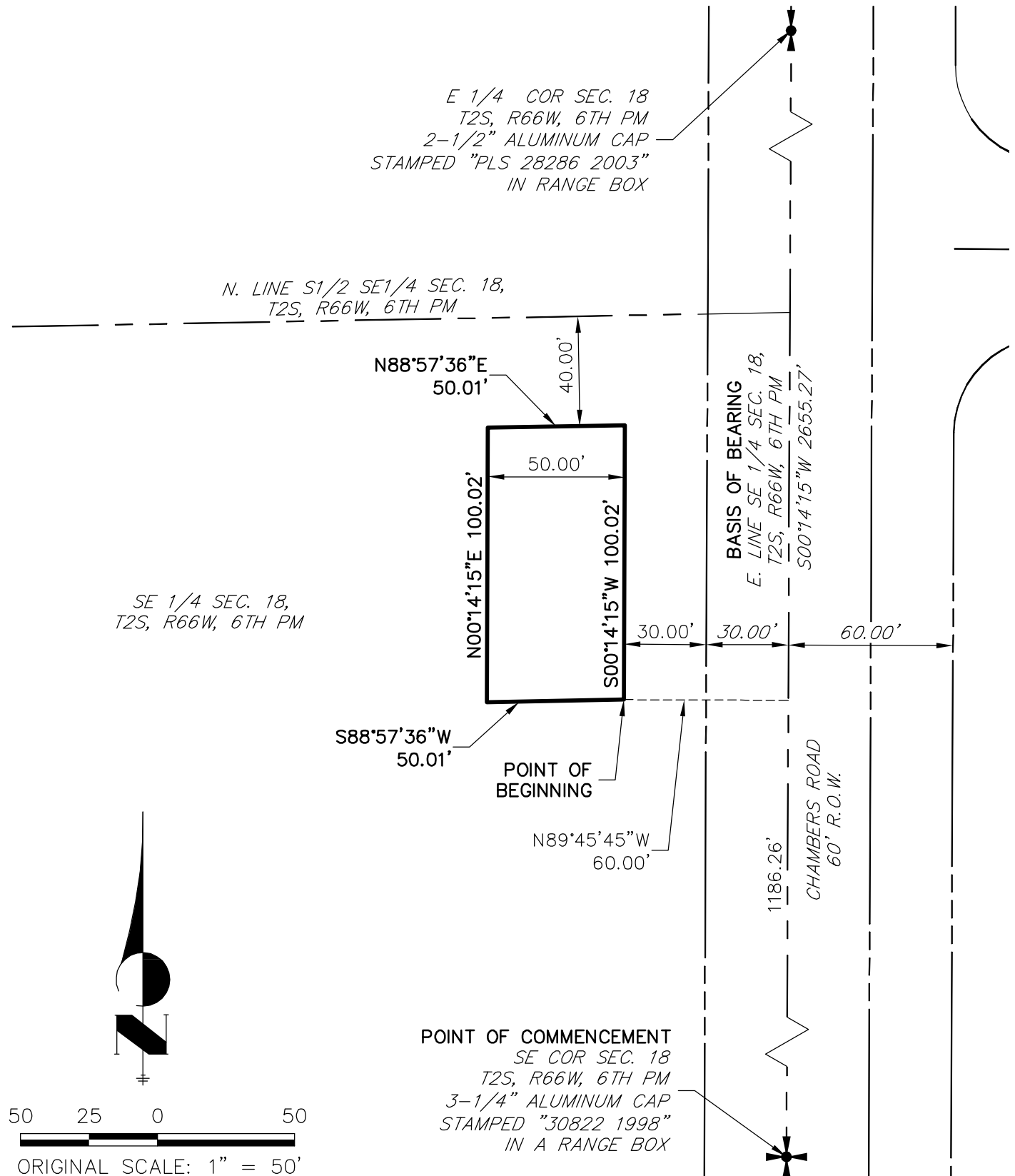
J.R. ENGINEERING

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REUNION RIDGE METROPOLITAN DISTRICT NO. 4

EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4
INITIAL DISTRICT BOUNDARY 4
PROJECT NO.: 14421.15
DATE: 05/30/2019

SHEET: 2 OF 2



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EXHIBIT C-2

Inclusion Area Boundary Map

REUNION RIDGE METROPOLITAN DISTRICT NO. 1 - 4

PORTIONS OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, SECTIONS 7 & 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
EXHIBIT

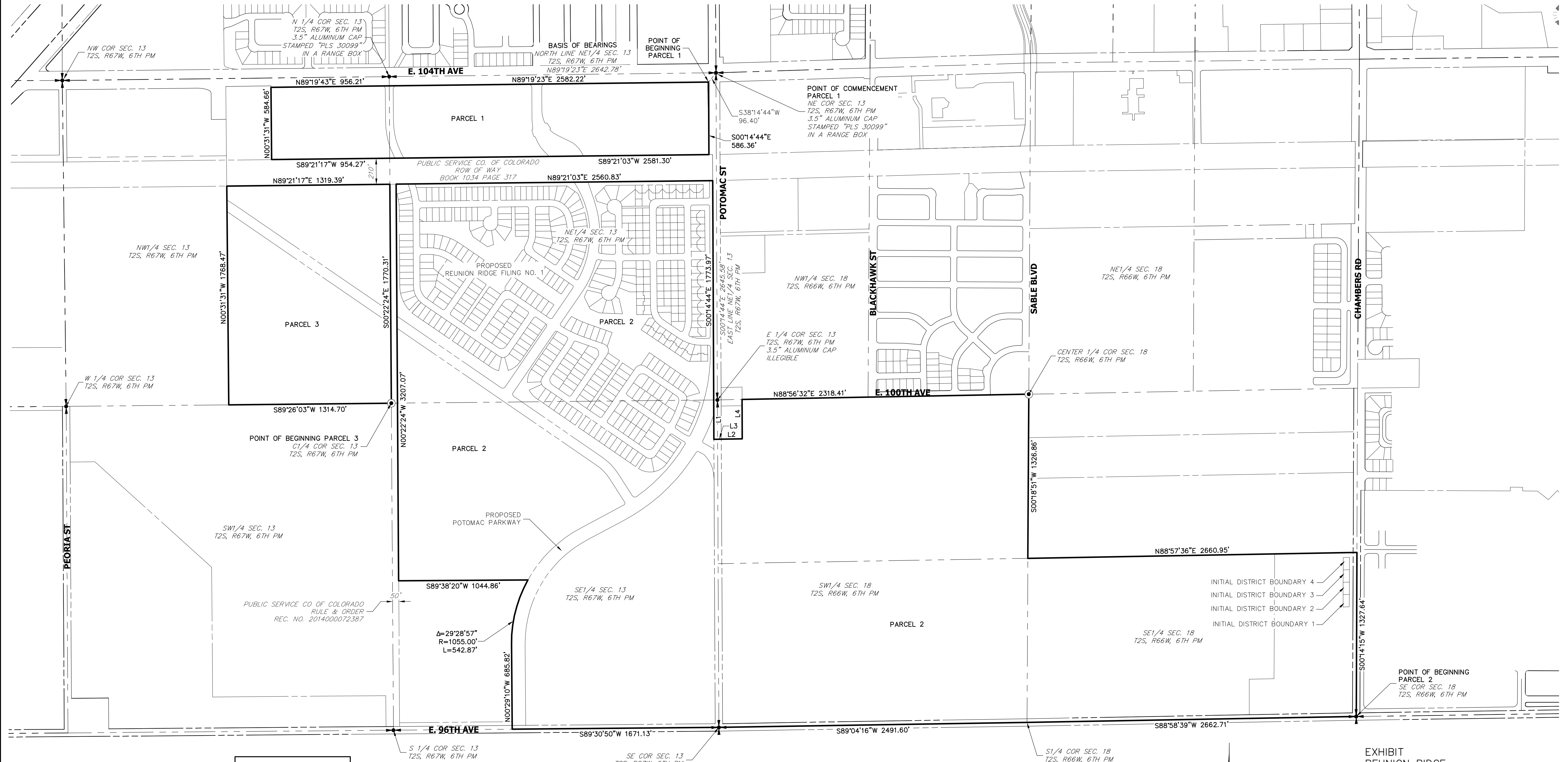
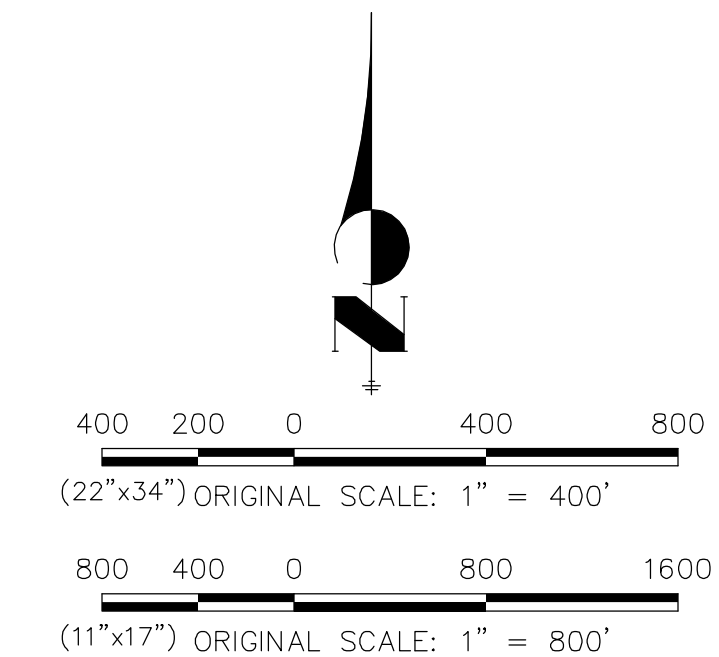


EXHIBIT
REUNION RIDGE
METROPOLITAN DISTRICT NO. 1-4
JOB NO. 14421.15
5/30/2019
SHEET 2 OF 3



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REUNION RIDGE METROPOLITAN DISTRICT NO. 1 - 4

PORTIONS OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST, SECTIONS 7 & 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

EXHIBIT

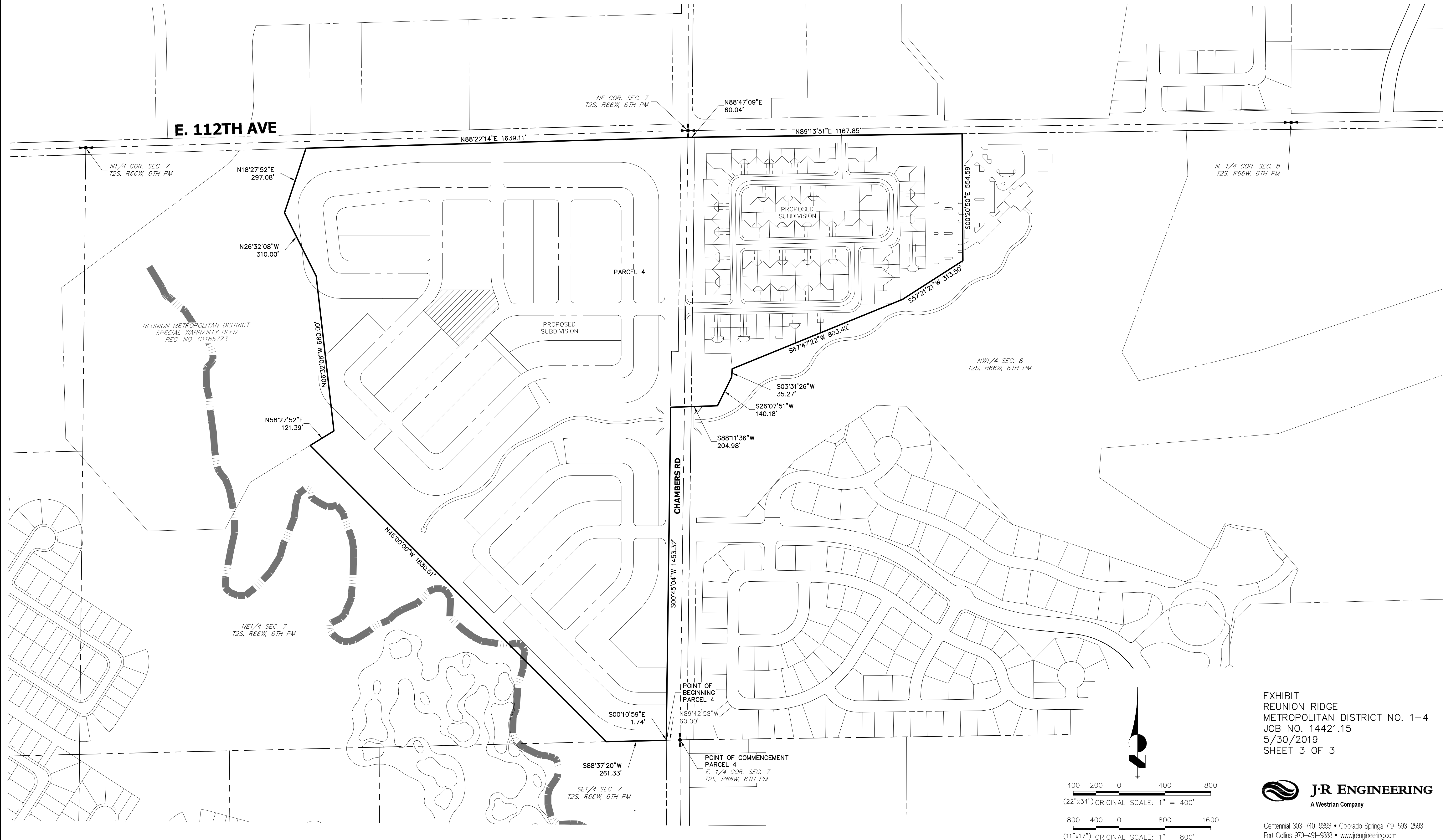


EXHIBIT D

District Activities IGA

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF COMMERCE
CITY AND REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4 REGARDING
THE SERVICE PLAN FOR THE DISTRICTS**

THIS INTERGOVERNMENTAL AGREEMENT (the “IGA”) is made and entered into as of this _____ day of _____, 20____, by and among the CITY OF COMMERCE CITY, a Colorado home rule municipality (the “City”), and REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4, each a quasi-municipal corporation and political subdivision of the State of Colorado (each a “District” and collectively the “Districts”).

WHEREAS, the Districts were organized to provide the services and exercise the powers more specifically set forth in the Districts’ Consolidated Service Plan approved by the City on _____ (the “Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the City and the Districts, as required by the Commerce City Revised Municipal Code (the “City Code”); and

WHEREAS, the City and the Districts have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this IGA.

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

1. Definitions. Capitalized terms used herein shall, unless expressly defined in this IGA, shall have the meaning ascribed to them in and by the Service Plan.

2. Operations and Maintenance. The Districts shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the City Approvals and other rules and regulations of the City and applicable provisions of the City Code. No District shall operate or maintain any part or all of the Public Improvements without the consent of the City with the exception of park and recreation improvements. Each District is required and obligated to Operate and Maintain park and recreation improvements within each of its respective District Boundaries, and all parks and trails shall be open to the general public free of charge.

3. Fire Protection. No District shall plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services unless this IGA is amended, as herein provided, to make provision therefor. The ability and authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of a water system shall not be limited by this provision.

4. Television Relay and Translation. With the exception of the installation of conduit as a part of a street construction project, no District shall plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services unless this IGA is amended, as herein provided, to make provision therefor.

5. Telecommunication Facilities. No telecommunication facilities owned, operated or otherwise allowed by any District shall impair existing telecommunication facilities or affect the ability of the City to expand its public safety telecommunication facilities.

6. Construction Standards Limitation. The Districts shall ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts shall obtain the City's approval of civil engineering plans and shall obtain applicable permits for construction and installation of the Public Improvements prior to performing any such work.

7. Zoning and Land Use Requirements. Each District acknowledges and agrees that it is subject to all of the City's zoning, subdivision, building code and other land use and development requirements.

8. Growth Limitations. Each District acknowledges and agrees that the City shall not be limited in implementing City Council or voter approved growth limitations, even though such actions may reduce or delay development within any or all of the Districts and the realization of revenue within any or all of the Districts.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed Debt, or the execution of any developer reimbursement agreement, the issuing District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

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

10. Water Rights/Resources. No District shall acquire, own, manage, adjudicate or develop water rights or resources unless this IGA is amended, as herein provided, to make provision therefor. Notwithstanding, the Districts may acquire, own, manager, sell and/or transfer equivalent residential units ("ERUs") from the South Adams County Water and Sanitation District ("South Adams") or other entities to enable the Districts to connect water facilities or sanitary sewer facilities to existing South Adams facilities to enable property in the District Boundaries to be serviced by South Adams. Water and sanitary sewer facilities shall be conveyed to South Adams. The Districts' powers with regard to water and sanitary sewer service shall be limited as set forth herein for the purposes of financing, designing, constructing and installing facilities and then conveying ownership of the same to South Adams pursuant to the then-applicable rules, regulations and policies of South Adams. The Districts are not authorized to operate or maintain water facilities or sanitary sewer facilities, except as may be

authorized by South Adams and the City. The Districts shall consent to the overlap of the District Boundaries by South Adams (in the event such property is not already included within the service area of South Adams) and shall execute a resolution of consent to the same as may be requested by South Adams.

11. Inclusion Limitation. No District may include within any of the District Boundaries any property outside the Service Area without a prior resolution of the City Council approving such inclusion.

12. Exclusion Limitation. No District may exclude property from within its boundaries and into the boundaries of another District once the excluding District has issued debt without a prior resolution of City Council approving such exclusion. A District may exclude property from its boundaries and include such property within the boundaries of another District without a resolution of City Council if the excluding District has not issued Debt, but no District may exclude property from the Service Area of the Districts without a prior resolution of City Council approving such exclusion regardless of whether the excluding District has issued Debt.

13. Overlap Limitation. No District shall consent to the organization of any additional metropolitan district under the Special District Act within the Service Area that will overlap the District Boundaries of such District unless the aggregate mill levy for payment of Debt of such proposed district will not at any time exceed the Maximum Debt Mill Levy of that District.

14. Initial Debt. On or before the effective date of approval by the City of a PUD Zone Document, applicable to a defined District Boundary, and approval and execution of this IGA, any District shall: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

15. Total Debt Issuance. The Districts collectively shall not issue Debt in excess of One Hundred Forty-One Million, Five Hundred Seventy-Five Thousand Dollars (\$141,575,000) total aggregate principal amount, which is the product of: (a) the bonding capacity of the Districts, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by each of the Districts of 63.541 mills for Debt; and (b) 125%. The Districts shall allocate the Debt among themselves in an intergovernmental agreement and shall provide a copy of such intergovernmental agreement and any subsequent amendments thereto to the City. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes, or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt, nor shall the Total Debt Issuance Limitation apply to a District's pledge of its property tax or specific ownership tax revenues to the Debt of one of the other Districts.

16. Public Improvements Fee Limitation. Unless this IGA is amended, as herein provided, to make provision therefor, no District shall impose, collect, receive, spend or pledge to any Debt any fee, assessment, tax or charge that is collected by a retailer in the District on the

sale of goods or services by such retailer and that is measured by the sales price of such goods or services.

17. Consolidation and Subdistricts. No District shall file a request with any Court to consolidate with another Title 32 district without a prior resolution of the City. No District shall form any subdistrict without a prior resolution of the City Council approving the formation of such subdistrict.

18. Service Plan Amendment Requirement. Any actions of any District that violate the limitations set forth in V.A.1-21 or VI.B-H of the Service Plan shall be deemed to be material modifications to the Service Plan, and the City shall be entitled to all remedies available under State and local law to enjoin such actions.

19. Notices. All notices, demands, requests or other communications hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of the same in person to the address or by courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: Reunion Ridge Metropolitan District Nos. 1-4
 c/o White Bear Ankele Tanaka & Waldron
 2154 E. Commons Avenue, Suite 2000
 Centennial, CO 80122
 Attn: Kristen D. Bear, Esq.
 Phone: (303) 858-1800
 Fax: (303) 858-1801

To the City: City of Commerce City
 7887 East 60th Avenue
 Commerce City, CO 80022
 Attn: Community Development Department
 Phone: 303-289-3683
 Fax: 303-289-3731

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice in accordance with the provisions hereof, each party shall have the right from time to time to change its address.

20. Default/Remedies. Upon the occurrence of any event of breach or default by any party, any non-defaulting party may provide written notice to the party in default. The defaulting party shall immediately proceed to cure or remedy such breach or default, and in any event, such breach or default shall be cured within fifteen (15) days after receipt of the notice. Following such cure period, any non-defaulting party shall be entitled to exercise all remedies available by law or in equity, specifically including suits for specific performance and/or monetary damages.

21. Annual and Continued Five Year Review. The Districts shall submit an annual report to the City in every year following the year in which the Orders and Decrees creating the Districts have been issued until the year following the dissolution of all of the Districts. Such annual report shall be submitted no later than six (6) months after the close of the Districts' fiscal year and shall include information as provided by the City Code. The Districts shall submit an application to the City every five (5) years for a finding of reasonable diligence in accordance with section 32-1-1101.5 of the Special District Act.

22. No City Liability. The City has no obligation whatsoever to construct any improvements that the Districts are s required to construct, or to pay any Debt or liability of the Districts including any Bonds.

23. General Provisions.

a. Entire Agreement; Binding Effect. Except as expressly provided herein, this IGA contains the entire agreement of the parties relating to the subject matter hereof and may not be modified or amended except by written agreement of the parties. This IGA shall be binding upon, and shall inure to the benefit of, the parties and their respective heirs, personal representatives, successors and assigns.

b. Amendment. This IGA may be amended, modified, changed or terminated in whole or in part only by a written agreement duly authorized and executed by the parties and without amendment to the Service Plan.

c. No Waiver. The waiver of any breach of a term, provision or requirement of this Agreement shall not be construed as or deemed a waiver of any subsequent breach of such term, provision or requirement or of any other term, provision or requirement of this IGA.

d. No Assignment. No party shall assign any of its rights or delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other parties, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

e. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this IGA and all rights of action relating to such enforcement shall be strictly reserved to the parties. It is the express intention of the parties that any person other than the City and the District shall be deemed to be only an incidental beneficiary under this IGA.

f. Governing Law and Venue; Recovery of Costs. This IGA shall be governed by the laws of the State of Colorado. Venue for state court actions shall be in the 17th Judicial District in Adams County, Colorado, and venue for federal court actions shall be in the United States District Court for the District of Colorado. In the event legal action is brought to resolve any dispute among the parties related to this IGA, the prevailing

party in such action shall be entitled to recover reasonable court costs and attorney fees from the non-prevailing party.

g. Severability. In the event a court of competent jurisdiction holds any provision of this IGA invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this IGA.

h. Paragraph Headings. Paragraph headings used in this IGA are for convenience of reference and shall in no way control or affect the meaning or interpretation of any provision of this IGA.

i. Counterparts. This IGA may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above.

**REUNION RIDGE METROPOLITAN
DISTRICT NO. 1**

By: _____
Its: _____

ATTEST:

By: _____
Its: _____

**REUNION RIDGE METROPOLITAN
DISTRICT NO. 2**

By: _____
Its: _____

ATTEST:

By: _____
Its: _____

**REUNION RIDGE METROPOLITAN
DISTRICT NO. 3**

By: _____
Its: _____

ATTEST:

By: _____
Its: _____

**REUNION RIDGE METROPOLITAN
DISTRICT NO. 4**

By: _____
Its: _____

ATTEST:

By: _____
Its: _____

CITY OF COMMERCE CITY

Brian K. McBroom, City Manager

ATTEST:

Laura J. Bauer, CMC, City Clerk

Approved as to form:

Recommended for approval:

_____, *[Assistant/Deputy]* City Attorney

[Name], Director
Department of Community Development

EXHIBIT E

Cost Estimates

The following cost estimates are based on conceptual plans available at the time of the approval of the Service Plan by the City of Commerce City, and are based on 2019 dollars. Unit costs are based on an engineer's estimate in 2019 derived from unit costs on an acreage basis or lineal calculations to the extent those exist. The costs shown in this Exhibit E are preliminary estimates only. Final construction costs may vary from the estimated costs shown in this Exhibit E and are subject to final construction plans to be approved by all requisite jurisdictions.

Reunion Ridge - Village 9 - Cost Summary							
Major Categories	Phase I Cost	Phase II Cost	Phase III Cost	Phase IV Cost	Phase V Cost	Off-Site Cost	Total
Streets	\$ 3,993,877	\$ 2,533,080	\$ 2,155,003	\$ 2,938,763	\$ 931,557	\$ 13,075,875	\$ 25,628,155
Sanitary Sewer Improvements	\$ 1,614,255	\$ 1,015,740	\$ 864,135	\$ 1,190,477	\$ 373,545	\$ 1,610,130	\$ 6,668,282
Underdrain	\$ 687,435	\$ 451,440	\$ 384,060	\$ 523,740	\$ 166,020	\$ 640,455	\$ 2,853,150
Potable Water	\$ 1,406,068	\$ 927,960	\$ 789,457	\$ 1,076,577	\$ 341,263	\$ 1,764,440	\$ 6,305,765
Non-Potable Water	\$ 603,025	\$ 376,200	\$ 320,050	\$ 436,450	\$ 138,350	\$ 1,397,110	\$ 3,271,185
Water ERU's for Development	\$ 8,503,778	\$ 4,206,364	\$ 3,880,000	\$ 5,290,303	\$ 1,676,970	\$ -	\$ 23,557,414
Water ERU's for Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
Drainage	\$ 1,083,090	\$ 888,155	\$ 585,525	\$ 749,758	\$ 574,450	\$ 7,997,603	\$ 11,878,580
Landscape & Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,430,570	\$ 7,430,570
Subtotal	\$ 17,891,528	\$ 10,398,939	\$ 8,978,230	\$ 12,206,067	\$ 4,202,155	\$ 39,916,183	\$ 93,593,101
25% Contingency	\$ 4,472,881.94	\$ 2,599,734.66	\$ 2,244,557.50	\$ 3,051,516.76	\$ 1,050,538.67	\$ 9,979,045.63	\$ 23,398,275.16
10% Engineering Surveying	\$ 1,789,152.78	\$ 1,039,893.86	\$ 897,823.00	\$ 1,220,606.70	\$ 420,215.47	\$ 3,991,618.25	\$ 9,359,310.06
5% Construction Management	\$ 894,576.39	\$ 519,946.93	\$ 448,911.50	\$ 610,303.35	\$ 210,107.73	\$ 1,995,809.13	\$ 4,679,655.03
Total	\$ 25,048,139	\$ 14,558,514	\$ 12,569,522	\$ 17,088,494	\$ 5,883,017	\$ 55,882,656	\$ 131,030,341

REUNION RIDGE
PA 1-20

5/13/2019 Presented by CORE

			Road Length Total Lots			2,096 84			Road Length Total Lots			3,150 155			Road Length Total Lots			2,548 125			Road Length Total Lots			3,041 78			Road Length Total Lots			3,043 71			Road Length Total Lots			3,545 95			Road Length Total Lots			3,182 88		
5/6/2019			PA-1			PA-2			PA-3			PA-4			PA-5			PA-6			PA-7																							
			Lots			Lots			Lots			Estimated Lots			Estimated Lots			Lots			Lots																							
Group	Activity	Unit	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot						
Sanitary	Sanitary Sewer 6" W/ MH	LF	\$	75.00		1,886	\$	141,480	\$	1,489		2,293	\$	171,990	\$	1,810		2,737	\$	205,268	\$	2,161		2,739	\$	205,403	\$	2,162		3,361	\$	252,038	\$	2,653		2,864	\$	214,785	\$	2,261				
	Sanitary Sewer 12" W/ MH	LF	\$	85.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Sanitary Sewer 15" W/ MH	LF	\$	95.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Sanitary Subtotal	LS					\$	141,480	\$	1,684			\$	171,990	\$	1,110			\$	205,268	\$	2,632			\$	205,403	\$	2,899			\$	252,038	\$	2,653			\$	214,785	\$	2,441				
Underdrain	Underdrain 6" PVC W/ Cleanout	LF	\$	30.00		2,096	\$	62,880	\$	662		3,150	\$	94,500	\$	995		2,548	\$	76,440	\$	805		3,041	\$	91,230	\$	960		3,043	\$	91,290	\$	961		3,545	\$	106,350	\$	1,119				
	Underdrain 8" PVC W/ Cleanout	LF	\$	35.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
Underdrain	Underdrain Subtotal	LS					\$	62,880	\$	749			\$	94,500	\$	630			\$	76,440	\$	493			\$	91,230	\$	1,170			\$	96,350	\$	1,119			\$	106,350	\$	1,085				
Water	Water Main 8" PVC (W/ Appurtenance)	LF	\$	45.00		2,096	\$	94,320	\$	993		3,150	\$	141,750	\$	1,492		2,548	\$	114,660	\$	1,207		3,041	\$	136,845	\$	1,440		3,043	\$	136,935	\$	1,441		3,545	\$	159,525	\$	1,679				
	Fire Hydrant Assembly (Toe, 6" G.V. Pipe, riser)	EA	\$	5,000.00		7	\$	34,933	\$	368		11	\$	52,500	\$	553		8	\$	42,467	\$	447		10	\$	50,083	\$	534		10	\$	50,717	\$	534		12	\$	59,083	\$	622				
	Water Main 12" DIP (W/ Appurtenance)	LF	\$	45.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Water Main 12" DIP (W/ Appurtenance)	LF	\$	80.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Water Main 15" DIP (W/ Appurtenance)	LF	\$	90.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
Water	Water Subtotal	LS					\$	129,253	\$	1,539			\$	194,250	\$	1,753			\$	157,127	\$	1,614			\$	187,528	\$	2,404			\$	187,652	\$	2,643			\$	218,608	\$	2,301				
Irrigation	Irrigation Main 4" (W/ Appurtenance)	LF	\$	25.00		2,096	\$	52,400	\$	552		3,150	\$	78,750	\$	825		2,548	\$	63,700	\$	671		3,041	\$	76,025	\$	800		3,043	\$	76,075	\$	801		3,545	\$	88,625	\$	933				
	Irrigation Main 6" (W/ Appurtenance)	LF	\$	30.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Irrigation Main 12" (W/ Appurtenance)	LF	\$	70.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Irrigation Main 16" (W/ Appurtenance)	LF	\$	100.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Irrigation Main 30" (W/ Appurtenance)	LF	\$	150.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Irrigation Subtotal	LS					\$	52,400	\$	624			\$	78,750	\$	508			\$	63,700	\$	411			\$	76,025	\$	975			\$	76,075	\$	1,071			\$	88,625	\$	933				
Storm	18" RCP	LF	\$	90.00		200	\$	18,000	\$	189		200	\$	18,000	\$	189		160	\$	14,400	\$	152		300	\$	27,000	\$	284		100	\$	9,000	\$	95		138	\$	12,420	\$	131				
	24" RCP	LF	\$	105.00		400	\$	42,000	\$	442		400	\$	42,000	\$	442		360	\$	37,800	\$	398		600	\$	63,000	\$	663		400	\$	42,000	\$	442		1,023	\$	107,415	\$	1,131				
	30" RCP	LF	\$	130.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-		100	\$	13,000	\$	137			\$	-	\$	-			\$	-	\$	-				
	36" RCP	LF	\$	150.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	42" RCP	LF	\$	180.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	24"x36" HERCP	LF	\$	135.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	28"x42" HERCP	LF	\$	160.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	34"x52" HERCP	LF	\$	210.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	9x3" CBC	LF	\$	1,000.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	9x4" CBC	LF	\$	1,100.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	11x3" CBC	LF	\$	1,200.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	12x3" CBC	LF	\$	1,300.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	12x5" CBC	LF	\$	1,400.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	4 DIA Manholes	EA	\$	5,500.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	5 DIA Manholes	EA	\$	6,500.00		2	\$	13,000	\$	116		5	\$	27,500	\$	289		4	\$	22,000	\$	232		2	\$	11,000	\$	116		4	\$	22,000	\$	232		2	\$	11,000	\$	116				
	6 DIA Manholes	EA	\$	8,000.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Type R Inlet 15"	EA	\$	12,500.00		2	\$	25,000	\$	263		4	\$	50,000	\$	526		4	\$	50,000	\$	526		4	\$	50,000	\$	526		4	\$	50,000	\$	526		5	\$	62,500	\$	658				
	Roughed Draw West	LF	\$	50.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Roughed Draw West	LF	\$	50.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Compens Arch Bridge	EA	\$	400,000.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Deteration Pond A	LS	\$	350,000.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Deteration ponds	LS	\$	200,000.00			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-			\$	-	\$	-				
	Storm Subtotal	LS						\$	96,000	\$	1,143			\$	137,500	\$	887			\$	124,200	\$	801			\$	164,000	\$	2,103			\$	123,000	\$	1,732			\$	191,335	\$	2,014			
	Concrete	Detached 4' x 8' Road Base	LF	\$	25.00		4,192	\$	104,800	\$	1,103		6,300	\$	157,500	\$	1,498		5,086	\$	127,100	\$	1,343		6,082	\$	152,500	\$	1,490		6,086	\$	152,300	\$	1,492		7,090	\$	177,250	\$	1,886			
	Concrete	Mountable Curb and Gutter	LF	\$	20.00		4,192	\$	83,840	\$	893		6,300	\$	126,000	\$	1,336		5,086	\$	102,300	\$	1,073		6,082	\$	121,640	\$	1,281		7,090	\$	141,500	\$	1,493		6,364	\$	127,280	\$	1,340			
	Concrete Subtotal	Concrete Subtotal	LS					\$	188,640	\$	2,446			\$	283,500	\$	1,479			\$	229,320	\$	1,479			\$	273,600	\$	2,509			\$	273,870	\$	2,857			\$	319,590	\$	3,358			
	Asphalt	Asphalt & R Road Base	SY	\$	20.00		6,987	\$	139,733	\$	1,663		10,500	\$	210,000	\$	1,355		8,403	\$	169,867	\$	1,355		10,137	\$	202,733	\$	2,488		10,143	\$	202,867	\$	2,487		11,817	\$	236,333	\$	2,488			
	Asphalt	Subgrade Prep Road base	SY	\$																																								

REUNION RIDGE
PA 1-20

5/13/2019 Presented by CORE

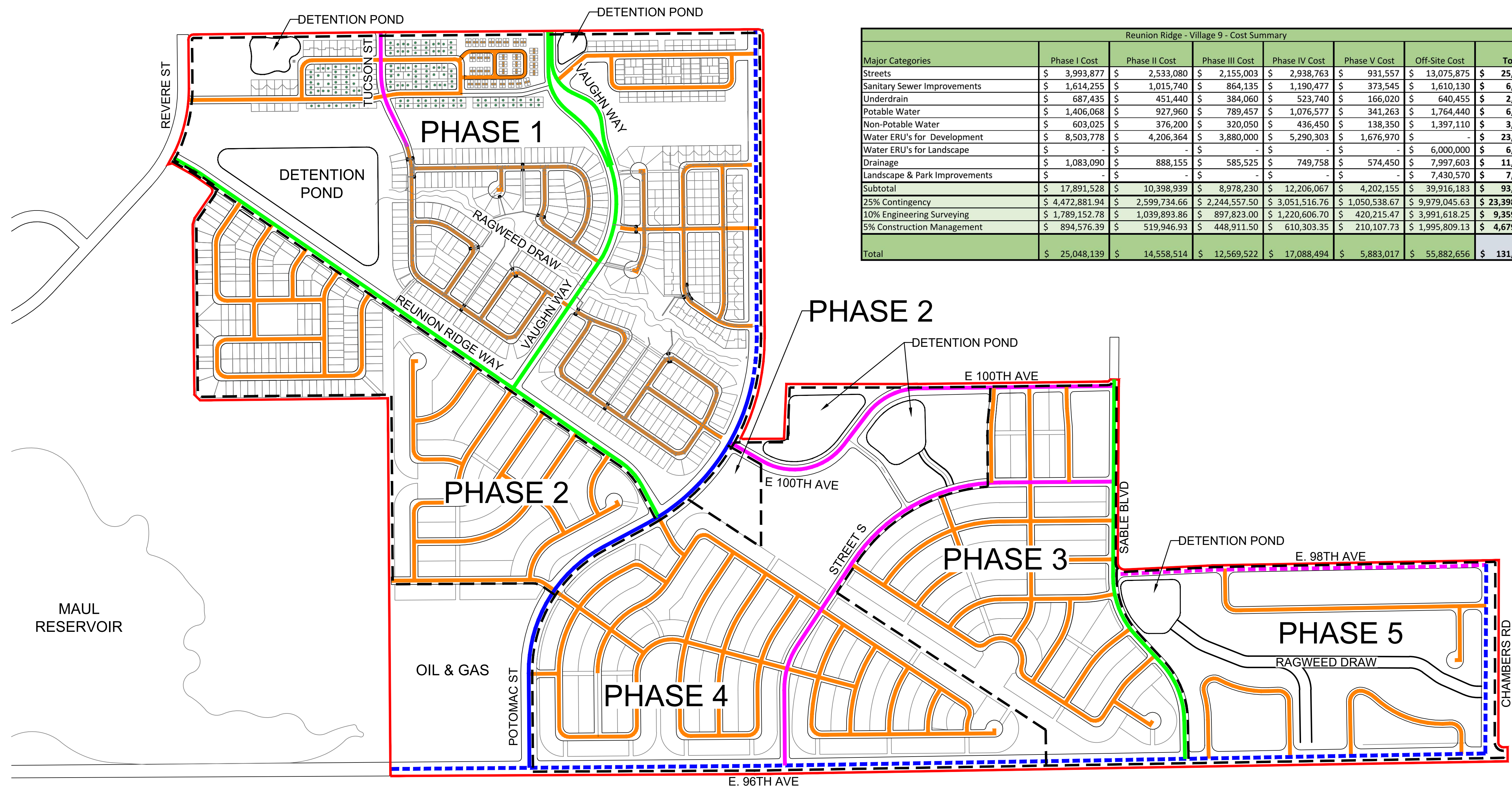
		Road Length Total Lots 1,090 32			Road Length Total Lots 3,666 157			Road Length Total Lots 4,449 114			Road Length Total Lots 2,334 71			Road Length Total Lots 6,630 201			Road Length Total Lots 5,203 158			Road Length Total Lots 6,699 203			Road Length Total Lots		
		PA-8 32			PA-9 157			PA-10 114			PA-11 71			PA-12 201			PA-14 158			PA-15 203			PA-16 203		
Group	Activity	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot
Sanitary	Sanitary Sewer 6" W/ MH	981	\$ 73,575	\$ 74	3,299	\$ 247,455	\$ 2,005	4,004	\$ 300,308	\$ 3,161	2,101	\$ 157,545	\$ 1,658	5,967	\$ 447,525	\$ 3,471	4,683	\$ 351,203	\$ 3,697	6,029	\$ 452,183	\$ 4,760	11,822	\$ 452,183	\$ 4,760
	Sanitary Sewer 12" W/ MH		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	142	\$ 12,062	\$ 127		\$ -	\$ -		\$ -	\$ -
Sanitary	Sanitary Sewer 15" W/ MH		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Sanitary Subtotal		\$ 73,575	\$ 2,299		\$ 247,455	\$ 1,576		\$ 300,308	\$ 2,634		\$ 157,545	\$ 2,228		\$ 447,525	\$ 2,228		\$ 363,264	\$ 2,304		\$ 452,183	\$ 2,228		\$ 452,183	\$ 2,228
Underdrain	Underdrain 6" PVC W/ Cleanout	1,090	\$ 32,700	\$ 34	3,299	\$ 98,982	\$ 1,042	4,004	\$ 120,123	\$ 1,264	2,334	\$ 70,020	\$ 737	6,630	\$ 198,900	\$ 2,094	5,203	\$ 156,090	\$ 1,643	6,699	\$ 200,970	\$ 2,115	12,802	\$ 200,970	\$ 2,115
	Underdrain 8" PVC W/ Cleanout		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Underdrain Subtotal		\$ 32,700	\$ 1,022		\$ 98,982	\$ 630		\$ 120,123	\$ 1,054		\$ 70,020	\$ 990		\$ 198,900	\$ 990		\$ 156,090	\$ 990		\$ 200,970	\$ 990		\$ 200,970	\$ 990
Water	Water Main 6" PVC (W/ Appurtenance)	1,419	\$ 63,855	\$ 672	3,995	\$ 179,775	\$ 1,892	4,778	\$ 215,010	\$ 2,263	2,334	\$ 105,030	\$ 1,106	6,630	\$ 298,350	\$ 3,141	5,203	\$ 234,135	\$ 2,465	6,699	\$ 301,455	\$ 3,173	12,802	\$ 301,455	\$ 3,173
	Fire Hydrant Assembly (Type 6" (Fl. Pipe, riser)	3	\$ 15,000	\$ 158	6	\$ 30,000	\$ 316	6	\$ 30,000	\$ 316	8	\$ 38,900	\$ 409	22	\$ 110,500	\$ 1,163	17	\$ 86,717	\$ 913	22	\$ 111,650	\$ 1,175	43	\$ 111,650	\$ 1,175
	Water Main 12" DIP (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Water Main 18" DIP (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Water	Water Main 24" DIP (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Water	Water Main 30" DIP (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Water Subtotal		\$ 78,855	\$ 2,464		\$ 209,775	\$ 1,336		\$ 245,010	\$ 2,149		\$ 143,930	\$ 2,035		\$ 408,850	\$ 2,035		\$ 320,852	\$ 2,035		\$ 419,105	\$ 2,035		\$ 419,105	\$ 2,035
Irrigation	Irrigation Main 4" (W/ Appurtenance)	1,485	\$ 37,125	\$ 391	3,666	\$ 91,650	\$ 965	4,449	\$ 111,225	\$ 1,171	2,334	\$ 58,350	\$ 634	6,630	\$ 165,750	\$ 1,745	5,203	\$ 130,075	\$ 1,369	6,699	\$ 167,475	\$ 1,763	12,802	\$ 167,475	\$ 1,763
	Irrigation Main 6" (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Irrigation Main 12" (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Irrigation Main 18" (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Irrigation	Irrigation Main 24" (W/ Appurtenance)		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Irrigation Subtotal		\$ 37,125	\$ 1,369		\$ 91,650	\$ 584		\$ 111,225	\$ 976		\$ 58,350	\$ 825		\$ 165,750	\$ 825		\$ 130,075	\$ 825		\$ 167,475	\$ 825		\$ 167,475	\$ 825
Storm	18" RCP	191	\$ 17,190	\$ 181	84	\$ 7,560	\$ 80	34	\$ 3,060	\$ 32	805	\$ 72,450	\$ 763	432	\$ 38,880	\$ 409	518	\$ 5,670	\$ 60	518	\$ 46,620	\$ 491	1,161	\$ 46,620	\$ 491
	24" RCP		\$ -	\$ -		\$ -	\$ -	985	\$ 88,350	\$ 624	190	\$ 19,950	\$ 230	603	\$ 68,850	\$ 722	54	\$ 5,670	\$ 60	606	\$ 68,828	\$ 725	1,885	\$ 68,828	\$ 725
	30" RCP		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	276	\$ 35,880	\$ 378	811	\$ 105,430	\$ 1,110	185	\$ 24,050	\$ 253	491	\$ 63,765	\$ 671	247	\$ 63,765	\$ 671
	36" RCP		\$ -	\$ -	34	\$ 3,060	\$ 94	236	\$ 35,400	\$ 373		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	42" RCP		\$ -	\$ -	218	\$ 39,240	\$ 413		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	24"x36" HERCP		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	28"x42" HERCP		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	36"x42" HERCP		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	9"x3" CBC		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	9"x4" CBC		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	11"x3" CBC		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	12"x3" CBC		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	12"x5" CBC		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	4" DIA Manholes	1	\$ 3,500	\$ 37	1	\$ 3,500	\$ 37	2	\$ 7,000	\$ 74		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	5" DIA Manholes		\$ -	\$ -		\$ -	\$ -	1	\$ 5,500	\$ 58	9	\$ 49,500	\$ 521	11	\$ 60,500	\$ 637	1	\$ 5,500	\$ 58	10	\$ 55,000	\$ 579	7	\$ 55,000	\$ 579
Storm	6" DIA Manholes		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	Type R Inlet 15"	2	\$ 25,000	\$ 263	4	\$ 50,000	\$ 526	6	\$ 75,000	\$ 789	7	\$ 87,500	\$ 921	8	\$ 62,500	\$ 658	2	\$ 25,000	\$ 263	6	\$ 75,000	\$ 789	17	\$ 75,000	\$ 789
Storm	Roughed Draw West		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	Roughed Draw West		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	Compass Arch Bridge		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	Detention Pond A		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Storm	Detention ponds		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Storm Subtotal		\$ 45,690	\$ 1,428		\$ 105,400	\$ 671		\$ 185,285	\$ 1,625		\$ 265,280	\$ 3,751		\$ 395,875	\$ 1,672		\$ 60,220	\$ 382		\$ 309,213	\$ 1,523		\$ 309,213	\$ 1,523
Concrete	Detached 4.5' Sidewalk - 6"	2,180	\$ 54,500	\$ 574	7,332	\$ 183,300	\$ 1,929	8,898	\$ 222,450	\$ 2,342	4,668	\$ 116,700	\$ 1,278	13,260	\$ 331,500	\$ 3,489	10,406	\$ 260,150	\$ 2,738	13,398	\$ 334,950	\$ 3,526	25,604	\$ 334,950	\$ 3,526
Concrete	Mountable Curb and Gutter	2,180	\$ 43,600	\$ 459	7,332	\$ 146,640	\$ 1,544	8,898	\$ 177,960	\$ 1,873	4,668	\$ 93,360	\$ 983	13,260	\$ 265,200	\$ 2,792	10,406	\$ 208,120	\$ 2,191	13,398	\$ 267,960	\$ 2,821	25,604	\$ 267,960	\$ 2,821
	Concrete Subtotal		\$ 98,100	\$ 3,066		\$ 329,940	\$ 2,102		\$ 400,410	\$ 3,512		\$ 210,060	\$ 2,970		\$ 596,700	\$ 2,970		\$ 468,270	\$ 2,970		\$ 602,910	\$ 2,970		\$ 602,910	\$ 2,970
Asphalt	Asphalt 8" Road Base	3,633	\$ 72,667	\$ 2,271	12,220	\$ 244,400	\$ 1,957	14,830	\$ 296,600	\$ 2,002	7,780	\$ 155,600	\$ 2,200	22,100	\$ 442,000	\$ 2,200	17,343	\$ 346,867	\$ 2,200	22,330	\$ 446,600	\$ 2,200	42,673	\$ 446,600	\$ 2,200
Asphalt	Subgrade Prep Road base	3,633	\$ 12,717	\$ 134	12,220	\$ 42,770	\$ 450	14,830	\$ 51,905	\$ 546	7,780	\$ 27,230	\$ 287	22,100	\$ 77,350	\$ 814	17,343	\$ 60,702	\$ 639	22,330	\$ 78,155	\$ 823	42,673	\$ 78,155	\$ 823
	Asphalt Subtotal		\$ 85,383	\$ 2,468		\$ 287,170	\$ 1,929		\$ 348,505	\$ 3,057		\$ 182,830	\$ 2,585		\$ 519,350	\$ 2,585		\$ 407,568	\$ 2,585		\$ 524,755	\$ 2,585		\$ 524,755	\$ 2,585
Streets	East 96th Ave. Minor Arterial - Half Width		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Streets		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Streets		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
	Streets		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Streets	Potomac St. Minor Arterial - Half Width		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Streets	Potomac St. Minor Arterial - Full Width		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Streets	Major Collector - Full Width		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Streets	Minor Collector - Full Width		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -
Streets	Minor Collector - Half Width		\$ -	\$ -																					

REUNION RIDGE
PA 1-20

5/13/2019 Presented by CORE

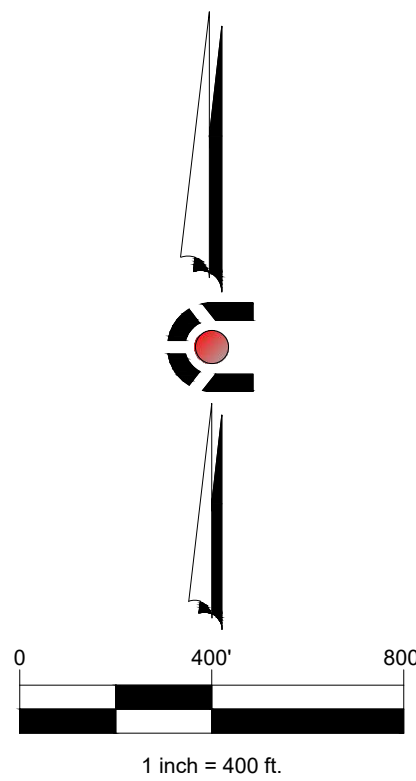
		12,802	Road Length	5,556	Road Length	2,490	Road Length	3,044	Road Length	-	Total Road Length	74,568
		388	Total Lots	168	Total Lots	75	Total Lots	92	Total Lots	-	Total Lots	2,356
5/6/2019		A-17		PA-18		PA-19		PA-20		Off-Site		Total
		388		168		75		92		-		2,356
Group	Activity	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot
Sanitary	Sanitary Sewer 6" W/ MH	\$ 864,135	\$ 2,228	5,000	\$ 3,948	\$ 79.36	2,241	\$ 168,075	\$ 1,769	2,740	\$ 205,470	\$ 2,263
	Sanitary Sewer 12" W/ MH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sanitary Sewer 16" W/ MH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sanitary Sewer 24" W/ MH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitary Subtotal		\$ 864,135	\$ 2,228	\$ 3,948	\$ 79.36	\$ 168,075	\$ 1,769	\$ 205,470	\$ 2,263	\$ -	\$ -	\$ -
Underdrain	Underdrain 6" PVC W/ Cleanout	\$ 384,060	\$ 4,043	5,556	\$ 166,680	\$ 1,755	2,490	\$ 74,700	\$ 786	3,044	\$ 91,320	\$ 961
	Underdrain 8" PVC W/ Cleanout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Underdrain 12" PVC W/ Cleanout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Underdrain 16" PVC W/ Cleanout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Underdrain Subtotal		\$ 384,060	\$ 4,043	\$ 166,680	\$ 1,755	\$ 74,700	\$ 786	\$ 91,320	\$ 961	\$ -	\$ -	\$ -
Water	Water Main 6" PVC (W/ Appurtenance)	\$ 576,190	\$ 6,064	5,556	\$ 250,020	\$ 2,632	2,490	\$ 112,050	\$ 1,179	3,044	\$ 136,980	\$ 1,442
	Water Main 8" PVC (W/ Appurtenance)	\$ 213,367	\$ 2,246	19	\$ 92,600	\$ 975	8	\$ 41,500	\$ 437	10	\$ 50,733	\$ 534
	Water Main 12" DP (W/ Appurtenance)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Main 16" DP (W/ Appurtenance)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Subtotal		\$ 789,557	\$ 2,035	\$ 342,620	\$ 2,035	\$ 153,550	\$ 2,035	\$ 187,713	\$ 2,035	\$ -	\$ -	\$ -
Irrigation	Irrigation Main 4" (W/ Appurtenance)	\$ 320,050	\$ 3,369	5,556	\$ 138,900	\$ 1,462	2,490	\$ 62,250	\$ 655	3,044	\$ 76,100	\$ 801
	Irrigation Main 6" (W/ Appurtenance)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Irrigation Main 12" (W/ Appurtenance)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Irrigation Main 16" (W/ Appurtenance)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Subtotal		\$ 320,050	\$ 3,369	\$ 138,900	\$ 1,462	\$ 62,250	\$ 655	\$ 76,100	\$ 801	\$ -	\$ -	\$ -
Storm	18" RCP	\$ 104,490	\$ 1,100	432	\$ 38,880	\$ 409	238	\$ 21,420	\$ 225	916	\$ 82,350	\$ 867
	24" RCP	\$ 197,925	\$ 2,088	689	\$ 72,345	\$ 763	1,041	\$ 109,805	\$ 1,151	1,176	\$ 123,375	\$ 1,299
	30" RCP	\$ 32,110	\$ 338	770	\$ 100,100	\$ 1,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	36" RCP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm	42" RCP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	24"x36" HERCP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	28"x42" HERCP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	36"x42" HERCP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm	9"x3" CBC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	9"x4" CBC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	11"x3" CBC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	12"x3" CBC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm	12"x5" CBC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4 DIA Manholes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	5 DIA Manholes	\$ 38,500	\$ 405	8	\$ 44,000	\$ 463	8	\$ 44,000	\$ 463	8	\$ 44,000	\$ 463
	6 DIA Manholes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm	Type R Inlet 15"	\$ 212,500	\$ 2,237	10	\$ 125,000	\$ 1,316	6	\$ 75,000	\$ 789	6	\$ 75,000	\$ 789
	Raised Draw West	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Raised Draw West	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Compan Arch Bridge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm	Detention Pond A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Detention Pond B	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Detention Pond C	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Detention Pond D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Subtotal		\$ 585,525	\$ 1,509	\$ 380,325	\$ 2,259	\$ 249,725	\$ 3,310	\$ 324,725	\$ 3,520	\$ 7,997,688	\$ 11,878,580	\$ 5,042
Concrete	Detached 4.5' Sidewalks - 6"	\$ 640,100	\$ 6,738	11,112	\$ 277,800	\$ 2,924	4,980	\$ 124,500	\$ 1,311	6,088	\$ 152,200	\$ 1,602
	Mountable Curb and Outer	\$ 512,080	\$ 5,390	11,112	\$ 222,240	\$ 2,339	4,980	\$ 99,600	\$ 1,048	6,088	\$ 121,760	\$ 1,282
	Concrete Subtotal	\$ 1,152,180	\$ 2,970	\$ 500,040	\$ 2,970	\$ 324,100	\$ 3,370	\$ 224,360	\$ 2,360	\$ -	\$ -	\$ -
Asphalt	Asphalt 6" Road Base	\$ 853,467	\$ 2,200	18,520	\$ 370,400	\$ 2,000	8,300	\$ 166,000	\$ 67	10,147	\$ 202,933	\$ 2,200
	Subgrade Prep Road base	\$ 149,357	\$ 1,572	18,520	\$ 65,820	\$ 683	8,300	\$ 29,050	\$ 306	10,147	\$ 51,513	\$ 374
	Asphalt Subtotal	\$ 1,002,823	\$ 2,585	\$ 436,220	\$ 2,585	\$ 195,050	\$ 2,585	\$ 195,050	\$ 2,585	\$ -	\$ -	\$ -
Streets	East 96th Ave. Minor Arterial - Half Width	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Chambers Rd. Minor Arterial - Half Width	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Potomac St. Minor Arterial - Half Width	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Potomac St. Minor Arterial - Full Width	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streets	Major Collector - Full Width	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Minor Collector - Full Width	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Minor Collector - Half Width	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Street Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	Minor Arterial - Right-of-Way (12' wide)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Minor Arterial - Median (18' wide)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Major Collector - Right-of-Way (6' wide)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Minor Collector - Right-of-Way (6' wide)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	Relocation Existing Gas Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Parks (10 Ac.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Landscape Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water ERU	Water ERU's for Development	\$ 3,880,000	\$ 40,842	168	\$ 1,683,636	\$ 17,722	75	\$ 754,545	\$ 7,943	92	\$ 922,424	\$ 9,710
	Water ERU's for Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	ERU Subtotal	\$ 3,880,000	\$ 10,000	\$ 1,683,636	\$ 10,000	\$ 754,545	\$ 10,000	\$ 754,545	\$ 10,000	\$ -	\$ -	\$ -
Subtotal Development Costs		\$ 8,978,230	\$ 23,140	\$ 4,022,451	\$ 23,140	\$ 1,881,995	\$ 24,942	\$ 2,320,159	\$ 25,153	\$ -	\$ -	\$ -
25% Contingency	25% Contingency	\$ 2,244,558	\$ 3,471	\$ 1,005,613	\$ 3,471	\$ 470,499	\$ 3,471	\$ 580,040	\$ 3,471	\$ -	\$ -	\$ -
	10% Engineering and Surveying	\$ 897,823	\$ 2,314	\$ 402,245	\$ 2,314	\$ 188,200	\$ 2,314	\$ 232,014	\$ 2,314	\$ -	\$ -	\$ -
	5% Construction Management	\$ 448,912	\$ 1,157	\$ 201,123	\$ 1,157	\$ 94,100	\$ 1,157	\$ 117,625	\$ 1,157	\$ -	\$ -	\$ -
	Total Per PA	\$ 12,569,522	\$ 30,082	\$ 5,631,432	\$ 30,082	\$ 2,634,794	\$ 32,425	\$ 3,248,223	\$ 32,699	\$ -	\$ -	\$ -
Grand Total		\$ 12,569,522	\$ 30,082	\$ 5,631,432	\$ 30,082	\$ 2,634,794	\$ 32,425	\$ 3,248,223	\$ 32,699	\$ -	\$ -	\$ -

5/29/2019 12:11 PM X:\18-004 REUNION RIDGE\CD\EXHIBITS\PA01-20 REUNION RIDGE OVERALL\JCOST ESTIMATE-PA1-20- ILLUSTRATION-REVISED.DWG



LEGEND			
<div></div>	METRO DISTRICT BOUNDARY	<div></div>	MINOR COLLECTOR (FULL WIDTH)
<div></div>	MINOR/MULTIMODAL ARTERIAL	<div></div>	MINOR COLLECTOR (HALF WIDTH)
<div></div>	MINOR/MULTIMODAL ARTERIAL (HALF WIDTH)	<div></div>	LOCAL (FULL WIDTH)
<div></div>	MAJOR COLLECTOR (FULL WIDTH)	<div></div>	PHASE LINE

Reunion Ridge - Village 9 - Cost Summary							
Major Categories	Phase I Cost	Phase II Cost	Phase III Cost	Phase IV Cost	Phase V Cost	Off-Site Cost	Total
Streets	\$ 3,993,877	\$ 2,533,080	\$ 2,155,003	\$ 2,938,763	\$ 931,557	\$ 13,075,875	\$ 25,628,155
Sanitary Sewer Improvements	\$ 1,614,255	\$ 1,015,740	\$ 864,135	\$ 1,190,477	\$ 373,545	\$ 1,610,130	\$ 6,668,282
Underdrain	\$ 687,435	\$ 451,440	\$ 384,060	\$ 523,740	\$ 166,020	\$ 640,455	\$ 2,853,150
Potable Water	\$ 1,406,068	\$ 927,960	\$ 789,457	\$ 1,076,577	\$ 341,263	\$ 1,764,440	\$ 6,305,765
Non-Potable Water	\$ 603,025	\$ 376,200	\$ 320,050	\$ 436,450	\$ 138,350	\$ 1,397,110	\$ 3,271,185
Water ERU's for Development	\$ 8,503,778	\$ 4,206,364	\$ 3,880,000	\$ 5,290,303	\$ 1,676,970	\$ -	\$ 23,557,414
Water ERU's for Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
Drainage	\$ 1,083,090	\$ 888,155	\$ 585,525	\$ 749,758	\$ 574,450	\$ 7,997,603	\$ 11,878,580
Landscape & Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,430,570	\$ 7,430,570
Subtotal	\$ 17,891,528	\$ 10,398,939	\$ 8,978,230	\$ 12,206,067	\$ 4,202,155	\$ 39,916,183	\$ 93,593,101
25% Contingency	\$ 4,472,881.94	\$ 2,599,734.66	\$ 2,244,557.50	\$ 3,051,516.76	\$ 1,050,538.67	\$ 9,979,045.63	\$ 23,398,275.16
10% Engineering Surveying	\$ 1,789,152.78	\$ 1,039,893.86	\$ 897,823.00	\$ 1,220,606.70	\$ 420,215.47	\$ 3,991,618.25	\$ 9,359,310.06
5% Construction Management	\$ 894,576.39	\$ 519,946.93	\$ 448,911.50	\$ 610,303.35	\$ 210,107.73	\$ 1,995,809.13	\$ 4,679,655.03
Total	\$ 25,048,139	\$ 14,558,514	\$ 12,569,522	\$ 17,088,494	\$ 5,883,017	\$ 55,882,656	\$ 131,030,341



#	REVISION DESCRIPTION	DATE	BY
1	EXHIBIT PREPARATION	05/28/19	KR

EXHIBIT F

Financial Plan

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4

Development Projection at 63.986 (target) Mills for Debt Service, plus fees -- Service Plan

Series 2021, General Obligation Bonds, Non-Rated, 140x, 40-yr. Maturity

YEAR	<<<<<<< Residential >>>>>>>>						< Platted/Developed Lots >					Total Available Revenue
	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 4.0%	Cumulative Market Value	As'ed Value @ 7.15% of Market (2-yr lag)	Cumulative Market Value	As'ed Value @ 29.00% of Market (2-yr lag)	Total Assessed Value	District D/S Mill Levy [63.986 Target] [63.986 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Total Facility Fees Collections	
2019	0		0		0		0				0	0
2020	0		0		17,563,796				0	\$0	0	0
2021	402		182,733,734	0	15,539,607	0	0		0	0	1,206,000	1,206,000
2022	375	7,309,349	354,950,636	0	11,025,000	5,093,501	5,093,501	63.986	319,394	19,164	1,125,000	1,463,558
2023	277		474,288,781	13,065,462	4,275,000	4,506,486	17,571,948	63.986	1,101,871	66,112	831,000	1,998,984
2024	103	18,971,551	540,459,787	25,378,970	12,980,000	3,197,250	28,576,220	63.986	1,791,908	107,515	309,000	2,208,423
2025	274		686,635,669	33,911,648	10,080,000	1,239,750	35,151,398	63.986	2,204,213	132,253	822,000	3,158,466
2026	216	27,465,427	829,888,611	38,642,875	4,070,000	3,764,200	42,407,075	63.986	2,659,190	159,551	648,000	3,466,741
2027	83		877,575,148	49,094,450	2,900,000	2,923,200	52,017,650	63.986	3,261,833	195,710	249,000	3,706,543
2028	58	35,103,006	947,335,838	59,337,036	10,800,000	1,180,300	60,517,336	63.986	3,794,817	227,689	174,000	4,196,506
2029	216		1,078,987,235	62,746,623	7,900,000	841,000	63,587,623	63.986	3,987,343	239,241	648,000	4,874,584
2030	158	43,159,489	1,220,373,295	67,734,512	3,600,000	3,132,000	70,866,512	63.986	4,443,775	266,627	474,000	5,184,402
2031	72		1,266,030,000	77,147,587	11,520,000	2,291,000	79,438,587	63.986	4,981,298	298,878	216,000	5,496,176
2032	216	50,641,200	1,465,694,684	87,256,691	8,275,000	1,044,000	88,300,691	63.986	5,537,008	332,220	648,000	6,517,228
2033	155		1,574,881,551	90,521,145	0	3,340,800	93,861,945	63.986	5,885,733	353,144	465,000	6,703,877
2034	0	62,995,262	1,637,876,813	104,797,170	0	2,399,750	107,196,920	63.986	6,721,920	403,315	0	7,125,235
2035	0		1,637,876,813	112,604,031	0	0	112,604,031	63.986	7,060,980	423,659	0	7,484,639
2036	0	65,515,073	1,703,391,886	117,108,192	0	0	117,108,192	63.986	7,343,419	440,605	0	7,784,024
2037	0		1,703,391,886	117,108,192	0	0	117,108,192	63.986	7,343,419	440,605	0	7,784,024
2038	0	68,135,675	1,771,527,561	121,792,520	0	0	121,792,520	63.986	7,637,156	458,229	0	8,095,385
2039	0		1,771,527,561	121,792,520	0	0	121,792,520	63.986	7,637,156	458,229	0	8,095,385
2040		70,861,102	1,842,388,664	126,664,221	0	0	126,664,221	63.986	7,942,642	476,559		8,419,201
2041			1,842,388,664	126,664,221	0	0	126,664,221	63.986	7,942,642	476,559		8,419,201
2042		73,695,547	1,916,084,210	131,730,789	0	0	131,730,789	63.986	8,260,348	495,621		8,755,969
2043			1,916,084,210	131,730,789	0	0	131,730,789	63.986	8,260,348	495,621		8,755,969
2044		76,643,368	1,992,727,579	137,000,021	0	0	137,000,021	63.986	8,590,762	515,446		9,106,207
2045			1,992,727,579	137,000,021	0	0	137,000,021	63.986	8,590,762	515,446		9,106,207
2046		79,709,103	2,072,436,682	142,480,022	0	0	142,480,022	63.986	8,934,392	536,064		9,470,456
2047			2,072,436,682	142,480,022	0	0	142,480,022	63.986	8,934,392	536,064		9,470,456
2048		82,897,467	2,155,334,149	148,179,223	0	0	148,179,223	63.986	9,291,768	557,506		9,849,274
2049			2,155,334,149	148,179,223	0	0	148,179,223	63.986	9,291,768	557,506		9,849,274
2050		86,213,366	2,241,547,515	154,106,392	0	0	154,106,392	63.986	9,663,439	579,806		10,243,245
2051			2,241,547,515	154,106,392	0	0	154,106,392	63.986	9,663,439	579,806		10,243,245
2052		89,661,901	2,331,209,416	160,270,647	0	0	160,270,647	63.986	10,049,976	602,999		10,652,975
2053			2,331,209,416	160,270,647	0	0	160,270,647	63.986	10,049,976	602,999		10,652,975
2054		160,279,254	2,491,488,670	166,681,473	0	0	166,681,473	63.986	10,451,975	627,119		11,079,094
2055			2,491,488,670	166,681,473	0	0	166,681,473	63.986	10,451,975	627,119		11,079,094
2056		99,659,547	2,591,148,217	178,141,440	0	0	178,141,440	63.986	11,170,587	670,235		11,840,822
2057			2,591,148,217	178,141,440	0	0	178,141,440	63.986	11,170,587	670,235		11,840,822
2058		103,645,929	2,694,794,145	185,267,097	0	0	185,267,097	63.986	11,617,410	697,045		12,314,455
2059			2,694,794,145	185,267,097	0	0	185,267,097	63.986	11,617,410	697,045		12,314,455
2060		107,791,766	2,802,585,911	192,677,781	0	0	192,677,781	63.986	12,082,107	724,926		12,807,033
2061			2,802,585,911	192,677,781	0	0	192,677,781	63.986	12,082,107	724,926		12,807,033
	2,605	1,410,354,383							299,823,248	17,989,395	7,815,000	325,627,642

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4

Development Projection at 63.986 (target) Mills for Debt Service, plus fees -- Service Plan

Series 2021, General Obligation Bonds, Non-Rated, 140x, 40-yr. Maturity

Total Debt Limit (125% of Par): **\$141,575,000**

YEAR	Net Available for Debt Svc	Ser. 2021 \$113,260,000 Par [Net \$90.298 MM] Net Debt Service	Annual Surplus	Surplus Release @ to \$11,326,000	Cumulative Surplus to \$11,326,000 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						
2020	0		n/a						
2021	1,206,000	\$0	1,206,000		1,206,000	2224%	31%	0.0%	0.0%
2022	1,463,558	0	1,463,558	0	2,669,558	645%	24%	0.0%	0.0%
2023	1,998,984	0	1,998,984	0	4,668,542	396%	20%	0.0%	0.0%
2024	2,208,423	0	2,208,423	0	6,876,965	322%	16%	0.0%	0.0%
2025	3,158,466	4,360,510	(1,202,044)	0	5,674,921	267%	14%	72.4%	72.4%
2026	3,466,741	4,360,510	(893,769)	0	4,781,152	218%	13%	79.5%	79.5%
2027	3,706,543	4,360,510	(653,967)	0	4,127,186	187%	12%	85.0%	85.0%
2028	4,196,506	4,360,510	(164,004)	0	3,963,182	178%	10%	96.2%	96.2%
2029	4,874,584	4,360,510	514,074	0	4,477,256	160%	9%	111.8%	111.8%
2030	5,184,402	4,360,510	823,892	0	5,301,148	143%	9%	118.9%	118.9%
2031	5,496,176	4,360,510	1,135,666	0	6,436,814	128%	8%	126.0%	126.0%
2032	6,517,228	4,360,510	2,156,718	0	8,593,532	121%	7%	149.5%	149.5%
2033	6,703,877	4,455,510	2,248,367	0	10,841,899	106%	7%	150.5%	150.5%
2034	7,125,235	5,086,853	2,038,383	1,554,282	11,326,000	100%	7%	140.1%	140.1%
2035	7,484,639	5,343,748	2,140,891	2,140,891	11,326,000	95%	7%	140.1%	140.1%
2036	7,784,024	5,559,670	2,224,354	2,224,354	11,326,000	94%	6%	140.0%	140.0%
2037	7,784,024	5,555,775	2,228,249	2,228,249	11,326,000	89%	6%	140.1%	140.1%
2038	8,095,385	5,780,148	2,315,238	2,315,238	11,326,000	88%	6%	140.1%	140.1%
2039	8,095,385	5,778,933	2,316,453	2,316,453	11,326,000	83%	6%	140.1%	140.1%
2040	8,419,201	6,010,408	2,408,793	2,408,793	11,326,000	82%	6%	140.1%	140.1%
2041	8,419,201	6,010,525	2,408,676	2,408,676	11,326,000	77%	5%	140.1%	140.1%
2042	8,755,969	6,252,755	2,503,214	2,503,214	11,326,000	75%	5%	140.0%	140.0%
2043	8,755,969	6,252,665	2,503,304	2,503,304	11,326,000	71%	5%	140.0%	140.0%
2044	9,106,207	6,504,110	2,602,097	2,602,097	11,326,000	69%	5%	140.0%	140.0%
2045	9,106,207	6,502,273	2,603,935	2,603,935	11,326,000	64%	4%	140.0%	140.0%
2046	9,470,456	6,761,393	2,709,063	2,709,063	11,326,000	62%	4%	140.1%	140.1%
2047	9,470,456	6,761,268	2,709,188	2,709,188	11,326,000	57%	4%	140.1%	140.1%
2048	9,849,274	7,031,330	2,817,944	2,817,944	11,326,000	55%	4%	140.1%	140.1%
2049	9,849,274	7,030,993	2,818,281	2,818,281	11,326,000	50%	3%	140.1%	140.1%
2050	10,243,245	7,315,073	2,928,172	2,928,172	11,326,000	47%	3%	140.0%	140.0%
2051	10,243,245	7,312,405	2,930,840	2,930,840	11,326,000	42%	3%	140.1%	140.1%
2052	10,652,975	7,608,385	3,044,590	3,044,590	11,326,000	39%	3%	140.0%	140.0%
2053	10,652,975	7,606,270	3,046,705	3,046,705	11,326,000	35%	2%	140.1%	140.1%
2054	11,079,094	7,911,840	3,167,254	3,167,254	11,326,000	31%	2%	140.0%	140.0%
2055	11,079,094	7,912,968	3,166,126	3,166,126	11,326,000	26%	2%	140.0%	140.0%
2056	11,840,822	8,455,625	3,385,197	3,385,197	11,326,000	22%	2%	140.0%	140.0%
2057	11,840,822	8,453,638	3,387,185	3,387,185	11,326,000	18%	1%	140.1%	140.1%
2058	12,314,455	8,791,833	3,522,623	3,522,623	11,326,000	14%	1%	140.1%	140.1%
2059	12,314,455	8,791,735	3,522,720	3,522,720	11,326,000	9%	1%	140.1%	140.1%
2060	12,807,033	9,145,473	3,661,561	3,661,561	11,326,000	5%	0%	140.0%	140.0%
2061	12,807,033	9,143,993	3,663,041	14,989,041	0	0%	0%	140.1%	140.1%
	325,627,642	236,011,668	89,615,975	89,615,975					

[F Jul2519 22nrsrF]

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4
Development Summary
Development Projection -- Buildout Plan (updated 5/24/19)

Residential Development		PA1 - Duplex	PA2 - Duplex	PA4 - SFD	PA5 - SFD	PA3 - Duplex	PA11 - SFD	PA12 - SFD	PA17 - SFD	PA14 - SFD	PA15 - SFD	PA18 - SFD	PA19 - SFD	PA20 - SFD	Carriage House	Porchlight	Model complex	Ph1 NW	Ph1 SW	Ph1 SE	Res'l Totals
Product Type	Base \$ ('19)	\$350,000	\$350,000	\$450,000	\$450,000	\$400,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$550,000	\$550,000	\$367,472	\$399,345	\$450,000	\$500,000	\$475,000	\$450,000	
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	85	72	29	72	72	72	402
2022	72	72	72	72	-	-	-	-	-	-	-	-	-	-	-	6	-	16	22	43	375
2023	72	72	72	61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	277
2024	2	34	67	-	-	-	72	58	72	-	-	-	-	-	-	-	-	-	-	-	103
2025	-	-	-	-	-	72	-	72	72	-	-	-	-	-	-	-	-	-	-	-	274
2026	-	-	-	-	-	72	-	72	72	-	-	-	-	-	-	-	-	-	-	-	216
2027	-	-	-	-	-	8	-	-	3	72	-	-	-	-	-	-	-	-	-	-	83
2028	-	-	-	-	-	-	-	-	58	-	-	-	-	-	-	-	-	-	-	-	58
2029	-	-	-	-	-	-	-	-	-	72	72	72	-	-	-	-	-	-	-	-	216
2030	-	-	-	-	-	-	-	-	-	72	38	46	-	-	-	-	-	-	-	-	158
2031	-	-	-	-	-	-	-	-	-	72	-	-	-	-	-	-	-	-	-	-	72
2032	-	-	-	-	-	-	-	-	-	72	-	-	-	72	72	-	-	-	-	-	216
2033	-	-	-	-	-	-	-	-	-	50	-	-	59	46	-	-	-	-	-	-	155
2034	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		146	178	211	133	152	58	147	274	338	110	120	131	118	85	78	29	88	94	115	2,605
MV @ Full Buildout (base prices/un-inf.)		\$51,100,000	\$62,300,000	\$94,950,000	\$59,850,000	\$60,800,000	\$29,000,000	\$73,500,000	\$137,000,000	\$169,000,000	\$55,000,000	\$60,000,000	\$72,050,000	\$64,900,000	\$31,235,120	\$31,148,910	\$13,050,000	\$44,000,000	\$44,650,000	\$51,750,000	\$1,205,284,030

notes:

Platted/Dev Lots = 10% MV; one-yr prior

Base MV \$ inflated 2% per annum

Res'l Fac. Fees = \$3,000/unit

SOURCES AND USES OF FUNDS

**REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4
GENERAL OBLIGATION BONDS, SERIES 2021
63.986 (target) Mills
Non-Rated, 140x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date	12/01/2021
Delivery Date	12/01/2021

Sources:

Bond Proceeds:	
Par Amount	113,260,000.00
	113,260,000.00

Uses:

Project Fund Deposits:	
Project Fund	90,298,197.50
Other Fund Deposits:	
Capitalized Interest	13,081,530.00
Debt Service Reserve Fund	7,315,072.50
	20,396,602.50
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	2,265,200.00
	113,260,000.00

BOND SUMMARY STATISTICS

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4
GENERAL OBLIGATION BONDS, SERIES 2021
63.986 (target) Mills
Non-Rated, 140x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2021
Delivery Date	12/01/2021
First Coupon	06/01/2022
Last Maturity	12/01/2061
Arbitrage Yield	3.850000%
True Interest Cost (TIC)	3.964346%
Net Interest Cost (NIC)	3.850000%
All-In TIC	3.979742%
Average Coupon	3.850000%
Average Life (years)	31.151
Weighted Average Maturity (years)	31.151
Duration of Issue (years)	17.938
Par Amount	113,260,000.00
Bond Proceeds	113,260,000.00
Total Interest	135,833,197.50
Net Interest	138,098,397.50
Bond Years from Dated Date	3,528,135,000.00
Bond Years from Delivery Date	3,528,135,000.00
Total Debt Service	249,093,197.50
Maximum Annual Debt Service	9,145,472.50
Average Annual Debt Service	6,227,329.94
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 2061	113,260,000.00	100.000	3.850%	31.151	01/24/2053	229,917.80
	113,260,000.00			31.151		229,917.80

	TIC	All-In TIC	Arbitrage Yield
Par Value	113,260,000.00	113,260,000.00	113,260,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,265,200.00	-2,265,200.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	110,994,800.00	110,694,800.00	113,260,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	3.964346%	3.979742%	3.850000%

BOND DEBT SERVICE

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4
GENERAL OBLIGATION BONDS, SERIES 2021
63.986 (target) Mills
Non-Rated, 140x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2022			2,180,255.00	2,180,255.00	
12/01/2022			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2023			2,180,255.00	2,180,255.00	
12/01/2023			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2024			2,180,255.00	2,180,255.00	
12/01/2024			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2025			2,180,255.00	2,180,255.00	
12/01/2025			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2026			2,180,255.00	2,180,255.00	
12/01/2026			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2027			2,180,255.00	2,180,255.00	
12/01/2027			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2028			2,180,255.00	2,180,255.00	
12/01/2028			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2029			2,180,255.00	2,180,255.00	
12/01/2029			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2030			2,180,255.00	2,180,255.00	
12/01/2030			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2031			2,180,255.00	2,180,255.00	
12/01/2031			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2032			2,180,255.00	2,180,255.00	
12/01/2032			2,180,255.00	2,180,255.00	4,360,510.00
06/01/2033			2,180,255.00	2,180,255.00	
12/01/2033	95,000	3.850%	2,180,255.00	2,275,255.00	4,455,510.00
06/01/2034			2,178,426.25	2,178,426.25	
12/01/2034	730,000	3.850%	2,178,426.25	2,908,426.25	5,086,852.50
06/01/2035			2,164,373.75	2,164,373.75	
12/01/2035	1,015,000	3.850%	2,164,373.75	3,179,373.75	5,343,747.50
06/01/2036			2,144,835.00	2,144,835.00	
12/01/2036	1,270,000	3.850%	2,144,835.00	3,414,835.00	5,559,670.00
06/01/2037			2,120,387.50	2,120,387.50	
12/01/2037	1,315,000	3.850%	2,120,387.50	3,435,387.50	5,555,775.00
06/01/2038			2,095,073.75	2,095,073.75	
12/01/2038	1,590,000	3.850%	2,095,073.75	3,685,073.75	5,780,147.50
06/01/2039			2,064,466.25	2,064,466.25	
12/01/2039	1,650,000	3.850%	2,064,466.25	3,714,466.25	5,778,932.50
06/01/2040			2,032,703.75	2,032,703.75	
12/01/2040	1,945,000	3.850%	2,032,703.75	3,977,703.75	6,010,407.50
06/01/2041			1,995,262.50	1,995,262.50	
12/01/2041	2,020,000	3.850%	1,995,262.50	4,015,262.50	6,010,525.00
06/01/2042			1,956,377.50	1,956,377.50	
12/01/2042	2,340,000	3.850%	1,956,377.50	4,296,377.50	6,252,755.00
06/01/2043			1,911,332.50	1,911,332.50	
12/01/2043	2,430,000	3.850%	1,911,332.50	4,341,332.50	6,252,665.00
06/01/2044			1,864,555.00	1,864,555.00	
12/01/2044	2,775,000	3.850%	1,864,555.00	4,639,555.00	6,504,110.00
06/01/2045			1,811,136.25	1,811,136.25	
12/01/2045	2,880,000	3.850%	1,811,136.25	4,691,136.25	6,502,272.50
06/01/2046			1,755,696.25	1,755,696.25	
12/01/2046	3,250,000	3.850%	1,755,696.25	5,005,696.25	6,761,392.50
06/01/2047			1,693,133.75	1,693,133.75	
12/01/2047	3,375,000	3.850%	1,693,133.75	5,068,133.75	6,761,267.50
06/01/2048			1,628,165.00	1,628,165.00	
12/01/2048	3,775,000	3.850%	1,628,165.00	5,403,165.00	7,031,330.00
06/01/2049			1,555,496.25	1,555,496.25	
12/01/2049	3,920,000	3.850%	1,555,496.25	5,475,496.25	7,030,992.50
06/01/2050			1,480,036.25	1,480,036.25	
12/01/2050	4,355,000	3.850%	1,480,036.25	5,835,036.25	7,315,072.50
06/01/2051			1,396,202.50	1,396,202.50	
12/01/2051	4,520,000	3.850%	1,396,202.50	5,916,202.50	7,312,405.00
06/01/2052			1,309,192.50	1,309,192.50	
12/01/2052	4,990,000	3.850%	1,309,192.50	6,299,192.50	7,608,385.00
06/01/2053			1,213,135.00	1,213,135.00	
12/01/2053	5,180,000	3.850%	1,213,135.00	6,393,135.00	7,606,270.00
06/01/2054			1,113,420.00	1,113,420.00	
12/01/2054	5,685,000	3.850%	1,113,420.00	6,798,420.00	7,911,840.00
06/01/2055			1,003,983.75	1,003,983.75	
12/01/2055	5,905,000	3.850%	1,003,983.75	6,908,983.75	7,912,967.50
06/01/2056			890,312.50	890,312.50	
12/01/2056	6,675,000	3.850%	890,312.50	7,565,312.50	8,455,625.00
06/01/2057			761,818.75	761,818.75	

BOND DEBT SERVICE

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4

GENERAL OBLIGATION BONDS, SERIES 2021

63.986 (target) Mills

Non-Rated, 140x, 40-yr. Maturity

(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2057	6,930,000	3.850%	761,818.75	7,691,818.75	8,453,637.50
06/01/2058			628,416.25	628,416.25	
12/01/2058	7,535,000	3.850%	628,416.25	8,163,416.25	8,791,832.50
06/01/2059			483,367.50	483,367.50	
12/01/2059	7,825,000	3.850%	483,367.50	8,308,367.50	8,791,735.00
06/01/2060			332,736.25	332,736.25	
12/01/2060	8,480,000	3.850%	332,736.25	8,812,736.25	9,145,472.50
06/01/2061			169,496.25	169,496.25	
12/01/2061	8,805,000	3.850%	169,496.25	8,974,496.25	9,143,992.50
	113,260,000		135,833,197.50	249,093,197.50	249,093,197.50

NET DEBT SERVICE

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4
GENERAL OBLIGATION BONDS, SERIES 2021
63.986 (target) Mills
Non-Rated, 140x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest	Net Debt Service
12/01/2022		4,360,510.00	4,360,510.00	4,360,510	
12/01/2023		4,360,510.00	4,360,510.00	4,360,510	
12/01/2024		4,360,510.00	4,360,510.00	4,360,510	
12/01/2025		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2026		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2027		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2028		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2029		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2030		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2031		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2032		4,360,510.00	4,360,510.00		4,360,510.00
12/01/2033	95,000	4,360,510.00	4,455,510.00		4,455,510.00
12/01/2034	730,000	4,356,852.50	5,086,852.50		5,086,852.50
12/01/2035	1,015,000	4,328,747.50	5,343,747.50		5,343,747.50
12/01/2036	1,270,000	4,289,670.00	5,559,670.00		5,559,670.00
12/01/2037	1,315,000	4,240,775.00	5,555,775.00		5,555,775.00
12/01/2038	1,590,000	4,190,147.50	5,780,147.50		5,780,147.50
12/01/2039	1,650,000	4,128,932.50	5,778,932.50		5,778,932.50
12/01/2040	1,945,000	4,065,407.50	6,010,407.50		6,010,407.50
12/01/2041	2,020,000	3,990,525.00	6,010,525.00		6,010,525.00
12/01/2042	2,340,000	3,912,755.00	6,252,755.00		6,252,755.00
12/01/2043	2,430,000	3,822,665.00	6,252,665.00		6,252,665.00
12/01/2044	2,775,000	3,729,110.00	6,504,110.00		6,504,110.00
12/01/2045	2,880,000	3,622,272.50	6,502,272.50		6,502,272.50
12/01/2046	3,250,000	3,511,392.50	6,761,392.50		6,761,392.50
12/01/2047	3,375,000	3,386,267.50	6,761,267.50		6,761,267.50
12/01/2048	3,775,000	3,256,330.00	7,031,330.00		7,031,330.00
12/01/2049	3,920,000	3,110,992.50	7,030,992.50		7,030,992.50
12/01/2050	4,355,000	2,960,072.50	7,315,072.50		7,315,072.50
12/01/2051	4,520,000	2,792,405.00	7,312,405.00		7,312,405.00
12/01/2052	4,990,000	2,618,385.00	7,608,385.00		7,608,385.00
12/01/2053	5,180,000	2,426,270.00	7,606,270.00		7,606,270.00
12/01/2054	5,685,000	2,226,840.00	7,911,840.00		7,911,840.00
12/01/2055	5,905,000	2,007,967.50	7,912,967.50		7,912,967.50
12/01/2056	6,675,000	1,780,625.00	8,455,625.00		8,455,625.00
12/01/2057	6,930,000	1,523,637.50	8,453,637.50		8,453,637.50
12/01/2058	7,535,000	1,256,832.50	8,791,832.50		8,791,832.50
12/01/2059	7,825,000	966,735.00	8,791,735.00		8,791,735.00
12/01/2060	8,480,000	665,472.50	9,145,472.50		9,145,472.50
12/01/2061	8,805,000	338,992.50	9,143,992.50		9,143,992.50
	113,260,000	135,833,197.50	249,093,197.50	13,081,530	236,011,667.50

BOND SOLUTION

REUNION RIDGE METROPOLITAN DISTRICT Nos. 1-4
GENERAL OBLIGATION BONDS, SERIES 2021
63.986 (target) Mills
Non-Rated, 140x, 40-yr. Maturity
(SERVICE PLAN: Full Growth + 4.00% 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
12/01/2022		4,360,510	-4,360,510		338,558	338,558	
12/01/2023		4,360,510	-4,360,510		1,167,984	1,167,984	
12/01/2024		4,360,510	-4,360,510		1,899,423	1,899,423	
12/01/2025		4,360,510		4,360,510	2,336,466	-2,024,044	53.58241%
12/01/2026		4,360,510		4,360,510	2,818,741	-1,541,769	64.64247%
12/01/2027		4,360,510		4,360,510	3,457,543	-902,967	79.29218%
12/01/2028		4,360,510		4,360,510	4,022,506	-338,004	92.24852%
12/01/2029		4,360,510		4,360,510	4,226,584	-133,926	96.92866%
12/01/2030		4,360,510		4,360,510	4,710,402	349,892	108.02410%
12/01/2031		4,360,510		4,360,510	5,280,176	919,666	121.09079%
12/01/2032		4,360,510		4,360,510	5,869,228	1,508,718	134.59958%
12/01/2033	95,000	4,455,510		4,455,510	6,238,877	1,783,367	140.02611%
12/01/2034	730,000	5,086,853		5,086,853	7,125,235	2,038,383	140.07159%
12/01/2035	1,015,000	5,343,748		5,343,748	7,484,639	2,140,891	140.06348%
12/01/2036	1,270,000	5,559,670		5,559,670	7,784,024	2,224,354	140.00875%
12/01/2037	1,315,000	5,555,775		5,555,775	7,784,024	2,228,249	140.10690%
12/01/2038	1,590,000	5,780,148		5,780,148	8,095,385	2,315,238	140.05499%
12/01/2039	1,650,000	5,778,933		5,778,933	8,095,385	2,316,453	140.08444%
12/01/2040	1,945,000	6,010,408		6,010,408	8,419,201	2,408,793	140.07703%
12/01/2041	2,020,000	6,010,525		6,010,525	8,419,201	2,408,676	140.07430%
12/01/2042	2,340,000	6,252,755		6,252,755	8,755,969	2,503,214	140.03377%
12/01/2043	2,430,000	6,252,665		6,252,665	8,755,969	2,503,304	140.03579%
12/01/2044	2,775,000	6,504,110		6,504,110	9,106,207	2,602,097	140.00697%
12/01/2045	2,880,000	6,502,273		6,502,273	9,106,207	2,603,935	140.04654%
12/01/2046	3,250,000	6,761,393		6,761,393	9,470,456	2,709,063	140.06665%
12/01/2047	3,375,000	6,761,268		6,761,268	9,470,456	2,709,188	140.06924%
12/01/2048	3,775,000	7,031,330		7,031,330	9,849,274	2,817,944	140.07697%
12/01/2049	3,920,000	7,030,993		7,030,993	9,849,274	2,818,281	140.08369%
12/01/2050	4,355,000	7,315,073		7,315,073	10,243,245	2,928,172	140.02930%
12/01/2051	4,520,000	7,312,405		7,312,405	10,243,245	2,930,840	140.08038%
12/01/2052	4,990,000	7,608,385		7,608,385	10,652,975	3,044,590	140.01624%
12/01/2053	5,180,000	7,606,270		7,606,270	10,652,975	3,046,705	140.05517%
12/01/2054	5,685,000	7,911,840		7,911,840	11,079,094	3,167,254	140.03182%
12/01/2055	5,905,000	7,912,968		7,912,968	11,079,094	3,166,126	140.01187%
12/01/2056	6,675,000	8,455,625		8,455,625	11,840,822	3,385,197	140.03486%
12/01/2057	6,930,000	8,453,638		8,453,638	11,840,822	3,387,185	140.06778%
12/01/2058	7,535,000	8,791,833		8,791,833	12,314,455	3,522,623	140.06699%
12/01/2059	7,825,000	8,791,735		8,791,735	12,314,455	3,522,720	140.06854%
12/01/2060	8,480,000	9,145,473		9,145,473	12,807,033	3,661,561	140.03687%
12/01/2061	8,805,000	9,143,993		9,143,993	12,807,033	3,663,041	140.05953%
	113,260,000	249,093,198	-13,081,530	236,011,668	317,812,642	81,800,975	