

**SERVICE PLAN**  
**FOR**  
**TIMBERS METROPOLITAN DISTRICT**  
**DOUGLAS COUNTY, COLORADO**

Prepared

by

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August 23, 2016

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**Div of Local Government**

## APPROVAL SUMMARY

This Service Plan for the Timbers Metropolitan District was approved by the Douglas County Board of County Commissioners on August 23, 2016 Resolution No. R-016-084, approving this Service Plan, was recorded with the Douglas County Clerk and Recorder on August 24, 2016 at Ref. No. 2016057252. The organizational and TABOR elections took place on November 8, 2016. The court decree organizing the District was recorded with the Douglas County Clerk and Recorder on November 15, 2016, at Ref. No. 2016082602.

ORGANIZERS AND CONSULTANTS

This Service Plan has been prepared by the Organizers and the following participating consultants:

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## EXECUTIVE SUMMARY

This service plan is for the Timbers Metropolitan District (the “District”), which will serve the public improvement needs of Timbers at the Pinery. The District is generally located in the vicinity of, and to the south and west of, Ponderosa Drive and North Pinery Parkway in Douglas County, Colorado, and contains approximately 255 acres. The District will include 202 projected residential units and zero (0) square feet of commercial space.

The District will have a single district structure. This structure will allow the District to control both financing and services.

The District shall be authorized to provide the following services: water, sanitation, street improvement, traffic safety protection, parks and recreation, and storm drainage improvements.

The total authorized debt limit for the District shall be Nine Million Dollars (\$9,000,000.00). The District anticipates the issuance of two series of bonds in the aggregate amount of Five Million Three Hundred and Fifty Five Thousand Dollars (\$5,355,000.00) in 2018 and 2020. The initial debt service mill levy is expected to be 25 mills, with a Maximum Debt Service Mill Levy of 50 mills subject to modification consistent with this Service Plan. The initial operations and maintenance mill levy is expected to be 5, with a Maximum Operations and Maintenance Mill Levy of 10 mills subject to modification consistent with this Service Plan.

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## EXHIBITS

- Exhibit A** Vicinity Map
- Exhibit B** Legal Description
- Exhibit C** District Boundary Map
- Exhibit D** Cost of Improvements
- Exhibit E** Map of Improvements
- Exhibit F** Financial Plan
- Exhibit G** Resolution of Approval
- Exhibit H** Compliance with Section 18A, Water Supply – Overlay District – And Clean Water Plan
- Exhibit I** Advance and Reimbursement Agreement
- Exhibit J** Annual Report Requirements
- Exhibit K** District Court Decree

## I. INTRODUCTION

This service plan (the “Service Plan”) for the Timbers Metropolitan District (the “District”) is for a special district organized under Title 32 of the Colorado Revised Statutes to serve the public improvement needs of Timbers at the Pinery (the “Project”). The District is generally located in the vicinity of, and to the south and west of, Ponderosa Drive and North Pinery Parkway in Douglas County, Colorado (see **Exhibit A**, Vicinity Map) and contains approximately 255 acres (see **Exhibit B**, Legal Description, and **Exhibit C**, District Boundary Map).

Pursuant to the requirements of the Special District Control Act, C.R.S. § 32-1-201, *et seq.*, as amended, and the Special District Service Plan Review Procedures for Douglas County (the “County”), the following items are included in this Service Plan:

1. A description of the powers granted to and services to be provided by the District;
2. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the District are compatible with facility and service standards of the County and of any municipalities and special districts which are interested parties;
3. A general written description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial indebtedness and estimated maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District;
4. A summary of general conditions regarding oversight of the District by the County;
5. A legal description and map of the District’s boundaries and an estimate of the population and valuation for assessment of the District;
6. A summary of estimated costs for improvements to be financed and constructed by the District;
7. A preliminary engineering and architectural survey showing how the improvements and services are to be provided;
8. A financial plan showing how District improvements and services are to be financed, including the operating revenue for the first budget year of the District;
9. The resolution of approval adopted by the Board of County Commissioners;

10. Information demonstrating compliance with Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution, as amended, and compliance with the Denver Regional Council of Governments’ Clean Water Plan;

11. A description of any advance and reimbursement agreements;

12. A description of any arrangement or agreement with any political subdivision for the performance of any services between the District and such other political subdivision; and

13. The recorded court decree organizing the District.

**Exhibits A through K**, attached hereto, are hereby incorporated into the Service Plan.

## **II. PURPOSE OF THE DISTRICT**

The purpose of the District is to provide public improvements for the benefit of all anticipated inhabitants and taxpayers of the District, either within or without its boundaries. The District also serves to finance and oversee the construction of these public improvements. Operation and maintenance of these public improvements is expected to be undertaken by other existing special districts or the County.

## **III. DISTRICT FRAMEWORK**

The District will be organized under a single district structure and will be responsible for all aspects of financing and services authorized under this Service Plan.

## **IV. NEED FOR DISTRICT**

There are currently no other governmental entities, including the County, located in the immediate vicinity of the District that consider it desirable, feasible, or practicable to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and ongoing operations of the public improvements needed for the Project. Formation of the District is therefore necessary in order for the public improvements and services required for the Project to be provided in the most economical manner possible.

## **V. LOCATION AND BOUNDARIES**

The District is generally located in the vicinity of, and to the south and west of, Ponderosa Drive and North Pinery Parkway in Douglas County, Colorado. A vicinity map is attached hereto as **Exhibit A**. The area of the initial District’s boundary encompasses approximately 255 acres. A legal description of the District’s boundaries is attached hereto as **Exhibit B**. A map of the initial District’s boundaries is attached hereto as **Exhibit C**.



The District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to C.R.S. §§ 32-1-401, et seq., and C.R.S. §§ 32-1-501, et seq., as amended. Prior to any inclusions or exclusions, the District shall provide forty-five (45) days published notice and written notice to the Board of County Commissioners pursuant to C.R.S. § 32-1-207(3)(b). If, within such forty-five (45) day period, the Board of County Commissioners objects to the inclusion or exclusion, then the inclusion or exclusion shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

## **VI. ASSESSED VALUATION/PROJECTIONS/LAND USE/POPULATION**

The property within the District is presently zoned residential. The current assessed value of property within the initial boundaries of the District is assumed to be zero dollars (\$0.00). The estimated assessed value at full build-out is Nineteen Million Dollars (\$19,000,000.00) (with an estimated market value of Two Hundred Thirty-seven Million Dollars (\$237,000,000.00)) and is expected to be sufficient to reasonably discharge the debt under the Financial Plan. Initially, the District will include 202 residential units and zero (0) square feet of commercial space. Based upon an estimated three (3) persons per residence, the population of the District at build-out will be six hundred and three (606) residents.

Approval of this Service Plan by the County does not constitute nor imply approval of the development of a specific area within the District, nor does it constitute or imply approval of the number of residential units identified in this Service Plan or any of the exhibits attached hereto, unless such land use plans have been approved by the Board of County Commissioners as part of a separate development review process.

## **VII. POWERS AND RESPONSIBILITIES**

The District shall have the power and authority to provide the public improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is permitted by this Service Plan and described in the Special District Act, C.R.S. Title 32, and other applicable statutes, common law, and the Colorado Constitution, subject to the limitations set forth herein.

### **A. General Powers**

The District shall have the authority to construct, operate, and maintain the services and facilities as described in Section VIII.A of this Service Plan.

### **B. Miscellaneous Powers**

In addition to the powers enumerated above, the District's Board shall have the power and authority:

1. To amend this Service Plan as provided for in Section XV, Modification of Service Plan;

2. To forego, reschedule, or restructure the financing and construction of certain improvements and facilities in order to better accommodate the pace of growth, resource availability, and potential inclusions and exclusions of property within the District, with prior notice to the County in accordance with C.R.S. § 32-1-202(2)(b), as amended;

3. To have and exercise all rights and powers necessary or incidental to, or implied from, the specific powers granted to the District in this Service Plan; and

4. To have and exercise the power of eminent domain, but only as necessary to construct, install, access, relocate or redevelop the public improvements identified in this Service Plan in the locations shown in Exhibit E. Any other use of eminent domain shall require the District to provide forty-five (45) days published notice and written notice to the Board of County Commissioners pursuant to C.R.S. § 32-1-207(3)(b) If, within such forty-five (45) day period, the Board of County Commissioners objects to the use of eminent domain, then it shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

## **VIII. DISTRICT SERVICES, FACILITIES, AND IMPROVEMENTS**

### **A. Services and Facilities**

The District shall have the authority pursuant to C.R.S. §§ 32-1-1001 and 32-1-1004, as amended, to provide the following services and public improvements described in this section.

#### **1. Water**

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The District shall

have the power and authority to contract with other private or governmental entities to provide any or all of the services the District is authorized or empowered to provide.

The proposed District boundaries are located within the boundaries of Pinery Water and Sanitation District (“Pinery”). Pinery has consented to the overlap of the District’s boundaries. The District’s domestic water supply will be provided by Pinery pursuant to a will serve letter attached hereto as **Exhibit H** (“Pinery Agreement”). Pursuant to the Pinery Agreement, the District will construct, or have constructed, the necessary water improvements to be able to connect to Pinery’s water system. Upon completion of construction, the water improvements will be dedicated by the District to Pinery. The District anticipates that, following dedication to, and acceptance by, Pinery of the water improvements, the domestic water improvements will thereafter be owned, operated and maintained exclusively by Pinery.

## 2. Storm Sewer

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto, subject to review and approval by the County.

The proposed District boundaries are, or will be, located within the boundaries of High Prairie Farms Metropolitan District (“High Prairie”). The District’s stormwater services will be provided by High Prairie. High Prairie has consented to the overlap of the District’s boundaries. As a condition of that consent, the District will construct, or have constructed, the necessary stormwater improvements to be able to connect to High Prairie’s stormwater system. Upon completion of construction, the stormwater improvements will be dedicated by the District to High Prairie. The District anticipates that, following dedication to, and acceptance by, High Prairie of the stormwater improvements, the stormwater improvements will thereafter be owned, operated and maintained exclusively by High Prairie.

In no event will the District dedicate stormwater improvements to a private homeowner’s association, or other property owner’s association, for operations or maintenance.

## 3. Sanitation and Wastewater Treatment

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment

facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

The proposed District boundaries are, or will be, located within the boundaries of Pinery. Pinery has consented to the overlap of the District's boundaries. The District's sanitary sewer service will be provided by Pinery pursuant to the Pinery Agreement. Pursuant to the Pinery Agreement, the District will construct, or have constructed, the necessary sanitary sewer improvements to be able to connect to Pinery's sanitary sewer system. Upon completion of construction, the sanitary sewer improvements will be dedicated by the District to Pinery. The District anticipates that, following dedication to, and acceptance by, Pinery of the sanitary sewer improvements, the sanitary sewer improvements will thereafter be owned, operated and maintained exclusively by Pinery.

#### 4. Street Improvements

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for local, arterial and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, detention and retention ponds, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto, subject to review and approval by the County. It is anticipated that the foregoing street improvements will be dedicated by the District to the County upon completion and, following acceptance by the County, the County will own, operate and maintain such street improvements.

#### 5. Traffic Safety Protection

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto, subject to review and approval by the County. All traffic and safety control devices will be consistent with and in compliance with County rules and regulations. It is anticipated that the foregoing facilities and improvements will be dedicated by the District to the County upon completion and, following acceptance by the County, the County will own, operate and maintain such facilities and improvements.

#### 6. Parks and Recreation

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

The proposed District boundaries are, or will be, located within the boundaries of High Prairie. High Prairie has consented to the overlap of the District's boundaries. As a condition of that consent, the District will construct, or have constructed, the necessary park and recreation facilities. Upon completion of construction, the park and recreation facilities will be dedicated by the District to High Prairie. The District anticipates that, following dedication to, and acceptance by, High Prairie of the park and recreation facilities, the park and recreation facilities will thereafter be owned, operated and maintained exclusively by High Prairie.

#### B. Estimated Costs and Phasing of Improvements

An estimate of the costs of the public improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed was prepared based upon a preliminary engineering survey on the property and is approximately Ten Million Dollars (\$10,000,000.00) as shown in **Exhibit D**. **Exhibit D** includes an engineer's opinion of costs in current dollars of each public improvement, together with an explanation of methods, basis, and/or assumptions used. All descriptions of the public improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the County's requirements, and construction scheduling may require. The District will continue to develop and refine cost estimates contained herein and prepare for issuance of debt. Any increase in public improvement costs greater than twenty percent (20%), but less than forty percent (40%), of the stated amount in **Exhibit D**, exclusive of any contingency shown in **Exhibit D**, shall require an administrative review by County staff. Any increase in public improvement costs in excess of forty percent (40%) of the stated amount in **Exhibit D**, exclusive of any contingency shown in **Exhibit D**, will constitute a material modification of the Service Plan and will require review by the County and action by the Board of County Commissioners in accordance with Section XIII. All construction cost estimates assume construction to applicable local, State, or Federal requirements.

Maps showing the preliminary location of the public improvements that the District is authorized to acquire or construct are attached hereto as **Exhibit E**. Phasing of construction shall be determined by the District to meet the needs of taxpayers within its

boundaries. The District shall own, maintain, and replace public improvements constructed, installed, or acquired by the District or shall dedicate such public improvements to such other entity as shall accept dedication, subject to any limitations specified in this Service Plan.

In all instances, the District shall ensure that the public improvements are designed and constructed in accordance with the standards and specifications of the County or other such entity that may have authority over such design and construction. The District shall obtain approval of civil engineering and other plans and any applicable permits for the construction and installation of public improvements from the County and/or other appropriate regulatory agencies.

C. Services to be Provided by Other Governmental Entities

1. Water services shall be provided by Pinery or its successors and assigns.
2. Sanitation sewer services shall be provided by or its successors and assigns.
3. Storm drainage services shall be provided by High Prairie.
4. Park and recreation services shall be provided by High Prairie.
5. Fire protection and emergency medical services shall be provided by South Metro Fire Rescue.

D. Compliance with Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution, as amended

Pinery shall provide water supply services to the Project. Pinery has met the requirements of Section 18A, Water Supply – Overlay District, of the Douglas County Zoning Resolution, as amended, as described in its letter in **Exhibit H**.

E. Compliance with Clean Water Plan

Pinery has asserted its compliance with the Clean Water Plan as demonstrated in **Exhibit H**.

**IX. EXISTING AND PROPOSED AGREEMENTS**

Water and sewer sanitation services will be provided pursuant to the Pinery Agreement. Storm drainage services and park and recreation services will be provided pursuant to an intergovernmental agreement to be negotiated with High Prairie.

## X. FINANCIAL INFORMATION

### A. General

This section describes the nature, basis, and method of funding and debt and mill levy limitations associated with the District's public improvements. A detailed Financial Plan and statement of assumptions is contained in **Exhibit F**.

### B. Assumptions

The maximum debt limitation contained herein is based on the assumption that each of the 202 residential properties in the District will have an average value of approximately One Million Eighty Thousand Six Hundred and Ninety-Three Dollars (\$1,080,693.00). The Financial Plan demonstrates that the District has the ability to finance the public improvements identified herein, will be capable of discharging the indebtedness on a reasonable basis, and will operate on a sound fiscal basis.

### C. Identification of District Revenue

The District will impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in C.R.S. § 32-1-1001(1), as amended.

A Maximum Debt Service Mill Levy of 50 mills is authorized to support debt of the District. A Maximum Operations and Maintenance Mill Levy of 10 mills is authorized to support the operations and maintenance of District services and public improvements. A Maximum Total Mill Levy of 60 mills is authorized to support debt, and operating and maintenance expenses of the District (the "Maximum Total Mill Levy"). The District may request an amendment to the Service Plan, in accordance with Section XIII, to eliminate mill levy caps when the debt to assessed value ratio falls below fifty percent (50%).

In the event of legislation implementing changes in the ratio of actual valuation to assessed valuation for residential real property, pursuant to Article X, section 3(1)(b) of the Colorado Constitution, the mill levy limitations provided herein will be increased or decreased as to all taxable property in the District to reflect such changes so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes ("Gallagher Adjustment"). If there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the mill levy limitation applicable to such operating and maintenance expenses may be increased or decreased to reflect such changes, such increases or decreases to be determined by the District's Board of Directors in good faith so that to the extent possible, the actual tax revenues generated by

the mill levy 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.

D. Debt Service Mill Levy

A maximum mill levy of 50 mills is authorized to support the debt service of the District (the “Maximum Debt Service Mill Levy”). It is anticipated that an initial debt service mill levy of 25 mills will produce revenue sufficient to support debt service costs through the bond repayment period (see **Exhibit F**, Financial Plan).

E. Operations and Maintenance Mill Levy

A maximum operations mill levy of 10 mills (the “Maximum Operations and Maintenance Mill Levy”) is authorized to support the operations and maintenance of District services and public improvements, and the provision of traditional homeowners association services. It is anticipated that an initial operations and maintenance mill levy of 5 mills will produce revenue sufficient to support the operations and maintenance of District services and public improvements (see **Exhibit F**, Financial Plan). The Maximum Operations and Maintenance Mill Levy is necessary to anticipate escalating costs of services and account for the fact that traditional HOA functions (for which no homeowner fees are anticipated with the exception of reasonable design review fees).

F. District Expenditures

The estimated cost of public improvements for the District is Ten Million Dollars (\$10,000,000), however it is anticipated that only approximately \$6,800,000 will be funded directly by the District. **Exhibit D** includes, in current dollars, the estimated cost of each public improvement, together with an explanation of the methods, basis, and/or assumptions used to establish such costs.

The District will require operating funds to plan and cause the public improvements contemplated herein to be constructed, operated, and maintained as permitted herein. Such costs are expected to include reimbursement of organizational costs, legal, engineering, accounting, bond issuance costs, and compliance with State budgeting, audit, and reporting, and other administrative and legal requirements. The organizational costs for the District for legal, engineering, surveying, and accounting services are estimated to be One Hundred Thousand Dollars (\$100,000.00). The first year’s operating budget is estimated to be Twenty-Five Thousand Dollars (\$25,000.00).

G. Debt

1. Debt Limitation



The total debt limit for the District is Nine Million Dollars (\$9,000,000.00), inclusive of costs of issuance, inflation, and other similar costs. For purposes of this Service Plan, debt shall be considered any outstanding bonds, notes, contracts, or other financial obligations of the District payable in whole or in part from *ad valorem* taxes or other revenues of the District for the purposes of financing, acquiring, constructing, or improving any of the public improvements contemplated herein. The debt limit shall not be increased unless approved by the County and as permitted by statute and the Colorado Constitution. Any change in debt limit shall be considered a material modification of the Service Plan, subject to the provisions of Section XIII of this Service Plan. The maximum term of any bond issue, including refunding and refinancing, shall not exceed thirty (30) years from the original date of issuance, provided that a longer term of up to forty (40) years may be approved by a vote of qualified electors where qualified electors related to the Developer constitute a minority of votes cast.

## 2. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any debt is limited to the market rate at the time debt is issued. In the event of a default, the maximum voted interest rate on any debt shall not exceed twelve percent (12%). The maximum underwriting discount shall be five percent (5%). Debt, when issued, shall comply with all relevant requirements of this Service Plan, and State and Federal law as is then applicable to the issuance of public securities.

## **XI. DEVELOPER ADVANCES AND REIMBURSEMENTS**

The District anticipates receiving initial funding for both capital and ongoing administrative requirements from developer advances. Such advances may be made to the District subject to the District's obligation to reimburse the same, as may be evidenced by short-term reimbursement agreements or other acceptable agreements or resolutions consistent with State law regarding budget and appropriation. The interest rate on developer reimbursements shall not exceed the current Bond Buyer 20-Bond GO Index plus four percent (4%).

If it is expected that such advances will be repaid to the Developer the same shall count against the maximum allowable debt limit under this Service Plan and may be repaid by the District from bond proceeds or other legally available sources of revenue. Developer advances shall be subordinate to the District general obligation bonds and refinancing of the same shall not require County approval. Any amount of outstanding principal and accrued interest on such developer advances that remains unpaid as of the expiration of the Maximum Debt Service Mill Levy term shall be deemed to be forever discharged and satisfied in full. The total developer advances are anticipated to be approximately Ten Million Dollars (\$10,000,000.00), which includes developer advances for the District's organizational costs and first year of operations. It is anticipated that approximately \$4,000,000 will be repaid to the Developer from bond proceeds, and \$2,800,000 will be repaid pursuant to a subordinate note issued to the Developer and

payable from tax proceeds. The remainder of the developer contributions may or may not be reimbursed, consistent with the provisions of this Service Plan.

A draft Advance and Reimbursement Agreement is attached hereto as Exhibit I.

## **XII. ANNUAL REPORT**

The District shall be responsible for submitting an annual report to the County no later than July 1 of each year in accordance with the procedures set forth in C.R.S. § 32-1-207(3)(c) and (d), as amended. The annual report shall conform to the format attached hereto as **Exhibit J**, or in a format agreed to by the County.

## **XIII. MODIFICATION OF SERVICE PLAN**

Pursuant to C.R.S. § 32-1-207, as amended, the District shall obtain prior written approval of the County before making any material modification to this Service Plan. Material modifications require a Service Plan amendment and include modifications of a basic or essential nature, including, but not limited to, the following: any addition to the types of services provided by the District; a decrease in the level of services; a decrease in the financial ability of the District to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Inclusion of property that is located in a county or municipality with no other territory within the District may constitute a material modification of the Service Plan.

In the event the District plans to undertake an action which may not be permitted by this Service Plan, it shall be the District's responsibility to contact County staff to seek an administrative determination as to whether the action in question is permitted by the Service Plan. If County staff determines that the action may constitute a material modification, the District shall submit a proposal for action to the Board of County Commissioners. Thereafter, the Board of County Commissioners will determine whether the proposed action constitutes a material modification. If the Board of County Commissioners determines that the proposed action constitutes a material modification, then the action shall be prohibited and constitute a material modification of this Service Plan requiring an amendment, pursuant to Section XIII of the Service Plan and C.R.S. § 32-1-207(2).

## **XIV. DISCLOSURE STATEMENT**

The District shall provide notice to all purchasers of property in the District regarding the District's authority to levy and collect ad valorem taxes and to impose and collect rates, fees, tolls, and charges, by recording a disclosure statement against the property within the District with the Office of the Douglas County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board. The disclosure statement shall be recorded within thirty (30) days following the recordation of the court decree organizing the District.

## **XV. DISSOLUTION**

It shall be mandatory for the District to initiate dissolution proceedings when the District has neither any financial obligations nor operations and maintenance obligations. The District may file a petition in the district court for dissolution when there are no financial obligations or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in C.R.S. §§ 24-75-601, *et seq.*, as amended. The District's dissolution shall be subject to approval of a plan of dissolution in the district court of the County, pursuant to C.R.S. § 32-1-704, as amended.

## **XVI. 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 the District

Board of County Commissioners: the Board of County Commissioners of Douglas County, Colorado

Control Act: Part 2 of Title 32 (Special Districts) of the Colorado Revised Statutes (C.R.S.), which outlines review procedures for service plans for a special district

County: Douglas County, Colorado

Debt: any bond, note debenture, contract, or other multiple-year financial obligation of a District

Developer: the owner of the property proposing development of the project

District: the Timbers Metropolitan District

District Boundaries: the boundaries of the area described in the legal description attached hereto as **Exhibit B**

District Boundary Map: the map attached hereto as **Exhibit C**, showing the District's boundaries

Financial Plan: the Financial Plan described in Section X and attached as **Exhibit F**, which describes: (a) how the public improvements are to be financed; (b) how the debt is expected to be incurred; and (c) the estimated operating revenue derived from property taxes for the first budget year.

General Obligation Bond: bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy

Maximum Debt Service Mill Levy: the maximum mill levy the District is permitted to impose for payment of debt as set forth in Section X.D

Maximum Operations and Maintenance Mill Levy: the maximum mill levy the District is permitted to impose for the payment of operating and maintenance expenses as set forth in Section X.E

Maximum Total Mill Levy: the maximum mill levy the District is permitted to impose for the payment of debt as set forth in Section X.D. and operating and maintenance expenses as set forth in Section X.E

Project: the development or property commonly referred to as Timbers at the Pinery

Public Improvements: the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally described in the Special District Act to serve the future taxpayers and inhabitants of the District as determined by the Board of the District

Revenue Bond: bonds issued by the District to finance a specific project, the income from which will be used for repaying the bond

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

Special District Act: C.R.S. § 32-1-101, *et seq.*, as amended

State: the State of Colorado

## **XVII. RESOLUTION OF APPROVAL**

The District incorporates the Board of County Commissioner's resolution approving this Service Plan into this Service Plan to be presented to the district court attached hereto as **Exhibit G**. A draft District Court Decree to be entered by the District Court creating the District is attached hereto as Exhibit K.

## **XVIII. STATUTORY FINDINGS AND CONCLUSIONS**

It is submitted that this Service Plan for the District, as required by C.R.S. § 32-1-203, as amended, establishes that:

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

The purpose of the District is to finance and construct certain public improvements, as well as to provide other additional services through intergovernmental agreements with neighboring governmental entities, all in connection with the project commonly known as Timbers at the Pinery. While the public improvements will be constructed and/or provided for the use and benefit of the residents and taxpayers of the District, the general public will also receive significant benefits from the District's public improvements, such as the park and recreation improvements.

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

The County does not consider it feasible or practical to provide the property within the District ("District Property") with the public improvements and facilities described in this Service Plan. Therefore, it is necessary that the District be organized to provide its taxpayers and residents with the public improvements described in this Service Plan.

Additionally, the District Property is located either partially or entirely within the boundaries of Pinery and High Prairie. The District acknowledges and recognizes the existence of both Pinery and High Prairie, as well as that Pinery is authorized to provide water and sanitary sewer services within some or all of the District boundaries, and that High Prairie is authorized to provide storm drainage, and park and recreation services within some or all of the District boundaries. However, pursuant to C.R.S. Section 32-1-1006(1)(b)(I), as amended, neither Pinery nor High Prairie consider it feasible, practical or desirable for the good of their respective districts to fund or construct the extension of the respective public improvements necessary to provide their respective services to the District, nor do Pinery or High Prairie plan to provide in the future for the construction and financing of the necessary public improvements that the District is being organized to provide. Therefore, pursuant to C.R.S. Section 32-1-203(2.5)(a), as amended, adequate water and sanitary sewer services, storm drainage services, and park and recreation services, are not, or will not, be available to the District Property through either Pinery or High Prairie within a reasonable time and on a comparable basis. The District's residents will require these services which Pinery and High Prairie have determined they cannot feasibly or practically provide within the District boundaries at this time.

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

The formation of the District will ensure that the public improvements and

other services are sufficient and constructed within a reasonable period of time for the benefit of the property owners located in the community.

4. The area to be included in the District has, or will have, the financial ability to discharge the indebtedness on a reasonable basis;

The estimated costs of the improvements and facilities to be constructed, installed and/or acquired by the District are set forth in **Exhibit D** attached to this Service Plan. It is anticipated that the District will finance, including contingencies, approximately \$5,500,000 towards the total cost of the construction, installation and/or acquisition of the improvements and facilities to serve within the District boundaries. The Financial Plan demonstrates the issuance of the debt and the anticipated repayment based on the projected development within the District boundaries. The Financial Plan further demonstrates that, at various projected levels of development, the District has the ability to finance the facilities identified in this Service Plan, and will be capable of discharging the proposed indebtedness on a reasonable basis.

To the extent that the cost of the improvements cannot be financed with debt proceeds, the Developer shall be required to pay such costs. Any obligations issued or otherwise contracted to reimburse the Developer for advanced construction costs shall be included within the debt limits described in this Service Plan.

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

The proposed improvements are not, and in good faith based upon information and belief, will not be available to the area through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis. (See No. 1 above.) In addition, neither Pinery nor High Prairie consider it feasible, practical or desirable to fund or construct the respective necessary improvements or facilities for the District, nor do they plan to provide in the future for the construction and financing of the specific improvements that the District is proposing to provide.

6. The facility and service standards of the District are compatible with the facility and service standards of each county within which the District is to be located and each municipality which is an interested party under C.R.S. § 32-1-204(1), as amended;

As stated elsewhere in this Service Plan, all facilities and services proposed will be constructed in accordance with the standards and specifications of Douglas County, the State of Colorado, and any other appropriate jurisdictions.

7. The proposal is in substantial compliance with the Douglas County Comprehensive Master Plan, as amended, adopted pursuant to C.R.S. § 30-28-106, as amended;

The Developer of the project has thoroughly reviewed the County's Comprehensive Master Plan and is aware of the County's desire to reflect, acknowledge and balance the common values, rights, and needs of all County residents and landowners, and its desire to honor and protect the unique, diverse communities and resources within the County. It is the Developer's belief that the proposal is compatible with the community vision for the future and complies with the policies necessary to achieve sustainable growth within the County as expressed in the Comprehensive Master Plan.

8. The proposal is in compliance with the regional Clean Water Plan, as amended; and

As demonstrated in **Exhibit H**, the proposal is in compliance with the regional Clean Water Plan.

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

As summarized below, the creation of the proposed Timbers Metropolitan District is in the best interest of the area to be served:

- A special district can raise funds for public infrastructure through municipal bonds (or other governmental grant or loan programs if applicable) with favorable rates and terms not available to private entities.
- Special districts are exempt from sales, use and other taxes for equipment, supplies and services allowing lower overhead costs.
- A special district is not intended to make a profit from the facilities and services provided.
- Specific Colorado statutes govern the expenditures and revenues of

special districts.

- State-obligated budget, audit and other financial filing and reporting requirements provide regulatory oversight of a special district's operations.
- A special district is governed by local control over the services that are provided on a community basis.
- The special district is responsive and accountable for decisions through the election and public hearing process.
- The business of the special district is conducted at public meetings.
- Under Colorado law, special districts enjoy governmental immunity against certain legal actions thus avoiding expensive lawsuits and corresponding tax or fee increases.
- Because of its local nature, a special district is often in a better position to address issues of local concern to the community than could a larger county or municipality.



**Exhibit A**  
**Vicinity Map**



**Exhibit B**  
**Legal Description**

# EXHIBIT B

## LEGAL DESCRIPTION

### PARCEL 1

PINERY FILING 27 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM LOTS 28 THROUGH 39, INCLUSIVE, PINERY FILING NO. 27.

CONTAINING A CALCULATED AREA OF 2,845,351 SQUARE FEET, OR 65.320 ACRES, MORE OR LESS.

### PARCEL 2

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF SECTION 18 AND THE SOUTH HALF OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO BEAR SOUTH 00°26'25" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°26'25" EAST ALONG SAID EAST LINE, A DISTANCE OF 385.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°26'25" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1100.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEMOCRAT ROAD AS RECORDED IN BOOK 1716, PAGE 1991 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY AND NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°21'27", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 248.49 FEET, THE CHORD OF WHICH BEARS SOUTH 14°58'02" WEST, A DISTANCE OF 245.20 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 01°12'41" EAST, A DISTANCE OF 297.01 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°22'32", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 902.86 FEET, THE CHORD OF WHICH BEARS SOUTH 44°58'35" WEST, A DISTANCE OF 808.21 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 88°50'40" WEST, A DISTANCE OF 1448.56 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED RECORDED OCTOBER 29, 1992 IN BOOK 1093 AT PAGE 2569 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE NORTH 00°00'37" EAST, A DISTANCE OF 601.24 FEET;

THENCE NORTH 89°29'38" WEST, A DISTANCE OF 660.02 FEET TO THE EASTERLY LINE OF PINERY FILING 30-A, RECORDED FEBRUARY 18, 2014 AT RECEPTION NO. 2014007860 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE BOUNDARY OF SAID PINERY FILING 30-A FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH 00°00'36" EAST, A DISTANCE OF 211.64 FEET;
- 2) THENCE NORTH 67°13'54" EAST, A DISTANCE OF 149.57 FEET;
- 3) THENCE NORTH 22°46'06" WEST, A DISTANCE OF 60.00 FEET;
- 4) THENCE NORTH 67°13'54" EAST, A DISTANCE OF 14.85 FEET;
- 5) THENCE NORTH 24°54'48" EAST, A DISTANCE OF 299.62 FEET;
- 6) THENCE NORTH 02°57'23" WEST, A DISTANCE OF 157.49 FEET;
- 7) THENCE NORTH 16°56'12" WEST, A DISTANCE OF 171.86 FEET;
- 8) THENCE NORTH 36°33'17" WEST, A DISTANCE OF 224.99 FEET;

SEE SHEET 2 OF 10



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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>1</b> OF <b>10</b>
DATE: <u>06/17/16</u>	<b>00A.DRDCC6.04</b>
SCALE: <u>N/A</u>	

# EXHIBIT B

## LEGAL DESCRIPTION (CONTINUED...)

- 9) THENCE NORTH 54°11'01" WEST, A DISTANCE OF 38.88 FEET;
- 10) THENCE SOUTH 34°08'48" WEST, A DISTANCE OF 10.00 FEET;
- 11) THENCE SOUTH 73°04'41" WEST, A DISTANCE OF 1153.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY, RECORDED JUNE 4, 1999 IN BOOK 1716 AT PAGE 1991 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, BEING A NON-TANGENT CURVE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°06'57", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 20.68 FEET, THE CHORD OF WHICH BEARS NORTH 18°45'04" WEST, A DISTANCE OF 20.68 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH 17°41'35" WEST, A DISTANCE OF 216.67 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°48'55", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 850.09 FEET, THE CHORD OF WHICH BEARS NORTH 43°36'02" WEST, A DISTANCE OF 821.41 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 69°30'30" WEST, A DISTANCE OF 17.21 FEET TO A POINT OF CURVATURE AND THE EASTERLY LINE OF THE PINERY FILING NO. 6A RECORDED NOVEMBER 10, 1972 AT RECEPTION NO. 155638;

THENCE ALONG SAID EASTERLY LINE OF SAID THE PINERY FILING NO. 6A FOR THE FOLLOWING NINE (9) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°50'49", A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 329.58 FEET, THE CORD OF WHICH BEARS NORTH 16°12'54" EAST, A DISTANCE OF 327.01 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH 03°47'29" EAST, A DISTANCE OF 125.98 FEET;
- 3) THENCE SOUTH 86°10'00" EAST, A DISTANCE OF 92.23 FEET;
- 4) THENCE NORTH 03°45'58" EAST, A DISTANCE OF 227.60 FEET;
- 5) THENCE SOUTH 86°30'00" EAST, A DISTANCE OF 88.54 FEET;
- 6) THENCE NORTH 89°57'25" EAST, A DISTANCE OF 190.76 FEET;
- 7) THENCE NORTH 42°21'11" EAST, A DISTANCE OF 82.07 FEET;
- 8) THENCE SOUTH 43°00'00" EAST, A DISTANCE OF 163.04 FEET;
- 9) THENCE NORTH 89°05'44" EAST, A DISTANCE OF 323.59 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 6, RECORDED AUGUST 23, 1972 AT RECEPTION NO. 153354 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE OF THE PINERY FILING NO. 6 FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH 77°00'00" EAST, A DISTANCE OF 109.71 FEET;
- 2) THENCE SOUTH 79°20'00" EAST, A DISTANCE OF 94.14 FEET;
- 3) THENCE SOUTH 57°32'56" EAST, A DISTANCE OF 189.17 FEET;
- 4) THENCE NORTH 89°07'47" EAST, A DISTANCE OF 64.91 FEET;
- 5) THENCE NORTH 08°06'12" EAST, A DISTANCE OF 117.75 FEET;
- 6) THENCE NORTH 73°17'42" EAST, A DISTANCE OF 119.95 FEET;
- 7) THENCE NORTH 47°32'18" EAST, A DISTANCE OF 142.71 FEET;
- 8) THENCE NORTH 36°50'42" EAST, A DISTANCE OF 98.69 FEET TO A POINT ON A NON-TANGENT CURVE;
- 9) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°37'26", A RADIUS OF 2,526.00 FEET, AN ARC LENGTH OF 159.76 FEET, THE CORD OF WHICH BEARS SOUTH 43°34'54" EAST, A DISTANCE OF 159.73 FEET TO A NON-TANGENT LINE;
- 10) THENCE NORTH 41°31'33" EAST, A DISTANCE OF 385.87 FEET;
- 11) THENCE NORTH 05°49'58" WEST, A DISTANCE OF 108.81 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED, RECORDED AUGUST 23, 1976 AT RECEPTION NO. 191533 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

SEE SHEET 3 OF 10



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TIMBERS AT THE PINERY

COUNTY OF DOUGLAS, COLORADO

METROPOLITAN DISTRICT EXHIBIT

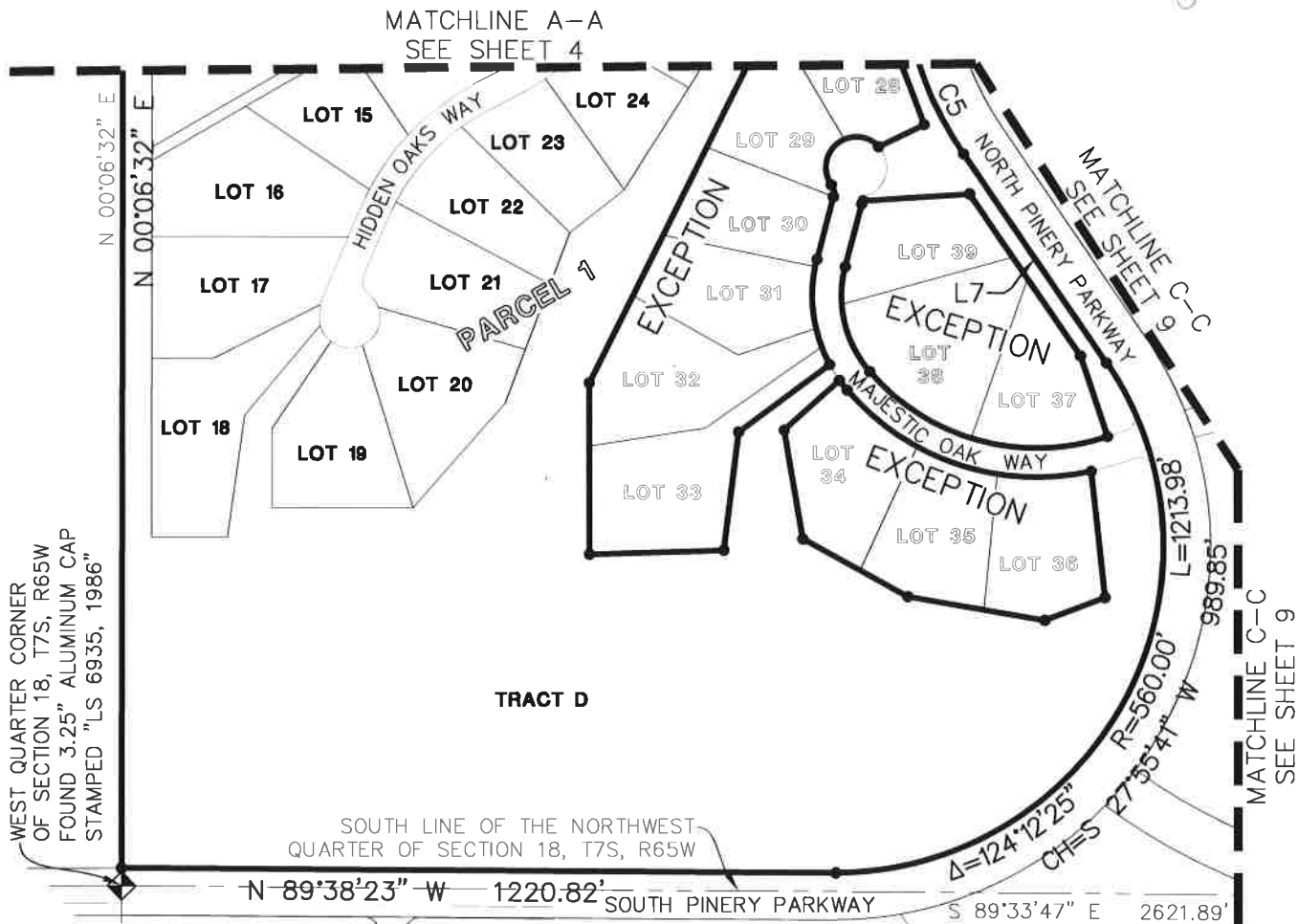
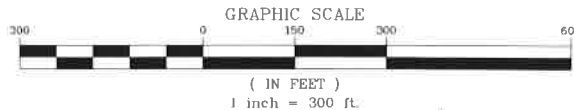
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SHEET  
 2 OF 10  
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# EXHIBIT B



**NOTE:**

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 8 FOR CURVE TABLE  
SEE SHEET 10 FOR LINE TABLE



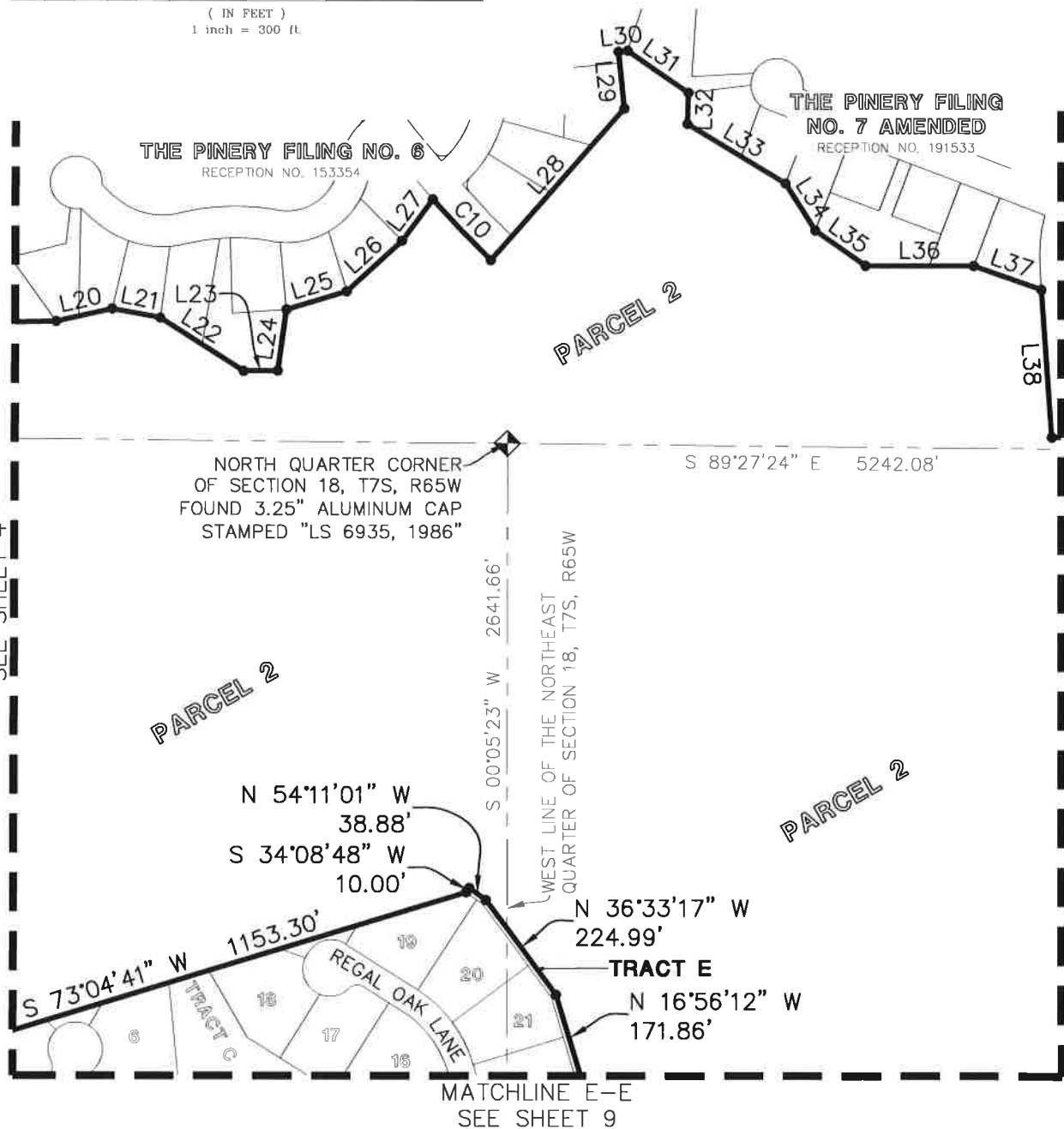
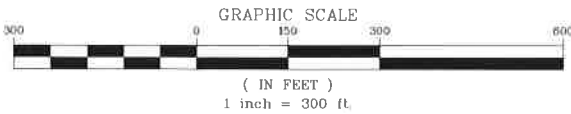
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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
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# EXHIBIT B



**NOTE:**

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SEE SHEET 8 FOR CURVE TABLE  
SEE SHEET 10 FOR LINE TABLE

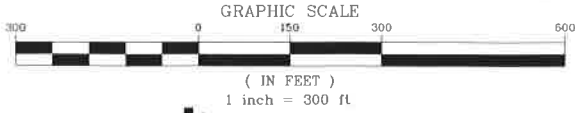


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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.:	<u>JMR</u>
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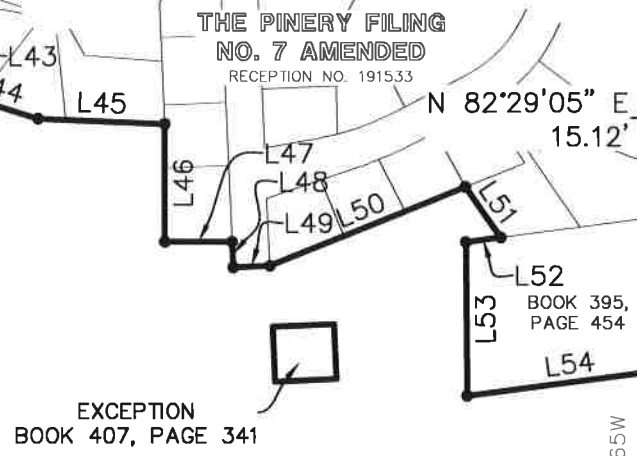
# EXHIBIT B



**PARCEL 2**  
**POINT OF COMMENCING**  
 NORTHEAST CORNER  
 OF SECTION 18, T7S, R65W  
 FOUND 3.25" ALUMINUM CAP  
 STAMPED "PLS 29430, 2006"

MATCHLINE D-D  
 SEE SHEET 6

MATCHLINE G-G  
 SEE SHEET 9



**PARCEL 2**

UNPLATTED

**PARCEL 2**  
**POINT OF BEGINNING**

MATCHLINE F-F  
 SEE SHEET 8

**NOTE:**  
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SEE SHEET 8 FOR CURVE TABLE  
 SEE SHEET 10 FOR LINE TABLE

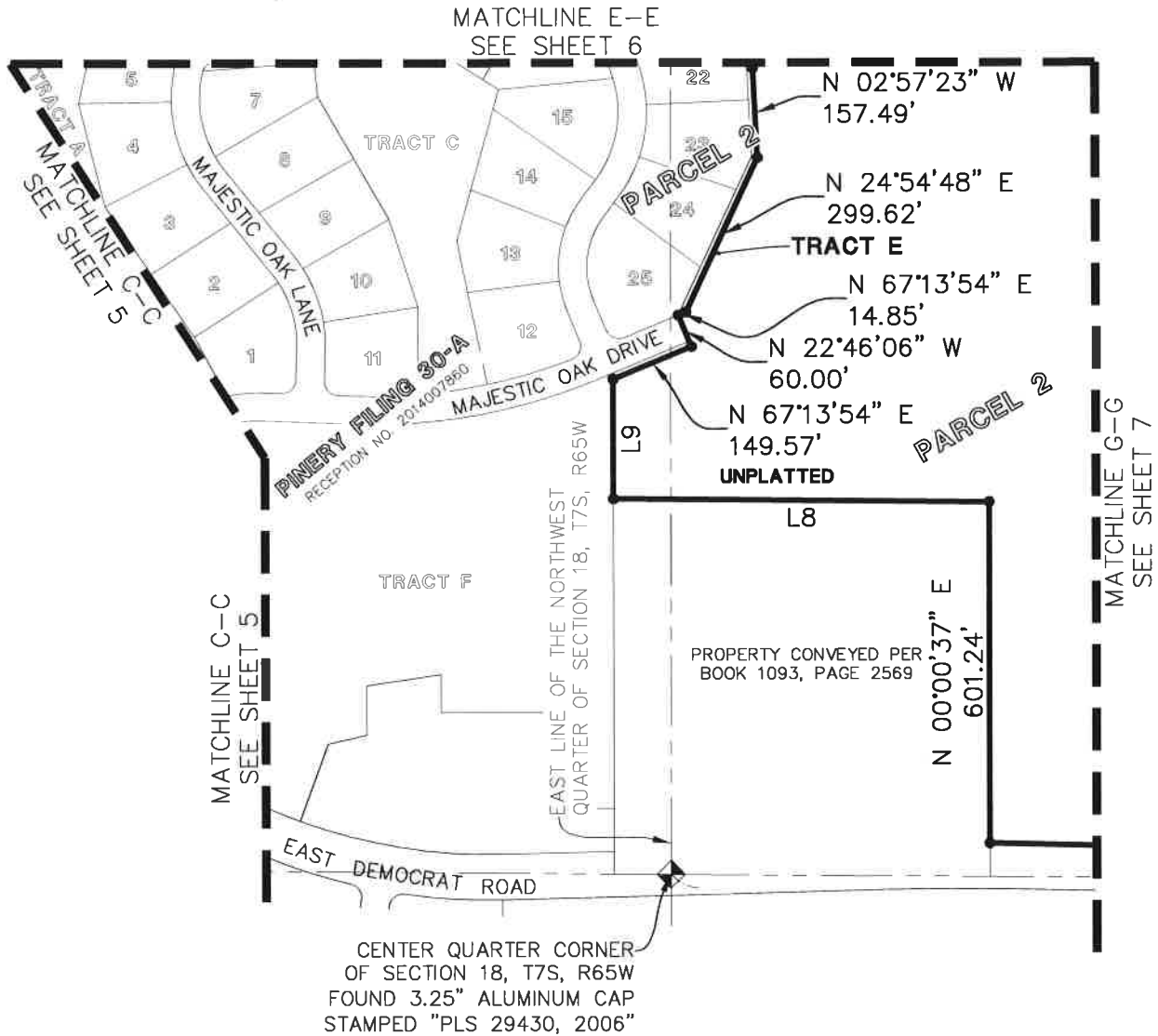
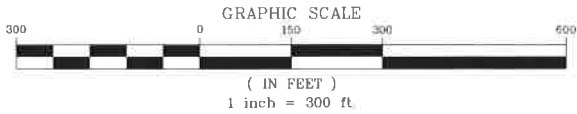
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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>7</b> OF <b>10</b>
DATE: <u>06/17/16</u>	<b>00A.DRDCC6.04</b>
SCALE: <u>1" = 300'</u>	

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# EXHIBIT B



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SEE SHEET 8 FOR CURVE TABLE  
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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>9</b> OF <b>10</b>
DATE: <u>06/17/16</u>	00A.DRDCC6.04
SCALE: <u>1" = 300'</u>	

# EXHIBIT B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 33°34'06" E	96.36'
L2	S 10°30'00" E	150.00'
L3	S 69°50'00" E	150.00'
L4	N 32°33'07" E	17.95'
L5	S 69°30'30" E	34.21'
L6	S 17°41'35" E	216.67'
L7	S 34°10'28" E	433.12'
L8	N 89°29'38" W	660.02'
L9	N 00°00'36" E	211.64'
L10	N 17°41'35" W	216.67'
L11	N 69°30'30" W	17.21'
L12	N 03°47'29" E	125.98'
L13	S 86°10'00" E	92.23'
L14	N 03°45'58" E	227.60'
L15	S 86°30'00" E	88.54'
L16	N 89°57'25" E	190.76'
L17	N 42°21'11" E	82.07'
L18	S 43°00'00" E	163.04'
L19	N 89°05'44" E	323.59'
L20	N 77°00'00" E	109.71'
L21	S 79°20'00" E	94.14'
L22	S 57°32'56" E	189.17'
L23	N 89°07'47" E	64.91'
L24	N 08°06'12" E	117.75'
L25	N 73°17'42" E	119.95'
L26	N 47°32'18" E	142.71'
L27	N 36°50'42" E	98.69'
L28	N 41°31'33" E	385.87'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N 05°49'58" W	108.81'
L30	N 83°15'53" E	17.45'
L31	S 55°19'20" E	141.06'
L32	S 01°56'08" W	59.54'
L33	S 58°55'27" E	219.24'
L34	S 32°01'05" E	105.40'
L35	S 54°58'56" E	116.65'
L36	S 89°54'21" E	206.18'
L37	S 70°58'00" E	136.94'
L38	S 04°00'00" E	282.68'
L39	N 86°00'00" E	60.00'
L40	S 83°06'05" E	242.88'
L41	S 03°56'18" W	161.92'
L42	S 85°20'32" E	96.00'
L43	S 03°04'17" W	32.40'
L44	S 73°07'38" E	147.54'
L45	S 87°32'13" E	207.52'
L46	S 00°00'00" E	192.13'
L47	N 90°00'00" E	110.82'
L48	S 02°35'00" E	41.81'
L49	N 87°29'08" E	60.00'
L50	N 67°59'43" E	343.78'
L51	S 34°59'57" E	100.53'
L52	S 82°29'05" W	57.38'
L53	S 00°27'16" E	251.91'
L54	N 82°29'05" E	348.26'
L55	N 00°27'16" W	251.91'



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**TIMBERS AT THE PINERY**

**COUNTY OF DOUGLAS, COLORADO**

**METROPOLITAN DISTRICT EXHIBIT**

PROJ. MGR.: JMR  
 DRAWN BY: GDP  
 DATE: 06/17/16  
 SCALE: N/A

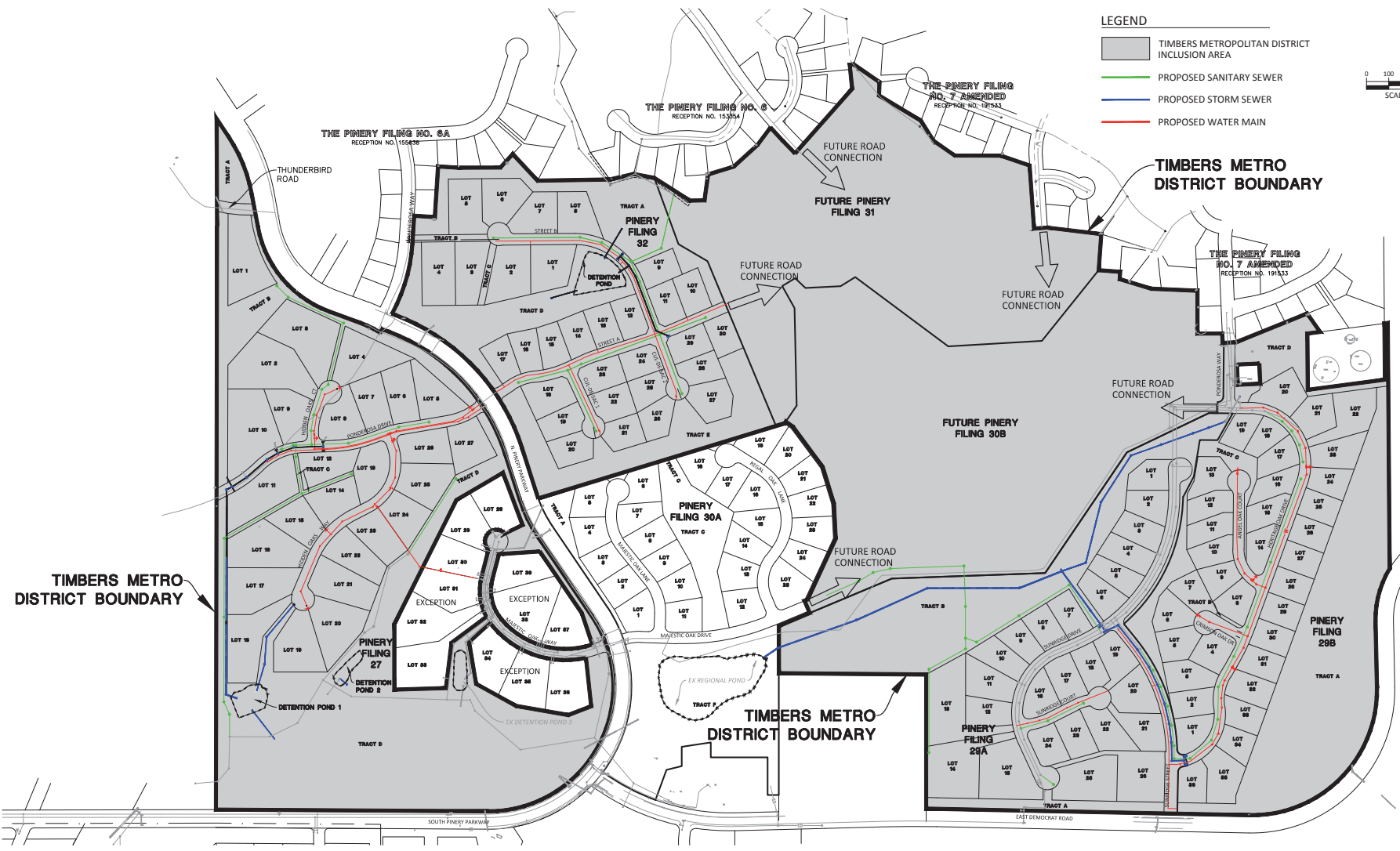
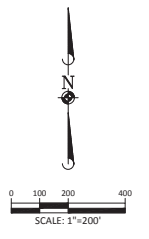
SHEET

**10** OF **10**  
 00A.DRDCC6.04

**Exhibit C**  
**District Boundary Map**

# EXHIBIT 3 TIMBERS METROPOLITAN DISTRICT OVERALL UTILITY MAP

- LEGEND**
- TIMBERS METROPOLITAN DISTRICT INCLUSION AREA
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED WATER MAIN



TIMBERS METRO DISTRICT BOUNDARY

TIMBERS METRO DISTRICT BOUNDARY

TIMBERS METRO DISTRICT BOUNDARY

**Exhibit D**  
**Cost of Improvements**

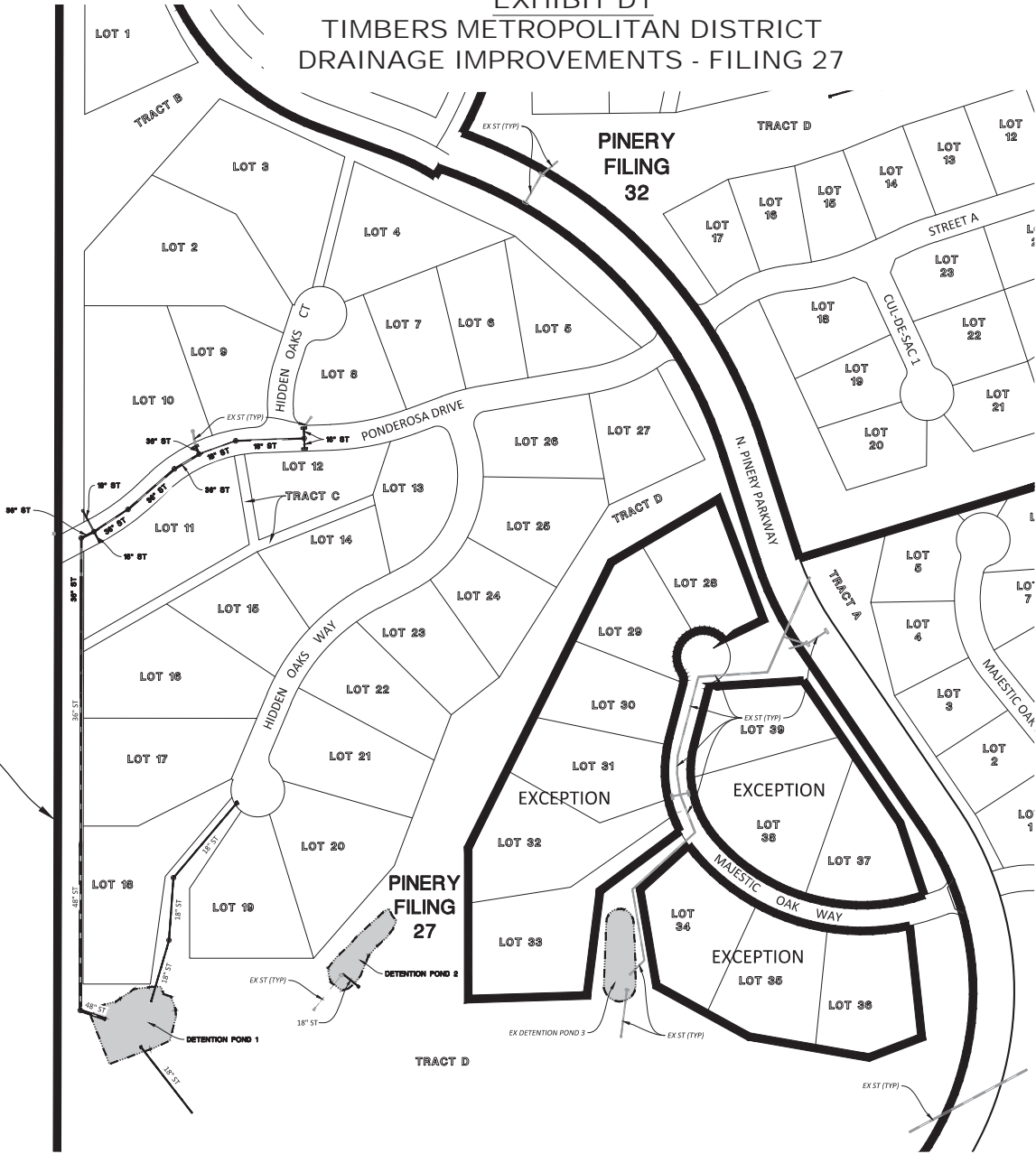
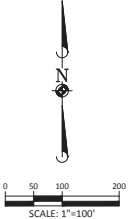


**Pinery**  
**Preliminary Budget 04-25-16**

	<b>Filing 27B</b> 27 Lots	<b>Filing 29A</b> 26 Lots	<b>Filing 29B</b> 36 Lots	<b>Filing 32</b> 30 Lots
<b>On Site Cost</b>				
Design Engineering/Planning	\$ 32,900.00	\$ -	\$ 82,500.00	\$ 109,300.00
Grading	\$ 65,000.00	540,000.00	10,000.00	400,000.00
GESC	55,000.00	110,000.00	-	60,000.00
General Conditions (W/S/S)	12,000.00	18,000.00	12,000.00	15,000.00
Sanitary Sewer	300,000.00	315,000.00	400,000.00	240,000.00
Water	310,000.00	175,000.00	415,000.00	260,000.00
Storm Sewer	425,000.00	200,000.00	150,000.00	175,000.00
Storm Sewer Off Site		360,000.00		
Street	410,000.00	600,000.00	545,000.00	450,000.00
Utilities (electric, gas, cable, telephone)	225,000.00	215,000.00	300,000.00	250,000.00
Tree Preservation	50,000.00	10,000.00	30,000.00	60,000.00
Tree Removal		30,000.00	-	100,000.00
Entry wall/ Landscape	100,000.00	100,000.00	-	100,000.00
Consultants				
Geotech	50,000.00	100000	72,000.00	60,000.00
Surveying	45,000.00	65,000.00	45,000.00	48,000.00
Engineering	10,000.00	15,000.00	10,000.00	20,000.00
County Permits/Fees	10,000.00	20,000.00	30,000.00	12,000.00
Construction Management	81,000.00	78,000.00	108,000.00	90,000.00
Warranty (5% of Concrete)	7,500.00	12,800.00	15,600.00	11,000.00
Contingency ( 5% of Budget)	108,000.00	150,000.00	87,613.00	125,000.00
Total Budget	\$ 2,296,400.00	\$ 3,113,800.00	\$ 2,312,713.00	\$ 2,585,300.00
Cost Per Lot	\$ 85,051.85	\$ 119,761.54	\$ 64,242.03	\$ 86,176.67

**Exhibit E**  
**Map of Improvements**

EXHIBIT D1  
 TIMBERS METROPOLITAN DISTRICT  
 DRAINAGE IMPROVEMENTS - FILING 27

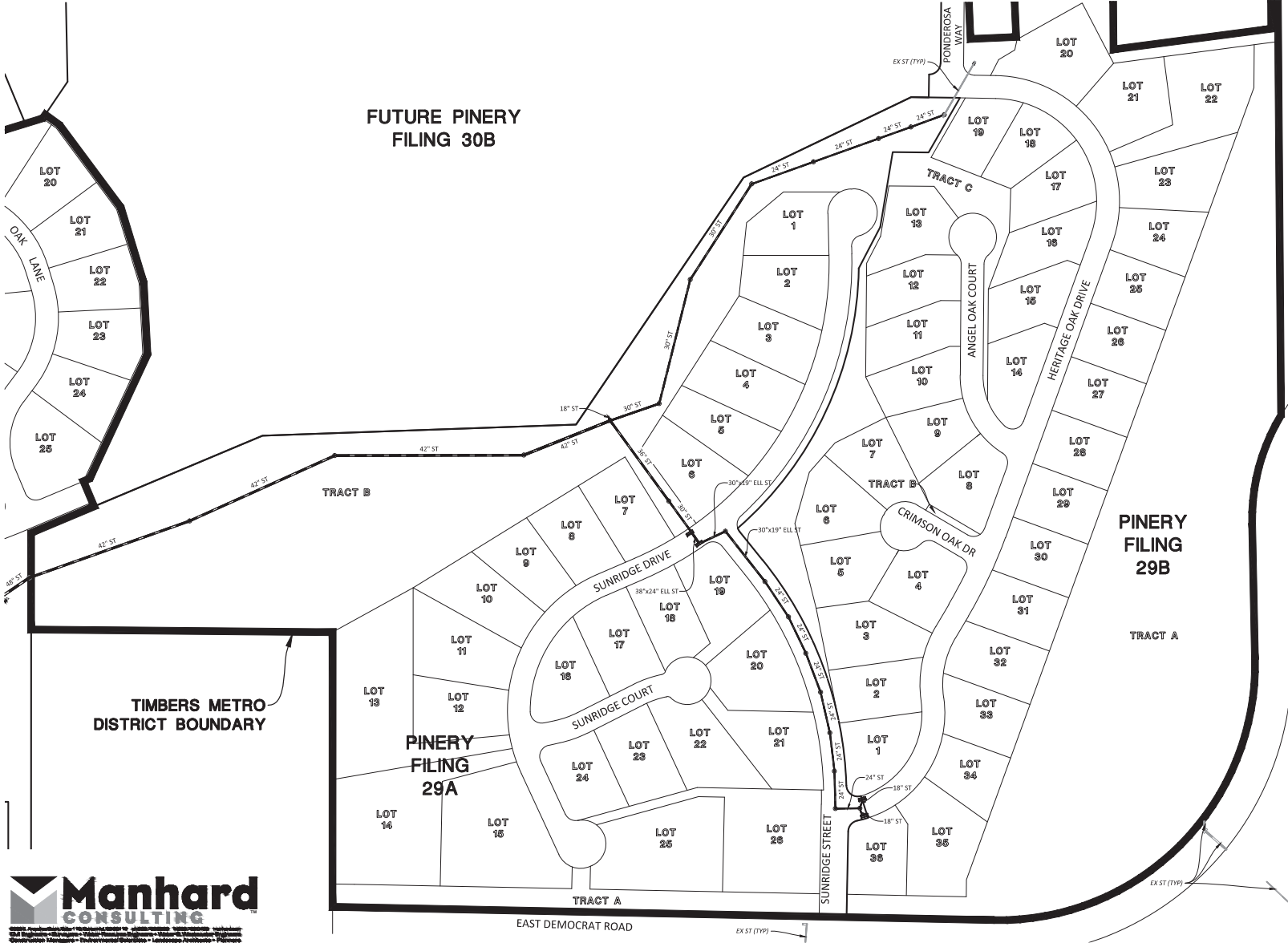
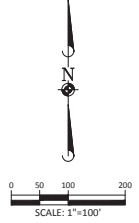


TIMBERS METRO  
 DISTRICT BOUNDARY





**EXHIBIT D3  
TIMBERS METROPOLITAN DISTRICT  
DRAINAGE IMPROVEMENTS - FILING 29**



**FUTURE PINERY  
FILING 30B**

**PINERY  
FILING  
29B**

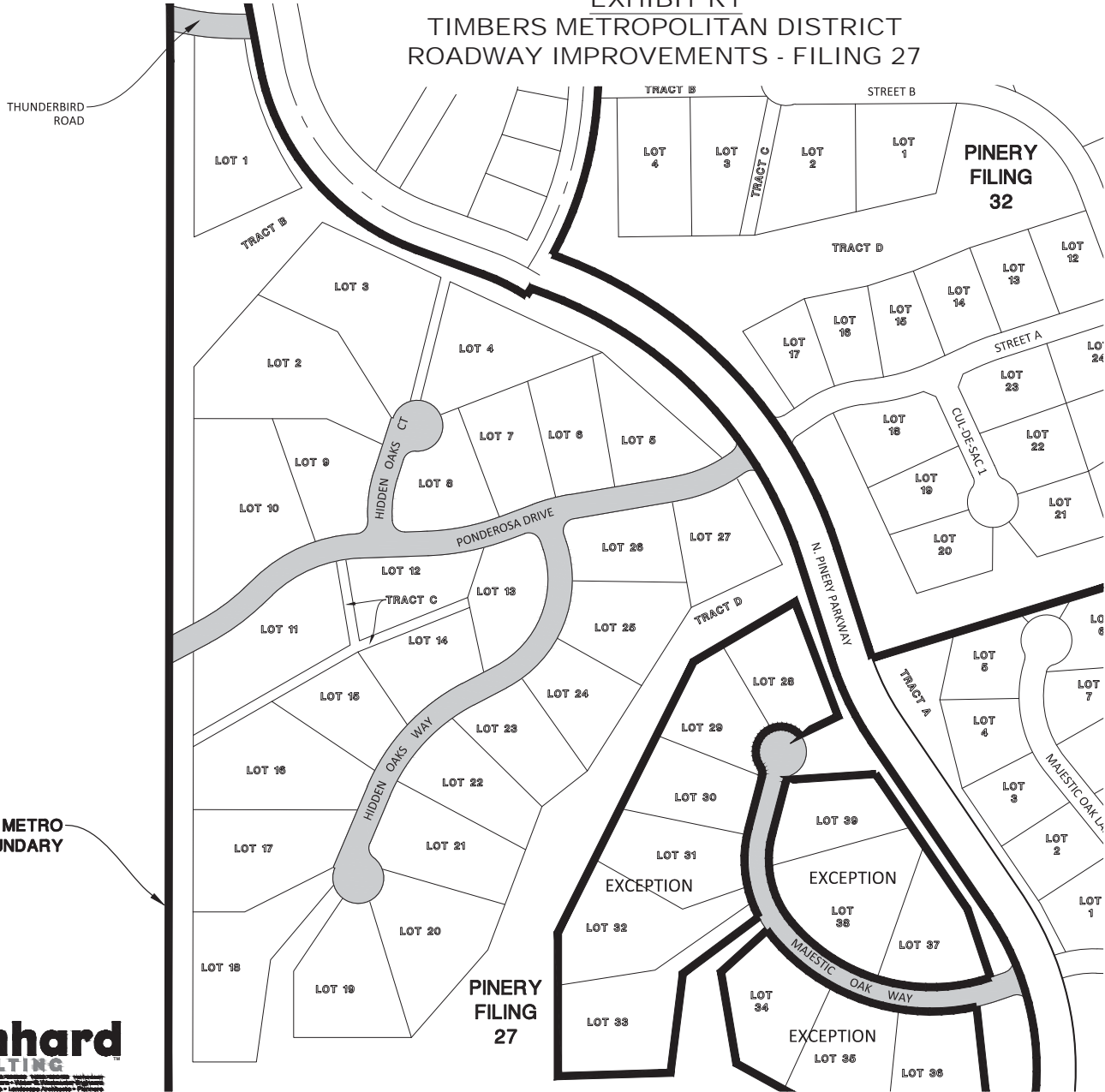
**PINERY  
FILING  
29A**

**TIMBERS METRO  
DISTRICT BOUNDARY**



**SHT D3 OF D3**

EXHIBIT R1  
TIMBERS METROPOLITAN DISTRICT  
ROADWAY IMPROVEMENTS - FILING 27



TIMBERS METRO  
DISTRICT BOUNDARY



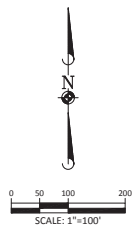
PINERY  
FILING  
27

SHT R1 OF R3

EXHIBIT R2  
 TIMBERS METROPOLITAN DISTRICT  
 ROADWAY IMPROVEMENTS - FILING 32

THE PINERY FILING NO. 6  
 RECEPTION NO. 153554

THE PINERY FILING NO. 6A  
 RECEPTION NO. 155638

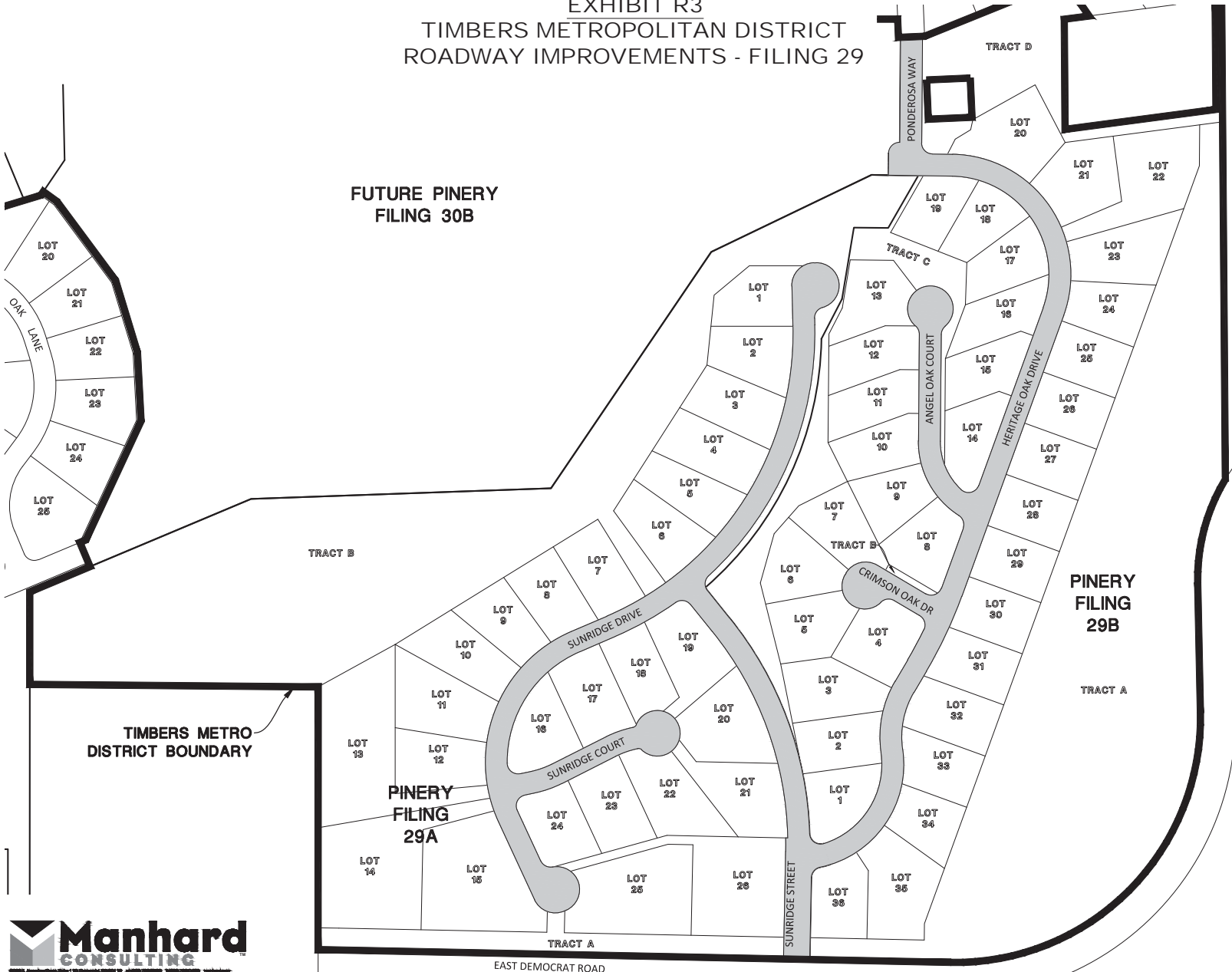


TIMBERS METRO  
 DISTRICT BOUNDARY

FUTURE PINERY  
 FILING 31



EXHIBIT R3  
 TIMBERS METROPOLITAN DISTRICT  
 ROADWAY IMPROVEMENTS - FILING 29



FUTURE PINERY  
 FILING 30B

PINERY  
 FILING  
 29B

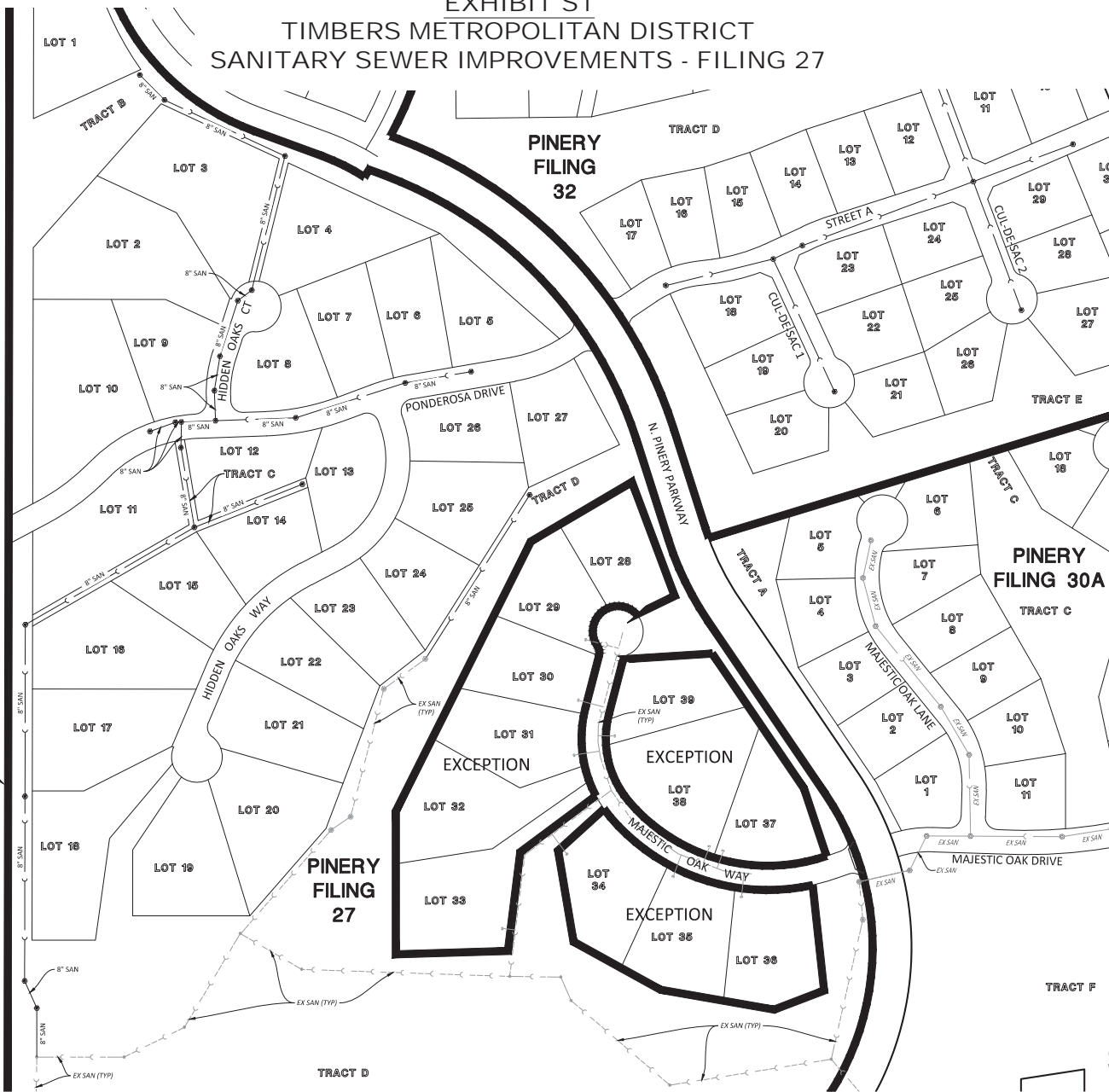
TIMBERS METRO  
 DISTRICT BOUNDARY

PINERY  
 FILING  
 29A





EXHIBIT S1  
 TIMBERS METROPOLITAN DISTRICT  
 SANITARY SEWER IMPROVEMENTS - FILING 27



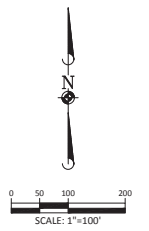
TIMBERS METRO  
 DISTRICT BOUNDARY



EXHIBIT S2  
TIMBERS METROPOLITAN DISTRICT  
SANITARY SEWER IMPROVEMENTS - FILING 32

THE PINERY FILING NO. 6  
RECEPTION NO. 153554

THE PINERY FILING NO. 6A  
RECEPTION NO. 155638

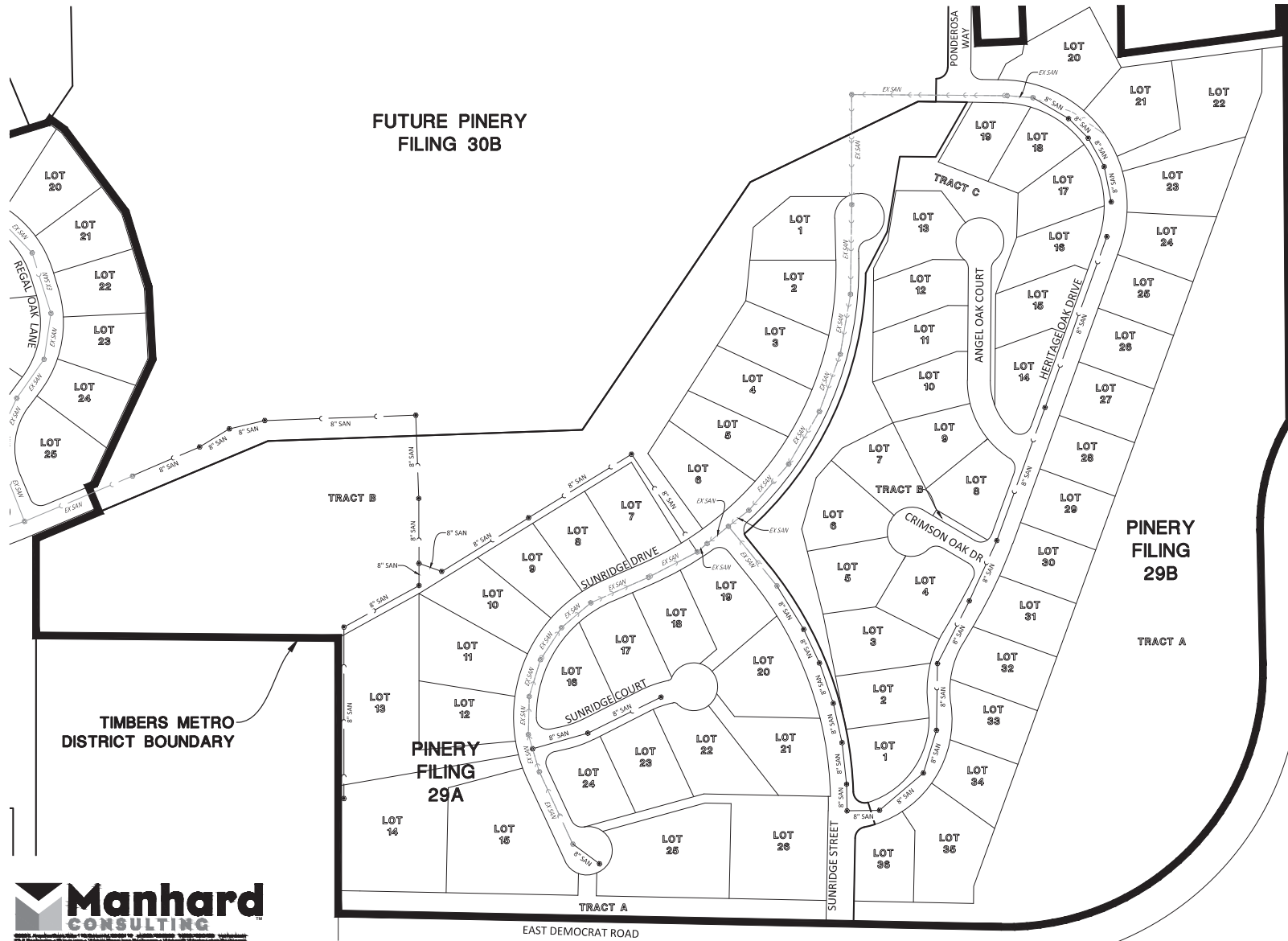
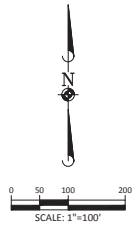


TIMBERS METRO  
DISTRICT BOUNDARY

FUTURE PINERY  
FILING 31



**EXHIBIT S3  
TIMBERS METROPOLITAN DISTRICT  
SANITARY SEWER IMPROVEMENTS - FILING 29**



**FUTURE PINERY  
FILING 30B**

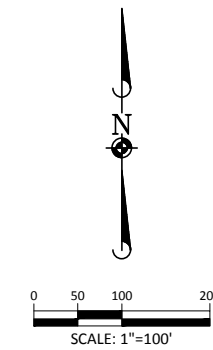
**PINERY  
FILING  
29B**

**TIMBERS METRO  
DISTRICT BOUNDARY**

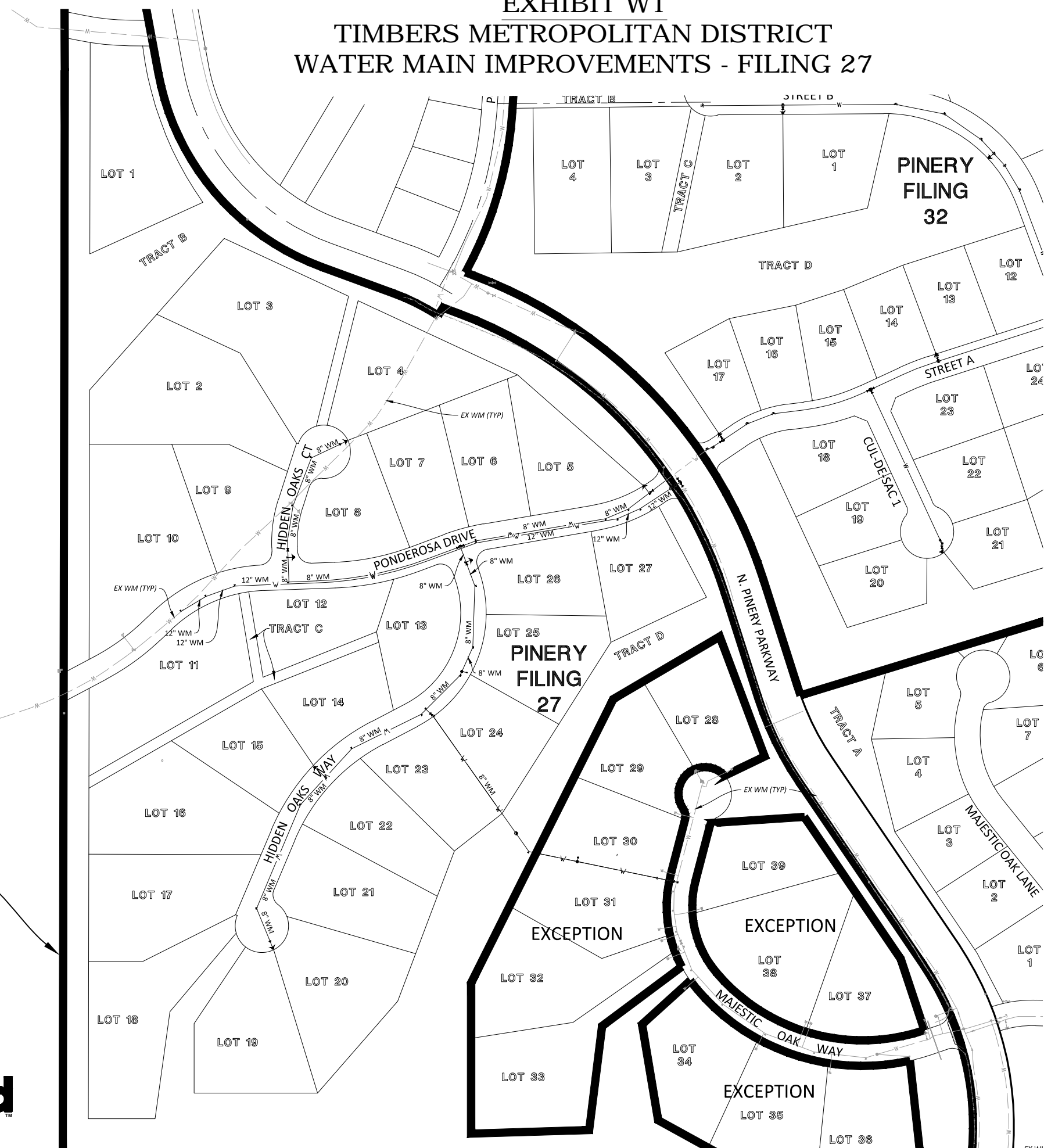
**PINERY  
FILING  
29A**



# EXHIBIT W1 TIMBERS METROPOLITAN DISTRICT WATER MAIN IMPROVEMENTS - FILING 27



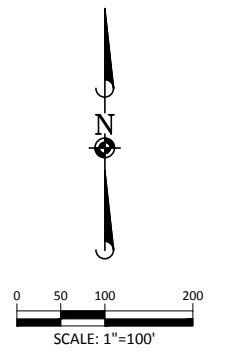
TIMBERS METRO  
DISTRICT BOUNDARY



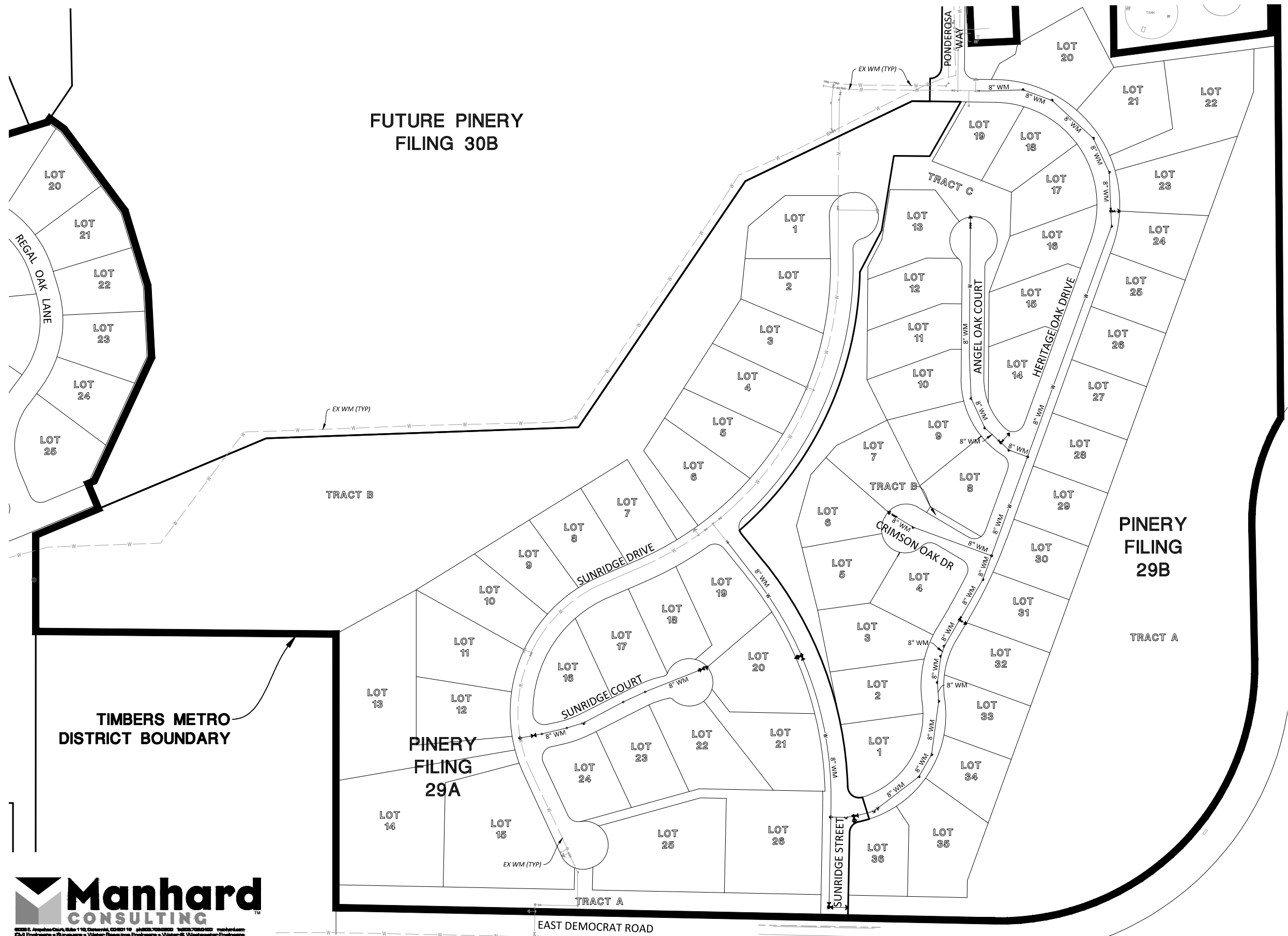
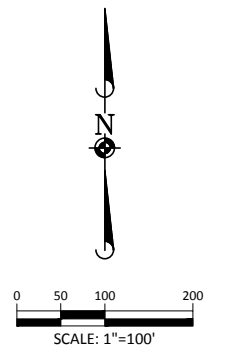
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHT W1 OF W3

EXHIBIT W2  
TIMBERS METROPOLITAN DISTRICT  
WATER MAIN IMPROVEMENTS - FILING 32



**EXHIBIT W3  
TIMBERS METROPOLITAN DISTRICT  
WATER MAIN IMPROVEMENTS - FILING 29**



**FUTURE PINERY  
FILING 30B**

**PINERY  
FILING  
29B**

**TIMBERS METRO  
DISTRICT BOUNDARY**

**PINERY  
FILING  
29A**

**SHT W3 OF W3**



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**Exhibit F**  
**Financial Plan**



# Summary of Financing Assumptions

May 03, 2016

## Timbers Metropolitan District Financial Plan Service Plan Submission Numbers

We have prepared the following Financial Plan for the initial formation of the Timbers Metropolitan District. This Financial Plan is based upon development information that has been provided to us by the Timbers Development Group (“District Organizer”).

Based upon the assumptions below, the Financial Plan demonstrates that the District has the ability to finance a significant portion of the public improvements identified within the Service Plan and will be capable of discharging that indebtedness on a reasonable basis. It is anticipated that the District will impose a mill levy on all taxable property within its boundaries and this mill levy will be used as the primary source of revenue for repayment of this debt and for operations and maintenance.

This forecast is based upon certain assumptions with facts and circumstances as we know them today and sets forth a reasonable estimate of growth within the development. Since events and circumstances frequently do not occur as expected there will usually be differences between the forecasted and actual results.

The following is a summary of the assumptions used in preparation of the Financial Plan.

### Financial Plan Assumptions

#### **District Development Valuation:**

Total Residential Units Built	202
Average Market Value Per Unit	\$1,080,693
Construction Cost Annual Inflation	2017 = 4% 2018-2025 = 2%
Reappraisal Appreciation	4% Biennial
Total District Market Value at Full Build out	\$218,300,000
Total District Assessed Value at Full Build out	\$17,376,680

#### **Absorption Summary:**

50% Build-Out Reached	5 Years
Full Build-Out Reached	10 Years

#### **District Mill Levies:**

Anticipated Mill Levy for Debt	25.000
Anticipated Mill Levy for O&M	5.000

#### **District Debt:**

Estimated Bond Interest Rate	6.50%
Bond Issuance Years	2018 & 2020
Anticipated Bond Term	30 Years
Debt Capacity	\$8,023,262
Net Project Funds	\$6,682,912

The assumptions as defined above should be viewed in conjunction with the attached Financial Plan.



**Timbers Metropolitan District  
Limited Tax General Obligations  
Tax-Exempt Non Rated Bonds @ 6.50%  
Service Plan Submission Numbers**

<b>Bond Issue Summary Information</b>					
<b>Sources and Uses</b>	<b>Series 2018</b>	<b>Series 2020</b>	<b>Total Bond Issues</b>	<b>Developer Obligations</b>	<b>Total Obligations</b>
Gross Bond Proceeds	\$2,330,000	\$3,025,000	\$5,355,000	\$2,793,262	\$8,148,262
<b>Total Sources</b>	<b>\$2,330,000</b>	<b>\$3,025,000</b>	<b>\$5,355,000</b>	<b>\$2,793,262</b>	<b>\$8,148,262</b>
Capitalized Interest	\$302,900	\$393,250	\$696,150	\$0	\$696,150
Reserve Fund	\$181,050	\$302,500	\$483,550	\$0	\$483,550
Issuance Costs	\$69,900	\$90,750	\$160,650	\$0	\$160,650
Organizational Costs	\$125,000	\$0	\$125,000	\$0	\$125,000
Project Costs	\$1,651,150	\$2,238,500	\$3,889,650	\$2,793,262	\$6,682,912
<b>Total Uses</b>	<b>\$2,330,000</b>	<b>\$3,025,000</b>	<b>\$5,355,000</b>	<b>\$2,793,262</b>	<b>\$8,148,262</b>
<b>Debt Service Information</b>	<b>Series 2018</b>	<b>Series 2020</b>	<b>Total Bond Issues</b>	<b>Developer Obligations</b>	<b>Total Obligations</b>
Total Principal Paid	\$2,330,000	\$3,025,000	\$5,355,000	\$2,793,262	\$8,148,262
Total Interest Paid	\$3,210,025	\$4,498,000	\$7,708,025	\$18,339,045	\$26,047,070
Total Debt Service Paid	\$5,540,025	\$7,523,000	\$13,063,025	\$21,132,307	\$34,195,332
Less:					
Total Capitalized Interest Received	-\$302,900	-\$393,250	-\$696,150	\$0	-\$696,150
Total Reserve Fund Received	-\$181,050	-\$302,500	-\$483,550	\$0	-\$483,550
Total Net Debt Service	\$5,056,075	\$6,827,250	\$11,883,325	\$21,132,307	\$33,015,632
Interest Rate	6.50%	6.50%	6.50%	8.00%	
Final Maturity Date	2048	2050	2050	2062	

<b>Summary Information</b>	
<b>Mill Levies</b>	
Debt Service Mill Levy	25.000
Operating Mill Levy	5.000
Total Mill Levy	30.000
<b>Development</b>	
Total Residential Units	202
Average Market Value Per Unit (Uninflated)	\$1,080,693
Total Market Value (Uninflated)	\$218,300,000
Residential Assessment Rate	7.96%
Total Residential Assessed Value (Uninflated)	\$17,376,680
Total Comercial Square Feet	0
Average Market Value Per SF (Uninflated)	\$0
Total Market Value (Uninflated)	\$0
Comercial Assessment Rate	29.00%
Total Comercial Assessed Value (Uninflated)	\$0
<b>Total Assessed Value (Uninflated)</b>	<b>\$17,376,680</b>

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Development Summary

Residential

Type	Builder	Description	Units/SF	Built	To Be Built	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Residential		Filing 27	27		27	6	6	6	6	3						27
		Filing 29A	26		26	15	11									26
		Filing 29B	36		36		4	15	15	2						36
		Filing 30B/31/32	108		108	6	10	10	10	15	15	15	15	12		108
		Planning Area 70	5		5									5		5
<b>Residential Total</b>			<b>202</b>	<b>202</b>	<b>27</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>20</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>17</b>		<b>202</b>
<b>Cumulative Residential Built Total</b>					<b>27</b>	<b>58</b>	<b>89</b>	<b>120</b>	<b>140</b>	<b>155</b>	<b>170</b>	<b>185</b>	<b>202</b>	<b>202</b>		
<b>Build-Out Completion %</b>						<b>13.37%</b>	<b>28.71%</b>	<b>44.06%</b>	<b>59.41%</b>	<b>69.31%</b>	<b>76.73%</b>	<b>84.16%</b>	<b>91.58%</b>	<b>100.00%</b>	<b>100.00%</b>	

Inflated Market Value Per Unit/SF

Type	Builder	Description	2016 MV	Built	To Be Built	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Residential		Filing 27	1,300,000		1,300,000	1,300,000	1,352,000	1,379,040	1,406,621	1,434,753						1,367,786
		Filing 29A	950,000		950,000	950,000	988,000									966,077
		Filing 29B	950,000		950,000		988,000	1,007,760	1,027,915	1,048,474						1,016,224
		Filing 30B/31/32	1,100,000		1,100,000	1,100,000	1,144,000	1,166,880	1,190,218	1,214,022	1,238,302	1,263,068	1,288,330	1,314,096		1,226,259
		Planning Area 70	1,100,000		1,100,000									1,314,096		1,314,096
<b>Residential Total</b>			<b>1,080,693</b>	<b>1,080,693</b>	<b>1,061,111</b>	<b>1,108,774</b>	<b>1,130,950</b>	<b>1,153,569</b>	<b>1,230,577</b>	<b>1,238,302</b>	<b>1,263,068</b>	<b>1,288,330</b>	<b>1,314,096</b>			<b>1,176,429</b>
<b>Annual Inflation Rate</b>						-	4.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	20.00%

Inflated Market Value - Annual Additions

Type	Builder	Description	2016 MV	Built	To Be Built	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Residential		Filing 27	35,100,000		35,100,000	7,800,000	8,112,000	8,274,240	8,439,725	4,304,260						36,930,224
		Filing 29A	24,700,000		24,700,000	14,250,000	10,868,000									25,118,000
		Filing 29B	34,200,000		34,200,000		3,952,000	15,116,400	15,418,728	2,096,947						36,584,075
		Filing 30B/31/32	118,800,000		118,800,000	6,600,000	11,440,000	11,668,800	11,902,176	18,210,329	18,574,536	18,946,027	19,324,947	15,769,157		132,435,972
		Planning Area 70	5,500,000		5,500,000									6,570,482		6,570,482
<b>Residential Total</b>			<b>218,300,000</b>	<b>218,300,000</b>	<b>28,650,000</b>	<b>34,372,000</b>	<b>35,059,440</b>	<b>35,760,629</b>	<b>24,611,536</b>	<b>18,574,536</b>	<b>18,946,027</b>	<b>19,324,947</b>	<b>22,339,639</b>			<b>237,638,753</b>
<b>Grand Total</b>			<b>218,300,000</b>	<b>218,300,000</b>	<b>28,650,000</b>	<b>34,372,000</b>	<b>35,059,440</b>	<b>35,760,629</b>	<b>24,611,536</b>	<b>18,574,536</b>	<b>18,946,027</b>	<b>19,324,947</b>	<b>22,339,639</b>			<b>237,638,753</b>

Assessed Value - Annual Additions

Completion Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Collection Year	2016 MV	Built	To Be Built	2018	2019	2020	2021	2022	2023	2024	2025	Total
Commercial 29.00%												
Residential 7.96%	17,376,680	17,376,680	2,280,540	2,736,011	2,790,731	2,846,546	1,959,078	1,478,533	1,508,104	1,538,266	1,778,235	18,916,045
<b>Total Annual Additions</b>	<b>17,376,680</b>	<b>17,376,680</b>	<b>2,280,540</b>	<b>2,736,011</b>	<b>2,790,731</b>	<b>2,846,546</b>	<b>1,959,078</b>	<b>1,478,533</b>	<b>1,508,104</b>	<b>1,538,266</b>	<b>1,778,235</b>	<b>18,916,045</b>

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Cash Flow Analysis

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>1. Property Tax Information</b>												
2. Beginning Assessed Value	-	-	2,280,540	5,016,551	8,007,945	10,854,491	13,247,749	14,726,282	16,823,437	18,361,702	20,874,406	20,874,406
3. Additions	-	2,280,540	2,736,011	2,790,731	2,846,546	1,959,078	1,478,533	1,508,104	1,538,266	1,778,235	-	-
4. Reassessment Appreciation	-	-	-	200,662	-	434,180	-	589,051	-	734,468	-	834,976
5. Appreciation Rate%		4.00%		4.00%		4.00%		4.00%		4.00%		4.00%
<b>6. Total Assessed Value</b>	<b>-</b>	<b>2,280,540</b>	<b>5,016,551</b>	<b>8,007,945</b>	<b>10,854,491</b>	<b>13,247,749</b>	<b>14,726,282</b>	<b>16,823,437</b>	<b>18,361,702</b>	<b>20,874,406</b>	<b>20,874,406</b>	<b>21,709,382</b>
<b>7. D/S Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>
<b>8. D/S Property Tax Revenue</b>	<b>-</b>	<b>57,014</b>	<b>125,414</b>	<b>200,199</b>	<b>271,362</b>	<b>331,194</b>	<b>368,157</b>	<b>420,586</b>	<b>459,043</b>	<b>521,860</b>	<b>521,860</b>	<b>542,735</b>
<b>9. Specific Ownership Tax @ 8.50%</b>	<b>-</b>	<b>4,846</b>	<b>10,660</b>	<b>17,017</b>	<b>23,066</b>	<b>28,151</b>	<b>31,293</b>	<b>35,750</b>	<b>39,019</b>	<b>44,358</b>	<b>44,358</b>	<b>46,132</b>
<b>10. Total Revenue without SDF's</b>	<b>-</b>	<b>61,860</b>	<b>136,074</b>	<b>217,215</b>	<b>294,428</b>	<b>359,345</b>	<b>399,450</b>	<b>456,336</b>	<b>498,061</b>	<b>566,218</b>	<b>566,218</b>	<b>588,867</b>
<b>11. Net Debt Service</b>												
12. Debt Service	-	-	151,450	151,450	373,075	376,450	379,500	377,225	409,950	415,400	415,200	414,675
13. DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
14. Capitalized Interest	-	-	(151,450)	(151,450)	(196,625)	(98,313)	(98,313)	-	-	-	-	-
<b>15. Total Net Debt Service</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>176,450</b>	<b>278,138</b>	<b>281,188</b>	<b>377,225</b>	<b>409,950</b>	<b>415,400</b>	<b>415,200</b>	<b>414,675</b>
<b>16. Coverage Ratio</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.67</b>	<b>1.29</b>	<b>1.42</b>	<b>1.21</b>	<b>1.21</b>	<b>1.36</b>	<b>1.36</b>	<b>1.42</b>
<b>17. Revenue After D/S</b>	<b>-</b>	<b>61,860</b>	<b>136,074</b>	<b>217,216</b>	<b>117,978</b>	<b>81,208</b>	<b>118,263</b>	<b>79,111</b>	<b>88,111</b>	<b>150,818</b>	<b>151,018</b>	<b>174,192</b>
<b>18. System Development Fees</b>												
<b>19. Revenue After SDF's</b>	<b>-</b>	<b>61,860</b>	<b>136,074</b>	<b>217,216</b>	<b>117,978</b>	<b>81,208</b>	<b>118,263</b>	<b>79,111</b>	<b>88,111</b>	<b>150,818</b>	<b>151,018</b>	<b>174,192</b>
<b>20. Operating Mill Levy</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>
<b>21. Operating Property Tax Revenue</b>	<b>-</b>	<b>11,403</b>	<b>25,083</b>	<b>40,040</b>	<b>54,272</b>	<b>66,239</b>	<b>73,631</b>	<b>84,117</b>	<b>91,809</b>	<b>104,372</b>	<b>104,372</b>	<b>108,547</b>
<b>22. Total Mill Levy</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>
<b>23. Surplus Fund Summary</b>												
24. Beginning Cash Balance	-	-	713,010	143,204	218,648	271,050	283,974	324,062	325,130	333,194	97,469	49,892
25. Interest Income on Beg Cash Balance @ 1.0%	-	-	7,130	1,432	2,186	2,711	2,840	3,241	3,251	3,332	975	499
26. Bond Issue - Net Proceeds	-	1,651,150	-	2,238,500	-	-	-	-	-	-	-	-
27. Deposits - Revenue After D/S	-	61,860	136,074	217,216	117,978	81,208	118,263	79,111	88,111	150,818	151,018	174,192
28. Developer D/S Advances	-	-	-	-	-	-	-	-	-	-	-	-
29. Developer Project Cost Advances	500,000	-	1,286,990	801,208	-	-	-	-	-	-	-	-
30. D/S Transfers	-	-	-	-	-	-	-	-	-	-	-	-
31. Project Costs	(500,000)	(1,000,000)	(2,000,000)	(3,182,912)	-	-	-	-	-	-	-	-
32. Developer Repayment % from Excess Cash	0%	0%	0%	0%	20%	20%	20%	20%	20%	80%	80%	80%
33. Developer Repayment from Excess Cash	-	-	-	-	(67,762)	(70,994)	(81,015)	(81,283)	(83,299)	(389,876)	(199,569)	(179,667)
34. Ending Balance	-	713,010	143,204	218,648	271,050	283,974	324,062	325,130	333,194	97,469	49,892	44,917
<b>35. Developer Advances Summary</b>												
36. Beginning Balance	-	500,000	540,000	1,870,190	2,821,014	2,978,932	3,146,253	3,316,938	3,501,011	3,697,793	3,603,741	3,692,470
37. Developer Advances	500,000	-	1,286,990	801,208	-	-	-	-	-	-	-	-
38. Developer Repayments	-	-	-	-	(67,762)	(70,994)	(81,015)	(81,283)	(83,299)	(389,876)	(199,569)	(179,667)
39. Interest @ 8.00%	-	40,000	43,200	149,615	225,681	238,315	251,700	265,355	280,081	295,823	288,299	295,398
40. Ending Balance	500,000	540,000	1,870,190	2,821,014	2,978,932	3,146,253	3,316,938	3,501,011	3,697,793	3,603,741	3,692,470	3,808,201
<b>41. Bond Issue Summary</b>												
42. Bonds Proceeds	-	2,330,000	-	3,025,000	-	-	-	-	-	-	-	-
43. Costs of Issuance	-	69,900	-	90,750	-	-	-	-	-	-	-	-
44. CAPI	-	302,900	-	393,250	-	-	-	-	-	-	-	-
45. Reserve Fund	-	181,050	-	302,500	-	-	-	-	-	-	-	-
46. Organizational Costs	-	125,000	-	-	-	-	-	-	-	-	-	-
47. Net New Money Proceeds	-	1,651,150	-	2,238,500	-	-	-	-	-	-	-	-

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Cash Flow Analysis

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>1. Property Tax Information</b>												
2. Beginning Assessed Value	21,709,382	21,709,382	22,577,757	22,577,757	23,029,312	23,029,312	23,489,899	23,489,899	23,959,697	23,959,697	24,438,891	24,438,891
3. Additions												
4. Reassessment Appreciation	-	868,375	-	451,555	-	460,586	-	469,798	-	479,194	-	488,778
5. Appreciation Rate%		4.00%		2.00%		2.00%		2.00%		2.00%		2.00%
6. <b>Total Assessed Value</b>	<b>21,709,382</b>	<b>22,577,757</b>	<b>22,577,757</b>	<b>23,029,312</b>	<b>23,029,312</b>	<b>23,489,899</b>	<b>23,489,899</b>	<b>23,959,697</b>	<b>23,959,697</b>	<b>24,438,891</b>	<b>24,438,891</b>	<b>24,927,668</b>
<b>7. D/S Mill Levy</b>												
	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000
<b>8. D/S Property Tax Revenue</b>												
	542,735	564,444	564,444	575,733	575,733	587,247	587,247	598,992	598,992	610,972	610,972	623,192
<b>9. Specific Ownership Tax @ 8.50%</b>												
	46,132	47,978	47,978	48,937	48,937	49,916	49,916	50,914	50,914	51,933	51,933	52,971
10. <b>Total Revenue without SDF's</b>	<b>588,867</b>	<b>612,422</b>	<b>612,422</b>	<b>624,670</b>	<b>624,670</b>	<b>637,164</b>	<b>637,164</b>	<b>649,907</b>	<b>649,907</b>	<b>662,905</b>	<b>662,905</b>	<b>676,163</b>
<b>11. Net Debt Service</b>												
12. Debt Service	413,825	412,650	416,150	414,000	411,525	413,725	415,275	416,175	411,425	416,350	415,300	413,600
13. DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
14. Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-
15. <b>Total Net Debt Service</b>	<b>413,825</b>	<b>412,650</b>	<b>416,150</b>	<b>414,000</b>	<b>411,525</b>	<b>413,725</b>	<b>415,275</b>	<b>416,175</b>	<b>411,425</b>	<b>416,350</b>	<b>415,300</b>	<b>413,600</b>
<b>16. Coverage Ratio</b>												
	1.42	1.48	1.47	1.51	1.52	1.54	1.53	1.56	1.58	1.59	1.60	1.63
17. <b>Revenue After D/S</b>	<b>175,042</b>	<b>199,772</b>	<b>196,272</b>	<b>210,670</b>	<b>213,145</b>	<b>223,439</b>	<b>221,889</b>	<b>233,732</b>	<b>238,482</b>	<b>246,555</b>	<b>247,605</b>	<b>262,563</b>
<b>18. System Development Fees</b>												
19. <b>Revenue After SDF's</b>	<b>175,042</b>	<b>199,772</b>	<b>196,272</b>	<b>210,670</b>	<b>213,145</b>	<b>223,439</b>	<b>221,889</b>	<b>233,732</b>	<b>238,482</b>	<b>246,555</b>	<b>247,605</b>	<b>262,563</b>
<b>20. Operating Mill Levy</b>												
	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000
<b>21. Operating Property Tax Revenue</b>												
	108,547	112,889	112,889	115,147	115,147	117,449	117,449	119,798	119,798	122,194	122,194	124,638
22. <b>Total Mill Levy</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>
<b>23. Surplus Fund Summary</b>												
24. Beginning Cash Balance	44,917	44,082	48,859	49,124	52,057	53,145	55,423	55,573	57,972	59,407	61,311	61,906
25. Interest Income on Beg Cash Balance @ 1.0%	449	441	489	491	521	531	554	556	580	594	613	619
26. Bond Issue - Net Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
27. Deposits - Revenue After D/S	175,042	199,772	196,272	210,670	213,145	223,439	221,889	233,732	238,482	246,555	247,605	262,563
28. Developer D/S Advances	-	-	-	-	-	-	-	-	-	-	-	-
29. Developer Project Cost Advances	-	-	-	-	-	-	-	-	-	-	-	-
30. D/S Transfers	-	-	-	-	-	-	-	-	-	-	-	-
31. Project Costs	-	-	-	-	-	-	-	-	-	-	-	-
32. Developer Repayment % from Excess Cash	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
33. Developer Repayment from Excess Cash	(176,326)	(195,435)	(196,495)	(208,228)	(212,578)	(221,692)	(222,293)	(231,889)	(237,627)	(245,245)	(247,623)	(260,070)
34. Ending Balance	44,082	48,859	49,124	52,057	53,145	55,423	55,573	57,972	59,407	61,311	61,906	65,018
<b>35. Developer Advances Summary</b>												
36. Beginning Balance	3,808,201	3,936,531	4,056,019	4,184,005	4,310,497	4,442,759	4,576,488	4,720,314	4,866,051	5,017,708	5,173,880	5,340,167
37. Developer Advances	-	-	-	-	-	-	-	-	-	-	-	-
38. Developer Repayments	(176,326)	(195,435)	(196,495)	(208,228)	(212,578)	(221,692)	(222,293)	(231,889)	(237,627)	(245,245)	(247,623)	(260,070)
39. Interest @ 8.00%	304,656	314,923	324,481	334,720	344,840	355,421	366,119	377,625	389,284	401,417	413,910	427,213
40. Ending Balance	3,936,531	4,056,019	4,184,005	4,310,497	4,442,759	4,576,488	4,720,314	4,866,051	5,017,708	5,173,880	5,340,167	5,507,310
<b>41. Bond Issue Summary</b>												
42. Bonds Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
43. Costs of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
44. CAPI	-	-	-	-	-	-	-	-	-	-	-	-
45. Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-
46. Organizational Costs	-	-	-	-	-	-	-	-	-	-	-	-
47. Net New Money Proceeds	-	-	-	-	-	-	-	-	-	-	-	-

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Cash Flow Analysis

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>1. Property Tax Information</b>												
2. Beginning Assessed Value	24,927,668	24,927,668	25,426,222	25,426,222	25,934,746	25,934,746	26,453,441	26,453,441	26,982,510	26,982,510	27,522,160	27,522,160
3. Additions												
4. Reassessment Appreciation	-	498,553	-	508,524	-	518,695	-	529,069	-	539,650	-	550,443
5. Appreciation Rate%		2.00%		2.00%		2.00%		2.00%		2.00%		2.00%
6. <b>Total Assessed Value</b>	<b>24,927,668</b>	<b>25,426,222</b>	<b>25,426,222</b>	<b>25,934,746</b>	<b>25,934,746</b>	<b>26,453,441</b>	<b>26,453,441</b>	<b>26,982,510</b>	<b>26,982,510</b>	<b>27,522,160</b>	<b>27,522,160</b>	<b>28,072,603</b>
<b>7. D/S Mill Levy</b>												
	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000
<b>8. D/S Property Tax Revenue</b>												
	623,192	635,656	635,656	648,369	648,369	661,336	661,336	674,563	674,563	688,054	688,054	701,815
<b>9. Specific Ownership Tax @ 8.50%</b>												
	52,971	54,031	54,031	55,111	55,111	56,214	56,214	57,338	57,338	58,485	58,485	59,654
10. <b>Total Revenue without SDF's</b>	<b>676,163</b>	<b>689,686</b>	<b>689,686</b>	<b>703,480</b>	<b>703,480</b>	<b>717,550</b>	<b>717,550</b>	<b>731,901</b>	<b>731,901</b>	<b>746,539</b>	<b>746,539</b>	<b>761,469</b>
<b>11. Net Debt Service</b>												
12. Debt Service	416,250	412,925	413,950	414,000	413,075	416,175	412,975	593,800	416,625	718,875	-	-
13. DSR Fund	-	-	-	-	-	-	-	(181,050)	-	(302,500)	-	-
14. Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-
15. <b>Total Net Debt Service</b>	<b>416,250</b>	<b>412,925</b>	<b>413,950</b>	<b>414,000</b>	<b>413,075</b>	<b>416,175</b>	<b>412,975</b>	<b>412,750</b>	<b>416,625</b>	<b>416,375</b>	<b>-</b>	<b>-</b>
<b>16. Coverage Ratio</b>												
	1.62	1.67	1.67	1.70	1.70	1.72	1.74	1.77	1.76	1.79	-	-
17. <b>Revenue After D/S</b>	<b>259,913</b>	<b>276,761</b>	<b>275,736</b>	<b>289,480</b>	<b>290,405</b>	<b>301,375</b>	<b>304,575</b>	<b>319,151</b>	<b>315,276</b>	<b>330,164</b>	<b>746,539</b>	<b>761,469</b>
<b>18. System Development Fees</b>												
19. <b>Revenue After SDF's</b>	<b>259,913</b>	<b>276,761</b>	<b>275,736</b>	<b>289,480</b>	<b>290,405</b>	<b>301,375</b>	<b>304,575</b>	<b>319,151</b>	<b>315,276</b>	<b>330,164</b>	<b>746,539</b>	<b>761,469</b>
<b>20. Operating Mill Levy</b>												
	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000
<b>21. Operating Property Tax Revenue</b>												
	124,638	127,131	127,131	129,674	129,674	132,267	132,267	134,913	134,913	137,611	137,611	140,363
22. <b>Total Mill Levy</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>
<b>23. Surplus Fund Summary</b>												
24. Beginning Cash Balance	65,018	65,116	68,506	68,985	71,831	72,591	74,938	76,052	79,193	79,052	82,001	-
25. Interest Income on Beg Cash Balance @ 1.0%	650	651	685	690	718	726	749	761	792	791	820	-
26. Bond Issue - Net Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
27. Deposits - Revenue After D/S	259,913	276,761	275,736	289,480	290,405	301,375	304,575	319,151	315,276	330,164	746,539	761,469
28. Developer D/S Advances	-	-	-	-	-	-	-	-	-	-	-	-
29. Developer Project Cost Advances	-	-	-	-	-	-	-	-	-	-	-	-
30. D/S Transfers	-	-	-	-	-	-	-	-	-	-	-	-
31. Project Costs	-	-	-	-	-	-	-	-	-	-	-	-
32. Developer Repayment % from Excess Cash	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	100%	100%
33. Developer Repayment from Excess Cash	(260,465)	(274,023)	(275,942)	(287,324)	(290,363)	(299,753)	(304,210)	(316,771)	(316,208)	(328,005)	(829,360)	(761,469)
34. Ending Balance	65,116	68,506	68,985	71,831	72,591	74,938	76,052	79,193	79,052	82,001	-	-
<b>35. Developer Advances Summary</b>												
36. Beginning Balance	5,507,310	5,687,431	5,868,402	6,061,933	6,259,563	6,469,965	6,687,809	6,918,624	7,155,343	7,411,562	7,676,482	7,461,241
37. Developer Advances	-	-	-	-	-	-	-	-	-	-	-	-
38. Developer Repayments	(260,465)	(274,023)	(275,942)	(287,324)	(290,363)	(299,753)	(304,210)	(316,771)	(316,208)	(328,005)	(829,360)	(761,469)
39. Interest @ 8.00%	440,585	454,994	469,472	484,955	500,765	517,597	535,025	553,490	572,427	592,925	614,119	596,899
40. Ending Balance	5,687,431	5,868,402	6,061,933	6,259,563	6,469,965	6,687,809	6,918,624	7,155,343	7,411,562	7,676,482	7,461,241	7,296,671
<b>41. Bond Issue Summary</b>												
42. Bonds Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
43. Costs of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
44. CAPI	-	-	-	-	-	-	-	-	-	-	-	-
45. Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-
46. Organizational Costs	-	-	-	-	-	-	-	-	-	-	-	-
47. Net New Money Proceeds	-	-	-	-	-	-	-	-	-	-	-	-

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Cash Flow Analysis

	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	Totals
<b>Property Tax Information</b>												
2. Beginning Assessed Value	28,072,603	28,072,603	28,634,055	28,634,055	29,206,737	29,206,737	29,790,871	29,790,871	30,386,689	30,386,689	30,994,422	-
3. Additions												18,916,045
4. Reassessment Appreciation	-	561,452	-	572,681	-	584,135	-	595,817	-	607,734	-	12,078,378
5. Appreciation Rate%		2.00%		2.00%		2.00%		2.00%		2.00%		
6. <b>Total Assessed Value</b>	<b>28,072,603</b>	<b>28,634,055</b>	<b>28,634,055</b>	<b>29,206,737</b>	<b>29,206,737</b>	<b>29,790,871</b>	<b>29,790,871</b>	<b>30,386,689</b>	<b>30,386,689</b>	<b>30,994,422</b>	<b>30,994,422</b>	<b>30,994,422</b>
<b>D/S Mill Levy</b>												
7. <b>D/S Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	
<b>D/S Property Tax Revenue</b>												
8. <b>D/S Property Tax Revenue</b>	<b>701,815</b>	<b>715,851</b>	<b>715,851</b>	<b>730,168</b>	<b>730,168</b>	<b>744,772</b>	<b>744,772</b>	<b>759,667</b>	<b>759,667</b>	<b>774,861</b>	<b>774,861</b>	<b>26,953,541</b>
<b>Specific Ownership Tax @ 8.50%</b>												
9. <b>Specific Ownership Tax @ 8.50%</b>	<b>59,654</b>	<b>60,847</b>	<b>60,847</b>	<b>62,064</b>	<b>62,064</b>	<b>63,306</b>	<b>63,306</b>	<b>64,572</b>	<b>64,572</b>	<b>65,863</b>	<b>65,863</b>	<b>2,291,051</b>
10. <b>Total Revenue without SDF's</b>	<b>761,469</b>	<b>776,699</b>	<b>776,699</b>	<b>792,233</b>	<b>792,233</b>	<b>808,077</b>	<b>808,077</b>	<b>824,239</b>	<b>824,239</b>	<b>840,724</b>	<b>840,724</b>	<b>29,244,592</b>
<b>Net Debt Service</b>												
12. Debt Service	-	-	-	-	-	-	-	-	-	-	-	13,063,025
13. DSR Fund	-	-	-	-	-	-	-	-	-	-	-	(483,550)
14. Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	(696,150)
15. <b>Total Net Debt Service</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,883,325</b>
<b>Coverage Ratio</b>												
16. <b>Coverage Ratio</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenue After D/S</b>												
17. <b>Revenue After D/S</b>	<b>761,469</b>	<b>776,699</b>	<b>776,699</b>	<b>792,233</b>	<b>792,233</b>	<b>808,077</b>	<b>808,077</b>	<b>824,239</b>	<b>824,239</b>	<b>840,724</b>	<b>840,724</b>	<b>17,361,267</b>
<b>System Development Fees</b>												
18. <b>System Development Fees</b>												-
<b>Revenue After SDF's</b>												
19. <b>Revenue After SDF's</b>	<b>761,469</b>	<b>776,699</b>	<b>776,699</b>	<b>792,233</b>	<b>792,233</b>	<b>808,077</b>	<b>808,077</b>	<b>824,239</b>	<b>824,239</b>	<b>840,724</b>	<b>840,724</b>	<b>17,361,267</b>
<b>Operating Mill Levy</b>												
20. <b>Operating Mill Levy</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	<b>5.000</b>	
<b>Operating Property Tax Revenue</b>												
21. <b>Operating Property Tax Revenue</b>	<b>140,363</b>	<b>143,170</b>	<b>143,170</b>	<b>146,034</b>	<b>146,034</b>	<b>148,954</b>	<b>148,954</b>	<b>151,933</b>	<b>151,933</b>	<b>154,972</b>	<b>154,972</b>	<b>2,172,025</b>
22. <b>Total Mill Levy</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	<b>30.000</b>	
<b>Surplus Fund Summary</b>												
24. Beginning Cash Balance	-	-	-	-	-	-	-	-	-	-	-	-
25. Interest Income on Beg Cash Balance @ 1.0%	-	-	-	-	-	-	-	-	-	-	-	42,067
26. Bond Issue - Net Proceeds	-	-	-	-	-	-	-	-	-	-	-	3,889,650
27. Deposits - Revenue After D/S	761,469	776,699	776,699	792,233	792,233	808,077	808,077	824,239	824,239	840,724	840,724	17,361,267
28. Developer D/S Advances	-	-	-	-	-	-	-	-	-	-	-	-
29. Developer Project Cost Advances	-	-	-	-	-	-	-	-	-	-	-	2,588,198
30. D/S Transfers	-	-	-	-	-	-	-	-	-	-	-	-
31. Project Costs	-	-	-	-	-	-	-	-	-	-	-	(6,682,912)
32. Developer Repayment % from Excess Cash	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
33. Developer Repayment from Excess Cash	(761,469)	(776,699)	(776,699)	(792,233)	(792,233)	(808,077)	(808,077)	(824,239)	(824,239)	(840,724)	(840,724)	(17,198,270)
34. Ending Balance	-	-	-	-	-	-	-	-	-	-	-	-
<b>Developer Advances Summary</b>												
35. <b>Developer Advances Summary</b>												
36. Beginning Balance	7,296,671	7,118,935	6,911,751	6,687,992	6,430,799	6,153,030	5,837,195	5,496,093	5,111,542	4,696,226	4,231,200	-
37. Developer Advances	-	-	-	-	-	-	-	-	-	-	-	2,588,198
38. Developer Repayments	(761,469)	(776,699)	(776,699)	(792,233)	(792,233)	(808,077)	(808,077)	(824,239)	(824,239)	(840,724)	(840,724)	(17,198,270)
39. Interest @ 8.00%	583,734	569,515	552,940	535,039	514,464	492,242	466,976	439,687	408,923	375,698	338,496	18,339,045
40. Ending Balance	7,118,935	6,911,751	6,687,992	6,430,799	6,153,030	5,837,195	5,496,093	5,111,542	4,696,226	4,231,200	3,728,972	3,728,973
<b>Bond Issue Summary</b>												
41. <b>Bond Issue Summary</b>												
42. Bonds Proceeds	-	-	-	-	-	-	-	-	-	-	-	5,355,000
43. Costs of Issuance	-	-	-	-	-	-	-	-	-	-	-	160,650
44. CAPI	-	-	-	-	-	-	-	-	-	-	-	696,150
45. Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	483,550
46. Organizational Costs	-	-	-	-	-	-	-	-	-	-	-	125,000
47. Net New Money Proceeds	-	-	-	-	-	-	-	-	-	-	-	3,889,650

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Debt Service Information

1. Series 2018 Bonds

2. Date	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
3. Principal			-	-	25,000	30,000	35,000	35,000	35,000	40,000	40,000	45,000
4. Coupon		6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
5. Interest			151,450	151,450	151,450	149,825	147,875	145,600	143,325	141,050	138,450	135,850
6. Total P+I	-	-	151,450	151,450	176,450	179,825	182,875	180,600	178,325	181,050	178,450	180,850
7. DSR			-	-	-	-	-	-	-	-	-	-
8. CAPI			(151,450)	(151,450)	-	-	-	-	-	-	-	-
9. Net New D/S	-	-	-	-	176,450	179,825	182,875	180,600	178,325	181,050	178,450	180,850

10. Series 2020 Bonds

11. Date	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
12. Principal					-	-	-	-	35,000	40,000	45,000	45,000
13. Coupon				6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
14. Interest					196,625	196,625	196,625	196,625	196,625	194,350	191,750	188,825
15. Total P+I	-	-	-	-	196,625	196,625	196,625	196,625	231,625	234,350	236,750	233,825
16. DSR					-	-	-	-	-	-	-	-
17. CAPI					(196,625)	(98,313)	(98,313)	-	-	-	-	-
18. Net New D/S	-	-	-	-	-	98,313	98,313	196,625	231,625	234,350	236,750	233,825

19. Series TBD

20. Date	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
21. Principal												
22. Coupon												
23. Interest												
24. Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
25. DSR												
26. CAPI												
27. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

28. Series TBD

29. Date	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
30. Principal												
31. Coupon												
32. Interest												
33. Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
34. DSR												
35. CAPI												
36. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

37. Total

38. Date	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
39. Principal	-	-	-	-	25,000	30,000	35,000	35,000	70,000	80,000	85,000	90,000
40. Interest	-	-	151,450	151,450	348,075	346,450	344,500	342,225	339,950	335,400	330,200	324,675
41. Total P+I	-	-	151,450	151,450	373,075	376,450	379,500	377,225	409,950	415,400	415,200	414,675
42. DSR			-	-	-	-	-	-	-	-	-	-
43. CAPI			(151,450)	(151,450)	(196,625)	(98,313)	(98,313)	-	-	-	-	-
44. Net New D/S	-	-	-	-	176,450	278,138	281,188	377,225	409,950	415,400	415,200	414,675

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Debt Service Information

1. Series 2018 Bonds

2. Date	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
3. Principal	50,000	50,000	55,000	60,000	60,000	65,000	70,000	75,000	80,000	85,000	90,000	95,000
4. Coupon	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
5. Interest	132,925	129,675	126,425	122,850	118,950	115,050	110,825	106,275	101,400	96,200	90,675	84,825
6. Total P+I	182,925	179,675	181,425	182,850	178,950	180,050	180,825	181,275	181,400	181,200	180,675	179,825
7. DSR	-	-	-	-	-	-	-	-	-	-	-	-
8. CAPI	-	-	-	-	-	-	-	-	-	-	-	-
9. Net New D/S	182,925	179,675	181,425	182,850	178,950	180,050	180,825	181,275	181,400	181,200	180,675	179,825

10. Series 2020 Bonds

11. Date	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
12. Principal	45,000	50,000	55,000	55,000	60,000	65,000	70,000	75,000	75,000	85,000	90,000	95,000
13. Coupon	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
14. Interest	185,900	182,975	179,725	176,150	172,575	168,675	164,450	159,900	155,025	150,150	144,625	138,775
15. Total P+I	230,900	232,975	234,725	231,150	232,575	233,675	234,450	234,900	230,025	235,150	234,625	233,775
16. DSR	-	-	-	-	-	-	-	-	-	-	-	-
17. CAPI	-	-	-	-	-	-	-	-	-	-	-	-
18. Net New D/S	230,900	232,975	234,725	231,150	232,575	233,675	234,450	234,900	230,025	235,150	234,625	233,775

19. Series TBD

20. Date	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
21. Principal												
22. Coupon												
23. Interest												
24. Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
25. DSR												
26. CAPI												
27. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

28. Series TBD

29. Date	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
30. Principal												
31. Coupon												
32. Interest												
33. Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
34. DSR												
35. CAPI												
36. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

37. Total

38. Date	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
39. Principal	95,000	100,000	110,000	115,000	120,000	130,000	140,000	150,000	155,000	170,000	180,000	190,000
40. Interest	318,825	312,650	306,150	299,000	291,525	283,725	275,275	266,175	256,425	246,350	235,300	223,600
41. Total P+I	413,825	412,650	416,150	414,000	411,525	413,725	415,275	416,175	411,425	416,350	415,300	413,600
42. DSR	-	-	-	-	-	-	-	-	-	-	-	-
43. CAPI	-	-	-	-	-	-	-	-	-	-	-	-
44. Net New D/S	413,825	412,650	416,150	414,000	411,525	413,725	415,275	416,175	411,425	416,350	415,300	413,600



Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Debt Service Information

1. Series 2018 Bonds

2. Date	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
3. Principal	100,000	110,000	115,000	125,000	130,000	140,000	150,000	340,000				
4. Coupon	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%				
5. Interest	78,650	72,150	65,000	57,525	49,400	40,950	31,850	22,100				
6. Total P+I	178,650	182,150	180,000	182,525	179,400	180,950	181,850	362,100	-	-	-	-
7. DSR	-	-	-	-	-	-	-	(181,050)				
8. CAPI	-	-	-	-	-	-	-	-				
9. Net New D/S	178,650	182,150	180,000	182,525	179,400	180,950	181,850	181,050	-	-	-	-

10. Series 2020 Bonds

11. Date	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
12. Principal	105,000	105,000	115,000	120,000	130,000	140,000	145,000	155,000	350,000	675,000		
13. Coupon	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%		
14. Interest	132,600	125,775	118,950	111,475	103,675	95,225	86,125	76,700	66,625	43,875		
15. Total P+I	237,600	230,775	233,950	231,475	233,675	235,225	231,125	231,700	416,625	718,875	-	-
16. DSR	-	-	-	-	-	-	-	-	-	(302,500)		
17. CAPI	-	-	-	-	-	-	-	-	-	-		
18. Net New D/S	237,600	230,775	233,950	231,475	233,675	235,225	231,125	231,700	416,625	416,375	-	-

19. Series TBD

20. Date	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
21. Principal												
22. Coupon												
23. Interest												
24. Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
25. DSR												
26. CAPI												
27. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

28. Series TBD

29. Date	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
30. Principal												
31. Coupon												
32. Interest												
33. Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
34. DSR												
35. CAPI												
36. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

37. Total

38. Date	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
39. Principal	205,000	215,000	230,000	245,000	260,000	280,000	295,000	495,000	350,000	675,000	-	-
40. Interest	211,250	197,925	183,950	169,000	153,075	136,175	117,975	98,800	66,625	43,875	-	-
41. Total P+I	416,250	412,925	413,950	414,000	413,075	416,175	412,975	593,800	416,625	718,875	-	-
42. DSR	-	-	-	-	-	-	-	(181,050)	-	(302,500)	-	-
43. CAPI	-	-	-	-	-	-	-	-	-	-	-	-
44. Net New D/S	416,250	412,925	413,950	414,000	413,075	416,175	412,975	412,750	416,625	416,375	-	-

Timbers Metropolitan District  
 Limited Tax General Obligations  
 Tax-Exempt Non Rated Bonds @ 6.50%  
 Service Plan Submission Numbers

Debt Service Information

1. Series 2018 Bonds

2. Date	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	Totals
3. Principal												2,330,000
4. Coupon												
5. Interest												3,210,025
6. Total P+I	-	-	-	-	-	-	-	-	-	-	-	5,540,025
7. DSR												(181,050)
8. CAPI												(302,900)
9. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	5,056,075

10. Series 2020 Bonds

11. Date	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	Totals
12. Principal												3,025,000
13. Coupon												
14. Interest												4,498,000
15. Total P+I	-	-	-	-	-	-	-	-	-	-	-	7,523,000
16. DSR												(302,500)
17. CAPI												(393,250)
18. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	6,827,250

19. Series TBD

20. Date	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	Totals
21. Principal												-
22. Coupon												
23. Interest												-
24. Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
25. DSR												-
26. CAPI												-
27. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

28. Series TBD

29. Date	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	Totals
30. Principal												-
31. Coupon												
32. Interest												-
33. Total P+I												-
34. DSR												-
35. CAPI												-
36. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	-

37. Total

38. Date	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	Totals
39. Principal	-	-	-	-	-	-	-	-	-	-	-	5,355,000
40. Interest	-	-	-	-	-	-	-	-	-	-	-	7,708,025
41. Total P+I	-	-	-	-	-	-	-	-	-	-	-	13,063,025
42. DSR	-	-	-	-	-	-	-	-	-	-	-	(483,550)
43. CAPI	-	-	-	-	-	-	-	-	-	-	-	(696,150)
44. Net New D/S	-	-	-	-	-	-	-	-	-	-	-	11,883,325

**Exhibit G**  
**Resolution of Approval**

**RESOLUTION NO. R-016-\_\_\_\_\_**

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING THE SERVICE PLAN OF  
TIMBERS METROPOLITAN DISTRICT**

WHEREAS, on June 20, 2016, a service plan for the proposed Timbers Metropolitan District (“Service Plan”) was filed with the Douglas County Clerk and Recorder (“Clerk”), and the Clerk, on behalf of the Board of County Commissioners (“Board”), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on June 21, 2016; and

WHEREAS, on July 11, 2016, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on August 9, 2016, the Board set a public hearing on the Service Plan for August 23, 2016 (“Public Hearing”), and (1) ratified publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on July 28, 2016; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on July 28, 2016, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Timbers Metropolitan District (“District”) and, on July 28, 2016, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on August 23, 2016, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed District was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and

- (b) that the existing service in the area to be served by the proposed District is inadequate for present and projected needs; and
- (c) that the proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and
- (d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and
- (e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and
- (f) that the facility and service standards of the proposed District are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and
- (g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and
- (h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
- (i) that the creation of the proposed District will be in the best interests of the area proposed to be served; and
- (j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the District shall be as provided in Exhibit A, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY: \_\_\_\_\_  
David Weaver, Chair

ATTEST:  
\_\_\_\_\_  
Deputy Clerk

**EXHIBIT A**  
**TO RESOLUTION APPROVING THE SERVICE PLAN OF**  
**TIMBERS METROPOLITAN DISTRICT**  
(Legal Description)

PARCEL 1

PINERY FILING 27 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM LOTS 28 THROUGH 39, INCLUSIVE, PINERY FILING NO. 27.

CONTAINING A CALCULATED AREA OF 2,845,351 SQUARE FEET, OR 65.320 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF SECTION 18 AND THE SOUTH HALF OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO BEAR SOUTH 00°26'25" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°26'25" EAST ALONG SAID EAST LINE, A DISTANCE OF 385.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°26'25" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1100.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEMOCRAT ROAD AS RECORDED IN BOOK 1716, PAGE 1991 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY AND NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°21'27", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 248.49 FEET, THE CHORD OF WHICH BEARS SOUTH 14°58'02" WEST, A DISTANCE OF 245.20 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 01°12'41" EAST, A DISTANCE OF 297.01 FEET TO A POINT OF CURVATURE;

3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $92^{\circ}22'32''$ , A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 902.86 FEET, THE CHORD OF WHICH BEARS SOUTH  $44^{\circ}58'35''$  WEST, A DISTANCE OF 808.21 FEET TO A POINT OF TANGENCY;

4) THENCE NORTH  $88^{\circ}50'40''$  WEST, A DISTANCE OF 1448.56 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED RECORDED OCTOBER 29, 1992 IN BOOK 1093 AT PAGE 2569 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE NORTH  $00^{\circ}00'37''$  EAST, A DISTANCE OF 601.24 FEET;  
THENCE NORTH  $89^{\circ}29'38''$  WEST, A DISTANCE OF 660.02 FEET TO THE EASTERLY LINE OF PINERY FILING 30-A, RECORDED FEBRUARY 18, 2014 AT RECEPTION NO. 2014007860 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE BOUNDARY OF SAID PINERY FILING 30-A FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH  $00^{\circ}00'36''$  EAST, A DISTANCE OF 211.64 FEET;
- 2) THENCE NORTH  $67^{\circ}13'54''$  EAST, A DISTANCE OF 149.57 FEET;
- 3) THENCE NORTH  $22^{\circ}46'06''$  WEST, A DISTANCE OF 60.00 FEET;
- 4) THENCE NORTH  $67^{\circ}13'54''$  EAST, A DISTANCE OF 14.85 FEET;
- 5) THENCE NORTH  $24^{\circ}54'48''$  EAST, A DISTANCE OF 299.62 FEET;
- 6) THENCE NORTH  $02^{\circ}57'23''$  WEST, A DISTANCE OF 157.49 FEET;
- 7) THENCE NORTH  $16^{\circ}56'12''$  WEST, A DISTANCE OF 171.86 FEET;
- 8) THENCE NORTH  $36^{\circ}33'17''$  WEST, A DISTANCE OF 224.99 FEET;
- 9) THENCE NORTH  $54^{\circ}11'01''$  WEST, A DISTANCE OF 38.88 FEET;
- 10) THENCE SOUTH  $34^{\circ}08'48''$  WEST, A DISTANCE OF 10.00 FEET;
- 11) THENCE SOUTH  $73^{\circ}04'41''$  WEST, A DISTANCE OF 1153.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY, RECORDED JUNE 4, 1999 IN BOOK 1716 AT PAGE 1991 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, BEING A NON-TANGENT CURVE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $02^{\circ}06'57''$ , A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 20.68 FEET, THE CHORD OF WHICH BEARS NORTH  $18^{\circ}45'04''$  WEST, A DISTANCE OF 20.68 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH  $17^{\circ}41'35''$  WEST, A DISTANCE OF 216.67 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $51^{\circ}48'55''$ , A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 850.09 FEET, THE CHORD OF WHICH BEARS NORTH  $43^{\circ}36'02''$  WEST, A DISTANCE OF 821.41 FEET TO A POINT OF TANGENCY;



4) THENCE NORTH 69°30'30" WEST, A DISTANCE OF 17.21 FEET TO A POINT OF CURVATURE AND THE EASTERLY LINE OF THE PINERY FILING NO. 6A RECORDED NOVEMBER 10, 1972 AT RECEPTION NO. 155638;

THENCE ALONG SAID EASTERLY LINE OF SAID THE PINERY FILING NO. 6A FOR THE FOLLOWING NINE (9) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°50'49", A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 329.58 FEET, THE CORD OF WHICH BEARS NORTH 16°12'54" EAST, A DISTANCE OF 327.01 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH 03°47'29" EAST, A DISTANCE OF 125.98 FEET;
- 3) THENCE SOUTH 86°10'00" EAST, A DISTANCE OF 92.23 FEET;
- 4) THENCE NORTH 03°45'58" EAST, A DISTANCE OF 227.60 FEET;
- 5) THENCE SOUTH 86°30'00" EAST, A DISTANCE OF 88.54 FEET;
- 6) THENCE NORTH 89°57'25" EAST, A DISTANCE OF 190.76 FEET;
- 7) THENCE NORTH 42°21'11" EAST, A DISTANCE OF 82.07 FEET;
- 8) THENCE SOUTH 43°00'00" EAST, A DISTANCE OF 163.04 FEET;
- 9) THENCE NORTH 89°05'44" EAST, A DISTANCE OF 323.59 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 6, RECORDED AUGUST 23, 1972 AT RECEPTION NO. 153354 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE OF THE PINERY FILING NO. 6 FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH 77°00'00" EAST, A DISTANCE OF 109.71 FEET;
- 2) THENCE SOUTH 79°20'00" EAST, A DISTANCE OF 94.14 FEET;
- 3) THENCE SOUTH 57°32'56" EAST, A DISTANCE OF 189.17 FEET;
- 4) THENCE NORTH 89°07'47" EAST, A DISTANCE OF 64.91 FEET;
- 5) THENCE NORTH 08°06'12" EAST, A DISTANCE OF 117.75 FEET;
- 6) THENCE NORTH 73°17'42" EAST, A DISTANCE OF 119.95 FEET;
- 7) THENCE NORTH 47°32'18" EAST, A DISTANCE OF 142.71 FEET;
- 8) THENCE NORTH 36°50'42" EAST, A DISTANCE OF 98.69 FEET TO A POINT ON A NON-TANGENT CURVE;
- 9) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°37'26", A RADIUS OF 2,526.00 FEET, AN ARC LENGTH OF 159.76 FEET, THE CORD OF WHICH BEARS SOUTH 43°34'54" EAST, A DISTANCE OF 159.73 FEET TO A NON-TANGENT LINE;
- 10) THENCE NORTH 41°31'33" EAST, A DISTANCE OF 385.87 FEET;
- 11) THENCE NORTH 05°49'58" WEST, A DISTANCE OF 108.81 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED, RECORDED AUGUST 23, 1976 AT RECEPTION NO. 191533 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED FOR THE FOLLOWING TWENTY TWO (22) COURSES:

- 1) THENCE NORTH 83°15'53" EAST, A DISTANCE OF 17.45 FEET;

2) THENCE SOUTH 55°19'20" EAST, A DISTANCE OF 141.06 FEET;  
3) THENCE SOUTH 01°56'08" WEST, A DISTANCE OF 59.54 FEET;  
4) THENCE SOUTH 58°55'27" EAST, A DISTANCE OF 219.24 FEET;  
5) THENCE SOUTH 32°01'05" EAST, A DISTANCE OF 105.40 FEET;  
6) THENCE SOUTH 54°58'56" EAST, A DISTANCE OF 116.65 FEET;  
7) THENCE SOUTH 89°54'21" EAST, A DISTANCE OF 206.18 FEET;  
8) THENCE SOUTH 70°58'00" EAST, A DISTANCE OF 136.94 FEET;  
9) THENCE SOUTH 04°00'00" EAST, A DISTANCE OF 282.68 FEET;  
10) THENCE NORTH 86°00'00" EAST, A DISTANCE OF 60.00 FEET;  
11) THENCE SOUTH 83°06'05" EAST, A DISTANCE OF 242.88 FEET;  
12) THENCE SOUTH 03°56'18" WEST, A DISTANCE OF 161.92 FEET;  
13) THENCE SOUTH 85°20'32" EAST, A DISTANCE OF 96.00 FEET;  
14) THENCE SOUTH 03°04'17" WEST, A DISTANCE OF 32.40 FEET;  
15) THENCE SOUTH 73°07'38" EAST, A DISTANCE OF 147.54 FEET;  
16) THENCE SOUTH 87°32'13" EAST, A DISTANCE OF 207.52 FEET;  
17) THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 192.13 FEET;  
18) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 110.82 FEET;  
19) THENCE SOUTH 02°35'00" EAST, A DISTANCE OF 41.81 FEET;  
20) THENCE NORTH 87°29'08" EAST, A DISTANCE OF 60.00 FEET;  
21) THENCE NORTH 67°59'43" EAST, A DISTANCE OF 343.78 FEET;  
22) THENCE SOUTH 34°59'57" EAST, A DISTANCE OF 100.53 FEET TO THE  
NORTHERLY LINE OF THE RESERVOIR NO. 4 SITE EASEMENT, RECORDED IN  
BOOK 395 AT PAGE 454 IN THE DOUGLAS COUNTY CLERK AND RECORDERS  
OFFICE;

THENCE ALONG THE BOUNDARY OF SAID RESERVOIR NO. 4 FOR THE  
FOLLOWING FOUR (4) COURSES:

1) THENCE SOUTH 82°29'05" WEST, A DISTANCE OF 57.38 FEET;  
2) THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 251.91 FEET;  
3) THENCE NORTH 82°29'05" EAST, A DISTANCE OF 348.26 FEET;  
4) THENCE NORTH 00°27'16" WEST, A DISTANCE OF 251.91 FEET TO SAID  
SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED;

THENCE NORTH 82°29'05" EAST, A DISTANCE OF 15.12 FEET ALONG LAST  
SAID SOUTHERLY LINE TO THE EAST LINE OF THE NORTHEAST QUARTER  
OF SAID SECTION 18 AND THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED  
PROPERTY CONVEYED TO DENVER SOUTHEAST SUBURBAN WATER AND  
SANITATION DISTRICT BY INSTRUMENT RECORDED IN BOOK 407 AT PAGE  
341 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.

CONTAINING A CALCULATED AREA OF 8,284,724 SQUARE FEET, OR 190.191  
ACRES, MORE OR LESS.

**Exhibit H**  
**Compliance with Section 18A, Water Supply – Overlay District – and Clean Water**  
**Plan**



5242 Old School House  
Parker, CO 80134

134 ■ 303/841-2797 ■ FAX 303/841-2123

May 24, 2016

Mr. Dan Avery  
Douglas County Community Development  
100 Third Street  
Castle Rock, CO 80104

FAX: 303-660-9550

**RE: Timbers Metropolitan District**

Dear Mr. Avery,

Pursuant to Section 1805a.01.3 of the Douglas County Zoning Resolution, the Denver Southeast Suburban Water and Sanitation District, d/b/a Pinery Water & Wastewater District (the "District") acknowledges its willingness and ability to serve the proposed Timbers Metropolitan District (the "Metro District"). The land to be included within the proposed Metro District as described in Exhibit A attached hereto was included within the District boundaries when the District was formed on July 12, 1965.

**Commitment to Serve**

The District is committed to providing water and wastewater service to all future developments within its service area, to the extent of the water supply sources available within the Districts' water rights portfolio. Such commitment to serve is conditioned upon compliance with all of the District Rules and Regulations, Standards and Specifications, and/or conditions specific to the property; including payment of the appropriate fees and any other charges related to water and/or sanitation service, as established from time to time by the District Board of Directors.

**Water Demand**

Based on the proposed 201 single-family dwelling units (468 gpd/resident equaling 0.52 acre-feet/year/residence) development within the Metro District will require 104.52 acre-feet/year. The District can provide water service to meet this demand. If the Metro District demand increases, further approval will be necessary.

**Water Supply**

Please find enclosed a copy of our District's Present and Future Water Sources report that the District has provided the State Division of Water Resources as required by Section 30-28-136(1)(h)(ii), C.R.S. Also included are two tables showing the water usage in 2015 and projected usage at District build-out.

### **Water Quality**

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

### **Sanitary Sewer Service**

The District can provide sanitary sewer service for 201 single family dwelling units proposed within the proposed Metro District.

### **Feasibility of Service**

It is physically and economically feasible for the District to extend service to the area encompassed by the proposed Metro District.

If you have any questions regarding any of the information provided or the District's ability to service the proposed Timbers Metropolitan District, please feel free to call us.

Sincerely,

**DENVER SOUTHEAST SUBURBAN WATER AND SANITATION DISTRICT  
D/B/A PINERY WATER & WASTEWATER DISTRICT**



Heather Beasley  
District Manager

**Attachments: Exhibit A: Legal Description of Proposed Metro District Boundaries  
Table 1: Water Usage Report (2015)  
Table 2: Water Use by Customer Class (build-out)  
Present and Future Water Sources**

# EXHIBIT A

## LEGAL DESCRIPTION

### PARCEL 1

PINERY FILING 27 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM LOTS 28 THROUGH 39, INCLUSIVE, PINERY FILING NO. 27.

CONTAINING A CALCULATED AREA OF 2,845,351 SQUARE FEET, OR 65.320 ACRES, MORE OR LESS.

### PARCEL 2

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF SECTION 18 AND THE SOUTH HALF OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO BEAR SOUTH 00°26'25" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°26'25" EAST ALONG SAID EAST LINE, A DISTANCE OF 385.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°26'25" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1100.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEMOCRAT ROAD AS RECORDED IN BOOK 1716, PAGE 1991 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY AND NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°21'26", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 248.49 FEET, THE CHORD OF WHICH BEARS SOUTH 14°58'02" WEST, A DISTANCE OF 245.20 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 01°12'41" EAST, A DISTANCE OF 297.01 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°22'32", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 902.86 FEET, THE CHORD OF WHICH BEARS SOUTH 44°58'35" WEST, A DISTANCE OF 808.21 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 88°50'40" WEST, A DISTANCE OF 1448.56 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED RECORDED OCTOBER 29, 1992 IN BOOK 1093 AT PAGE 2569 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE NORTH 00°00'37" EAST, A DISTANCE OF 601.24 FEET;

THENCE NORTH 89°29'38" WEST, A DISTANCE OF 660.02 FEET TO THE EASTERLY LINE OF PINERY FILING 30-A, RECORDED FEBRUARY 18, 2014 AT RECEPTION NO. 2014007860 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE BOUNDARY OF SAID PINERY FILING 30-A FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH 00°00'36" EAST, A DISTANCE OF 211.64 FEET;
- 2) THENCE NORTH 67°13'54" EAST, A DISTANCE OF 149.57 FEET;
- 3) THENCE NORTH 22°46'06" WEST, A DISTANCE OF 60.00 FEET;
- 4) THENCE NORTH 67°13'54" EAST, A DISTANCE OF 14.85 FEET;
- 5) THENCE NORTH 24°54'48" EAST, A DISTANCE OF 299.62 FEET;
- 6) THENCE NORTH 02°57'23" WEST, A DISTANCE OF 157.49 FEET;
- 7) THENCE NORTH 16°56'12" WEST, A DISTANCE OF 171.86 FEET;
- 8) THENCE NORTH 36°33'17" WEST, A DISTANCE OF 224.99 FEET;

SEE SHEET 2 OF 10



8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

10/13/2015 12:15 PM Dwg Name: P:\Address\dwg\Surveys\Exhibits\_Sur\00A.DRDCC6.01-SI\_100615.dwg Updated By: BPfchl

TIMBERS AT THE PINERY		SHEET <b>1</b> OF <b>10</b> 00A.DRDCC6.04
COUNTY OF DOUGLAS, COLORADO		
METROPOLITAN DISTRICT EXHIBIT		
PROJ. MGR.:	JMR	
DRAWN BY:	GDP	
DATE:	10/13/15	
SCALE:	N/A	

# EXHIBIT A

## LEGAL DESCRIPTION (CONTINUED...)

- 9) THENCE NORTH 54°11'01" WEST, A DISTANCE OF 38.88 FEET;
- 10) THENCE SOUTH 34°08'48" WEST, A DISTANCE OF 10.00 FEET;
- 11) THENCE SOUTH 73°04'41" WEST, A DISTANCE OF 1153.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY, RECORDED JUNE 4, 1999 IN BOOK 1716 AT PAGE 1991 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, BEING A NON-TANGENT CURVE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°06'57", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 20.68 FEET, THE CHORD OF WHICH BEARS NORTH 18°45'04" WEST, A DISTANCE OF 20.68 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH 17°41'35" WEST, A DISTANCE OF 216.67 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°48'55", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 850.09 FEET, THE CHORD OF WHICH BEARS NORTH 43°36'02" WEST, A DISTANCE OF 821.41 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 03°47'29" WEST, A DISTANCE OF 17.21 FEET TO A POINT OF CURVATURE AND THE EASTERLY LINE OF THE PINERY FILING NO. 6A RECORDED NOVEMBER 10, 1972 AT RECEPTION NO. 155638;

THENCE ALONG SAID EASTERLY LINE OF SAID THE PINERY FILING NO. 6A FOR THE FOLLOWING NINE (9) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°50'49", A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 329.58 FEET, THE CORD OF WHICH BEARS NORTH 16°12'54" EAST, A DISTANCE OF 327.01 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH 03°47'29" EAST, A DISTANCE OF 125.98 FEET;
- 3) THENCE SOUTH 86°10'00" EAST, A DISTANCE OF 92.23 FEET;
- 4) THENCE NORTH 03°45'58" EAST, A DISTANCE OF 227.60 FEET;
- 5) THENCE SOUTH 86°30'00" EAST, A DISTANCE OF 88.54 FEET;
- 6) THENCE NORTH 89°57'25" EAST, A DISTANCE OF 190.76 FEET;
- 7) THENCE NORTH 42°21'11" EAST, A DISTANCE OF 82.07 FEET;
- 8) THENCE SOUTH 43°00'00" EAST, A DISTANCE OF 163.04 FEET;
- 9) THENCE NORTH 89°05'44" EAST, A DISTANCE OF 323.59 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 6, RECORDED AUGUST 23, 1972 AT RECEPTION NO. 153354 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE OF THE PINERY FILING NO. 6 FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH 77°00'00" EAST, A DISTANCE OF 109.71 FEET;
- 2) THENCE SOUTH 79°20'00" EAST, A DISTANCE OF 94.14 FEET;
- 3) THENCE SOUTH 57°32'56" EAST, A DISTANCE OF 189.17 FEET;
- 4) THENCE NORTH 89°07'47" EAST, A DISTANCE OF 64.91 FEET;
- 5) THENCE NORTH 08°06'12" EAST, A DISTANCE OF 117.75 FEET;
- 6) THENCE NORTH 73°17'42" EAST, A DISTANCE OF 119.95 FEET;
- 7) THENCE NORTH 47°32'18" EAST, A DISTANCE OF 142.71 FEET;
- 8) THENCE NORTH 36°50'42" EAST, A DISTANCE OF 98.69 FEET TO A POINT ON A NON-TANGENT CURVE;
- 9) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°37'26", A RADIUS OF 2,526.00 FEET, AN ARC LENGTH OF 159.76 FEET, THE CORD OF WHICH BEARS SOUTH 43°34'54" EAST, A DISTANCE OF 159.73 FEET TO A NON-TANGENT LINE;
- 10) THENCE NORTH 41°31'33" EAST, A DISTANCE OF 385.87 FEET;
- 11) THENCE NORTH 05°49'58" WEST, A DISTANCE OF 108.81 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED, RECORDED AUGUST 23, 1976 AT RECEPTION NO. 191533 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

SEE SHEET 3 OF 10



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<b>TIMBERS AT THE PINERY</b>	
COUNTY OF DOUGLAS, COLORADO	
METROPOLITAN DISTRICT EXHIBIT	
PROJ. NGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	2 OF 10
DATE: <u>10/13/15</u>	00A.DRDCC6.04
SCALE: <u>N/A</u>	

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# EXHIBIT A

## LEGAL DESCRIPTION (CONTINUED...)

THENCE ALONG SAID SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED FOR THE FOLLOWING TWENTY TWO (22) COURSES:

- 1) THENCE NORTH 83°15'53" EAST, A DISTANCE OF 17.45 FEET;
- 2) THENCE SOUTH 55°19'20" EAST, A DISTANCE OF 141.06 FEET;
- 3) THENCE SOUTH 01°56'08" WEST, A DISTANCE OF 59.54 FEET;
- 4) THENCE SOUTH 58°55'27" EAST, A DISTANCE OF 219.24 FEET;
- 5) THENCE SOUTH 32°01'05" EAST, A DISTANCE OF 105.40 FEET;
- 6) THENCE SOUTH 54°58'56" EAST, A DISTANCE OF 116.65 FEET;
- 7) THENCE SOUTH 89°54'21" EAST, A DISTANCE OF 206.18 FEET;
- 8) THENCE SOUTH 70°58'00" EAST, A DISTANCE OF 136.94 FEET;
- 9) THENCE SOUTH 04°00'00" EAST, A DISTANCE OF 282.68 FEET;
- 10) THENCE NORTH 86°00'00" EAST, A DISTANCE OF 60.00 FEET;
- 11) THENCE SOUTH 83°06'05" EAST, A DISTANCE OF 242.88 FEET;
- 12) THENCE SOUTH 03°56'18" WEST, A DISTANCE OF 161.92 FEET;
- 13) THENCE SOUTH 85°20'32" EAST, A DISTANCE OF 96.00 FEET;
- 14) THENCE SOUTH 03°04'17" WEST, A DISTANCE OF 32.40 FEET;
- 15) THENCE SOUTH 73°07'38" EAST, A DISTANCE OF 147.54 FEET;
- 16) THENCE SOUTH 87°32'13" EAST, A DISTANCE OF 207.52 FEET;
- 17) THENCE SOUTH, A DISTANCE OF 192.13 FEET;
- 18) THENCE EAST, A DISTANCE OF 110.82 FEET;
- 19) THENCE SOUTH 02°35'00" EAST, A DISTANCE OF 41.81 FEET;
- 20) THENCE NORTH 87°29'08" EAST, A DISTANCE OF 60.00 FEET;
- 21) THENCE NORTH 67°59'43" EAST, A DISTANCE OF 343.78 FEET;
- 22) THENCE SOUTH 34°59'57" EAST, A DISTANCE OF 100.53 FEET TO THE NORTHERLY LINE OF THE RESERVOIR NO. 4 SITE EASEMENT, RECORDED IN BOOK 395 AT PAGE 454 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE BOUNDARY OF SAID RESERVOIR NO. 4 FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE SOUTH 82°29'05" WEST, A DISTANCE OF 57.38 FEET;
- 2) THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 251.91 FEET;
- 3) THENCE NORTH 82°29'05" EAST, A DISTANCE OF 348.26 FEET;
- 4) THENCE NORTH 00°27'16" WEST, A DISTANCE OF 251.91 FEET TO SAID SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED;

THENCE NORTH 82°29'05" EAST, A DISTANCE OF 15.12 FEET ALONG LAST SAID SOUTHERLY LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND THE POINT OF BEGINNING; .

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO DENVER SOUTHEAST SUBURBAN WATER AND SANITATION DISTRICT BY INSTRUMENT RECORDED IN BOOK 407 AT PAGE 341 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.

CONTAINING A CALCULATED AREA OF 8,284,724 SQUARE FEET, OR 190.191 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38446  
FOR AND ON BEHALF OF MANHARD CONSULTING



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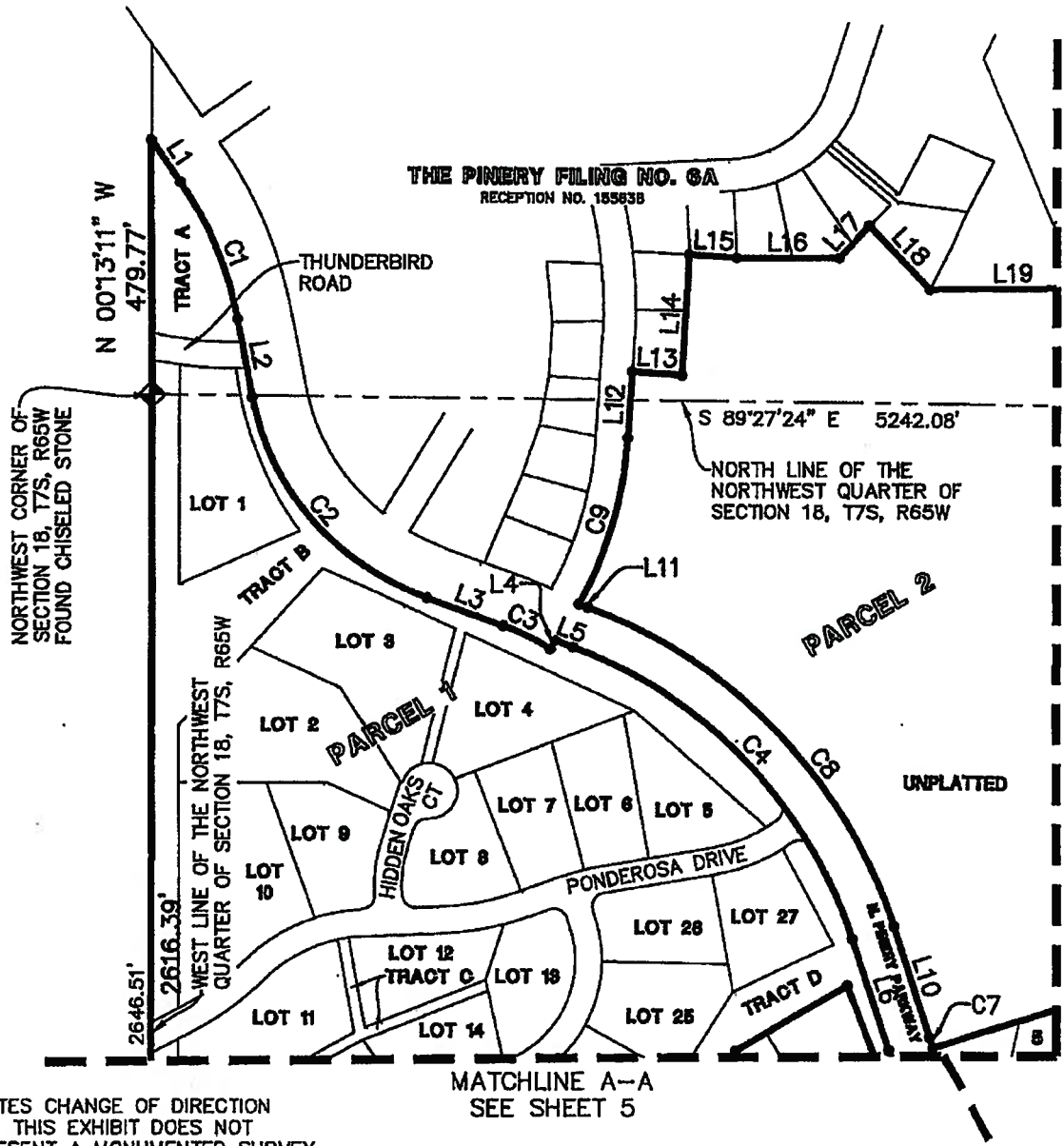
TIMBERS AT THE PINERY  
COUNTY OF DOUGLAS, COLORADO  
METROPOLITAN DISTRICT EXHIBIT

PROJ. MGR.: JMR  
DRAWN BY: GOP  
DATE: 10/13/15  
SCALE: N/A

SHEET  
3 OF 10  
00A.DRDCC6.04



# EXHIBIT A



**NOTE:**  
 • DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

MATCHLINE A--A  
SEE SHEET 5

SEE SHEET 8 FOR CURVE TABLE  
SEE SHEET 10 FOR LINE TABLE

MATCHLINE B--B  
SEE SHEET 6

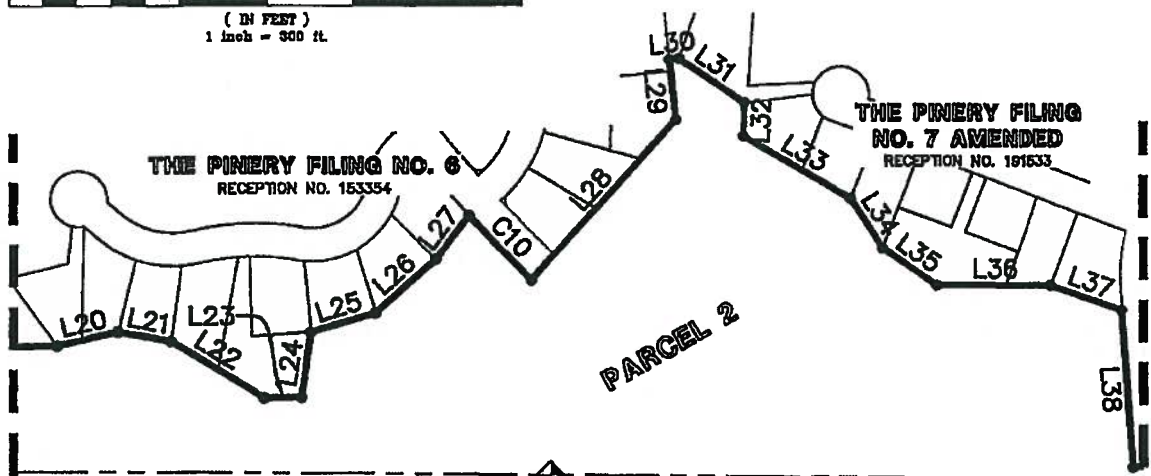
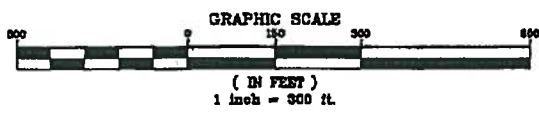
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TIMBERS AT THE PINERY	
COUNTY OF DOUGLAS, COLORADO	
METROPOLITAN DISTRICT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	4 OF 10
DATE: <u>10/13/15</u>	00A.DRDCC6.04
SCALE: <u>1" = 300'</u>	



# EXHIBIT A

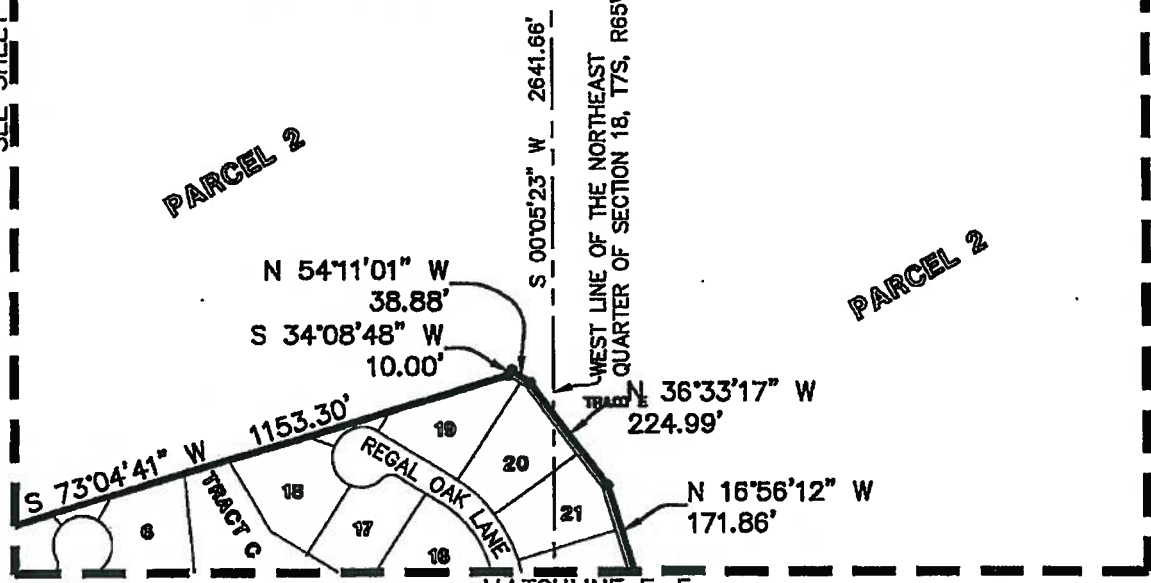


MATCHLINE B-B  
SEE SHEET 4

MATCHLINE D-D  
SEE SHEET 7

NORTH QUARTER CORNER  
OF SECTION 18, T7S, R65W  
FOUND 3.25" ALUMINUM CAP  
STAMPED "LS 6935, 1986"

S 89°27'24" E 5242.08'



MATCHLINE E-E  
SEE SHEET 9

**NOTE:**  
• DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 8 FOR CURVE TABLE  
SEE SHEET 10 FOR LINE TABLE

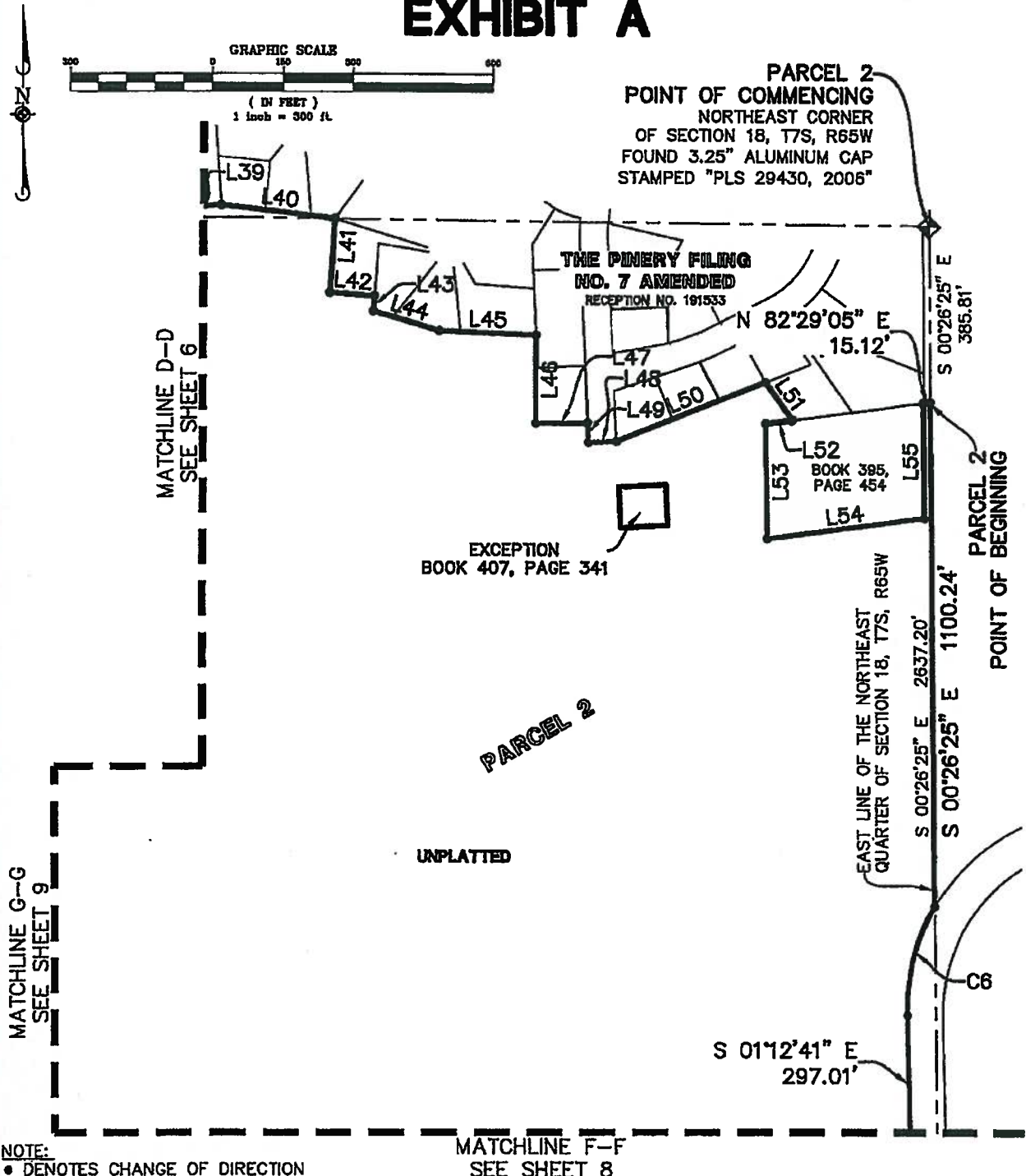


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TIMBERS AT THE PINERY	
COUNTY OF DOUGLAS, COLORADO	
METROPOLITAN DISTRICT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	6 OF 10
DATE: <u>10/13/15</u>	00A.DRDCC6.04
SCALE: <u>1" = 300'</u>	

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# EXHIBIT A



**PARCEL 2**  
**POINT OF COMMENCING**  
 NORTHEAST CORNER  
 OF SECTION 18, T7S, R65W  
 FOUND 3.25" ALUMINUM CAP  
 STAMPED "PLS 29430, 2006"

**THE PINERY FILING**  
**NO. 7 AMENDED**  
 RECEPTION NO. 191533

EXCEPTION  
 BOOK 407, PAGE 341

**PARCEL 2**

UNPLATTED

MATCHLINE D-D  
 SEE SHEET 6

MATCHLINE G-G  
 SEE SHEET 9

MATCHLINE F-F  
 SEE SHEET 8

PARCEL 2  
 POINT OF BEGINNING

EAST LINE OF THE NORTHEAST  
 QUARTER OF SECTION 18, T7S, R65W

S 01°12'41" E  
 297.01'

S 00°26'25" E  
 365.81'

S 00°26'25" E  
 2637.20'

S 00°26'25" E  
 1100.24'

**NOTE:**  
 • DENOTES CHANGE OF DIRECTION  
 ONLY. THIS EXHIBIT DOES NOT  
 REPRESENT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE  
 ATTACHED LEGAL DESCRIPTION.

SEE SHEET 8 FOR CURVE TABLE  
 SEE SHEET 10 FOR LINE TABLE

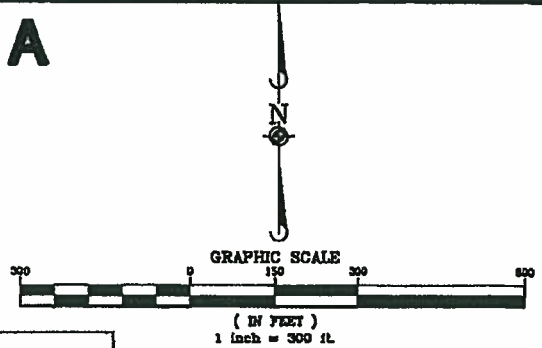
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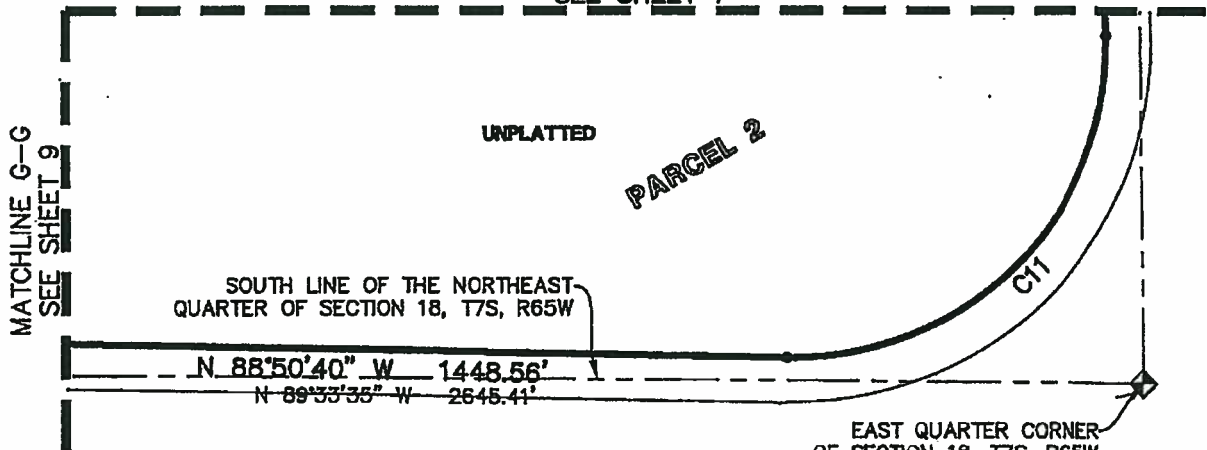
TIMBERS AT THE PINERY	
COUNTY OF DOUGLAS, COLORADO	
METROPOLITAN DISTRICT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	7 OF 10
DATE: <u>10/13/15</u>	00A.DRDCC6.04
SCALE: <u>1" = 300'</u>	

# EXHIBIT A



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°04'06"	695.00'	279.82'	S 22°02'03" E	277.93'
C2	59°20'00"	500.00'	517.78'	S 40°10'00" E	494.95'
C3	12°23'07"	450.00'	97.27'	S 63°38'26" E	97.08'
C4	51°48'55"	860.00'	777.74'	S 43°36'02" E	751.51'
C5	16°28'53"	640.00'	184.10'	S 25°56'02" E	183.46'
C6	32°21'27"	440.00'	248.49'	S 14°58'02" W	245.20'
C7	2°08'57"	560.00'	20.68'	N 18°45'04" W	20.68'
C8	51°48'55"	940.00'	850.09'	N 43°36'02" W	821.41'
C9	24°50'49"	760.00'	329.58'	N 16°12'54" E	327.01'
C10	3°37'26"	2526.00'	159.76'	S 43°34'54" E	159.73'
C11	92°22'32"	560.00'	902.86'	S 44°58'35" W	808.21'

MATCHLINE F-F  
SEE SHEET 7



**NOTE:**

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 11 FOR LINE TABLE

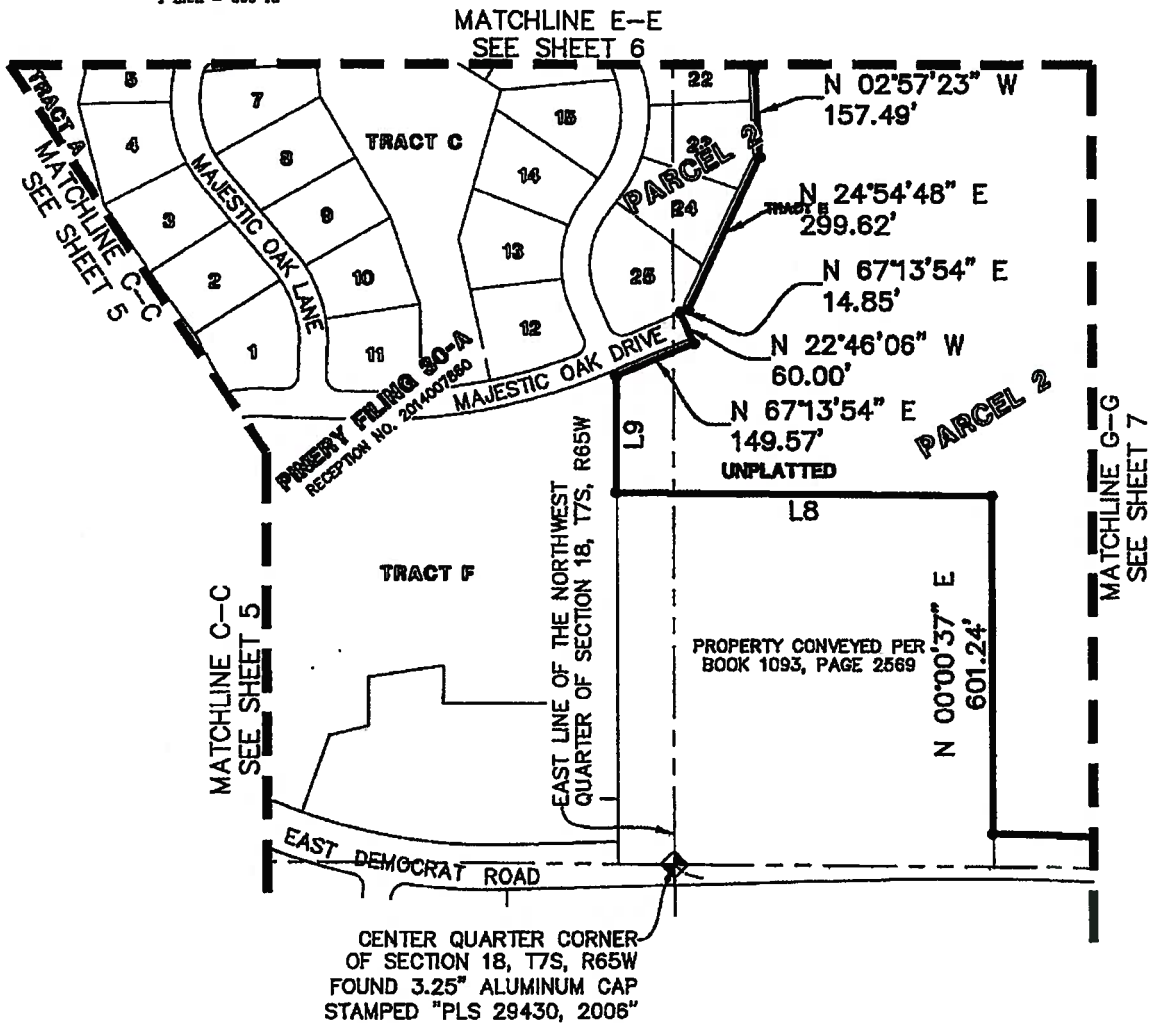
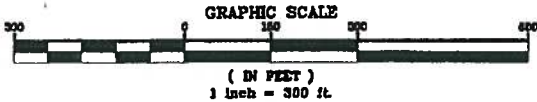
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TIMBERS AT THE PINERY		SHEET	
COUNTY OF DOUGLAS, COLORADO		8 OF 10	
METROPOLITAN DISTRICT EXHIBIT		00A.DRDCC6.04	
PROJ. MGR.:	JR		
DRAWN BY:	GDP		
DATE:	10/13/15		
SCALE:	1" = 300'		

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# EXHIBIT A



**NOTE:**

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 8 FOR CURVE TABLE  
SEE SHEET 10 FOR LINE TABLE

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<b>TIMBERS AT THE PINERY</b>	
COUNTY OF DOUGLAS, COLORADO	
METROPOLITAN DISTRICT EXHIBIT	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	9 OF 10
DATE: <u>10/13/15</u>	00A.DRDCC6.04
SCALE: <u>1" = 300'</u>	

# EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 33°34'06" E	96.36'
L2	S 10°30'00" E	150.00'
L3	S 69°50'00" E	150.00'
L4	N 32°33'07" E	17.95'
L5	S 69°30'30" E	34.21'
L6	S 17°41'35" E	216.67'
L7	S 34°10'28" E	433.12'
L8	N 89°29'38" W	680.02'
L9	N 00°00'36" E	211.64'
L10	N 17°41'35" W	216.67'
L11	N 69°30'30" W	17.21'
L12	N 03°47'29" E	125.98'
L13	S 86°10'00" E	92.23'
L14	N 03°45'58" E	227.60'
L15	S 86°30'00" E	88.54'
L16	N 89°57'25" E	190.76'
L17	N 42°21'11" E	82.07'
L18	S 43°00'00" E	163.04'
L19	N 89°05'44" E	323.59'
L20	N 77°00'00" E	109.71'
L21	S 79°20'00" E	94.14'
L22	S 57°32'56" E	189.17'
L23	N 89°07'47" E	64.91'
L24	N 08°06'12" E	117.75'
L25	N 73°17'42" E	119.95'
L26	N 47°32'18" E	142.71'
L27	N 36°50'42" E	98.69'
L28	N 41°31'33" E	385.87'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N 05°49'58" W	108.81'
L30	N 83°15'53" E	17.45'
L31	S 55°19'20" E	141.06'
L32	S 01°56'08" W	59.54'
L33	S 58°55'27" E	219.24'
L34	S 32°01'05" E	105.40'
L35	S 54°58'56" E	116.65'
L36	S 89°54'21" E	206.18'
L37	S 70°58'00" E	136.94'
L38	S 04°00'00" E	282.68'
L39	N 86°00'00" E	60.00'
L40	S 83°06'05" E	242.88'
L41	S 03°56'18" W	161.92'
L42	S 85°20'32" E	96.00'
L43	S 03°04'17" W	32.40'
L44	S 73°07'38" E	147.54'
L45	S 87°32'13" E	207.52'
L46	S 00°00'00" E	192.13'
L47	N 90°00'00" E	110.82'
L48	S 02°35'00" E	41.81'
L49	N 87°29'08" E	60.00'
L50	N 67°59'43" E	343.78'
L51	S 34°59'57" E	100.53'
L52	S 82°29'05" W	57.38'
L53	S 00°27'16" E	251.91'
L54	N 82°29'05" E	348.26'
L55	N 00°27'16" W	251.91'

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TIMBERS AT THE PINERY  
COUNTY OF DOUGLAS, COLORADO  
METROPOLITAN DISTRICT EXHIBIT

PROJ. NO.: JMR  
DRAWN BY: GDP  
DATE: 10/13/15  
SCALE: N/A

SHEET  
**10** OF **10**  
00A.DRDCC6.04

## Water Usage Report

2015

Month	Total Gallons Pumped (1000 Gal.)	Year to Date Accumulation (1000 Gal.)	Avg per Day (1000 Gal.)	Peak Day (1000 Gal.)	Peak Day (less lake/LL)	Commercial Gallons Used (1000 Gal.)	Golf/Lake/Golf Courses Gallons Pumped (1000 Gal.)	Golf Courses Gallons Used (1000 Gal.)	Dwelling Units	Residential Gallons Used (est.)			Weather		
										Residential Includes unaccounted (1000 Gal.)	Residential excludes unaccounted (1000 Gal.)	Residential golf/day/home (gallons)	Precipitation (inches)	High Average (fahrenheit)	Low Average (fahrenheit)
January	26,746	26,746	863	1,064	949	938	3,607	0	4,212	22,203	19,723	151	0.39	48	22
February	24,352	51,099	870	1,029	934	896	3,579	0	4,215	19,877	17,397	147	0.70	47	23
March	27,512	78,611	887	1,108	997	1,083	3,950	1,998	4,215	22,478	19,999	153	0.82	60	30
April	50,660	129,270	1,689	2,976	1,777	2,806	16,308	18,585	4,220	31,446	28,966	229	3.10	62	36
May	39,103	168,373	1,281	1,711	1,689	2,965	2,588	1,198	4,224	33,540	31,060	237	5.10	63	42
June	77,850	246,223	2,595	5,895	4,692	9,663	3,542	12,782	4,230	64,646	62,166	490	4.30	82	56
July	141,413	387,636	4,562	6,148	5,062	16,581	16,530	31,074	4,236	108,302	105,822	806	1.50	83	58
August	163,079	550,715	5,261	6,509	5,119	18,013	27,111	41,254	4,241	117,955	115,475	878	1.56	86	60
September	166,580	717,295	5,553	6,404	4,975	17,731	31,118	45,539	4,246	117,731	115,251	905	0.13	84	53
October	98,233	815,528	3,169	4,741	3,638	10,676	22,135	19,763	4,254	65,422	62,942	477	1.25	69	42
November	28,895	844,423	983	1,308	1,308	841	4,497	9,777	4,261	23,557	21,077	165	0.55	50	25
December	28,074	872,497	908	1,084	956	714	3,932	2,781	4,263	23,428	20,948	159	0.16	44	19
<b>Total</b>	<b>872,497</b>					<b>83,005</b>	<b>138,907</b>	<b>184,751</b>	<b>53</b>	<b>650,585</b>	<b>620,825</b>		<b>19.56</b>	<b>86</b>	<b>19</b>
<b>Average</b>	<b>72,708</b>		<b>2,381</b>	<b>3,331</b>	<b>2,676</b>	<b>6,917</b>	<b>11,576</b>	<b>16,398</b>	<b>4,235</b>	<b>84,215</b>	<b>81,738</b>	<b>400</b>	<b>1.63</b>	<b>68</b>	<b>39</b>
<b>Minimum</b>	<b>24,352</b>		<b>863</b>	<b>1,029</b>	<b>934</b>	<b>714</b>	<b>2,588</b>	<b>0</b>		<b>19,877</b>	<b>17,397</b>	<b>147</b>	<b>0.13</b>	<b>44</b>	<b>19</b>
<b>Maximum</b>	<b>166,580</b>		<b>5,553</b>	<b>6,509</b>	<b>5,119</b>	<b>18,013</b>	<b>31,118</b>	<b>45,539</b>		<b>117,955</b>	<b>115,476</b>	<b>905</b>	<b>6.10</b>	<b>86</b>	<b>60</b>

Peak Day for 2011 was June 29th @ 7.291 Mgals or 74% of the adjusted capacity.

Peak Day for 2012 was July 1st @ 7.172 Mgals or 75% of the adjusted capacity.

Peak Day for 2013 was July 22nd @ 7.119 Mgals or 75% of the adjusted capacity.

Peak Day for 2014 was July 9th @ 7.209 Mgals or 76% of the adjusted capacity.

Excel by year/Day use the yearly report

Denver SE Suburban Water and Sanitation District



**Pinery Water and Wastewater District  
Water Use by Customer Class (in acre-feet)  
System Buildout**

Month	System Loss (estimated)	Residential				Commercial	Construction	Golf Courses	Total
		Residential Inside	Residential Outside	Residential Total	(Buildout) Dwelling Units				
January	8.220	96.010	0.445	96.455	5,782	27.636	0.230	11.399	143.940
February	7.425	103.848	0.887	104.734	5,782	27.127	0.230	10.257	149.773
March	8.220	94.219	2.214	96.434	5,782	27.419	1.559	16.432	150.064
April	7.955	97.503	50.257	147.760	5,782	29.477	1.713	67.692	254.597
May	8.220	100.753	224.455	325.207	5,782	50.425	1.482	124.890	510.225
June	7.955	97.503	335.511	433.014	5,782	72.071	0.460	115.094	628.594
July	8.220	100.753	416.619	517.372	5,782	97.726	0.460	145.900	769.679
August	8.220	100.753	255.590	356.343	5,782	76.153	0.460	79.828	521.005
September	7.955	97.503	219.066	316.569	5,782	65.850	0.307	81.315	471.995
October	8.220	100.753	87.799	188.551	5,782	54.139	0.230	73.002	324.143
November	7.955	98.134	3.509	101.643	5,782	27.839	0.166	9.634	147.237
December	8.220	92.798	0.877	93.675	5,782	26.813	0.077	0.000	128.785

	system loss	Res In	Res Out			Comm	Const.	Golf	
<b>Total</b>	<b>96.787</b>	<b>1,180.528</b>	<b>1,597.229</b>	<b>2,777.757</b>	<b>5,782</b>	<b>582.675</b>	<b>7.375</b>	<b>735.443</b>	<b>4,200.037</b>
<b>Average</b>	<b>8.066</b>	<b>98.377</b>	<b>133.102</b>	<b>231.480</b>		<b>48.556</b>	<b>0.615</b>	<b>61.287</b>	<b>350.003</b>
<b>Minimum</b>	<b>7.425</b>	<b>92.798</b>	<b>0.445</b>	<b>93.675</b>		<b>26.813</b>	<b>0.077</b>	<b>0.000</b>	<b>128.785</b>
<b>Maximum</b>	<b>8.220</b>	<b>103.848</b>	<b>416.619</b>	<b>517.372</b>		<b>97.726</b>	<b>1.713</b>	<b>145.900</b>	<b>769.679</b>

Note: Indoor residential usage is based off winter month usage.

based on 2008

## **Present and Future Water Sources Denver Southeast Suburban Water & Sanitation District**

Prepared by HRS Water Consultants, Inc. in Consultation with Denver Southeast Suburban  
Water & Sanitation District  
April 2014

### **A. General**

The Denver Southeast Suburban Water and Sanitation District AKA Pinery Water and Wastewater District (DSSWSD) has two types or sources of water for present and future water supply. These are tributary shallow wells constructed in the Cherry Creek alluvium and deep non-tributary Denver Basin Aquifer wells. The shallower alluvial wells have water rights from the senior Harrison and Haley Ditch rights, along with junior water rights which are covered under an existing plan for augmentation in Case No. W-6862 and a new plan for augmentation application (Case No. 11CW198) and an associated substitute water supply plan. The annual appropriation for the deep Denver Basin aquifer wells is derived from: 1) Pre Senate Bill 213 wells; 2) District decrees; 3) Decrees from others that have been included in the District. In total, DSSWSD has water rights for a maximum of 15,037 af/yr.

### **B. Water Rights Considerations**

The pumping of the shallow wells constructed in the Cherry Creek alluvium is covered by the District's existing plan for augmentation (W-6268) and a new plan for augmentation (11CW198) which adds additional tributary wells and water sources. The current augmentation plan allows for tributary pumping using three sources:

1. In-priority pumping based upon the historic use from the senior Harrison and Haley ditch rights totaling 1,220 acre-feet per year;
2. Infrequent in-priority pumping under the junior well water rights;
3. Out-of-priority pumping derived from return flow credit from District use of non-tributary (pre-S.B. 213) wells pursuant to the plan for augmentation.

The District also has begun supplying water under the pending application in Case No. 11CW198 under an annually renewed substitute water supply plan. This new plan includes additional alluvial wells, nontributary water rights not included in the original augmentation plan, and additional water sources. These sources potentially will include:

4. Infrequent in-priority pumping under new alluvial well water rights;
5. Additional nontributary water rights and wells;
6. Water available from the Cherry Creek Project Water Authority;
7. Water available through the W.I.S.E agreement;
8. Out-of-priority alluvial well pumping to be allowed under the new plan for augmentation and derived from return flow credits and/or direct releases and exchanges from the above sources.

The District has acquired a substantial amount of non-tributary ground water through adjudications by the District or Senior Corp., or through inclusions into the District, or by direct purchase. The attached Table 1 provides a summary of the various decreed non-tributary rights and annual appropriations.

The primary source of non-tributary ground water currently in use by the District is from the original set of Pre-Senate Bill 213 (Pre-S.B. 213) wells which are referenced in the augmentation plan in Case No. W-6268 and three associated decrees (W-6265, W-6267 and W-7241). These are the wells designated as A through M. Because part of the original appropriations for wells A, B and J have been reduced, and Well C has been abandoned, the present total availability of non-tributary water for this set of wells is 1,865 acre-feet per year (af/yr).

The District acquired water rights from Senior Corp., initially for property east of Highway 83 and then for property west of the highway. These rights were originally filed together under applications for each of the four Denver basin aquifers, but were then separated into two sets of decrees based on lands east and west of Highway 83. Non-tributary rights acquired from Senior Corp. for the District area east of the highway total 2,261 af/yr, and 3,051 af/yr for the west area.

The District also acquired the non-tributary water rights associated with the Gondolier Farms which was decreed in Case No. 84CW208. These rights total 885 af/yr.

In Case No. 85CW203, the District adjudicated all remaining water underlying District lands east of Highway 83 which had not previously been adjudicated in any of the above-described decrees. This decree also recovered a portion of the water made available by the reduction in appropriations for Pre-S.B. 213 wells A, B, C and J. The total non-tributary ground water made available under this decree is 2,466 af/yr.

The District has also obtained additional decreed ground water rights by inclusion of the Reata South (1,608 af/yr) and Vistancia/Scott Road (184 af/yr) developments. In addition the District purchased decreed ground water rights from the Evans Ranch in the amount of 1,146 af/yr. These additional rights total 2,938 af/yr.

All of the above-described decrees provide additional non-tributary ground water for District use beyond the amount originally included in the District augmentation plan. The total of these additional rights is 11,601 af/yr. When combined with the original Pre-S.B. 213 well appropriations, the District has a total non-tributary ground water supply of about 13,466 af/yr. It should be noted that several of the listed decrees include provisions where the final ground water appropriation may be changed based on site-specific data at the time wells are drilled. Based on past experience, such data is not likely to change the decreed appropriations more than plus or minus 5 percent.

The decree in Case No. W-6268 also includes changes in use for the District's 5/9 interest in the Harrison Ditch, and the 85% interest in the Haley Ditch. The decree made findings of a combined total 1220 af/yr may be pumped through certain District alluvial wells as alternate points of diversion and used directly for municipal purposes. With priorities of May 30, 1874,

and July 1, 1873, respectively, these are some of the most senior rights on Cherry Creek and provide a firm yield of 1,220 af/y.

Under the existing augmentation plan in Case No. W-6268, the District can utilize return flows from municipal use of non-tributary water supplied by the District's Denver Basin aquifer wells as credits against out-of-priority tributary well pumping. Under the augmentation plan, return flow credits for non-tributary pumping are calculated based on the monthly consumptive use percentages included in Paragraph 22 of the decree. Depletions from tributary well pumping are calculated as equal to the monthly consumptive use percentages. The credits for return flows are then applied to offset the calculated depletions on an annual basis. As long as the total non-tributary return flows equal or exceed the total tributary well depletions at the end of the year, the District's augmentation plan is in compliance and no injury to other water rights will occur.

Under the proposed plan for augmentation in Case No. 11CW198, additional nontributary water rights and associated return flow credits are included as augmentation sources to also allow for additional tributary well pumping. Up to eight additional alluvial wells (2 currently in use) can be added under the plan. Depletions from out-of-priority pumping from the alluvial wells will be offset from return flows from nontributary well pumping under the plan, as well as other sources. These other sources include water available to the District through its participation in the Cherry Creek Project Water Authority and the W.I.S.E agreement, a plan by which recycled water from Denver and Aurora is made available via pipeline for use by several southeastern metro area water providers. The augmentation plan also includes provisions to maximize use and flexibility for the various water sources via exchanges and storage, including aquifer storage and recovery.

The water listed in Table 1 under the Broe Aug Plan and Rosie Wells decree (Broe) can only be used for future development of the Broe property.

### **C. Requirements**

The water requirements of DSSWSD has varied over the years, depending upon stage of buildout and precipitation. Table 2 shows the recorded use during the past 30 years. As can be noted, the system use has more than doubled since 1982 to a total of 3,471 af in the water year 2012. Projected build out water use for the District is estimated to be 4,200 af/y.

### **D. Summary**

The tabulation below shows the past ten years of water used within the existing system. The uses within the District should be more than covered by the 15,037 af/yr of water for which the District has water rights.

Year	Tributary (af/yr)	Non- Tributary (af/yr)	Total (af/yr)
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,704	1195	2,898

**TABLE I**

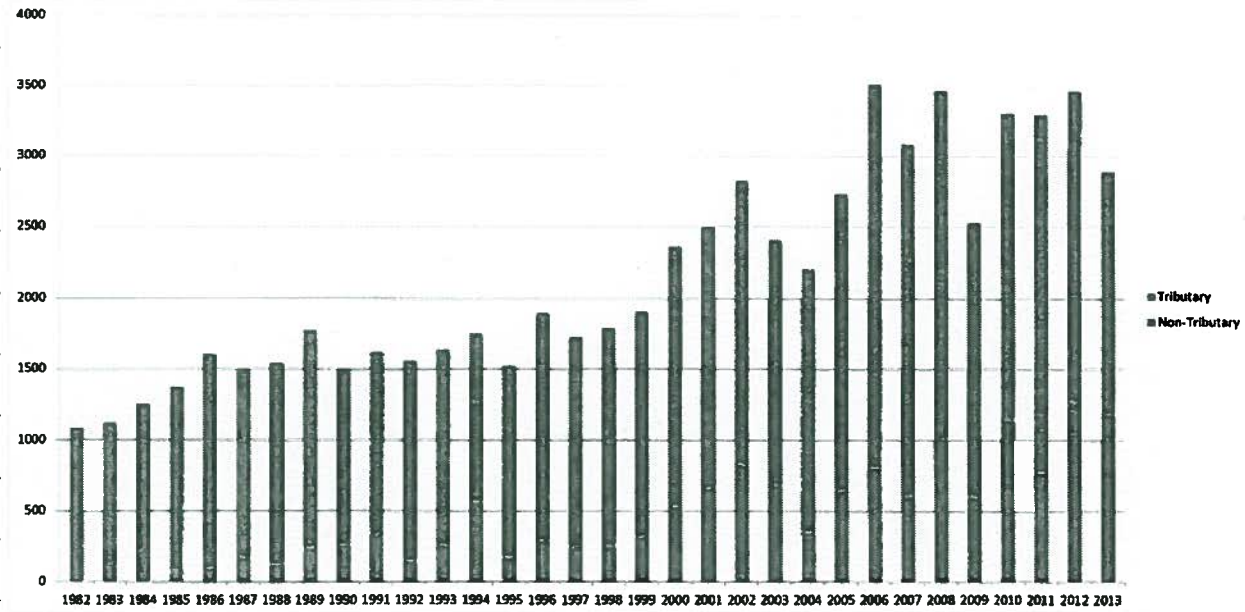
**Denver Southeast Suburban  
Water & Sanitation District**

**Water Rights Summary**

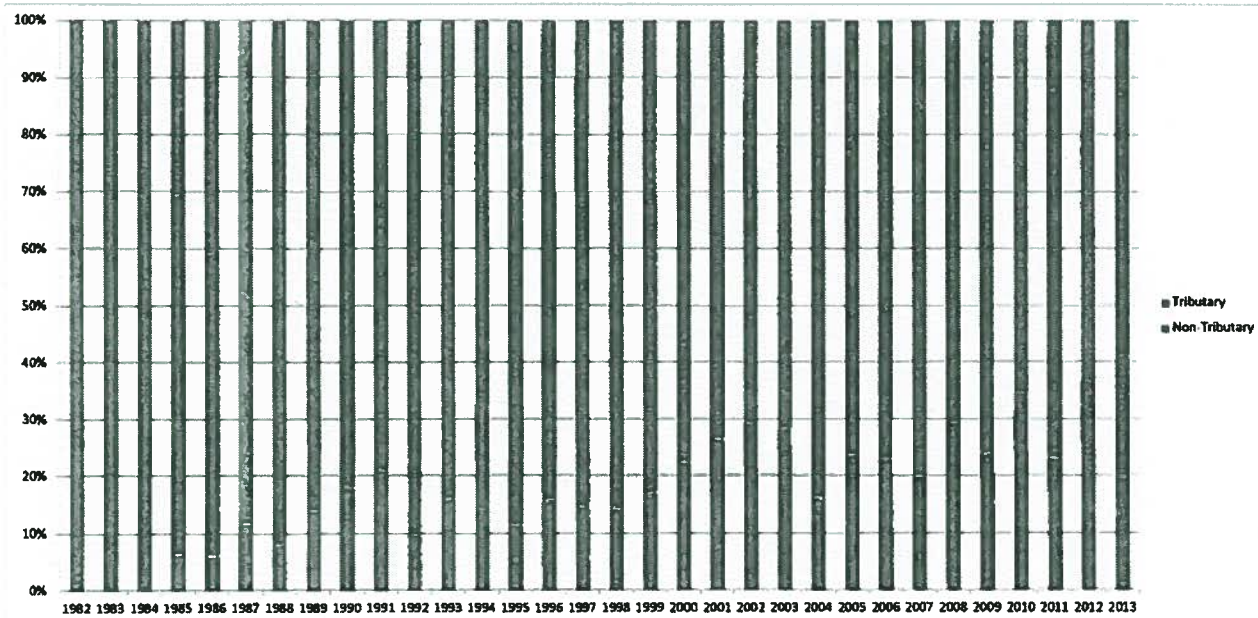
<b>Case No.</b>	<b>Description</b>	<b>Decreed Amount (af/yr)</b>	<b>Subtotals (af/yr)</b>
<b>A. Tributary Water Rights</b>			
W-6268	Harrison & Haley Ditches	1220	1220
W-6268	Junior Water Rights	Variable	
<b>B. Nontributary Water Rights</b>			
W-6265	Wells A, B and C	243	
W-6267	Well J	103	
W-7241	Wells F,G,H,I,K,L and M	1519	
	<b>Pre-S.B. 213 Wells Subtotal:</b>		<b>1865</b>
	<b>(amount w/Current Aug Plan in W-6268)</b>		<b>3085</b>
83CW087E	Senior Corp. East Side - Arapahoe	1202	
83CW088E	Senior Corp. East Side - Denver	240	
83CW089E	Senior Corp. East Side - Dawson	305	
83CW090E	Senior Corp. East Side - LFH	514	
	<b>Senior Corp East Side Subtotal:</b>		<b>2261</b>
82CW087W	Senior Corp. West Side - Arapahoe	1823	
83CW088W	Senior Corp. West Side - Denver	396	
83CW089W	Senior Corp. West Side - Dawson	154	
83CW090W	Senior Corp. West Side - LFH	678	
	<b>Senior Corp West Side Subtotal:</b>		<b>3051</b>
84CW208	Gondolier Farms Decree	885	
85CW203	DSSWSD Nontributary Determination	2466	
89CW086, 087, 088, and 089	Reata South	1608	
93CW146 & 2003CW344	Evans Ranch	1146	
85CW139	Wolf/Vistancia/Scott Road	184	
	<b>Additional Nontributary Water Subtotal:</b>		<b>6289</b>
	<b>Total Nontributary Water:</b>		<b>13,466</b>
<b>Nontributary Water Assigned to Broe Aug Plan (87CW338)</b>			
82CW418	Rosie Wells Decree (Broe)	351	351
<b>C. Total Water Sources, including Broe</b>			<b>15,037</b>

**Pinery Water and Wastewater District  
Water Use based on Water Year**  
Table 2

Year	(in ac.ft.)		Total
	Tributary	Non-Tributary	
1982	1,080	12	1,091
1983	1,123	0	1,123
1984	1,258	0	1,258
1985	1,292	91	1,384
1986	1,511	103	1,614
1987	1,324	179	1,504
1988	1,422	127	1,549
1989	1,527	250	1,777
1990	1,225	271	1,496
1991	1,282	344	1,626
1992	1,407	156	1,563
1993	1,379	265	1,644
1994	1,184	574	1,758
1995	1,351	178	1,529
1996	1,601	303	1,904
1997	1,477	254	1,731
1998	1,537	257	1,795
1999	1,568	326	1,914
2000	1,838	533	2,371
2001	1,839	669	2,508
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,704	1195	2,898



Year	(in ac.ft.)	
	Tributary	Non-Tributary
1982	98.9%	1.1%
1983	100.0%	0.0%
1984	100.0%	0.0%
1985	93.4%	6.6%
1986	93.6%	6.4%
1987	88.1%	11.9%
1988	91.8%	8.2%
1989	85.9%	14.1%
1990	81.9%	18.1%
1991	78.8%	21.2%
1992	90.0%	10.0%
1993	83.9%	16.1%
1994	67.3%	32.7%
1995	88.3%	11.7%
1996	84.1%	15.9%
1997	85.3%	14.7%
1998	85.7%	14.3%
1999	83.0%	17.0%
2000	77.5%	22.5%
2001	73.3%	26.7%
2002	70.6%	29.4%
2003	71.6%	28.4%
2004	83.7%	16.3%
2005	76.2%	23.8%
2006	76.9%	23.1%
2007	80.1%	19.9%
2008	70.6%	29.4%
2009	76.0%	24.0%
2010	65.3%	34.7%
2011	76.7%	23.3%
2012	63.3%	36.7%
2013	58.8%	41.2%



**Exhibit I**  
**Advance and Reimbursement Agreement**



## ADVANCE AND REIMBURSEMENT AGREEMENT

This Advance and Reimbursement Agreement (the “**Agreement**”) is made and entered into effective as of the \_\_\_ day of \_\_\_\_\_, 2016 by and between TIMBERS METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, (the “**District**”) and TIMBERS DEVELOPMENT GROUP, INC., a Colorado corporation (the “**Company**”) (the District and the Company collectively, “**Parties,**” or any of the Parties, a “**Party,**” and all other capitalized terms used herein shall have the meanings hereinafter set forth).

### RECITALS

A. The Service Plan for the District (the “**Service Plan**”) has been duly approved by the County of Douglas, Colorado (the “**County**”), and the District has been duly organized pursuant to the provisions of Article 1 of Title 32, C.R.S.

B. Pursuant to the Service Plan the District is empowered to provide water, sanitation, street improvement, safety protection, parks and recreation, and storm drainage improvements and services within and without the boundaries of the District for the benefit of the general public as well as the properties and development owned and pursued by the Company (the “**Project**”).

C. Pursuant to Section 32-1-1001(1)(f) and (h), C.R.S., the District has the power to acquire real and personal property, including rights and interests in property and easements necessary for District functions or operations, and to acquire, construct and install the public improvements authorized in the Service Plan.

D. At a public election held by the District on November 8, 2016, a majority of the eligible electors voting at such election voted in favor of, among other matters, the District incurring indebtedness and other multiple-fiscal year financial obligations to finance the acquisition, construction, installation and completion of the public improvements authorized in the Service Plan.

E. Because the District does not have the ability at present to finance the planning, design, engineering, construction, installation and completion of certain public improvements as more specifically described in the Service Plan (the “**Public Improvements**”), the Company has agreed to construct and complete the Public Improvements, and to transfer the Public Improvements to the District or the County for public use or, in the alternative, has agreed to advance to the District the funds necessary to construct and complete the Public Improvements for the benefit of the District and the public, generally.

F. It is in the public interest for the District to acquire and/or facilitate the construction of the Public Improvements and, when financially feasible, to reimburse the

Company or its assignee for the costs of the Public Improvements and for Advances (as defined herein) (together, the “**Reimbursable Costs**”) through and by means of the issuance by the District of the District’s bonds and other legally available funds in accordance with all limitations set forth in the Service Plan and this Agreement.

## **AGREEMENT**

In consideration of the agreements, covenants and undertakings set forth herein and for other good and sufficient consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. **Representations, Warranties and Covenants Relating to Completed Public Improvements.** With respect to any Public Improvement listed in Exhibit A, the Company, represents, warrants and covenants to the best of his current knowledge as follows:

a. All Public Improvements have been constructed, installed and completed in conformance with all duly approved designs, plans and specifications and the requirements, standards and specifications of the Districts and the County, as applicable, and have been or will be conveyed, transferred or dedicated to the District or the County for public use, free of all liens, encumbrances and obligations of every nature other than those of record or that a survey or inspection thereof would disclose.

b. The foregoing representations, warranties and covenants are made as of the date of this Agreement and shall be deemed to be continuing for all purposes for any applicable warranty period unless otherwise approved in writing by the Districts.

2. **Completion and Transfer of Public Improvements.** After the date of the execution of this Agreement, upon completion, the Company shall transfer the Public Improvements to the District or, if so directed by the District, to the County, the Pinery Water and Sanitation District (“Pinery”) or the High Prairie Metropolitan District (“HPMD”) upon completion and acceptance of the Public Improvements by the District or the County, Pinery or HPMD (collectively, the “Accepting Jurisdictions”), as applicable, as follows:

a. The Public Improvements shall conform to the requirements, standards and specifications of all public and/or private agencies to which the Public Improvements may be or are required to be dedicated or conveyed by the District in addition to any standards or requirements adopted by the District. At its discretion and request, the District may require the Company to arrange for the work to be certified by the District’s engineers, at the District’s sole cost and expense, so that the engineers will be able to advise and certify to the District that all work was performed in compliance with the applicable drawings, standards and specifications, and that the costs incurred to

complete the Public Improvements are consistent with industry standards applicable in the Denver Metropolitan Area .

b. As a precondition to the conveyance, dedication or other transfer of any Public Improvements to the District or the Accepting Jurisdictions for ownership, maintenance and repair, the Company shall provide the District or the Accepting Jurisdictions, as applicable, with a guarantee, to secure performance of warranty obligations against defects in materials, workmanship, construction and installation of the facilities or improvements, all for a two-year period from acceptance of the Public Improvements. This requirement shall not apply to any improvements for which Company satisfies all the requirements of the entity to which the improvement will ultimately be conveyed or dedicated if that entity agrees to take title and to release the District from any ongoing responsibility.

c. The Company shall provide to the District or, if so directed by the District, to the Accepting Jurisdictions: (i) if required, a special warranty or quitclaim deed transferring and conveying the Company's interests in the Public Improvements, free and clear of all liens, encumbrances or security interests of any nature, except those of record and those a survey or inspection thereof would disclose, and (ii) if applicable, a partial release of its interests in the Public Improvements from any lender that has loaned funds to complete the Public Improvements, together with any easements and rights-of-way necessary for the convenient construction, operation, repair, replacement or maintenance of any Public Improvements located on any property that has not been conveyed, transferred or dedicated to the District or the Accepting Jurisdictions, in a commercially reasonable form.

d. The Reimbursable Costs of any Public Improvements either completed prior to the execution of this Agreement (Exhibit A) or subsequently acquired by the District or transferred to the Accepting Jurisdictions shall be determined based upon actual costs verified by the Company and confirmed by the District's engineers.

(i) The Reimbursable Costs of the Public Improvements shall include all construction costs, planning, design, engineering, surveying, construction management, legal and other consulting services, and any other allowable capital expense relating to the Public Improvements.

(ii) Before any payment of Reimbursable Costs for Public Improvements is made hereunder, the Company shall provide, and if requested shall reasonably supplement, at the sole cost and expense of the Company, a schedule of the Reimbursable Costs for the Public Improvements prepared and audited by an independent public accountant, professional engineer, appraiser or valuation consultant reasonably acceptable to the District, substantiating the amount of the Reimbursable Costs.

(iii) The Company shall also provide to the District or the Accepting Jurisdictions, as applicable, “as-built” drawings of all Public Improvements or a certification signed by a licensed professional engineer confirming the location and extent of the Public Improvements, together with supporting maps and other documentation as may be reasonably required by the District, or the Accepting Jurisdictions, at the Company’s sole cost and expense, including without limitation any appraisals, surveys, environmental reports, permits, assignments of construction warranties, lien waivers, releases and other documentation relating to the Public Improvements or the transfer thereof.

e. The Company shall, with the prior concurrence of the District, transfer such Public Improvement in compliance with all requirements set forth in this Section 2 and all other applicable provisions of this Agreement. The District shall not accept conveyance of any Public Improvements or be obligated to reimburse or pay interest for a Public Improvement until such Public Improvement is completed. Upon completion of each Public Improvement in conformance with all applicable requirements, standards and specifications of the Service Plan and all public and/or private agencies to which the Public Improvements may be or are required to be dedicated to, or conveyed by the District, in addition to any standards or requirements adopted by the District, such Public Improvement, to the extent the same will be accepted by the District, shall be accepted for ownership by the District.

3. Advances.

a. The Company, in its sole discretion, may, but shall not be obligated to in any manner, advance sums (the “**Advances**”) as requested from time to time by the District to pay the costs of the Public Improvements and any management, operating and administrative expenses in accordance with the terms of this Agreement.

b. If the District determines that it will not have sufficient funds available to pay the anticipated costs of the Public Improvements as well as operating and administrative expenses of the District, it shall calculate the anticipated amount of such funding shortfall (the “**Funding Shortfall**”), which shall be classified by nature of use between capital and operating expenses. The District shall submit a written request to the Company to deposit the Funding Shortfall with the District’s bank. The Company, after reasonable verification of such Funding Shortfall, may, in its sole discretion, but shall have no obligation to in any manner, make an Advance and fund the Funding Shortfall after such notice from the District.

4. Reimbursement of Reimbursable Costs. The Parties acknowledge and agree that the District shall pay to the Company for the completed District Improvements an amount equal to the Reimbursable Costs incurred by Company and any advances made hereunder, but in no event shall the total amount paid to Company exceed \$6,800,000. Subject to the availability of funds budgeted and appropriated for payment

under this Agreement, as described below, the District shall pay to the Company installments of that amount as follows, subject to the District being satisfied in the exercise of its sole discretion that the Company has, in the case of each installment date, expended Actual Capital Costs of at least a like amount:

- a. \$1,776,150 on December 31, 2018;
- b. \$2,238,500 on June 30, 2020; and
- c. \$2,793,262, according to the terms of a separate note to be issued to the Company, subordinate to the District's general obligation bonds.

d. The Parties acknowledge that in order to pay the Reimbursable Costs, in conformance with its electoral authorization, the District intends to complete the issuance of its general obligation bonds (the "Bonds") in the total amount necessary to yield proceeds of \$4,014,650, to be used for the purpose of funding the District Improvements as set forth in this Agreement. The Parties further acknowledge and agree that the District's obligation to pay the Reimbursable Costs is expressly conditioned upon the District successfully issuing all of the Bonds in a form and at rates acceptable to the District's Board of Directors in the exercise of their sole discretion; provided that the District reserves the right, but shall have no obligation, to substitute other funds for the acquisition of the District Improvements if it so desires.

e. It is expressly agreed that the District's obligations hereunder may be further documented through other instruments including without limitation bonds or other evidences of indebtedness issued directly to the Company as authorized by Colorado law and the District's Service Plan.

5. Waiver of Covenants. The District, in its discretion, may waive any of the covenants of the Parties set forth herein by written notice to the Company; provided, however, that such waiver shall not constitute a general waiver of all covenants, nor shall any such waiver prevent the District from enforcing other terms of this Agreement.

6. Integrated Agreement and Amendments. This Agreement constitutes the entire agreement of the Parties with respect to the District's reimbursement obligation and the other matters set forth herein and replaces in their entirety any prior agreements, understandings, warranties or representations made by or between the Parties with respect to the subject matter hereof. This Agreement may be amended only by the agreement of each Party in writing.

7. Notice. Any notice, demand or other communication required or permitted to be given hereunder shall be in writing and delivered personally or sent by overnight national courier service or by overnight or registered mail, postage prepaid, return receipt requested, addressed to the Party at the address that follows or as either Party may subsequently designate from time to time in writing. Notice shall be considered given

when delivered or, if mailed by registered mail, on the third day after such notice is mailed.

To the District:  
Timbers Metropolitan District  
C/O Spencer Fane LLP  
Attention: Matthew Dalton  
1700 Lincoln Street, Suite 2000  
Denver, Colorado 80203

Timbers Development Group Inc.  
Attn: Don Siecke  
7343 S. Alton Way, Suite 100,  
Centennial, CO 80112

8. Assignment. This Agreement shall not be assigned, except by the prior written agreement of each Party or as expressly provided herein. This Agreement shall inure to the mutual benefit of the Parties and their respective successors and authorized assigns.

9. Severability. If any clause or provision of this Agreement shall be adjudged to be invalid and unenforceable by a court of competent jurisdiction or by operation of law, such clause or provision shall not affect the validity of this Agreement as a whole or of its other clauses and provisions.

10. Default / Remedies. In the event of any breach or default of this Agreement, each Party shall be entitled to exercise any remedy available in equity or at law. In this regard, this Agreement may be enforced by specific performance or injunction, or pursuant to such other legal and/or equitable relief as may be available under the laws of the State. The prevailing Party shall be entitled to reasonable attorney fees and costs. Absent bad faith or fraud by the District, no penalty shall be imposed upon the District because of its inability to pay any portion of the Reimbursable Costs of the Public Improvements to the Company. There shall be no acceleration in the repayment of outstanding Advances in the event of any default. Nothing contained herein shall allow recovery for consequential or punitive damages. Venue for any judicial action shall be in the State District Court for Douglas County.

11. Counterpart Execution. This Agreement may be executed in multiple counterparts, and the signature of a Party affixed to a counterpart signature of the other Party shall be deemed to constitute execution of the Agreement.

12. Term. The term of this Agreement shall end on the date that the Reimbursable Costs of the Public Improvements and any interest thereon have been paid

in full to the Company or its assignee in accordance with the terms hereof or December 31, 2056, whichever date occurs first in time.

13. Agreement Not an Indebtedness or Multiple Fiscal Year Financial Obligation. The payment obligations under this Agreement shall be subject to annual appropriation by the Board of Directors of the District in the exercise of their sole and unfettered discretion. The terms and conditions of this Agreement shall not be construed as a multiple-fiscal year direct or indirect district debt or other financial obligation within the meaning of Article X, Section 20 of the Colorado Constitution.

14. Governmental Immunity. Nothing herein shall be construed as a waiver of the rights and privileges of the District pursuant to the Colorado Governmental Immunity Act.

15. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Colorado.

16. Authority. By its execution hereof, each party hereto represents and warrants that its representative signing hereunder has full power and lawful authority to execute this document and bind the respective party to the terms hereof.

17. Supplemental Public Securities Act. The District hereby elects to apply all of the provisions of the Supplemental Public Securities Act, found at Title 11, Article 57, Part 2, C.R.S. to this Agreement. This recital shall be conclusive evidence of the validity and the regularity of the District's execution of this Agreement after its delivery for value.

EXECUTED as of the date and year first above written.

TIMBERS METROPOLITAN DISTRICT

By: \_\_\_\_\_  
President

TIMBERS DEVELOPMENT GROUP, INC.,  
a Colorado corporation

By: \_\_\_\_\_  
Authorized Signatory

**EXHIBIT A**

**Description of Completed Public Improvements**



**Exhibit J**  
**Annual Report Requirements**

The District shall be responsible for submitting an annual report to the County no later than July 1 of each year. The annual report shall conform to the following format:

Name of District

Year ANNUAL REPORT

(For Activities Completed in Year, and With Information About Prospective Years)

- I. District Description - General Information
  - a. Board members, officers' titles, and terms
  - b. Changes in board membership in past year
  - c. Name and address for official District contact
  - d. Elections held in the past year and their purpose
  
- II. Boundary changes for the report year and proposed changes for the coming year
  
- III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements:
  - a. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts
  - b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District
  
- IV. Service Plan
  - a. List and description of services authorized in Service Plan
  - b. List and description of facilities authorized in Service Plan
  - c. List and description of any extraterritorial services, facilities, and agreements

V. Development Progress

- a. Indicate the estimated year of build-out, as set forth in the Service Plan
- b. List the services provided with the date service began compared to the date authorized by the Service Plan
- c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented
- d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan
- e. List facilities not completed. Indicate the reason for incompleteness and provide a revised schedule, if any
- f. List facilities currently under construction with the percentage complete and an anticipated date of completion
- g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years
- h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan.
- i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each

VI. Financial Plan and Financial Activities

- a. Provide a copy of the audit or exemption from the audit for the reporting year.
- b. Provide a copy of the budget, showing the reporting and previous years.
- c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list

individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation).

- d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired
- e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued
- f. List the total amount of debt issued and outstanding as of the date of the annual report and compare to the maximum authorized debt level as set forth in the Service Plan
- g. Enterprises of the District
  - i. Include revenues of the enterprise, showing both direct support from the District and all other sources
  - ii. Include expenses of the enterprise, showing both direct payments to the District and all other obligations
- h. Detail contractual obligations
  - i. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments.
  - ii. Report any inability of the District to pay current obligations that are due within the current budget year
  - iii. Describe any District financial obligations in default
- i. Actual and Assessed Valuation History
  - i. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year
  - ii. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value.

- j. Mill Levy History
  - i. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance)
  - ii. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies.
- k. Miscellaneous Taxes History
  - i. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other)
  - ii. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes.
- l. Estimated Assessed Valuation of District at 100% Build-Out
  - i. Provide an updated estimate and compare this with the Service Plan estimate.
- m. Estimated Amount of Additional General Obligation Debt to be Issued by the District between the End of Current Year and 100% Build-Out.
  - i. Provide an updated estimate based on current events. Do not include refunding bonds.

**Exhibit K**  
**District Court Decree**

<p>DISTRICT COURT, DOUGLAS COUNTY, COLORADO</p> <p>Court Address:          Robert A. Christensen Justice Center          4000 Justice Way          Castle Rock, Colorado 80109</p> <hr/> <p>IN RE THE ORGANIZATION OF TIMBERS          METROPOLITAN DISTRICT, DOUGLAS COUNTY,          COLORADO</p> <hr/> <p>By the Court</p>	<p>▲ COURT USE ONLY ▲</p> <hr/> <p>Case No. 16 CV __</p> <p>Div.:            Ctrm.:</p>
<p><b>ORDER AND DECREE TO CREATE DISTRICT</b></p>	

THIS MATTER coming for consideration by the Court, and it appearing that the election, held on the 8th day of November, 2016, at which there was submitted the matter of the organization of Timbers Metropolitan District (the "District"), County of Douglas, State of Colorado, the election of Directors for such District, and the question necessary to implement the provisions of Section 11 of Article XVIII of the Colorado Constitution as applied to the new special district, was duly held by the Judges of Election appointed as specified in the Order of Court entered on the \_\_\_\_ day of \_\_\_\_\_, 2016;

AND five Directors compose the board of directors ("Board"), each Director having been elected by the eligible taxpaying electors in the District;

AND IT FURTHER appearing that the required Notice of Organizational Election was duly published in compliance with the aforementioned Order in The Douglas County News-Press, newspaper of general circulation in the proposed District, by publication as defined in Section 32-1-103(15) and 1-5-207(2), C.R.S. as shown in the Publisher's Affidavit on file in this proceeding, and further that written notice was duly posted at the office of the Designated Election Official at least ten days prior to the election, all in compliance with law, and the Order of this Court; and that all of said ballots were cast at said election by eligible electors of the proposed District who were registered to vote pursuant to the Uniform Election Code of 1992 (parts 1 to 13 of Title 1, C.R.S.), as amended, and who either had been residents of the proposed District for not less than thirty (30) days, or who or whose spouse own taxable real or personal

property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not, or who are obligated to pay taxes under a contract to purchase taxable property within the boundaries of the proposed District. That the following qualified persons were duly elected as Directors of the District for the indicated terms following the year of organization of the District:

NAME	TERM
	Until the next regular election, 2018
	Until the next regular election, 2018
	Until the next regular election, 2020
	Until the next regular election, 2020
	Until the next regular election, 2020

The following ballots were cast on the question of organization of the proposed District:

**BALLOT QUESTION A**

“Shall the Timbers Metropolitan District be organized?”

BALLOT QUESTION A	NUMBER OF VOTES CAST
Yes	
No	0

**BALLOT QUESTION B**

“Shall members of the Board of Directors of Timbers Metropolitan District be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such Section?”

BALLOT QUESTION B	NUMBER OF VOTES CAST
Yes	
No	0

AND IT FURTHER appearing that the election was held in accordance with Part 8 of Article 1 of Title 32, C.R.S.;

AND IT FURTHER appearing that all of the provisions of law, and more particularly all of the requirements of Title 32, Article 1, Part 3; and Title 1, Parts 1 to 13, Colorado Revised Statutes, as amended, have been complied with, met and performed, in the organization of the District;

AND the Court being fully advised in the premises, hereby ORDERS AND DECREES that:

The District has been duly and regularly organized and shall be known as “Timbers Metropolitan District” in the County of Douglas, State of Colorado. The organization of the “Timbers Metropolitan District” shall be effective as of the date of this Order as set forth below.

Said District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof. The facilities, services, programs, and financial arrangements of the District shall conform as far as practicable to the approved Service Plan and Resolution of the Board of County Commissioners of Douglas County, Colorado. The approved Service Plan and Resolution of Approval required by Title 32, Article 1, Part 2, Colorado Revised Statutes, as amended, previously filed in the within action shall be and the same are hereby incorporated by reference in this Order, and may be amended in the future as provided by law.

In accordance with Section 32-1-305.5(5), C.R.S. and under the authority of the Clerk of the Court, the Designated Election Official shall issue certificates of election for the directors elected.

The Court finds that the ballot questions set forth above passed.

The District is located within Douglas County, Colorado, as more particularly described as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

The Board of Directors shall hereafter take such steps and proceedings as the needs of the District require.



DONE IN OPEN COURT this day of November, 2016.

BY THE COURT:

---

District Court Judge

EXHIBIT A

LEGAL DESCRIPTION OF THE BOUNDARIES OF THE DISTRICT

RECEIVED

DEC 07 2016

Ref #2016057252, Date: 8/24/2016 10:24 AM, Pages: 1 of 3,  
Douglas County, CO. Merlin Klotz, Clerk and Recorder

DIV OF LOCAL GOVERNMENT

RESOLUTION NO. R-016- 084

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE SERVICE PLAN OF  
TIMBERS METROPOLITAN DISTRICT

WHEREAS, on June 20, 2016, a service plan for the proposed Timbers Metropolitan District ("Service Plan") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on June 21, 2016; and

WHEREAS, on July 11, 2016, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on August 9, 2016, the Board set a public hearing on the Service Plan for August 23, 2016 ("Public Hearing"), and (1) ratified publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on July 28, 2016; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on July 28, 2016, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Timbers Metropolitan District ("District") and, on July 28, 2016, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on August 23, 2016, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed District was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and

(b) that the existing service in the area to be served by the proposed District is inadequate for present and projected needs; and

- (c) that the proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and
- (d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and
- (e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and
- (f) that the facility and service standards of the proposed District are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and
- (g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and
- (h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
- (i) that the creation of the proposed District will be in the best interests of the area proposed to be served; and
- (j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.


Section 4. The legal description of the District shall be as provided in Exhibit A, attached hereto and incorporated herein by reference.

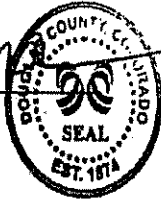
Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 23<sup>rd</sup> day of August, 2016, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY:   
David A. Weaver, Chair

ATTEST:   
Meghan McCann  
Deputy Clerk



**LEGAL DESCRIPTION**

**PARCEL 1**

PINERY FILING 27 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM LOTS 28 THROUGH 39, INCLUSIVE, PINERY FILING NO. 27.

CONTAINING A CALCULATED AREA OF 2,845,351 SQUARE FEET, OR 65.320 ACRES, MORE OR LESS.

**PARCEL 2**

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF SECTION 18 AND THE SOUTH HALF OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO BEAR SOUTH 00°26'25" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°26'25" EAST ALONG SAID EAST LINE, A DISTANCE OF 385.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°26'25" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1100.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEMOCRAT ROAD AS RECORDED IN BOOK 1716, PAGE 1991 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY AND NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°21'27", A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 248.49 FEET, THE CHORD OF WHICH BEARS SOUTH 14°58'02" WEST, A DISTANCE OF 245.20 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 01°12'41" EAST, A DISTANCE OF 297.01 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°22'32", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 902.86 FEET, THE CHORD OF WHICH BEARS SOUTH 44°58'35" WEST, A DISTANCE OF 808.21 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 88°50'40" WEST, A DISTANCE OF 1448.56 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED IN WARRANTY DEED RECORDED OCTOBER 29, 1992 IN BOOK 1093 AT PAGE 2569 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE NORTH 00°00'37" EAST, A DISTANCE OF 601.24 FEET;

THENCE NORTH 89°29'38" WEST, A DISTANCE OF 660.02 FEET TO THE EASTERLY LINE OF PINERY FILING 30-A, RECORDED FEBRUARY 18, 2014 AT RECEPTION NO. 2014007860 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE BOUNDARY OF SAID PINERY FILING 30-A FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH 00°00'36" EAST, A DISTANCE OF 211.64 FEET;
- 2) THENCE NORTH 67°13'54" EAST, A DISTANCE OF 149.57 FEET;
- 3) THENCE NORTH 22°46'06" WEST, A DISTANCE OF 60.00 FEET;
- 4) THENCE NORTH 67°13'54" EAST, A DISTANCE OF 14.85 FEET;
- 5) THENCE NORTH 24°54'48" EAST, A DISTANCE OF 299.62 FEET;
- 6) THENCE NORTH 02°57'23" WEST, A DISTANCE OF 157.49 FEET;
- 7) THENCE NORTH 16°56'12" WEST, A DISTANCE OF 171.86 FEET;
- 8) THENCE NORTH 36°33'17" WEST, A DISTANCE OF 224.99 FEET;

SEE SHEET 2 OF 10



**Manhard**  
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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>1</b> OF <b>10</b>
DATE: <u>06/17/16</u>	<b>00A.DRDCC6.04</b>
SCALE: <u>N/A</u>	

LEGAL DESCRIPTION (CONTINUED...)

- 9) THENCE NORTH 54°11'01" WEST, A DISTANCE OF 38.88 FEET;
- 10) THENCE SOUTH 34°08'48" WEST, A DISTANCE OF 10.00 FEET;
- 11) THENCE SOUTH 73°04'41" WEST, A DISTANCE OF 1153.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY, RECORDED JUNE 4, 1999 IN BOOK 1716 AT PAGE 1991 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, BEING A NON-TANGENT CURVE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH PINERY PARKWAY FOR THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°06'57", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 20.68 FEET, THE CHORD OF WHICH BEARS NORTH 18°45'04" WEST, A DISTANCE OF 20.68 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH 17°41'35" WEST, A DISTANCE OF 216.67 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°48'55", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 850.09 FEET, THE CHORD OF WHICH BEARS NORTH 43°36'02" WEST, A DISTANCE OF 821.41 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 69°30'30" WEST, A DISTANCE OF 17.21 FEET TO A POINT OF CURVATURE AND THE EASTERLY LINE OF THE PINERY FILING NO. 6A RECORDED NOVEMBER 10, 1972 AT RECEPTION NO. 155638;

THENCE ALONG SAID EASTERLY LINE OF SAID THE PINERY FILING NO. 6A FOR THE FOLLOWING NINE (9) COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°50'49", A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 329.58 FEET, THE CORD OF WHICH BEARS NORTH 16°12'54" EAST, A DISTANCE OF 327.01 FEET TO A POINT OF TANGENCY;
- 2) THENCE NORTH 03°47'29" EAST, A DISTANCE OF 125.98 FEET;
- 3) THENCE SOUTH 86°10'00" EAST, A DISTANCE OF 92.23 FEET;
- 4) THENCE NORTH 03°45'58" EAST, A DISTANCE OF 227.60 FEET;
- 5) THENCE SOUTH 86°30'00" EAST, A DISTANCE OF 88.54 FEET;
- 6) THENCE NORTH 89°57'25" EAST, A DISTANCE OF 190.76 FEET;
- 7) THENCE NORTH 42°21'11" EAST, A DISTANCE OF 82.07 FEET;
- 8) THENCE SOUTH 43°00'00" EAST, A DISTANCE OF 163.04 FEET;
- 9) THENCE NORTH 89°05'44" EAST, A DISTANCE OF 323.59 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 6, RECORDED AUGUST 23, 1972 AT RECEPTION NO. 153354 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE OF THE PINERY FILING NO. 6 FOR THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE NORTH 77°00'00" EAST, A DISTANCE OF 109.71 FEET;
- 2) THENCE SOUTH 79°20'00" EAST, A DISTANCE OF 94.14 FEET;
- 3) THENCE SOUTH 57°32'56" EAST, A DISTANCE OF 189.17 FEET;
- 4) THENCE NORTH 89°07'47" EAST, A DISTANCE OF 64.91 FEET;
- 5) THENCE NORTH 08°06'12" EAST, A DISTANCE OF 117.75 FEET;
- 6) THENCE NORTH 73°17'42" EAST, A DISTANCE OF 119.95 FEET;
- 7) THENCE NORTH 47°32'18" EAST, A DISTANCE OF 142.71 FEET;
- 8) THENCE NORTH 36°50'42" EAST, A DISTANCE OF 98.69 FEET TO A POINT ON A NON-TANGENT CURVE;
- 9) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°37'26", A RADIUS OF 2,526.00 FEET, AN ARC LENGTH OF 159.76 FEET, THE CORD OF WHICH BEARS SOUTH 43°34'54" EAST, A DISTANCE OF 159.73 FEET TO A NON-TANGENT LINE;
- 10) THENCE NORTH 41°31'33" EAST, A DISTANCE OF 385.87 FEET;
- 11) THENCE NORTH 05°49'58" WEST, A DISTANCE OF 108.81 FEET TO THE SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED, RECORDED AUGUST 23, 1976 AT RECEPTION NO. 191533 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

SEE SHEET 3 OF 10



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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>2</b> OF <b>10</b>
DATE: <u>06/17/18</u>	<b>00A.DRDCC6.04</b>
SCALE: <u>N/A</u>	

LEGAL DESCRIPTION (CONTINUED...)

THENCE ALONG SAID SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED FOR THE FOLLOWING TWENTY TWO (22) COURSES:

- 1) THENCE NORTH 83°15'53" EAST, A DISTANCE OF 17.45 FEET;
- 2) THENCE SOUTH 55°19'20" EAST, A DISTANCE OF 141.06 FEET;
- 3) THENCE SOUTH 01°56'08" WEST, A DISTANCE OF 59.54 FEET;
- 4) THENCE SOUTH 58°55'27" EAST, A DISTANCE OF 219.24 FEET;
- 5) THENCE SOUTH 32°01'05" EAST, A DISTANCE OF 105.40 FEET;
- 6) THENCE SOUTH 54°58'56" EAST, A DISTANCE OF 116.65 FEET;
- 7) THENCE SOUTH 89°54'21" EAST, A DISTANCE OF 206.18 FEET;
- 8) THENCE SOUTH 70°58'00" EAST, A DISTANCE OF 136.94 FEET;
- 9) THENCE SOUTH 04°00'00" EAST, A DISTANCE OF 282.68 FEET;
- 10) THENCE NORTH 86°00'00" EAST, A DISTANCE OF 60.00 FEET;
- 11) THENCE SOUTH 83°06'05" EAST, A DISTANCE OF 242.88 FEET;
- 12) THENCE SOUTH 03°56'18" WEST, A DISTANCE OF 161.92 FEET;
- 13) THENCE SOUTH 85°20'32" EAST, A DISTANCE OF 96.00 FEET;
- 14) THENCE SOUTH 03°04'17" WEST, A DISTANCE OF 32.40 FEET;
- 15) THENCE SOUTH 73°07'38" EAST, A DISTANCE OF 147.54 FEET;
- 16) THENCE SOUTH 87°32'13" EAST, A DISTANCE OF 207.52 FEET;
- 17) THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 192.13 FEET;
- 18) THENCE NORTH 90°00'00" EAST, A DISTANCE OF 110.82 FEET;
- 19) THENCE SOUTH 02°35'00" EAST, A DISTANCE OF 41.81 FEET;
- 20) THENCE NORTH 87°29'08" EAST, A DISTANCE OF 60.00 FEET;
- 21) THENCE NORTH 67°59'43" EAST, A DISTANCE OF 343.78 FEET;
- 22) THENCE SOUTH 34°59'57" EAST, A DISTANCE OF 100.53 FEET TO THE NORTHERLY LINE OF THE RESERVOIR NO. 4 SITE EASEMENT, RECORDED IN BOOK 395 AT PAGE 454 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG THE BOUNDARY OF SAID RESERVOIR NO. 4 FOR THE FOLLOWING FOUR (4) COURSES:

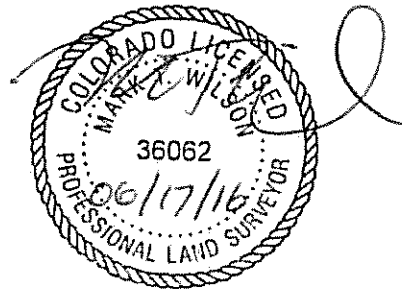
- 1) THENCE SOUTH 82°29'05" WEST, A DISTANCE OF 57.38 FEET;
- 2) THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 251.91 FEET;
- 3) THENCE NORTH 82°29'05" EAST, A DISTANCE OF 348.26 FEET;
- 4) THENCE NORTH 00°27'16" WEST, A DISTANCE OF 251.91 FEET TO SAID SOUTHERLY LINE OF THE PINERY FILING NO. 7 AMENDED;

THENCE NORTH 82°29'05" EAST, A DISTANCE OF 15.12 FEET ALONG LAST SAID SOUTHERLY LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO DENVER SOUTHEAST SUBURBAN WATER AND SANITATION DISTRICT BY INSTRUMENT RECORDED IN BOOK 407 AT PAGE 341 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.

CONTAINING A CALCULATED AREA OF 8,284,724 SQUARE FEET, OR 190.191 ACRES, MORE OR LESS.

I, MARK T. WILSON, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



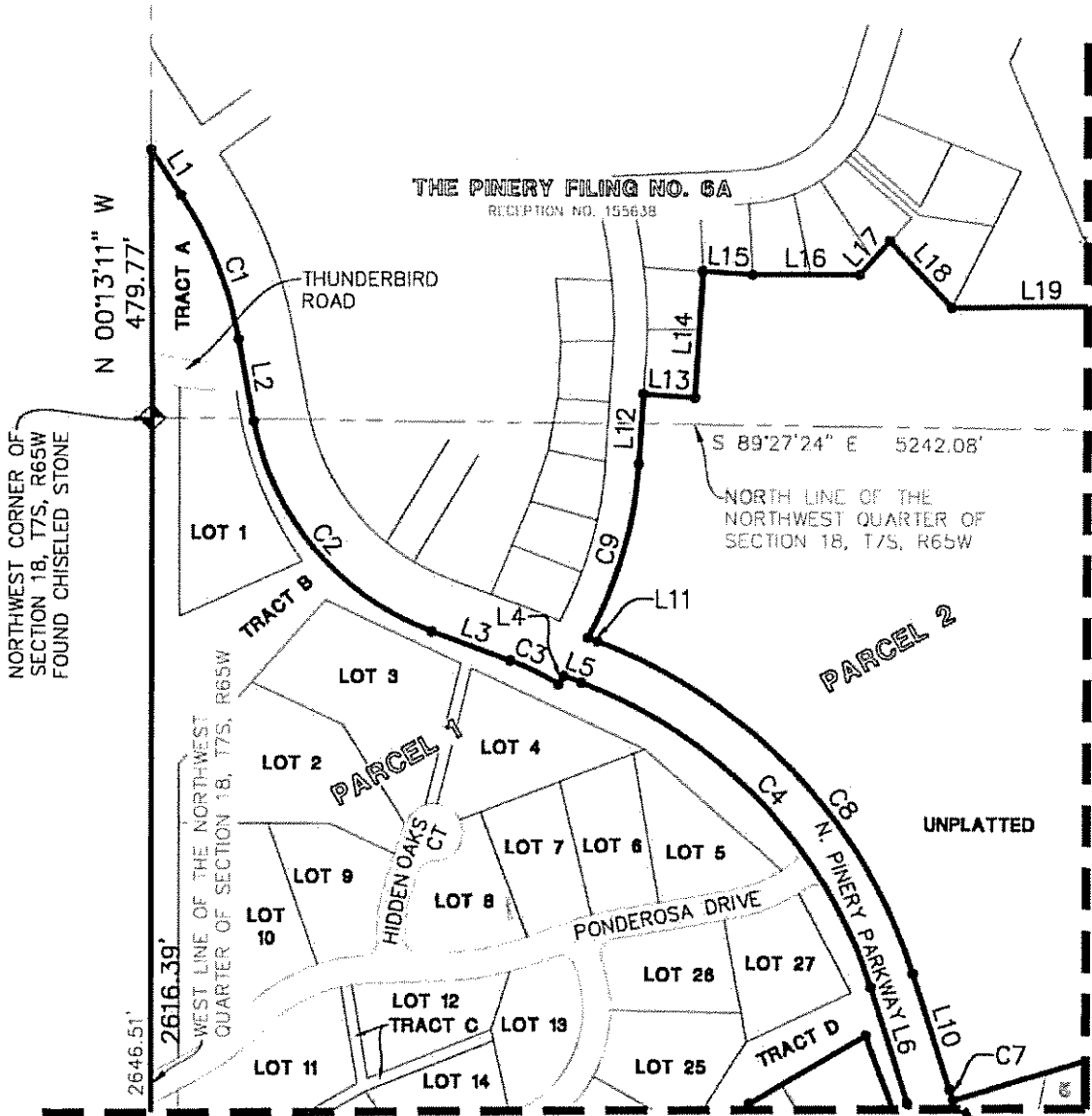
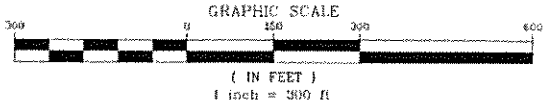
MARK T. WILSON, P.L.S. 36062  
FOR AND ON BEHALF OF MANHARD CONSULTING

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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.: JMR	SHEET
DRAWN BY: GDP	<b>3</b> OF <b>10</b>
DATE: 06/17/16	00A.DRDCC6.04
SCALE: N/A	



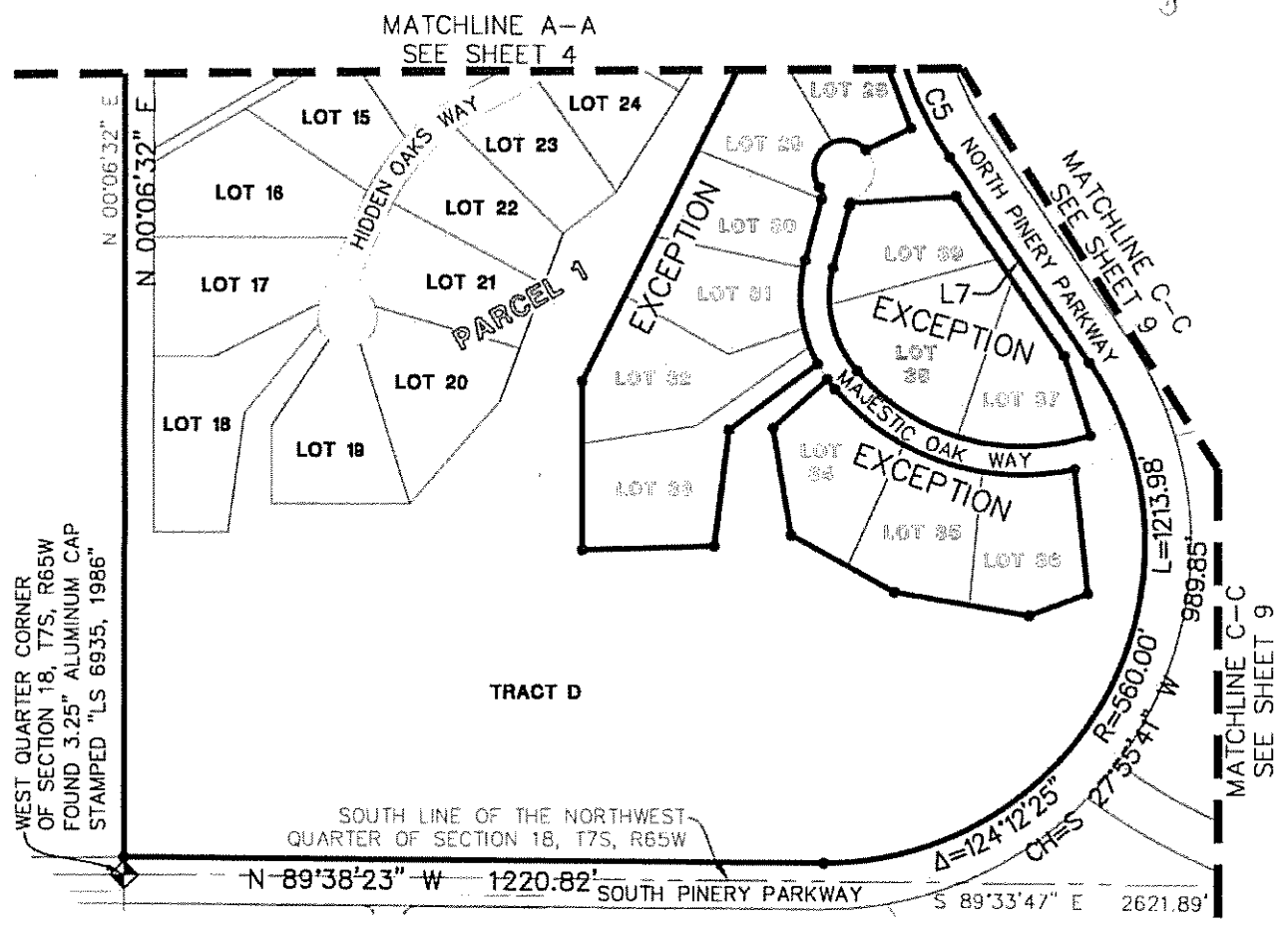
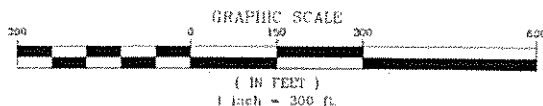


NOTE:  
 • DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 8 FOR CURVE TABLE  
 SEE SHEET 10 FOR LINE TABLE

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TIMBERS AT THE PINERY		SHEET	
COUNTY OF DOUGLAS, COLORADO		4 OF 10	
METROPOLITAN DISTRICT EXHIBIT		00A.DRDCC6.04	
PROJ. MGR.:	JMR		
DRAWN BY:	GDP		
DATE:	06/17/18		
SCALE:	1" = 300'		

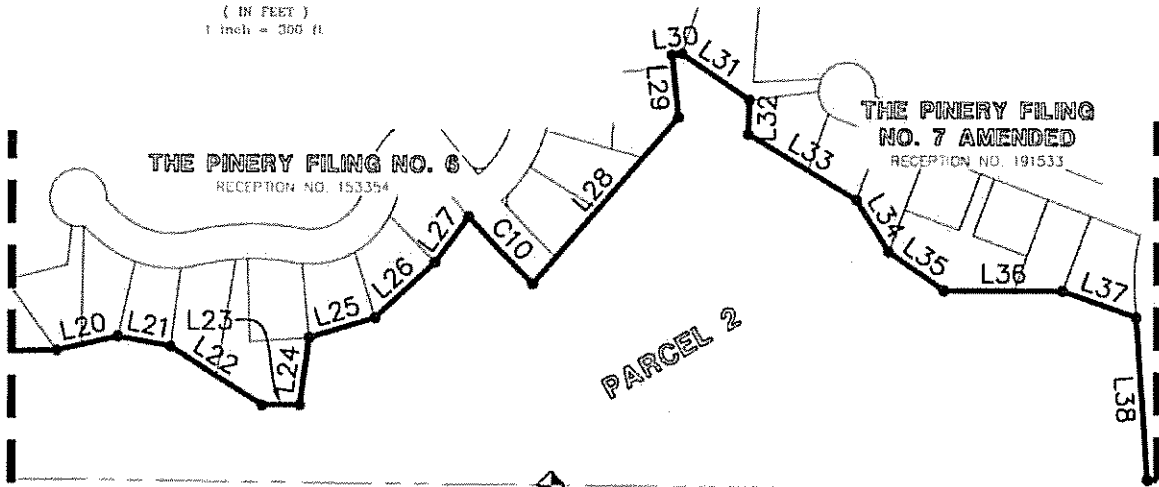


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<b>TIMBERS AT THE PINERY</b>	
COUNTY OF DOUGLAS, COLORADO	
METROPOLITAN DISTRICT EXHIBIT	
PROJ. MGR.: JMR	SHEET
DRAWN BY: GDP	5 OF 10
DATE: 08/17/15	00A.DRDCC6.04
SCALE: 1" = 300'	



NORTH QUARTER CORNER OF SECTION 18, T7S, R65W FOUND 3.25" ALUMINUM CAP STAMPED "LS 6935, 1986"

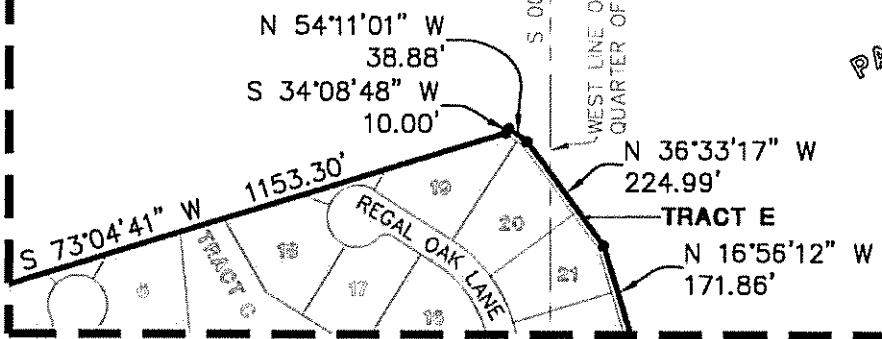
S 89°27'24" E 5242.08'

MATCHLINE B-B  
SEE SHEET 4

MATCHLINE D-D  
SEE SHEET 7

PARCEL 2

PARCEL 2



MATCHLINE E-E  
SEE SHEET 9

**NOTE:**  
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SEE SHEET 8 FOR CURVE TABLE  
SEE SHEET 10 FOR LINE TABLE



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<b>TIMBERS AT THE PINERY</b>	
<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.: JMR	SHEET
DRAWN BY: GDP	6 OF 10
DATE: 08/17/16	00A.DRDCC6.04
SCALE: 1" = 300'	

8/17/2016 8:42:29 AM C:\Users\jgibson\OneDrive\Documents\Timbers at the Pinery.dwg



**PARCEL 2**  
**POINT OF COMMENCING**  
NORTHEAST CORNER  
OF SECTION 18, T7S, R65W  
FOUND 3.25" ALUMINUM CAP  
STAMPED "PLS 29430, 2006"

MATCHLINE D-D  
SEE SHEET 6

MATCHLINE G-G  
SEE SHEET 9

EXCEPTION  
BOOK 407, PAGE 341

PARCEL 2

UNPLATTED

MATCHLINE F-F  
SEE SHEET 8

EAST LINE OF THE NORTHEAST  
QUARTER OF SECTION 18, T7S, R65W

PARCEL 2  
POINT OF BEGINNING

**NOTE:**

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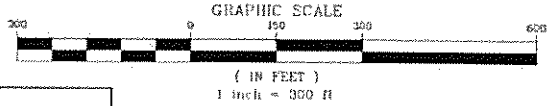
SEE SHEET 8 FOR CURVE TABLE  
SEE SHEET 10 FOR LINE TABLE



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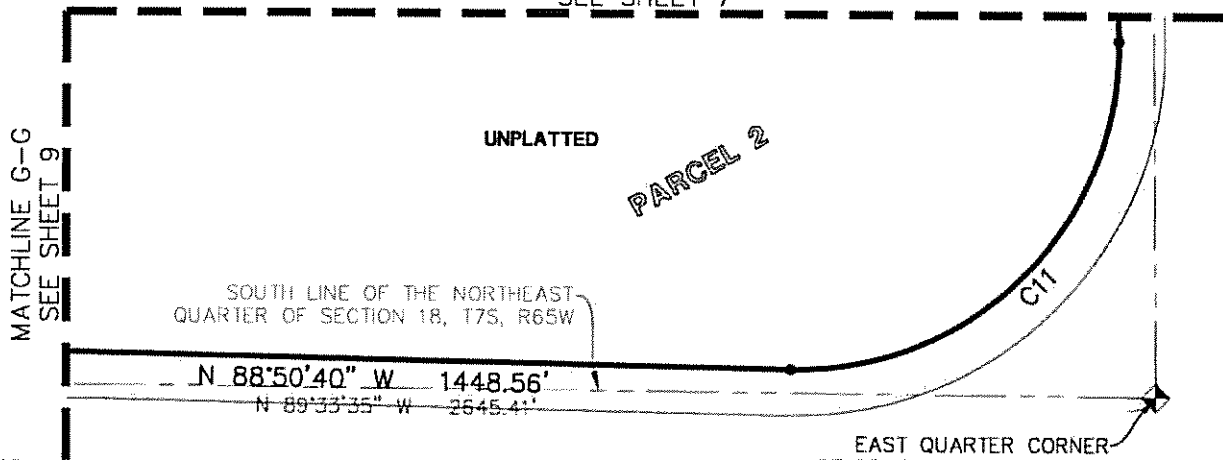
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<b>COUNTY OF DOUGLAS, COLORADO</b>	
<b>METROPOLITAN DISTRICT EXHIBIT</b>	
PROJ. MGR.: <u>JMR</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>7</b> OF <b>10</b>
DATE: <u>08/17/16</u>	<b>00A.DRDCC6.04</b>
SCALE: <u>1" = 300'</u>	



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°04'06"	695.00'	279.82'	S 22°02'03" E	277.93'
C2	59°20'00"	500.00'	517.78'	S 40°10'00" E	494.95'
C3	12°23'07"	450.00'	97.27'	S 63°38'26" E	97.08'
C4	51°48'55"	860.00'	777.74'	S 43°36'02" E	751.51'
C5	16°28'53"	640.00'	184.10'	S 25°56'02" E	183.46'
C6	32°21'27"	440.00'	248.49'	S 14°58'02" W	245.20'
C7	2°06'57"	560.00'	20.68'	N 18°45'04" W	20.68'
C8	51°48'55"	940.00'	850.09'	N 43°36'02" W	821.41'
C9	24°50'49"	760.00'	329.58'	N 16°12'54" E	327.01'
C10	3°37'26"	2526.00'	159.76'	S 43°34'54" E	159.73'
C11	92°22'32"	560.00'	902.86'	S 44°58'35" W	808.21'

MATCHLINE F-F  
SEE SHEET 7



**NOTE.**

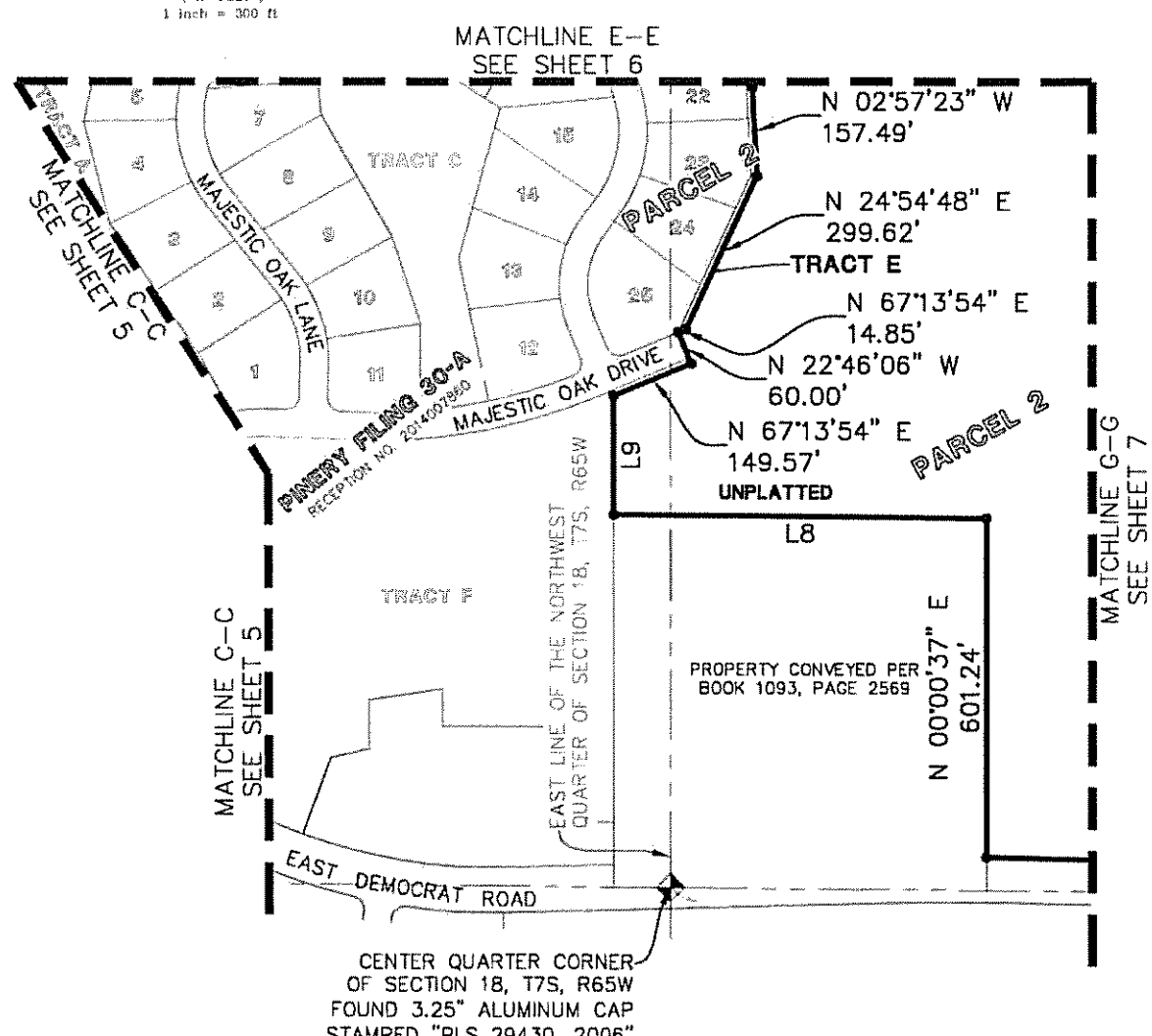
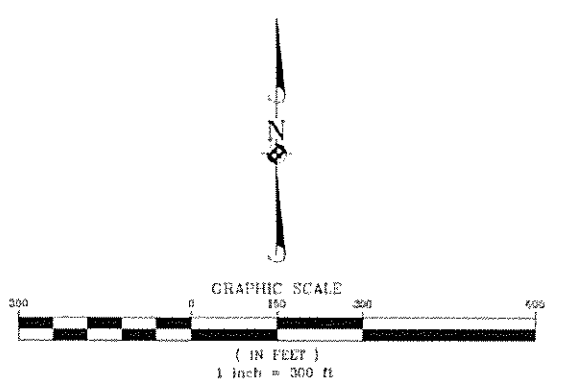
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SEE SHEET 11 FOR LINE TABLE

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TIMBERS AT THE PINERY	
COUNTY OF DOUGLAS, COLORADO	
METROPOLITAN DISTRICT EXHIBIT	
PROJ. MGR.: JMR	SHEET 8 OF 10
DRAWN BY: GDP	00A.DRDCC6.04
DATE: 06/17/18	
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DRAWN BY: <u>GDP</u>	9 OF 10
DATE: <u>08/17/16</u>	00A.DRDCC6.04
SCALE: <u>1" = 300'</u>	

