

**SERVICE PLAN**

**FOR**

**PARK 36 METROPOLITAN DISTRICT**

**(CITY OF BROOMFIELD, COLORADO)**

Approved: August 28, 2001

**Prepared by: McGEADY SISNEROS, P.C.**  
**1675 BROADWAY, SUITE 2100**  
**DENVER, COLORADO 80202**  
**(303) 592-4380**

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# SERVICE PLAN FOR THE PARK 36 METROPOLITAN DISTRICT

## I. INTRODUCTION

Pursuant to the requirements of the Special District Control Act, Section 32-1-201, et seq., Colorado Revised Statutes, this Service Plan consists of a financial analysis and an engineering plan showing how the proposed facilities and services of the proposed Park 36 Metropolitan District ("District") will be provided and financed. The following items are included in this Service Plan:

1. A description of the proposed services;
2. A financial plan showing how the proposed services are to be financed;
3. A preliminary engineering or architectural survey showing how the proposed services are to be provided;
4. A map of the proposed District Boundaries, as hereafter defined, and an estimate of the population and valuation for assessment of the District;
5. 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 City of Broomfield and of municipalities and special districts which are interested parties pursuant to Section 32-1-204(1), Colorado Revised Statutes;
6. A general description of the estimated cost, if any, of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District; and

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

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

It is intended that the District will provide certain essential public purpose facilities for the use and benefit of its taxpayers and service users. The District is expected to finance the construction of improvements and provide such other services as are described in this Service Plan. The major purpose of the District is to finance and construct public improvements and to dedicate, when appropriate, some of the public improvements to the City of Broomfield, Colorado (the "City") or to such other entity as appropriate for the use and benefit of the District taxpayers and service users.

Adequate service is not, and will not be, available to the property within the District Boundaries, through existing county, municipal or other quasi-municipal corporations within a reasonable time and on a comparable basis. Currently, there are no other special districts capable of providing the essential public purpose facilities required for development of the property. See Exhibit C attached hereto and incorporated herein, which lists other special districts and interested parties as defined by Section 32-1-204(1), C.R.S.

## **III. DISTRICT BOUNDARIES/MAPS**

The area to be served by the District is located in the City generally east of Wadsworth Boulevard (a/k/a State Highway 121), southwest of State Highway 36 (a/k/a Boulder Turnpike), and

north of 112<sup>th</sup> Street as extended. The total area to be initially included in the District is approximately 106 acres (the "District Boundaries"). A legal description of the District Boundaries is attached hereto as Exhibit A. A map of the District Boundaries is attached as Exhibit B-1 and a vicinity map is attached as Exhibit B-2. It is anticipated that as property in the vicinity is developed, it will be included in the boundaries of the District.

It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Parts 4 and 5 of Article 1, Title 32, C.R.S. The District shall not alter its boundaries by inclusion of additional real property in the District Boundaries without first providing written notice to the City or to the City and County of Broomfield (the "City and County") and to the City Manager and the City Attorney that it has received a petition requesting that additional property be included in the District Boundaries, which petition shall be included in the written notice. After receipt of the notice and petition, the governing body of the City or the City and County shall within forty-five (45) days of receipt of such notice and petition, either (a) adopt a resolution of approval authorizing the inclusion or, (b) the City or the City and County acting through the City Manager and the City Attorney shall submit a written waiver of the City's or the City and County's right to require such resolution or, (c) the City or the City and County acting through the City Manager and the City Attorney shall file a written objection to the inclusion, each action shall be in the City's or the City and County's sole discretion. Any resolution of approval so adopted or waiver or objection shall be appended to the inclusion petition.

The District shall not provide services to areas outside the District Boundaries without first providing written notice to the City or to the City and County and to the City Manager and the City Attorney that it intends to provide service to areas outside the District Boundaries. After receipt of

the notice the governing body of the City or the City and County shall within forty-five (45) days of receipt of such notice and petition, either (a) adopt a resolution of approval authorizing the District to provide service to areas outside the District Boundaries or, (b) the City or the City and County acting through the City Manager and the City Attorney shall submit a written waiver of the City's or the City and County's right to require such resolution or, (c) the City or the City and County acting through the City Manager and the City Attorney shall file a written objection to providing services outside the District Boundaries, each action shall be in the City's or the City and County's sole discretion.

#### **IV. PROPOSED LAND USE/POPULATION PROJECTIONS**

At present, the property within the District Boundaries is zoned Business Services. The property within the District Boundaries is now undeveloped and is not presently served with the facilities and/or services proposed to be provided by the District, nor does the City or any other special district have any plans to provide such services within a reasonable time and on a comparable basis. It is anticipated that the property within the District Boundaries will be utilized for residential and commercial purposes. The peak daytime population for such property is estimated at 7,813 persons, based on a parking ratio of four (4) parking stalls per 1,000 square feet of commercial development and one person per parking stall and 1.5 persons per residential unit.



**V. DESCRIPTION OF PROPOSED SERVICES**

The following paragraphs provide a description of the proposed services to be provided by the District. The District shall not provide the following services: fire protection as defined in the Colorado Revised Statutes.

A. Types of Improvements.

The District plans to provide for the design, acquisition, construction, installation, and financing of certain water, sanitation, street, safety protection, park and recreation, transportation, television relay and translator and mosquito control improvements and services within and without the boundaries of the District. This Service Plan describes those improvements anticipated for construction. The improvements will benefit all of the property within the District. A general description of each type of improvement and service to be provided by the District follows this paragraph, and Exhibit D lists the improvements planned to be provided for the property within the District, the phasing of construction of such facilities and estimated costs of facilities (the "Improvements"). An explanation of the methods, basis, and/or assumptions used to prepare the above estimates is also included in Exhibit D. The Improvements generally depicted and described in Exhibits D through G have been presented for illustration only. The exact design, subphasing of construction and location of the Improvements will be determined at the time of the submittal of the site development plan and, if approved by the City, such decisions shall not be considered to be a material modification of the Service Plan. As additional properties are included within the boundaries of the District in accordance with Section III hereinabove, the District shall have the authority to finance improvements for such properties subject to the debt issuance limitations set

forth in Section X, Paragraph A hereof, and subject to the terms of the proposed IGA, as hereafter defined, with the City.

1. Sanitation. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of a local sanitary sewage collection and transmission system which may include, but shall not be limited to, collection mains and laterals, lift stations, transmission lines, and/or storm sewer, flood and surface drainage facilities and systems, including detention/retention ponds and associated irrigation facilities, and all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the District. The District may provide for sanitary sewage collection and transmission through the purchase of capacity in existing collection mains and transmission lines.

It is anticipated that, following acceptance by the City, the City will own, operate and maintain the sanitation improvements constructed by the District.

2. Water. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of a complete potable and nonpotable local water, transmission, and distribution system, which may include, but shall not be limited to, transmission lines, distribution mains and laterals, pressure reducing stations, irrigation facilities, storage facilities, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system within and without the boundaries of the District.

It is anticipated that the City will own, operate and maintain the water system for the development and any future included areas.

3. Streets. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of street improvements, including curbs, gutters, culverts, and other drainage facilities, realignment of railroad tracks necessitated by street construction, acceleration and deceleration lanes, sidewalks, bike paths and pedestrian ways, median islands, paving, lighting, parking lots, grading, landscaping and irrigation, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District.

It is anticipated that, following acceptance by the City, the City will own and maintain the streets and street improvements within the District. The District may supplement the City's maintenance with respect to snowplowing and other maintenance, as it deems necessary or desirable to benefit its taxpayers and service users.

It is further anticipated that all streetscaping improvements will be maintained by an association of landowners within the Property. The District may supplement the association's maintenance as it deems necessary or desirable to benefit its taxpayers and service users.

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

Following acceptance, all safety protection improvements will be transferred to the City and/or the Colorado Department of Transportation for ownership, operation and maintenance.

5. Park and Recreation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of parks and recreational facilities and programs including, but not limited to, parks, bike paths and pedestrian ways, open space, landscaping, cultural activities, water bodies, irrigation facilities, and other active and passive recreational facilities and programs, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District. Following acceptance, some of the park and recreation improvements will be owned, operated and maintained by the City and, subject to the City's consent, some of the improvements may be owned, operated and maintained by the District or owner's association or homeowner's association.

6. Transportation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of a system to transport the public by bus, rail, or any other means of conveyance, or combination thereof, or pursuant to contract, including park and ride facilities and parking lots, structures and facilities; together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems within and without the boundaries of the District. Following acceptance, any transportation improvements will be transferred to the City or other appropriate entity for ownership, operation and maintenance.

7. Television Relay and Translation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of television relay and translation facilities and programs, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said

facilities or programs within and without the boundaries of the District. Following acceptance, any television relay and translation improvements will be transferred to the City for ownership, operation and maintenance.

8. Mosquito Control. The District shall have the power to provide for the eradication and control of mosquitos, including, but not limited to, elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control within and without the boundaries of the District. It is anticipated that mosquito control improvements will be maintained by a homeowners' association, an owners' association or the District.

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

a. Plan Modifications. Subject to the proposed IGA with the City, to modify the Service Plan as needed, subject to the statutory procedures set forth in Section 32-1-207, C.R.S.

b. Phasing, Deferral. Without modifying this Service Plan, to defer, forego, reschedule, or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resource availability, and potential inclusions of property within the District in accordance with Section III hereinabove.

c. Additional Services. Except as specifically provided herein, to provide such additional services and exercise such powers as are expressly or impliedly granted to special districts by Colorado law.

10. Limitation of Powers. Notwithstanding the foregoing, in the event there are individually-owned residential units within the District, the District shall not impose a mill levy for maintenance (except a mill levy to be imposed for administrative expenses which shall include management, insurance, legal, accounting and auditing expenses) unless it obtains the prior written consent of the City or otherwise makes arrangements so that such properties are not burdened by such mill levy (except a mill levy to be imposed for such administrative expenses) which arrangements may provide for exclusion of such properties from the District.

B. Standards of Construction/Statement of Compatibility.

1. The sanitary sewer treatment and/or collection facilities will be designed, constructed and maintained in accordance with the standards of the Colorado Department of Health, the City and other applicable local, state or federal rules and regulations.

2. The District's water system will be constructed and maintained in accordance with the standards of the City, the Colorado Department of Health or other jurisdictions, as appropriate.

3. All streets and safety protection facilities to be dedicated to the City will be constructed in accordance with the standards and specifications of the City.

4. All storm sewers and facilities will be constructed in accordance with the standards and specifications of the City, the Urban Drainage and Flood Control District and other local jurisdictions, as appropriate.

5. All parks and recreational facilities and/or services will be constructed in accordance with engineering and design requirements appropriate for the surrounding terrain, and shall not be incompatible with standards of the City or other local public entities, as appropriate.

6. All transportation facilities and/or services will be provided in accordance with the standards and specifications of the City, if any, or other local public entities, as appropriate.

7. All television relay and translation facilities and/or programs will be provided in accordance with the standards and specifications of the City, if any, or other public entities, as appropriate.

8. All mosquito control activities and/or programs will be provided in accordance with the standards and specifications of the Colorado Department of Health, the City and other applicable local, state and federal regulations.

The District will require its engineers to implement a plan to assure that the standards by which the facilities are to be constructed are compatible with the facilities of the City and any other party which will have jurisdiction over the design and/or construction of such facilities. The District and its engineer shall consider whether the standards of any of the jurisdictions which are interested parties in the Service Plan proceedings as defined in the Colorado Revised Statutes, a list of which is attached as Exhibit C, are applicable to the facilities. To the extent any of the interested parties' standards are applicable to the facilities, the District's engineer will assure that the standards by which the facilities are to be constructed are compatible with the facilities of such jurisdiction.

C. Facilities to be Constructed and/or Acquired.

The District proposes to provide and/or acquire the Improvements and the improvements necessary for future included properties. A general description and/or preliminary engineering survey, as appropriate, of the Improvements to be constructed and/or acquired are shown on Exhibits E through G. The District shall have the authority to seek electorate authorization to

effectuate all purposes set forth in this Service Plan in order to comply with all applicable constitutional and statutory requirements.

**VI. DISSOLUTION**

At the request of the City, and in accordance with the terms of the proposed IGA, the District shall initiate and diligently pursue dissolution in accordance with Section 32-1-701, et seq., C.R.S., at such time as: (1) the City agrees to provide substantially the same level of operations and maintenance of the District's facilities as the District has provided, (2) all of the proposed improvements and facilities have been constructed and conveyed to the City or other appropriate entity, and (3) all debt incurred for such facilities has been repaid or arrangement for repayment has been made.

**VII. PROPOSED AND EXISTING AGREEMENTS**

A. Intergovernmental Agreement with the City.

The District shall enter into an Intergovernmental Agreement ("IGA") with the City which shall generally provide that: (1) the District shall take all action necessary to dissolve pursuant to Title 32, Article 1, part 7, C.R.S., as amended from time to time in accordance with Section VI of this Service Plan; (2) the District shall not publish, without written consent of the City, a notice under Section 32-1-207 (3), C.R.S. of its intent to undertake construction of any facility, the issuance of bonds or other financial obligation, the levy of taxes, the imposition of rates, fees, tolls and charges, or any other proposed activity of the District which requires that any action to enjoin such activity as a material departure from the Service Plan be brought within forty-five (45) days of



such notice; (3) as a consequence of its organization, the District shall specifically assume certain development obligations of the developer of the property within the District Boundaries, Broomfield Urban Transit Village, Inc., or its successors or assigns ("Developer") as set forth in a subdivision agreement; (4) prior to expanding its boundaries or services outside the District Boundaries, the District shall follow the notification procedure set forth in Section III of the Service Plan; and (5) prior to issuing bonds, the District shall provide the City with a copy of the District's Bond Issuance Plan in accordance with Section XI, Paragraph A, of the Service Plan.

B. Intergovernmental Agreements for Regional Improvements. The District may participate in intergovernmental agreements with other governmental entities to coordinate the provision of public improvements and services to serve the inhabitants of the District. To the extent necessary to comply with statutory and/or Constitutional requirements for approval of debt or long-term financial obligations, the terms of the aforementioned intergovernmental agreements and any other intergovernmental agreement deemed necessary to effectuate the long-term plans of the District will be submitted to the electors of the District for approval. The District shall have the authority to obtain the required voter authorization in order to exercise its rights and obligations under such agreements and to enter into the agreements without further approval of the City.

#### **VIII. ASSESSED VALUATION**

The property within the District Boundaries currently is classified as exempt and as such does not have an assessed valuation. As development within the District Boundaries occurs, the property will no longer be exempt from property taxation and shall be subject to the mill levy imposed by the District. The projected build-out and assessed valuation for the property within the District is set

forth in the Financial Plan set forth in Exhibit H. At build-out, the assessed valuation of the property within the District is expected to be Eighty Million Four Hundred Eighty-Three Thousand Seven Hundred Sixty-Seven Dollars (\$80,483,767).

**IX. OPERATION AND MAINTENANCE/ESTIMATED COSTS**

Subject to the applicable warranty, the District intends to dedicate certain facilities constructed or acquired, to the appropriate jurisdiction for operations and maintenance. Further, the District and/or an association of landowners within the District may provide additional or supplemental maintenance service with respect to the facilities. Estimated costs for operation and maintenance functions for the Improvements are shown on the Financial Plan, attached as Exhibit H. The District may impose a system of fees, rates, tolls, penalties or charges in connection with its provision of services. The Financial Plan reflects that a mill levy of approximately 2 mills will fund the District's operation and maintenance expenses. The Financial Plan assumes the District will incur approximately Fifty Thousand Dollars (\$50,000.00) annually in administrative expenses. The earliest the District will be organized will be November 2001, therefore, the Financial Plan assumes no operating expenses or debt will be incurred until 2002.

**X. FINANCIAL PLAN/PROPOSED INDEBTEDNESS**

The Financial Plan is attached hereto showing how the proposed Improvements and/or services may be financed, including the estimated costs, if any, of acquiring land, engineering services, legal services, administrative services, proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and

operation of the District. The Financial Plan demonstrates that, at various projected levels of development, the District has the ability to finance the proposed improvements identified herein, and will be capable of discharging the proposed indebtedness on a reasonable basis.

A. General. The provision of facilities by the District will be primarily financed by the issuance of general obligation bonds, secured by the ad valorem taxing authority of the District with limitations as discussed below. In order to finance the Improvements, the Financial Plan demonstrates the issuance of Thirty-Nine Million Six Hundred Fifty-Five Thousand Dollars (\$39,655,000) in general obligation bonds. Prior to the issuance of any general obligation debt, the construction costs for necessary improvements may be paid by the Developer, subject to subsequent acquisition by the District of the completed improvements and payment to the Developer of such construction costs. The Financial Plan demonstrates the issuance of general obligation bonds and the anticipated repayment based on the projected development in the District. The Financial Plan assumes the first bond issue will occur in 2002. The District shall have the authority to obtain voter approval for the incurrence of general obligation debt in the total principal amount of Thirty-Nine Million Six Hundred Fifty-Five Thousand Dollars (\$39,655,000) ("Debt Authority"). Debt in excess of the Debt Authority shall be considered a material modification of the Service Plan, which shall be subject to the statutory procedures set forth in Section 32-1-207, C.R.S. and the City's review of any ballot questions.

The proposed maximum voted interest rate is estimated at twelve percent (12%) and the maximum discount at five percent (5%). The exact interest rates, term and discounts will be determined at the time the bonds are sold by the District, and will reflect market conditions at the time of sale. The District may also issue notes, certificates, debentures or other evidences of

indebtedness, including, but not limited to, contracts that extend beyond one year, on parity with or subordinate to debt issued pursuant to the Debt Authority, subject to the limitations set forth herein. Refunding bonds may be issued as determined by the Board of Directors. In addition, the District will have authority to issue revenue bonds and other obligations in accordance with state law.

Prior to issuance of any bonds, the District shall submit to the City a financial plan which demonstrates the structure of the proposed bond transaction and the District's plan to pay the proposed bonds ("Bond Issuance Plan"). At least fifteen (15) days prior to submitting the Bond Issuance Plan, the District shall submit to the City a Notice of Intent to Issue Bonds. The City Manager and City Attorney shall have forty-five (45) days from the date of receipt of the Bond Issuance Plan in which to object to such Bond Issuance Plan. In the event the City objects in writing within the forty-five (45) day period, the District shall proceed with the bond issuance only with the written consent of the City Manager and City Attorney {or their designees}. The City shall never be liable for any of the District's debt obligations.

B. Mill Levy. The District will assess a mill levy assessed on all taxable property in the District as a primary source of revenue for repayment of debt service and for operations and maintenance. Although the mill levy may vary depending upon the elected board's decision to fund the projects contemplated in this Service Plan, it is estimated that a mill levy of 2 mills will produce revenue sufficient to support the District's operations and maintenance and a mill levy of 28 mills will produce revenue sufficient to support debt retirement throughout the bond repayment period. In addition, the District may capitalize interest to permit payment of interest during the time lapse between development of taxable properties and the collection of tax levies therefrom. Interest income through the reinvestment of construction funds, capitalized interest and annual tax receipts

will provide additional funds. These revenue sources should be sufficient to retire the proposed indebtedness if growth occurs as projected; otherwise, increases in the mill levy and/or the imposition of rates, tolls, fees and charges may be necessary, but in no event shall the debt service mill levy exceed the Mill Levy Cap, as defined below.

For purposes of this Section, "Debt to Assessed Valuation" shall mean the ratio of (i) the District's total outstanding general obligation debt, including the bonds proposed to be issued to; (ii) the District's assessed valuation; and **"Mill Levy Cap" shall mean the mill levy pledged for repayment of bonds or other obligations shall not exceed fifty (50) mills, with adjustments as described hereafter; provided however, that if the Mill Levy Cap is applicable to any individually-owned residential units the Mill Levy Cap shall mean the mill levy pledged for repayment of bonds or other obligations shall not exceed thirty-five (35) mills, with adjustments as described hereafter.** For any portion of its bonds or other outstanding general obligation debt to which property tax revenues are pledged as payment, to which the Mill Levy Cap applies, ("Debt") with respect to which the Debt to Assessed Valuation is fifty percent (50%) or greater, the District's obligation to impose a mill levy for the payment thereof shall be subject to the Mill Levy Cap. For any portion of its Debt with respect to which the Debt to Assessed Valuation is less than fifty percent (50%), the District is permitted to impose a mill levy for the payment thereof that shall not be subject to the Mill Levy Cap. The Mill Levy Cap will be automatically adjusted after the date of approval of this Service Plan by the same proportion as any increase or decrease by the State of Colorado of the ratio for assessment of commercial or residential property from the ratios of 29% and 9.15% respectively, in order to produce the same revenues as would have been produced from the imposition of fifty (50) mills **(or 35 mills, as applicable to any**

**individually-owned residential units**), had the valuation of property not been changed as a result of changes in Colorado law. Further, in the event the method of calculating assessed valuation is changed after the date of approval of this Service Plan by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the Mill Levy Cap herein provided may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as the result of such change.

Once any portion of the District's Debt has been determined to be not subject to the Mill Levy Cap that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent reduction in the assessed valuation of the District.

The Financial Plan reflects the amount of bonds to be sold to finance the completion, construction, acquisition and/or installation of the Improvements, including all costs and expenses related to the anticipated bond issuances. The amount of bonds sold will be based upon the final engineering estimates and/or actual construction contracts. Organizational costs, including legal fees, and capitalized engineering costs, are to be paid from the proceeds of the first bond issue. The interest rates as set forth in the Financial Plan are based upon the advice of Kirkpatrick Pettis, in its capacity as the financial advisor to the District.

The Financial Plan projects the anticipated flow of funds and is based upon estimates of construction and project needs for bond proceeds to finance the Improvements. The District's engineer has evaluated the timing and cost estimate of the Improvements which are necessary to

support the proposed absorptions of development as projected in the Financial Plan and has concurred with the assumptions. The Financial Plan sets forth the most reasonable estimate of growth within the District and allows the Board of Directors a measure of flexibility such that the District need not incur debt in excess of what it needs to meet a growing population's demands for facilities and services.

Provided that the District has complied with the Bond Issuance Plan, the issuance of general obligation bonds shall be deemed to be in compliance with the Financial Plan as long as the Minimum Criteria, as hereinafter defined, have been met. Minimum Criteria shall mean that the general obligation bonds are: (1) subject to a Mill Levy Cap, if required by the Service Plan; (2) together with other outstanding general obligations bonds, not in excess of the general obligation debt authorization set forth in this Service Plan, as may be amended from time to time; and (3) together with other outstanding general obligation bonds, not in excess of the general obligation debt authority approved by the District's electorate.

C. Projections of Assessed Valuation. For purposes of developing the Financial Plan set forth herein, it was assumed that a total of 1,484,414 square feet of commercial development would be developed during the years 2002 through 2008 and a total of 1,250 multi-family housing units would be developed during the years 2002 through 2005. It is also assumed that the increase in the assessed valuation from new construction will be realized one year after such construction and that tax collections will be realized two years after such construction.

D. Operations. Annual administrative, operational and maintenance expenses are estimated as shown in the Financial Plan. The Financial Plan projects a mill levy of 2 mills imposed on all property in the District, will be sufficient to meet these expenses. If necessary, however, the

District reserves the right to supplement these revenues by increasing the mill levy or with additional revenue sources as permitted by law. The District shall have the authority to repay the Developer for amounts advanced for operations and maintenance expenses together with accrued interest thereon and to seek electorate approval for such obligation to be deemed a multi-year fiscal obligation, provided such obligation shall be subordinate to the District's general obligation bonds issued for capital improvements.

The Mill Levy Cap proposed herein for repayment of the bonds does not apply to the District's ability to increase its mill levy as necessary for the provision of operation and maintenance services to its taxpayers and service users. However, there are statutory and constitutional limits on the District's ability to increase its mill levy for provision of operation and maintenance services without an election.

## **XI. CONCLUSION**

It is submitted that this Service Plan for the Park 36 Metropolitan District, as required by Section 32-1-203(2), C.R.S., establishes that:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;
- B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs;
- C. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries; and



D. The area to be included in the proposed District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

A

**EXHIBIT A**

Legal Description of the District Boundaries

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**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 2 AND THE SOUTHEAST ONE QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 3 AS BEARING SOUTH 00°16'33" WEST AS MONUMENTED ON THE NORTH BY A 2 ½ INCH ALUMINUM CAP IN A DIRT HOLE AND ON THE SOUTH BY A 3 ¼ INCH ALUMINUM CAP ON NUMBER 5 REBAR STAMPED "1997 LS 13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 SOUTH 00°11'01" EAST A DISTANCE OF 15.00 FEET; THENCE LEAVING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 NORTH 89°35'49" EAST A DISTANCE OF 166.71 FEET; THENCE NORTH 00°16'33" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°35'49" EAST A DISTANCE OF 65.00 FEET; THENCE SOUTH 00°16'33" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°35'49" EAST A DISTANCE OF 517.18 FEET; THENCE NORTH 28°43'10" WEST A DISTANCE OF 17.04 FEET; THENCE NORTH 89°35'49" EAST A DISTANCE OF 103.37 FEET; THENCE SOUTH 28°43'10" EAST A DISTANCE OF 784.15 FEET; THENCE NORTH 61°16'50" EAST A DISTANCE OF 437.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 36; THENCE ALONG SAID WESTERLY RIGH-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 28°42'03" EAST A DISTANCE OF 200.20 FEET;
2. SOUTH 28°43'44" EAST A DISTANCE OF 1498.61 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°20'25" WEST A DISTANCE OF 2415.23 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 NORTH 00°11'01" WEST A DISTANCE OF 462.53 FEET; THENCE LEAVING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 NORTH 89°54'32" EAST A DISTANCE OF 402.58 FEET; THENCE NORTH 00°04'32" WEST A DISTANCE OF 505.70 FEET; THENCE SOUTH 89°33'07" WEST A DISTANCE OF 1785.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH PARKWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 01°16'23" WEST A DISTANCE OF 365.07 FEET;
2. NORTH 01°22'38" WEST A DISTANCE OF 657.89 FEET;

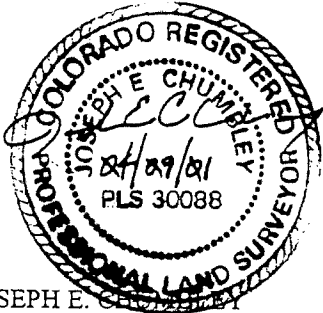
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°31'48" EAST A DISTANCE OF 709.42 FEET; THENCE NORTH 89°32'56" EAST A DISTANCE OF 692.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 106.678 ACRES (4,646,910 SQUARE FEET), MORE OR LESS.

---

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.



JOSEPH E. CHUMBLEY  
COLORADO REGISTERED LAND SURVEYOR  
REGISTRATION NO. 30088

**B**

1

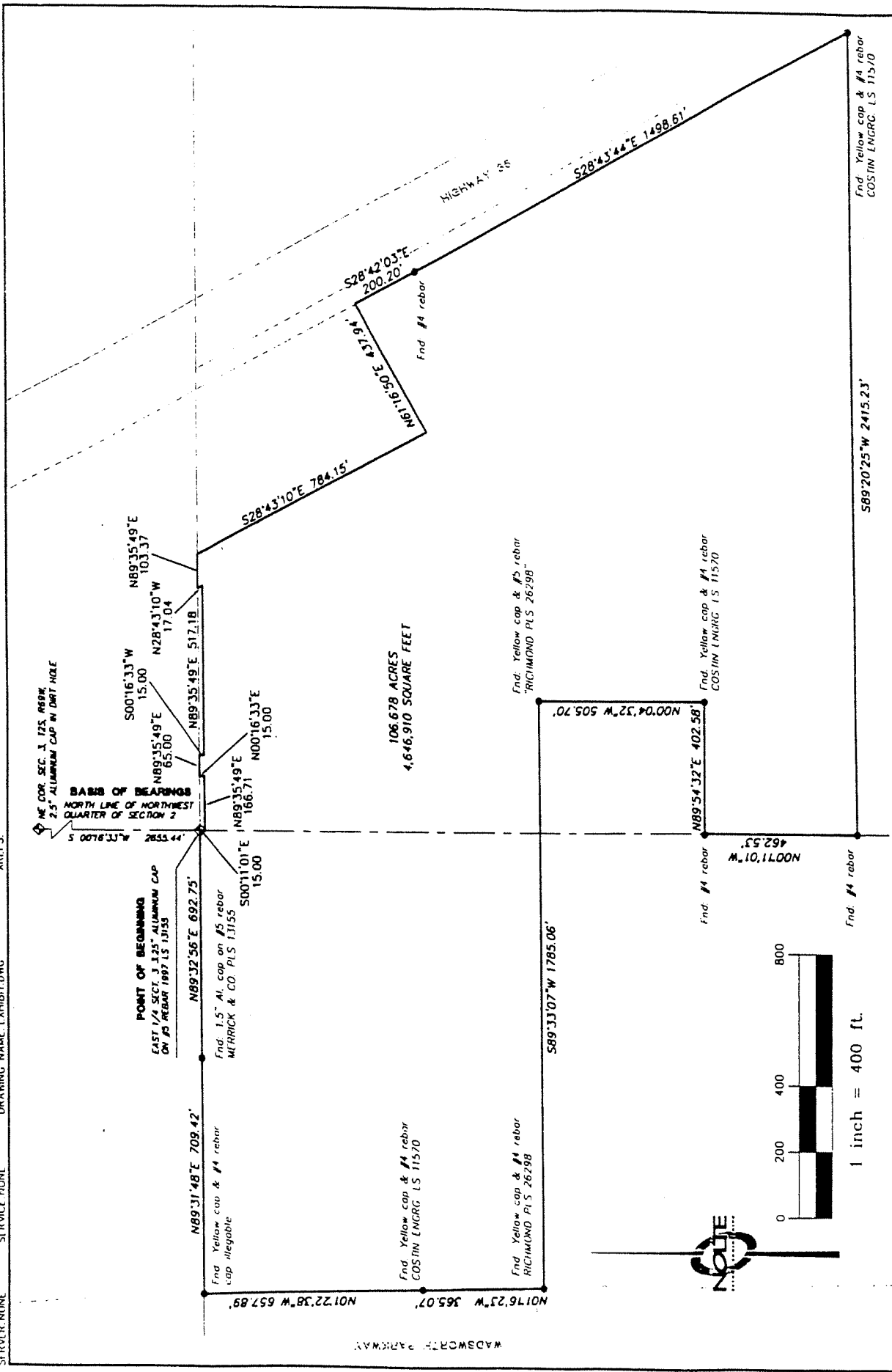
**EXHIBIT B-1**

District Boundary Map



**EXHIBIT B-1**

DATE: 04/05/01  
 SERVICE NONE  
 PATH: N:\041900\CADD\SURVEY\PLAT\ DRAWING NAME: EXHIBIT.DWG  
 XREFS:



DATE SUBMITTED:	DATE SUBMITTED:
PREPARED FOR:	PREPARED FOR:
<b>EXHIBIT PROPOSED DISTRICT</b>	
SHEET NUMBER	3
OF	3 SHEETS
JOB NUMBER	DV1900

**NOTICE**

**BEYOND ENGINEERING**

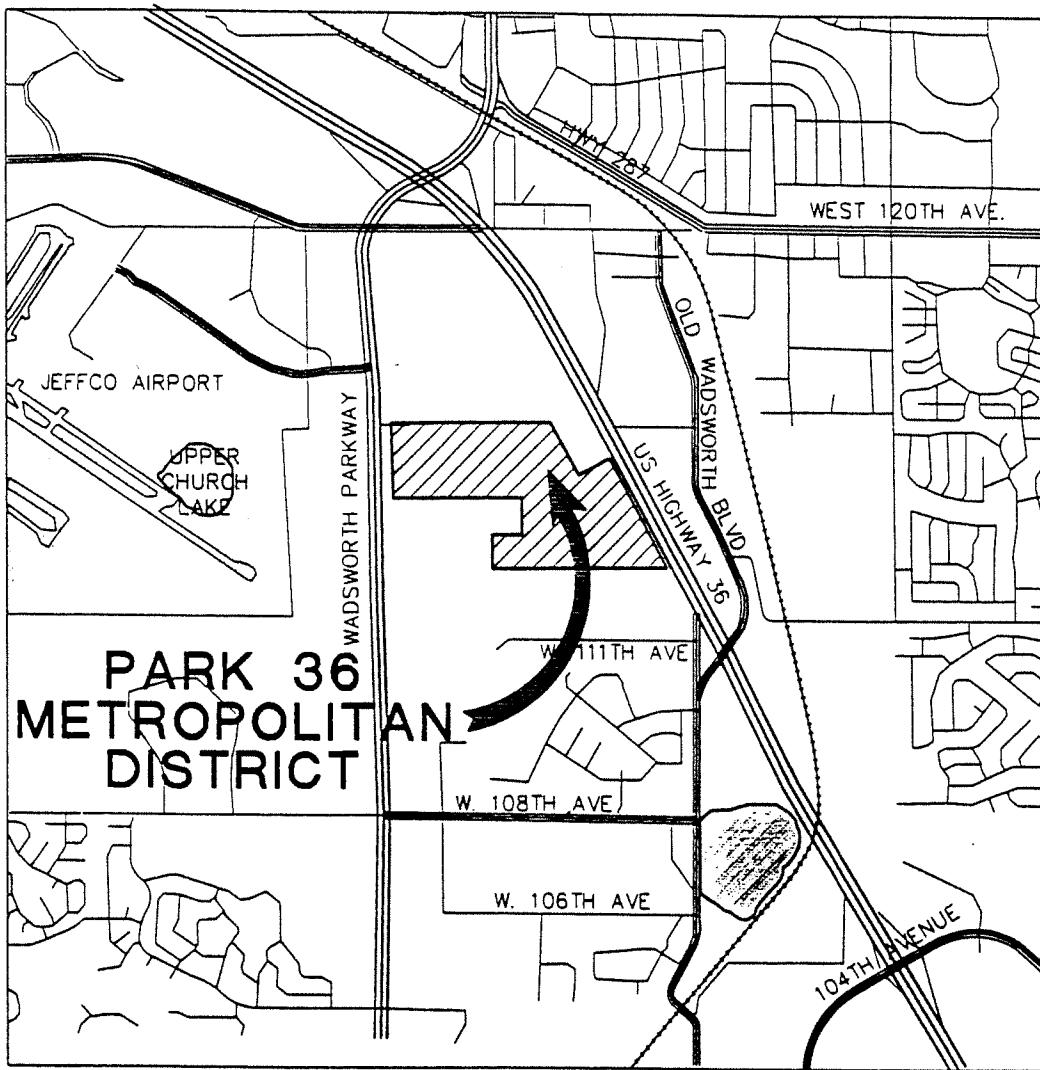
7000 S. YORKSHIRE ST. SUITE 200  
 ENGLEWOOD, CO 80112  
 303.270.8001 TEL 303.270.8001 FAX  
 WWW.NOTICE.COM

2

**EXHIBIT B-2**

Vicinity Map

XREFS:



### VICINITY MAP

1" = 2500'

PAT: N:\D\1900\CADD\CIVIL\03\_SOP\ RIVER\NONE  
DRAWING NAME: 03ET-M-VC.DWG

DATE: 03/19/01  
SERVICE: NONE

11.13.45  
RIVER\NONE

**NOLTE**  
BEYOND ENGINEERING  
7000 S. YOSEMITE ST., SUITE 200      ENGLEWOOD CO. 80122

BROOMFIELD TRANSIT VILLAGE  
PARK 36 METROPOLITAN DISTRICT  
VICINITY MAP

SHEET NUMBER

EX1

OF 1 SHEETS

JOB NUMBER  
D\1900

PREPARED FOR: THE GREYSTONE GROUP

DATE SUBMITTED: 03-12-01

C

## EXHIBIT C

### List of Interested Parties

#### Districts:

Hyland Hills Metropolitan Park and Recreation District

Louisville Fire Protection District

Superior Metropolitan District No. 1

Superior Metropolitan District No. 2

Interlocken Consolidated Metropolitan District

Broomfield Village Metropolitan District No. 1

Broomfield Village Metropolitan District No. 2

Westglenn Metropolitan District

Countrydale Metropolitan District

North Jeffco Park and Recreation District

West Adams County Fire Protection District

Cherryvale Fire Protection District

Superior Metropolitan District No. 3

The Broadlands Metropolitan District No. 1

The Broadlands Metropolitan District No. 2

McKay Landing Metropolitan District No. 1

McKay Landing Metropolitan District No. 2

Midcities Metropolitan District No. 1

Midcities Metropolitan District No. 2

#### Municipalities:

Broomfield

Louisville

Superior

Westminster

D

**EXHIBIT D**

Description of Facilities and Costs



**Exhibit D**

Description of Facilities and Costs				
for Park 36 Metropolitan District <sup>1</sup>				
Item Description	Quantity	Unit	Unit Cost	Cost
<b>Sanitary</b>				
8" PVC Sanitary Sewer Line	2,175	LF	\$18.00	\$39,150
10" PVC Sanitary Sewer Line	670	LF	\$21.00	\$14,070
12" PVC Sanitary Sewer Line (S. Of PL)	1,090	LF	\$25.00	\$27,250
15" PVC Sanitary Sewer Line	1,475	LF	\$35.00	\$51,625
24" PVC Sanitary Sewer (New for Relocated Main C.I.P.)	370	LF	\$42.00	\$15,540
24" PVC Sanitary Sewer (Relocated)	3,475	LF	\$42.00	\$145,950
Manhole Slab Base	19	EA	\$3,000.00	\$57,000
Manhole Slab Base (New for relocated 24" Main)	10	EA	\$3,000.00	\$30,000
Manhole Slab Base (Relocated for 24" Main)	8	EA	\$3,000.00	\$24,000
Sewer Outfall Line	--	--	--	\$308,900
<b>Storm</b>				
24" Reinf. Concrete Pipe	415	LF	\$40.00	\$16,600
30" Reinf. Concrete Pipe	615	LF	\$50.00	\$30,750
36" Reinf. Concrete Pipe	1,260	LF	\$60.00	\$75,600
42" Reinf. Concrete Pipe	900	LF	\$80.00	\$72,000
48" Reinf. Concrete Pipe	1,345	LF	\$90.00	\$121,050
48" Reinf. Concrete Pipe Flared End Section	1	EA	\$1,200.00	\$1,200
54" Reinf. Concrete Pipe	755	LF	\$140.00	\$105,700
60" Reinf. Concrete Pipe	1,645	LF	\$150.00	\$246,750
60" Reinf. Concrete Pipe Flared End Section	2	EA	\$1,800.00	\$3,600
66" Reinf. Concrete Pipe	450	LF	\$180.00	\$81,000
66" Reinf. Concrete Pipe Flared End Section	1	EA	\$1,500.00	\$1,500
Manhole Slab Base	14	EA	\$3,000.00	\$42,000
Manhole Box Base	11	EA	\$8,700.00	\$95,700
Inlet Type R (5 Foot)	3	EA	\$2,500.00	\$7,500
Inlet Type R (10 Foot)	9	EA	\$3,200.00	\$28,800
Inlet Type R (15 Foot)	2	EA	\$3,500.00	\$7,000
Inlet TypeR (20 Foot)	9	EA	\$4,500.00	\$40,500
Storm Drainage Inlet Protection (Type R Inlet)	23	EA	\$350.00	\$8,050
Wingwall/Headwall	5	EA	\$5,000.00	\$25,000
Riprap	2,025	SY	\$45.00	\$91,125
Outlet Structure	1	EA	\$13,500.00	\$13,500
Water Quality	1	LS	\$33,750.00	\$33,750
Pond Liner	1	LS	\$50,625.00	\$50,625
<b>Sanitary Sewer Total</b>				<b>\$1,912,785</b>

<sup>1</sup> Only includes costs for public improvements that have been identified to date. It is anticipated that the District will construct additional public improvements in conjunction with platting and further development of the property.

Description of Facilities and Costs				
for Park 36 Metropolitan District <sup>1</sup>				
Item Description	Quantity	Unit	Unit Cost	Cost
<b>Water</b>				
Boring of 12" Water Main Under US 36	200	LF	\$200.00	\$40,000
Boring of 12" Water Main Under Wadsworth	200	LF	\$200.00	\$40,000
12" PVC Waterline	2,140	LF	\$35.00	\$74,900
12" PVC Waterline (Off-Site)	2,180	LF	\$35.00	\$76,300
16" PVC Waterline	5,210	LF	\$45.00	\$234,450
20" PVC Waterline	2,220	LF	\$60.00	\$133,200
24" PVC Waterline	2,730	LF	\$75.00	\$204,750
30" PVC Waterline	1,070	LF	\$90.00	\$96,300
36" PVC Waterline (Off-Site)	9,470	LF	\$110.00	\$1,041,700
Fire Hydrant Assembly	49	EA	\$2,200.00	\$107,800
12" Gate Valve	18	EA	\$1,650.00	\$29,700
12" Gate Valve (Off-Site)	7	EA	\$1,650.00	\$11,550
16" Butterfly Valve	26	EA	\$6,000.00	\$156,000
20" Butterfly Valve	12	EA	\$6,500.00	\$78,000
24" Butterfly Valve	10	EA	\$7,000.00	\$70,000
30" Butterfly Valve	4	EA	\$7,500.00	\$30,000
36" Butterfly Valve (Off-Site)	16	EA	\$8,000.00	\$128,000
Reducer	23	EA	\$600.00	\$13,800
16" Tee	3	EA	\$1,300.00	\$3,900
20" Tee	1	EA	\$1,500.00	\$1,500
36" Tee	1	EA	\$2,000.00	\$2,000
Cross	5	EA	\$2,000.00	\$10,000
12" Bend (Offsite)	3	EA	\$630.00	\$1,890
12" Bend	9	EA	\$630.00	\$5,670
16" Bend	16	EA	\$760.00	\$12,160
20" Bend	5	EA	\$900.00	\$4,500
24" Bend	3	EA	\$1,000.00	\$3,000
30" Bend	8	EA	\$1,200.00	\$9,600
36" Bend (Offsite)	9	EA	\$1,500.00	\$13,500
12" Plug	2	EA	\$200.00	\$400
16" Plug	2	EA	\$300.00	\$600
20" Plug	1	EA	\$500.00	\$500
<b>Water Total</b>				<b>\$2,635,670</b>
<b>Parks and Recreation</b>				
Landscaping & Monument	1	LS	\$2,500,000.00	\$2,500,000
<b>Parks and Recreation Total</b>				<b>\$2,500,000</b>
<b>Safety Protection Improvements</b>				
Striping/Crosswalks Symbols and Stopbars	1	LS	\$29,600.00	\$29,600
Linear Striping	37,300	LF	\$2.00	\$74,600
Linear Striping (Wadsworth) (Phase II)	3,640	LF	\$2.00	\$7,280
Ground signs - legend sign	1	LS	\$14,800.00	\$14,800
Traffic Signals (A/D, A/E, A/J, A/F, D/J, E/J, & 1/2 "D/Wads")	6.5	EA	\$150,000.00	\$975,000
Linear Striping (Wadsworth) (Phase II)	2,625	LF	\$2.00	\$5,250
<b>Safety Protection Improvements</b>				<b>\$1,106,530</b>

Description of Facilities and Costs for Park 36 Metropolitan District <sup>1</sup>				
Item Description	Quantity	Unit	Unit Cost	Cost
<b>Streets</b>				
Subgrade Prep w/ Lime Treatment	70,918	SY	\$4.50	\$319,131
6" Pavement (Grading C) (Local) ("J" Street) (Phase II)	3,510	SY	\$12.25	\$42,998
6" Pavement (Grading C) (Local) ("J" Street) (Phase III)	3,140	SY	\$12.25	\$38,465
8" Pavement (Grading C) (Connector) ("D" Street) (Phase II)	16,620	SY	\$17.00	\$282,540
8" Pavement (Grading C) (Connector) ("E" Street) (Phase II)	4,955	SY	\$17.00	\$84,235
8" Pavement (Grading C) (Connector) ("E" Street) (Phase III)	10,415	SY	\$17.00	\$177,055
8" Pavement (Grading C) (Connector) ("F" Street) (Phase III)	8,680	SY	\$17.00	\$147,560
10" Pavement (Grading C) (Arterial) ("A" Street) (Phase II)	10,890	SY	\$21.00	\$228,690
10" Pavement (Grading C) (Arterial) ("A" Street) (Phase III)	11,430	SY	\$21.00	\$240,030
10" Pavement (Grading C) (Wadsworth excel/decel) (Phase II)	1,278	SY	\$21.00	\$26,838
Concrete Curb Ramp	29	EA	\$500.00	\$14,500
Curb and Gutter	22,075	LF	\$12.00	\$264,900
Median Curb and Gutter	4,165	LF	\$10.00	\$41,650
5' Detached Concrete Walk	9,250	LF	\$14.00	\$129,500
8' Detached Concrete Walk	8,140	LF	\$22.00	\$179,080
14.5' Attached Concrete Walk	2,040	LF	\$40.00	\$81,600
<b>Street Lighting</b>				
Street Standard	60	EA	\$550.00	\$33,000
<b>Wadsworth Improvements (Phase III)</b>				
Remove Asphalt Pavement	12,950	SY	\$4.50	\$58,275
Median Curb and Gutter	2,730	LF	\$10.00	\$27,300
Curb and Gutter	2,940	LF	\$12.00	\$35,280
Subgrade Prep w/ Limt Treatment	15,400	SY	\$4.50	\$69,300
10" Pavement (Grading C)	15,400	SY	\$21.00	\$323,400
8' Detached Concrete Walk	2,940	LF	\$22.00	\$64,680
<b>Grading</b>				
Clearing and Grubbing	1	LS	\$74,000.00	\$74,000
Unclassified Excavation - Onsite Transport (Phase II)	156,700	CY	\$1.50	\$235,050
Unclassified Excavation - Pond Transport (Phase II)	457,400	CY	\$1.50	\$686,100
Import (Phase II)	35,000	CY	\$4.50	\$157,500
Unclassified Excavation - Onsite Transport (Phase III)	318,000	CY	\$1.50	\$477,000
<b>Erosion Control</b>				
Erosion Control For Site (Excluding Streets)	142.5	AC	\$1,000.00	\$142,500
<b>Streets Total</b>				\$4,682,157
<b>Total</b>				\$12,837,142
<b>Construction Contingency 20%</b>				\$2,567,428
<b>Engineering and Surveying</b>				\$3,000,000
<b>Total</b>				\$18,404,570
<b>Contingency 20%</b>				\$3,680,914
<b>Grand Total</b>				\$22,085,484

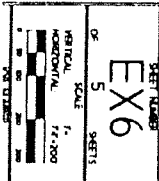
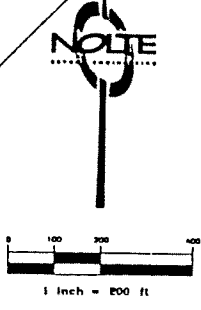
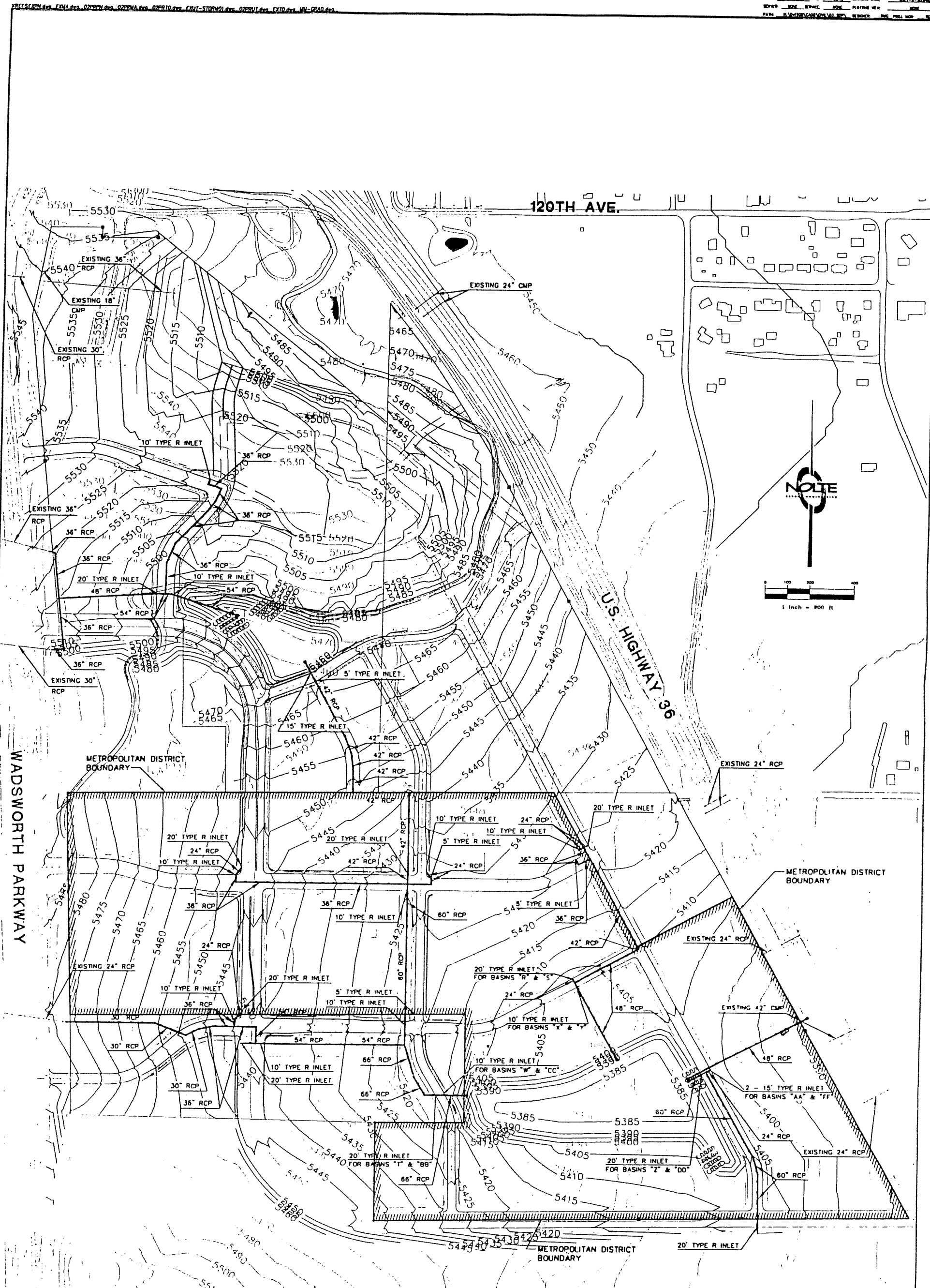
**E**

**EXHIBIT E**

Sanitation Improvements

EXHIBIT E

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 PLOT: 8:50:00 AM 03/13/01 PLOTTER: HPGL PLOT 100 500



DATE: 03/13/01  
 SHEET: EX6  
 TOTAL SHEETS: 7

**NOLTE**  
 BEYOND ENGINEERING  
 7000 S YOSEMITE ST., SUITE 200    ENGLEWOOD, CO 80112  
 303.220.1001 TEL    303.220.9001 FAX    WWW.NOLTE.COM

**BROOMFIELD TRANSIT VILLAGE**  
**PARK 36 METROPOLITAN DISTRICT**  
**STORM SEWER EXHIBIT**

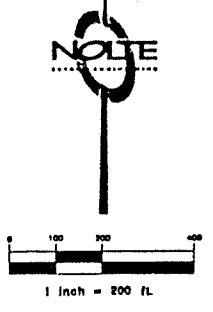
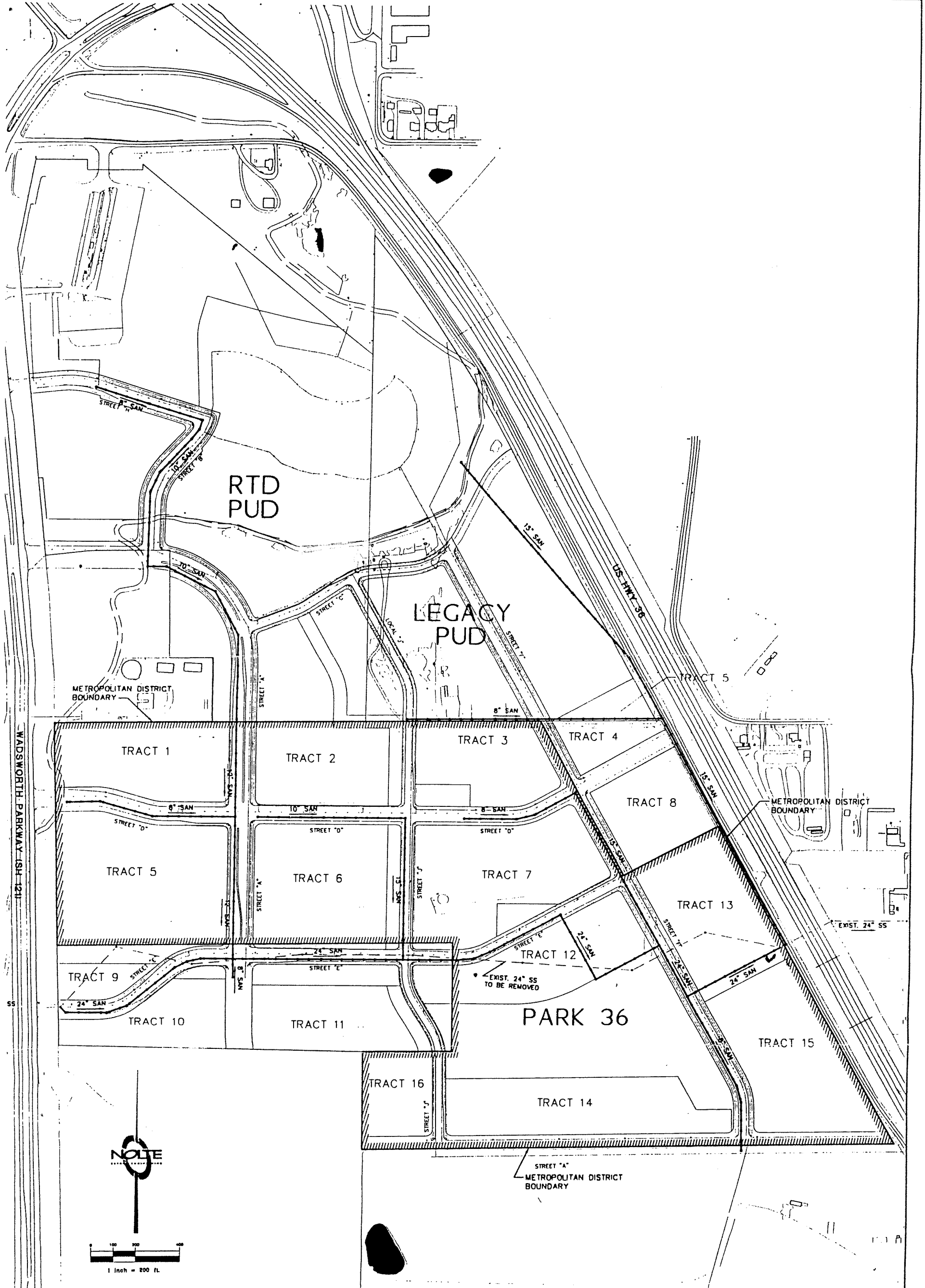
PREPARED FOR: THE GREYSTONE GROUP    DATE SUBMITTED: 03-13-01

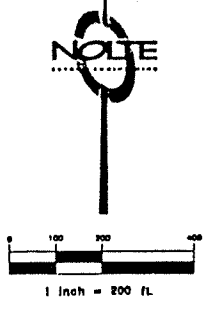
NO.	BY	DATE	REVISION

**CAUTION:** The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

EXHIBIT E

DATE: 11/20/14 BY: JRM DRAWING NO: 14-0000-0000  
 REVISION: NONE SCALE: NONE PLOT DATE: NONE  
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	<h1 style="margin: 0;">NOLTE</h1> <p style="margin: 0;">BEYOND ENGINEERING</p> <p style="margin: 0; font-size: small;">7000 S. YOSEMITE ST., SUITE 200    ENGLEWOOD, CO. 80122              303.220.9001 TEL.    303.220.9001 FAX    WWW.NOLTE.COM</p>	<h2 style="margin: 0;">BROOMFIELD TRANSIT VILLAGE</h2> <h3 style="margin: 0;">PARK 36 METROPOLITAN DISTRICT</h3> <h3 style="margin: 0;">SANITARY SEWER EXHIBIT</h3> <p style="margin: 0;">PREPARED FOR: _____      DATE SUBMITTED: _____</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">BY</th> <th style="width: 15%;">DATE</th> <th style="width: 70%;">REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="margin: 0; font-size: x-small;">CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.</p>	NO.	BY	DATE	REVISION																
NO.	BY	DATE	REVISION																				

F

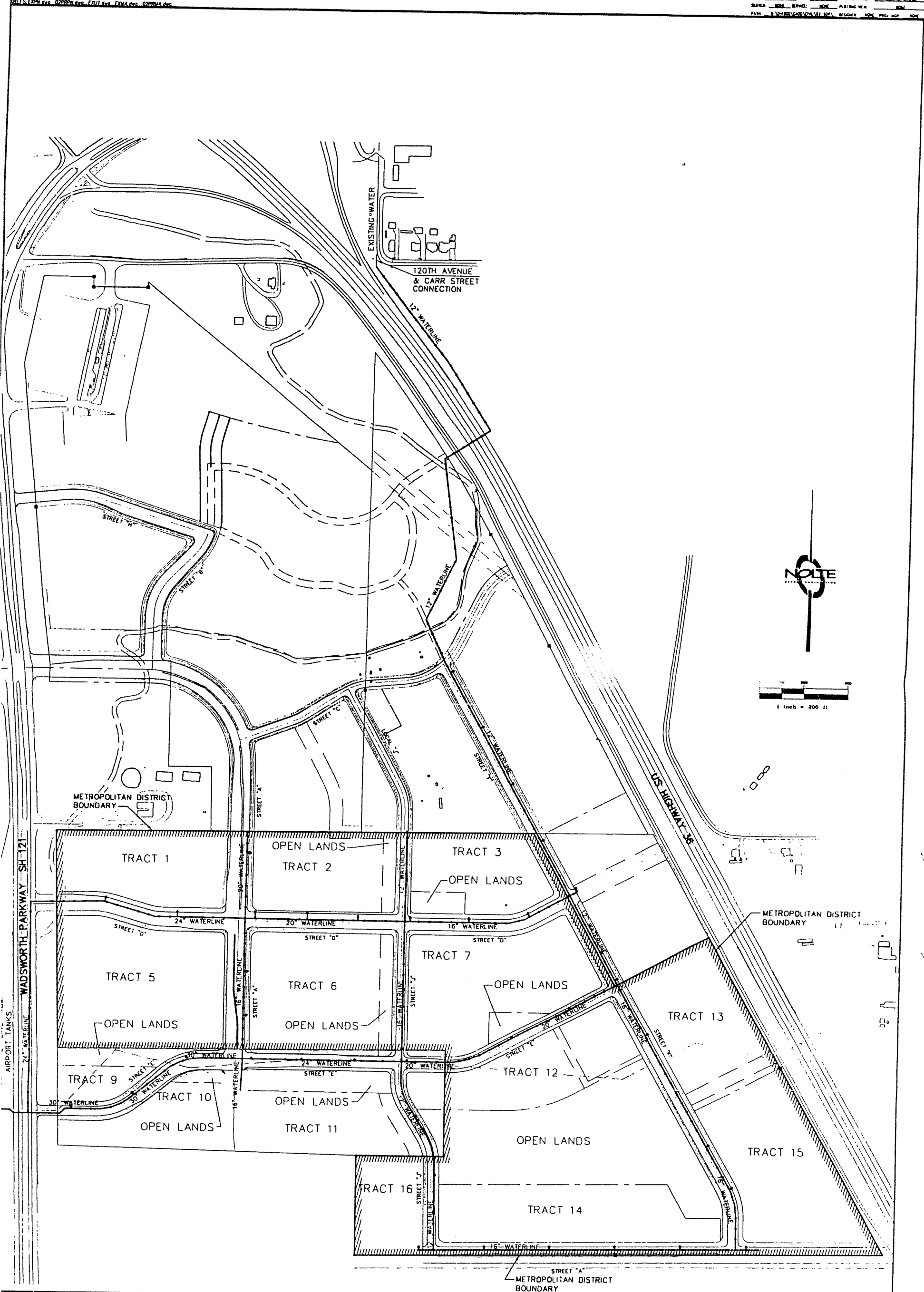


**EXHIBIT F**

Water Improvements

EXHIBIT F

DATE: 11/11/11  
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 CHECKED BY: ABC  
 PROJECT NO: 12345  
 SHEET NO: 101



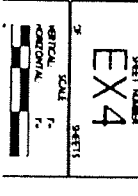

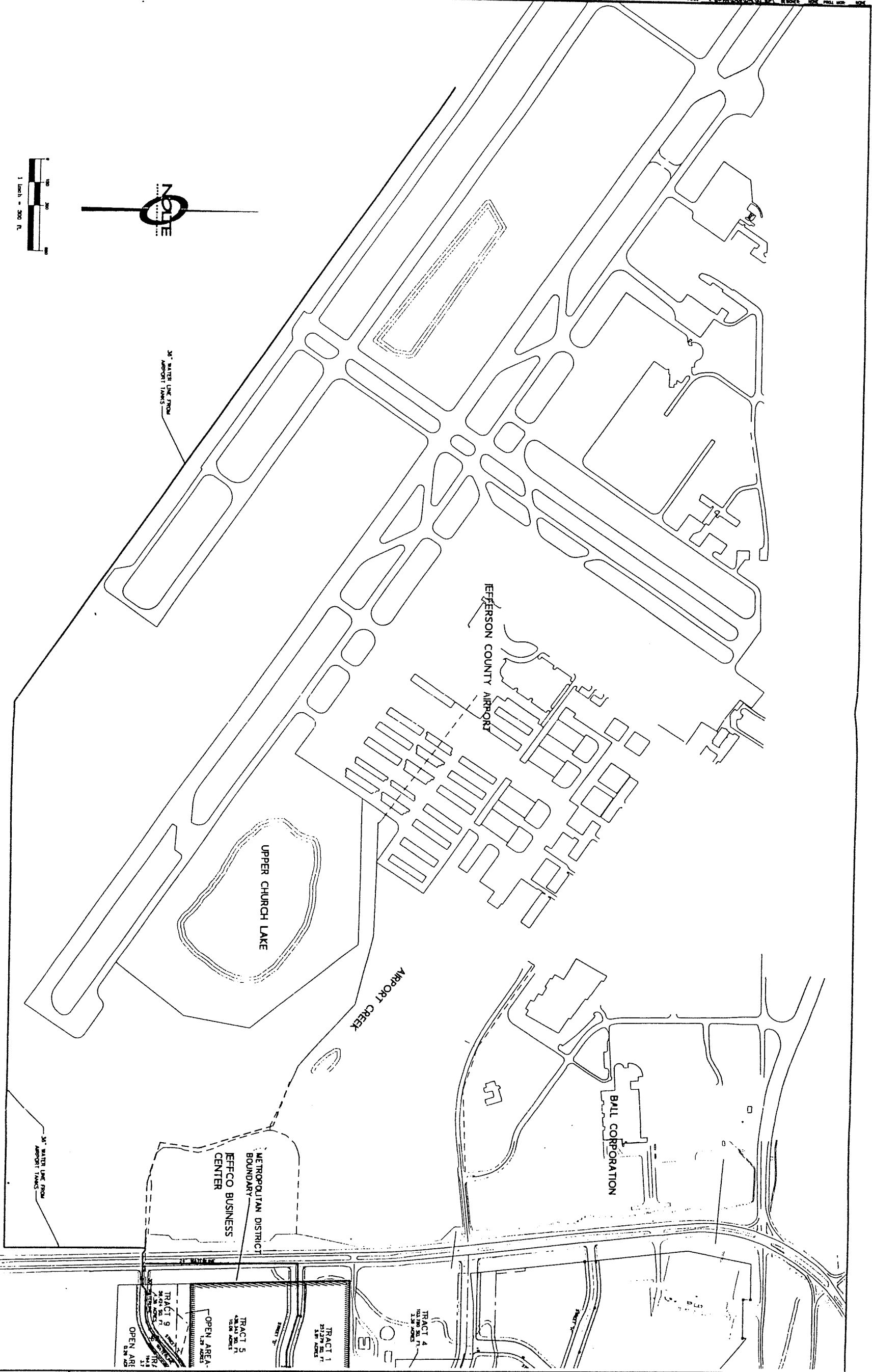
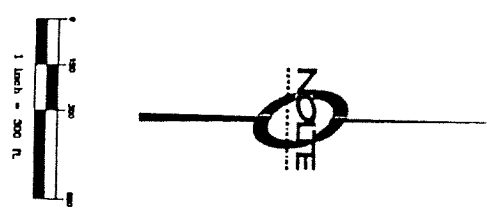
 <p>11/11/11</p>	 <p><b>NOLTE</b> BEYOND ENGINEERING</p> <p>7000 S YOSEMITE ST. SUITE 200 303 220 1001 TEL 303 220 9001 FAX</p> <p>ENGLEWOOD, CO. 80112 WWW.NOLTE.COM</p>	<p>BROOMFIELD TRANSIT VILLAGE                  PARK 36 METROPOLITAN DISTRICT                  EAST WATER MAIN EXHIBIT</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	BY	DATE	REVISION												
		NO.	BY	DATE	REVISION															
<p>PREPARED FOR:</p>	<p>DATE SUBMITTED:</p>	<p><b>CAUTION</b>                  The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.</p>																		

EXHIBIT F

FILES: C:\P\1.dwg, 02/28/97.dwg, C:\UT.dwg, C:\VA.dwg, 02/28/97.dwg, 02/1-5/97.dwg

DATE: 02/28/97 TIME: 10:52 DRAWING NAME: EXHIBIT F  
 SHEET: 001 OF 001 SCALE: AS SHOWN PLOT DATE: 02/28/97  
 PLOT BY: J. W. BROWN



SCALE: 1" = 500'  
 SHEET: EX5

**NOLTE**  
 BEYOND ENGINEERING  
 7000 S YOSEMITE ST. SUITE 200 ENGLEWOOD, CO. 80112  
 303.220.9001 TEL. 303.220.9001 FAX WWW.NOLTE.COM

**BROOMFIELD TRANSIT VILLAGE**  
 PARK 36 METROPOLITAN DISTRICT  
 WEST (OFFSITE) WATER MAIN EXHIBIT

PREPARED FOR: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

NO.	BY	DATE	REVISIONS

**CAUTION:** The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

G

**EXHIBIT G**

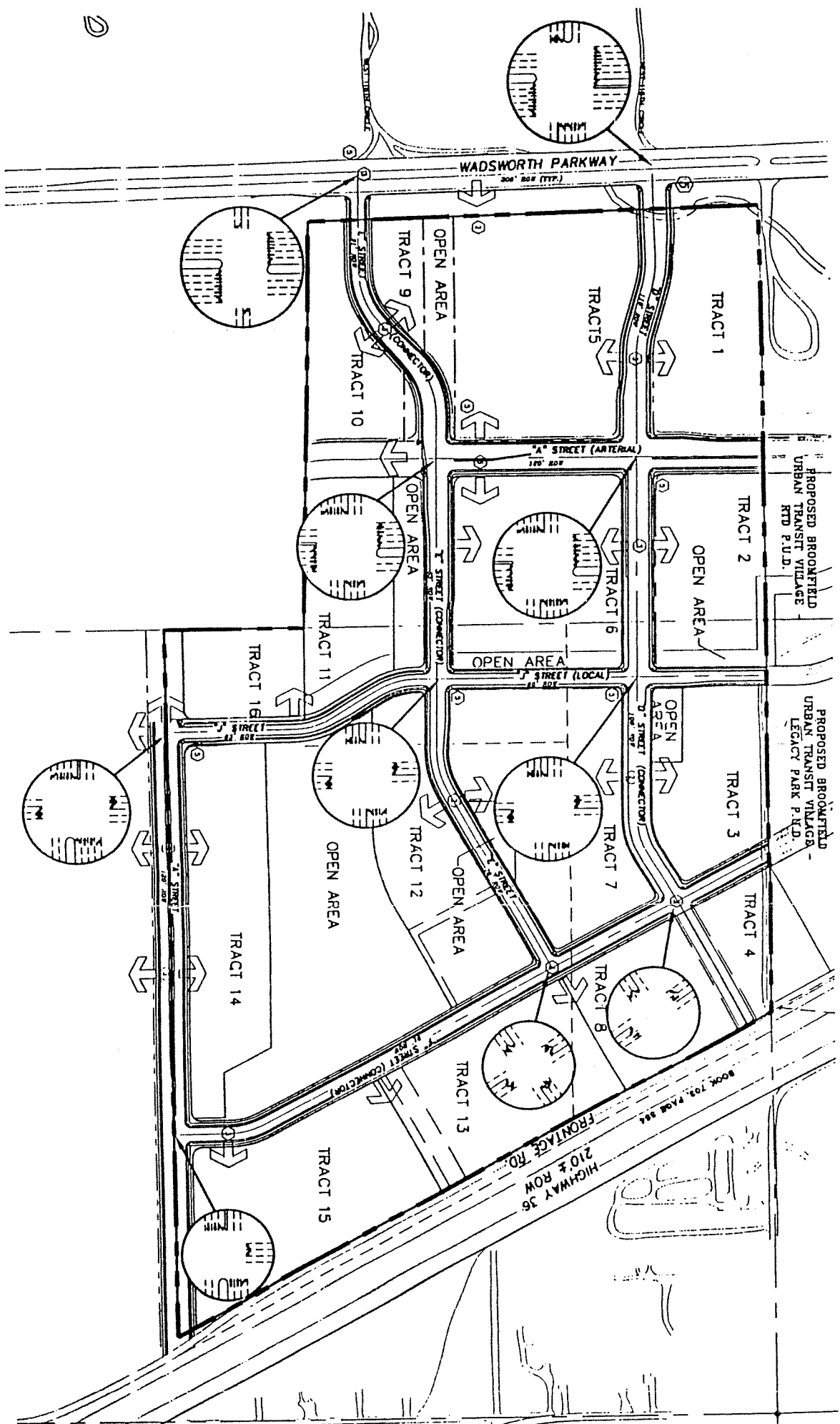
Streets and Safety Protection Improvements

# BROOMFIELD URBAN TRANSIT VILLAGE - PARK 36

## P.U.D. PLAN AND PRELIMINARY PLAT

### VEHICULAR CIRCULATION PLAN

JEFFERSON COUNTY, COLORADO  
SHEET 7 OF 10  
DATE: 04-04-01



**STREET NOTES**

- ① SIGNALIZED INTERSECTION FOR THE FOLSBERG HOLT & ULLING TRAFFIC ANALYSIS REPORT 07/2000 PREPARED IN ACCORDANCE WITH THE CITY OF BROOMFIELD INTERCHANGE SUB-AREA MASTER PLAN.
- ② RIGHT IN/RIGHT OUT ACCESS POINTS FOR THE FOLSBERG HOLT & ULLING TRAFFIC ANALYSIS REPORT 08/2000 PREPARED IN ACCORDANCE WITH THE CITY OF BROOMFIELD INTERCHANGE SUB-AREA MASTER PLAN.
- ③ PROPOSED INTERSECTION SHOWN CONCEPTUAL. FINAL GEOMETRICS TO BE FINAL CONCORDANT WITH FINAL PLATTING.
- ④ TRANSIT VILLAGE CONNECTOR STREET WITH ON-STREET PARKING IS SHOWN CONCEPTUALLY AND PREFERRED. HOWEVER, THE FINAL TRAFFIC ANALYSIS AND FINAL ROADWAY ENGINEERING WILL DETERMINE FINAL GEOMETRICS AND ROADWAY FEATURES AS REQUIRED.
- ⑤ ADDITIONAL ROAD WILL BE DEDICATED AS NOTED OR AS REQUIRED BY FUTURE TRAFFIC ANALYSIS TO ALLOW FOR THE REQUIRED TURN LANCES WHILE MAINTAINING THE LANDSCAPE CHARACTER.

**NOTES**

1. STREET SECTIONS AND INTERSECTIONS TO BE CONSISTENT WITH BROOMFIELD INTERCHANGE SUB-AREA AND FINAL DESIGN SHALL BE DETERMINED WITH APPROVAL OF THE SITE DEVELOPER'S PLAN.

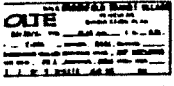
NO.	BY	DATE	REVISIONS
1	JST	08/17/00	FIRST SUBMITTAL
2	RMG	11/13/00	ADDRESS CIV COMMENTS
3	RMG	01/19/01	ADDRESS CIV COMMENTS
4	RMG	01/30/01	ADDRESS CIV COMMENTS
5	RMG	03/28/01	SECND SUBMITTAL FOR CONC
6	RMG	02/21/01	SECND SUBMITTAL FOR CONC
7	RMG	04/09/01	SUBMITTAL FOR CITY COUNCIL

**CIVITAS**

**NOTE**

1320 Sherman Street  
Denver, Colorado 80204  
Tel: 303.733.2033  
Fax: 303.823.0438

BEYOND ENGINEERING  
7001 S. TORRENT ST. SUITE 300  
DENVER, CO 80231  
303.250.8000 FAX 303.250.8001



H

**EXHIBIT H**

Financial Plan





**KIRKPATRICK PETTIS**  
A Mutual of Omaha Company

Investments Since 1925

## Statement of Significant Assumptions

### Park 36 Metropolitan District Financing Plan Prepared by Kirkpatrick Pettis

- 1. Development Projections:** The development schedule for 1,250 multifamily residential units absorbs over 4 years beginning in 2002 with a market value of \$130,000/unit inflated at 4% per year. The development schedule for 1,484,414 square feet of office/commercial space absorbs over 7 years beginning in 2002 with market values of \$130/sf for office and \$150/sf for retail inflated at 4% per year.
- 2. Assessed Valuation:** The District's assessed value is shown in the year of tax collection, which lags 2 years behind the year of construction. The assessed value for commercial property is 29% of the market value and the assessed value for residential property is 9.15% of the market value, which is the anticipated residential assessment ratio effective next year as determined in accordance with the Gallagher Amendment. At buildout the District's expected assessed value will be \$80 million. This plan also assumes biannual reassessment of 2% after buildout.
- 3. District Operations:** \$50,000/year is allocated for District operations. This revenue is derived from an operating mill levy that levels out at 0.5 mills after buildout. Developer advances initially cover the District's operating costs until the District begins collecting tax revenue.
- 4. Debt Structure:** This plan demonstrates the District's ability to support \$39.66 million in total debt in three bond issues with 28 mills for debt service, raising a total of \$33.1 million in proceeds net of issuance costs, capitalized interest and reserve funds. All three bond issues are structured to include credit enhancement. The bonds are issued in a variable-rate mode with the interest rate reset annually. This plan assumes an annual rate of 4% based on historical averages for similar bond issues. Any capital needs not funded from bond proceeds are anticipated to be paid by the developer.



**PARK 36 METROPOLITAN DISTRICT**

Development Projection -- Buildout Plan (Service Plan model)

Parcels>	Residential				Commercial							Total Res'l Units	Total Comm'l SF
	<u>Multifamily</u>			Total Residential Market Value	<u>Office</u>			<u>Retail</u>			Total Commercial Market Value		
YEAR	# Homes Sold	Price Inflated @ 4%	Market Value		Square Ft Developed @ F.A.R. of 40%	per Sq Ft, Inflated @ 4%	Market Value	Square Ft Developed	per Sq Ft, Inflated @ 4%	Market Value		Total Commercial Market Value	
2002	407	\$130,000	52,910,000	\$52,910,000	122,800	130.00	\$15,964,000		\$0	\$15,964,000	407	122,800	
2003	268	135,200	36,233,600	36,233,600	308,000	135.20	41,641,600		\$0	41,641,600	268	308,000	
2004	341	140,608	47,947,328	47,947,328	177,750	140.61	24,993,072		\$0	24,993,072	341	177,750	
2005	234	146,232	34,218,363	34,218,363	265,500	146.23	38,824,681	15,500	150.00	2,325,000	41,149,681	234	281,000
2006		152,082	0	0	219,000	152.08	33,305,873		156.00	0	33,305,873	0	219,000
2007		158,165	0	0	210,000	158.16	33,214,624	15,000	162.24	2,433,600	35,648,224	0	225,000
2008		164,491	0	0	150,864	164.49	24,815,841		168.73	0	24,815,841	0	150,864
2009		171,071	0	0		171.07	0		175.48	0	0	0	0
2010		177,914	0	0		177.91	0		182.50	0	0	0	0
	1,250		171,309,291	171,309,291	1,453,914		212,759,692	30,500		4,758,600	217,518,292	1,250	1,484,414

## SOURCES AND USES OF FUNDS

### PARK 36 METROPOLITAN DISTRICT SERIES 2002 G.O. BONDS

Dated Date            12/01/2002  
Delivery Date        12/01/2002

#### Sources:

<hr/>	
Bond Proceeds:	
Par Amount	6,000,000.00
<hr/>	
	6,000,000.00
<hr/>	

#### Uses:

<hr/>	
Project Fund Deposits:	
Project Funds	4,603,418.60
Other Fund Deposits:	
Capitalized Interest (int. @ 4.15%)	624,154.73
Debt Service Reserve Fund	473,766.67
	<hr/>
	1,097,921.40
Delivery Date Expenses:	
LOC Fee (1.5%)	93,660.00
Bank Counsel Fee	25,000.00
Other Costs of Issuance	180,000.00
	<hr/>
	298,660.00
<hr/>	
	6,000,000.00
<hr/>	

Note: [1] LOC fee at 1.5% through 12/1/04; 1.25% through 12/1/06; 1.0% through 12/1/08; .75% thereafter.

**BOND DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2002 G.O. BONDS**

Dated Date           12/01/2002  
Delivery Date       12/01/2002

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2002					
06/01/2003			120,000	120,000	
12/01/2003			120,000	120,000	240,000
06/01/2004			120,000	120,000	
12/01/2004			120,000	120,000	240,000
06/01/2005			120,000	120,000	
12/01/2005			120,000	120,000	240,000
06/01/2006			120,000	120,000	
12/01/2006			120,000	120,000	240,000
06/01/2007			120,000	120,000	
12/01/2007			120,000	120,000	240,000
06/01/2008			120,000	120,000	
12/01/2008			120,000	120,000	240,000
06/01/2009			120,000	120,000	
12/01/2009	55,000	4.000%	120,000	175,000	295,000
06/01/2010			118,900	118,900	
12/01/2010	95,000	4.000%	118,900	213,900	332,800
06/01/2011			117,000	117,000	
12/01/2011	105,000	4.000%	117,000	222,000	339,000
06/01/2012			114,900	114,900	
12/01/2012	110,000	4.000%	114,900	224,900	339,800
06/01/2013			112,700	112,700	
12/01/2013	125,000	4.000%	112,700	237,700	350,400
06/01/2014			110,200	110,200	
12/01/2014	130,000	4.000%	110,200	240,200	350,400
06/01/2015			107,600	107,600	
12/01/2015	145,000	4.000%	107,600	252,600	360,200
06/01/2016			104,700	104,700	
12/01/2016	155,000	4.000%	104,700	259,700	364,400
06/01/2017			101,600	101,600	
12/01/2017	165,000	4.000%	101,600	266,600	368,200
06/01/2018			98,300	98,300	
12/01/2018	175,000	4.000%	98,300	273,300	371,600
06/01/2019			94,800	94,800	
12/01/2019	195,000	4.000%	94,800	289,800	384,600
06/01/2020			90,900	90,900	
12/01/2020	205,000	4.000%	90,900	295,900	386,800
06/01/2021			86,800	86,800	
12/01/2021	220,000	4.000%	86,800	306,800	393,600
06/01/2022			82,400	82,400	
12/01/2022	235,000	4.000%	82,400	317,400	399,800
06/01/2023			77,700	77,700	
12/01/2023	255,000	4.000%	77,700	332,700	410,400
06/01/2024			72,600	72,600	
12/01/2024	270,000	4.000%	72,600	342,600	415,200
06/01/2025			67,200	67,200	
12/01/2025	290,000	4.000%	67,200	357,200	424,400
06/01/2026			61,400	61,400	
12/01/2026	305,000	4.000%	61,400	366,400	427,800
06/01/2027			55,300	55,300	
12/01/2027	325,000	4.000%	55,300	380,300	435,600
06/01/2028			48,800	48,800	
12/01/2028	345,000	4.000%	48,800	393,800	442,600
06/01/2029			41,900	41,900	
12/01/2029	370,000	4.000%	41,900	411,900	453,800
06/01/2030			34,500	34,500	
12/01/2030	390,000	4.000%	34,500	424,500	459,000

**BOND DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2002 G.O. BONDS**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
06/01/2031			26,700	26,700	
12/01/2031	420,000	4.000%	26,700	446,700	473,400
06/01/2032			18,300	18,300	
12/01/2032	915,000	4.000%	18,300	933,300	951,600
	6,000,000		5,370,400	11,370,400	11,370,400

**NET DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2002 G.O. BONDS**

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.5%, declining)	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 4.15%)	Net Debt Service	Annual Net D/S
06/01/2003		120,000	120,000	47,340.22				167,340.22		
12/01/2003		120,000	120,000	47,610.50	15,000.00	3,000		185,610.50		
06/01/2004		120,000	120,000	47,610.50				167,610.50		
12/01/2004		120,000	120,000	47,610.50	15,000.00	3,000		185,610.50		
06/01/2005		120,000	120,000	39,458.61			12,232.12		147,226.49	
12/01/2005		120,000	120,000	39,675.42	15,000.00	3,000	12,232.12		165,443.30	312,669.79
06/01/2006		120,000	120,000	39,458.61			12,232.12		147,226.49	
12/01/2006		120,000	120,000	39,675.42	15,000.00	3,000	12,232.12		165,443.30	312,669.79
06/01/2007		120,000	120,000	31,566.89			12,232.12		139,334.77	
12/01/2007		120,000	120,000	31,740.33	15,000.00	3,000	12,232.12		157,508.21	296,842.98
06/01/2008		120,000	120,000	31,740.33			12,232.12		139,508.21	
12/01/2008		120,000	120,000	31,740.33	15,000.00	3,000	12,232.12		157,508.21	297,016.42
06/01/2009		120,000	120,000	23,675.17			12,232.12		131,443.05	
12/01/2009	55,000	120,000	175,000	23,805.25	14,862.50	3,000	12,232.12		204,435.63	335,878.68
06/01/2010		118,900	118,900	23,458.19			12,232.12		130,126.07	
12/01/2010	95,000	118,900	213,900	23,587.04	14,625.00	3,000	12,232.12		242,879.92	373,005.99
06/01/2011		117,000	117,000	23,083.37			12,232.12		127,851.25	
12/01/2011	105,000	117,000	222,000	23,210.12	14,362.50	3,000	12,232.12		250,340.50	378,191.75
06/01/2012		114,900	114,900	22,793.53			12,232.12		125,461.41	
12/01/2012	110,000	114,900	224,900	22,793.53	14,087.50	3,000	12,232.12		252,548.91	378,010.32
06/01/2013		112,700	112,700	22,235.02			12,232.12		122,702.90	
12/01/2013	125,000	112,700	237,700	22,357.10	13,775.00	3,000	12,232.12		264,599.98	387,302.88
06/01/2014		110,200	110,200	21,741.80			12,232.12		119,709.68	
12/01/2014	130,000	110,200	240,200	21,861.15	13,450.00	3,000	12,232.12		266,279.03	385,988.71
06/01/2015		107,600	107,600	21,228.84			12,232.12		116,596.72	
12/01/2015	145,000	107,600	252,600	21,345.37	13,087.50	3,000	12,232.12		277,800.75	394,397.47
06/01/2016		104,700	104,700	20,770.08			12,232.12		113,237.96	
12/01/2016	155,000	104,700	259,700	20,770.08	12,700.00	3,000	12,232.12		283,937.96	397,175.92
06/01/2017		101,600	101,600	20,045.11			12,232.12		109,412.99	
12/01/2017	165,000	101,600	266,600	20,155.11	12,287.50	3,000	12,232.12		289,810.49	399,223.48
06/01/2018		98,300	98,300	19,394.05			12,232.12		105,461.93	
12/01/2018	175,000	98,300	273,300	19,500.47	11,850.00	3,000	12,232.12		295,418.35	400,880.28
06/01/2019		94,800	94,800	18,703.53			12,232.12		101,271.41	
12/01/2019	195,000	94,800	289,800	18,806.15	11,362.50	3,000	12,232.12		310,736.53	412,007.94
06/01/2020		90,900	90,900	18,032.48			12,232.12		96,700.36	
12/01/2020	205,000	90,900	295,900	18,032.48	10,850.00	3,000	12,232.12		315,550.36	412,250.72
06/01/2021		86,800	86,800	17,125.21			12,232.12		91,693.09	
12/01/2021	220,000	86,800	306,800	17,219.13	10,300.00	3,000	12,232.12		325,087.01	416,780.10
06/01/2022		82,400	82,400	16,257.13			12,232.12		86,425.01	
12/01/2022	235,000	82,400	317,400	16,346.27	9,712.50	3,000	12,232.12		334,226.65	420,651.66
06/01/2023		77,700	77,700	15,329.87			12,232.12		80,797.75	
12/01/2023	255,000	77,700	332,700	15,413.90	9,075.00	3,000	12,232.12		347,956.78	428,754.53
06/01/2024		72,600	72,600	14,402.18			12,232.12		74,770.06	
12/01/2024	270,000	72,600	342,600	14,402.18	8,400.00	3,000	12,232.12		356,170.06	430,940.12
06/01/2025		67,200	67,200	13,258.32			12,232.12		68,226.20	
12/01/2025	290,000	67,200	357,200	13,330.94	7,675.00	3,000	12,232.12		368,973.82	437,200.02
06/01/2026		61,400	61,400	12,114.04			12,232.12		61,281.92	
12/01/2026	305,000	61,400	366,400	12,180.35	6,912.50	3,000	12,232.12		376,260.73	437,542.65
06/01/2027		55,300	55,300	10,910.56			12,232.12		53,978.44	
12/01/2027	325,000	55,300	380,300	10,970.25	6,100.00	3,000	12,232.12		388,138.13	442,116.57
06/01/2028		48,800	48,800	9,680.80			12,232.12		46,248.68	
12/01/2028	345,000	48,800	393,800	9,680.80	5,237.50	3,000	12,232.12		399,486.18	445,734.86
06/01/2029		41,900	41,900	8,266.87			12,232.12		37,934.75	

**NET DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2002 G.O. BONDS**

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.5%, declining)	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 4.15%)	Net Debt Service	Annual Net D/S
12/01/2029	370,000	41,900	411,900	8,312.00	4,312.50	3,000	12,232.12		415,292.38	453,227.13
06/01/2030		34,500	34,500	6,806.92			12,232.12		29,074.80	
12/01/2030	390,000	34,500	424,500	6,844.01	3,337.50	3,000	12,232.12		425,449.39	454,524.19
06/01/2031		26,700	26,700	5,268.05			12,232.12		19,735.93	
12/01/2031	420,000	26,700	446,700	5,296.67	2,287.50	3,000	12,232.12		445,052.05	464,787.98
06/01/2032		18,300	18,300	3,630.30			12,232.12		9,698.18	
12/01/2032	915,000	18,300	933,300	3,630.30		3,000	485,998.79		453,931.51	463,629.69
	6,000,000	5,370,400	11,370,400	1,253,289.73	320,650.00	90,000	1,158,765.39	706,171.72	11,169,402.62	11,169,402.62

Note [1] LOC fee at 1.5% through 12/1/04, 1.25% through 12/1/06, 1.0% through 12/1/08; .75% thereafter.



**SOURCES AND USES OF FUNDS**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2004 G.O. BONDS**

Dated Date           12/01/2004  
Delivery Date       12/01/2004

**Sources:**

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Bond Proceeds:	
Par Amount	11,955,000.00
	<hr/>
	11,955,000.00

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**Uses:**

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Project Fund Deposits:	
Project Funds	9,801,923.36
Other Fund Deposits:	
Capitalized Interest (int. @ 4.15%)	632,100.76
Debt Service Reserve Fund	<hr/>
	950,708.33
	1,582,809.09
Delivery Date Expenses:	
LOC Fee (1.5%)	186,617.55
Bank Counsel Fee	25,000.00
Other Costs of Issuance	<hr/>
	358,650.00
	570,267.55
	<hr/>
	11,955,000.00

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Note: [1] LOC fee at 1.5% through 12/1/05; 1.25% through 12/1/06; 1.0% through 12/1/08; .75% thereafter.

**BOND DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2004 G.O. BONDS**

Dated Date           12/01/2004  
Delivery Date       12/01/2004

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2004					
06/01/2005			239,100	239,100	
12/01/2005			239,100	239,100	478,200
06/01/2006			239,100	239,100	
12/01/2006			239,100	239,100	478,200
06/01/2007			239,100	239,100	
12/01/2007			239,100	239,100	478,200
06/01/2008			239,100	239,100	
12/01/2008			239,100	239,100	478,200
06/01/2009			239,100	239,100	
12/01/2009	65,000	4.000%	239,100	304,100	543,200
06/01/2010			237,800	237,800	
12/01/2010	135,000	4.000%	237,800	372,800	610,600
06/01/2011			235,100	235,100	
12/01/2011	150,000	4.000%	235,100	385,100	620,200
06/01/2012			232,100	232,100	
12/01/2012	165,000	4.000%	232,100	397,100	629,200
06/01/2013			228,800	228,800	
12/01/2013	180,000	4.000%	228,800	408,800	637,600
06/01/2014			225,200	225,200	
12/01/2014	195,000	4.000%	225,200	420,200	645,400
06/01/2015			221,300	221,300	
12/01/2015	215,000	4.000%	221,300	436,300	657,600
06/01/2016			217,000	217,000	
12/01/2016	230,000	4.000%	217,000	447,000	664,000
06/01/2017			212,400	212,400	
12/01/2017	255,000	4.000%	212,400	467,400	679,800
06/01/2018			207,300	207,300	
12/01/2018	270,000	4.000%	207,300	477,300	684,600
06/01/2019			201,900	201,900	
12/01/2019	295,000	4.000%	201,900	496,900	698,800
06/01/2020			196,000	196,000	
12/01/2020	310,000	4.000%	196,000	506,000	702,000
06/01/2021			189,800	189,800	
12/01/2021	345,000	4.000%	189,800	534,800	724,600
06/01/2022			182,900	182,900	
12/01/2022	360,000	4.000%	182,900	542,900	725,800
06/01/2023			175,700	175,700	
12/01/2023	390,000	4.000%	175,700	565,700	741,400
06/01/2024			167,900	167,900	
12/01/2024	415,000	4.000%	167,900	582,900	750,800
06/01/2025			159,600	159,600	
12/01/2025	445,000	4.000%	159,600	604,600	764,200
06/01/2026			150,700	150,700	
12/01/2026	475,000	4.000%	150,700	625,700	776,400
06/01/2027			141,200	141,200	
12/01/2027	515,000	4.000%	141,200	656,200	797,400
06/01/2028			130,900	130,900	
12/01/2028	540,000	4.000%	130,900	670,900	801,800
06/01/2029			120,100	120,100	
12/01/2029	580,000	4.000%	120,100	700,100	820,200
06/01/2030			108,500	108,500	
12/01/2030	615,000	4.000%	108,500	723,500	832,000
06/01/2031			96,200	96,200	
12/01/2031	655,000	4.000%	96,200	751,200	847,400
06/01/2032			83,100	83,100	
12/01/2032	695,000	4.000%	83,100	778,100	861,200

**BOND DEBT SERVICE**  
**PARK 36 METROPOLITAN DISTRICT**  
**SERIES 2004 G.O. BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2033			69,200	69,200	
12/01/2033	1,220,000	4.000%	69,200	1,289,200	1,358,400
06/01/2034			44,800	44,800	
12/01/2034	2,240,000	4.000%	44,800	2,284,800	2,329,600
	11,955,000		10,862,000	22,817,000	22,817,000

**NET DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2004 G.O. BONDS**

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.5%, declining) [1]	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 4.15%)	Net Debt Service	Annual Net D/S
06/01/2005		239,100	239,100	94,325.39				333,425.39		
12/01/2005		239,100	239,100	94,863.92	29,887.50	3,000		366,851.42		
06/01/2006		239,100	239,100	78,621.28			24,045.67		293,675.61	
12/01/2006		239,100	239,100	79,053.27	29,887.50	3,000	24,045.67		326,995.10	620,670.71
06/01/2007		239,100	239,100	62,897.03			24,045.67		277,951.36	
12/01/2007		239,100	239,100	63,242.61	29,887.50	3,000	24,045.67		311,184.44	589,135.80
06/01/2008		239,100	239,100	63,242.61			24,045.67		278,296.94	
12/01/2008		239,100	239,100	63,242.61	29,887.50	3,000	24,045.67		311,184.44	589,481.38
06/01/2009		239,100	239,100	47,172.77			24,045.67		262,227.10	
12/01/2009	65,000	239,100	304,100	47,431.96	29,725.00	3,000	24,045.67		360,211.29	622,438.39
06/01/2010		237,800	237,800	46,916.34			24,045.67		260,670.67	
12/01/2010	135,000	237,800	372,800	47,174.07	29,387.50	3,000	24,045.67		428,315.90	688,986.57
06/01/2011		235,100	235,100	46,383.71			24,045.67		257,438.04	
12/01/2011	150,000	235,100	385,100	46,638.45	29,012.50	3,000	24,045.67		439,705.28	697,143.32
06/01/2012		232,100	232,100	46,043.32			24,045.67		254,097.65	
12/01/2012	165,000	232,100	397,100	46,043.32	28,600.00	3,000	24,045.67		450,697.65	704,795.30
06/01/2013		228,800	228,800	45,140.79			24,045.67		249,895.12	
12/01/2013	180,000	228,800	408,800	45,388.68	28,150.00	3,000	24,045.67		461,293.01	711,188.13
06/01/2014		225,200	225,200	44,430.55			24,045.67		245,584.88	
12/01/2014	195,000	225,200	420,200	44,674.52	27,662.50	3,000	24,045.67		471,491.35	717,076.23
06/01/2015		221,300	221,300	43,661.12			24,045.67		240,915.45	
12/01/2015	215,000	221,300	436,300	43,900.85	27,125.00	3,000	24,045.67		486,280.18	727,195.63
06/01/2016		217,000	217,000	43,047.83			24,045.67		236,002.16	
12/01/2016	230,000	217,000	447,000	43,047.83	26,550.00	3,000	24,045.67		495,552.16	731,554.32
06/01/2017		212,400	212,400	41,905.24			24,045.67		230,259.57	
12/01/2017	255,000	212,400	467,400	42,135.29	25,912.50	3,000	24,045.67		514,402.12	744,661.69
06/01/2018		207,300	207,300	40,899.07			24,045.67		224,153.40	
12/01/2018	270,000	207,300	477,300	41,123.57	25,237.50	3,000	24,045.67		522,615.40	746,768.80
06/01/2019		201,900	201,900	39,833.70			24,045.67		217,688.03	
12/01/2019	295,000	201,900	496,900	40,052.33	24,500.00	3,000	24,045.67		540,406.66	758,094.69
06/01/2020		196,000	196,000	38,881.91			24,045.67		210,836.24	
12/01/2020	310,000	196,000	506,000	38,881.91	23,725.00	3,000	24,045.67		547,561.24	758,397.48
06/01/2021		189,800	189,800	37,446.48			24,045.67		203,200.81	
12/01/2021	345,000	189,800	534,800	37,651.97	22,862.50	3,000	24,045.67		574,268.80	777,469.61
06/01/2022		182,900	182,900	36,085.19			24,045.67		194,939.52	
12/01/2022	360,000	182,900	542,900	36,283.17	21,962.50	3,000	24,045.67		580,100.00	775,039.52
06/01/2023		175,700	175,700	34,664.69			24,045.67		186,319.02	
12/01/2023	390,000	175,700	565,700	34,854.85	20,987.50	3,000	24,045.67		600,496.68	786,815.70
06/01/2024		167,900	167,900	33,307.51			24,045.67		177,161.84	
12/01/2024	415,000	167,900	582,900	33,307.51	19,950.00	3,000	24,045.67		615,111.84	792,273.68
06/01/2025		159,600	159,600	31,488.32			24,045.67		167,042.65	
12/01/2025	445,000	159,600	604,600	31,660.98	18,837.50	3,000	24,045.67		634,052.81	801,095.46
06/01/2026		150,700	150,700	29,732.44			24,045.67		156,386.77	
12/01/2026	475,000	150,700	625,700	29,895.43	17,650.00	3,000	24,045.67		652,199.76	808,586.53
06/01/2027		141,200	141,200	27,858.18			24,045.67		145,012.51	
12/01/2027	515,000	141,200	656,200	28,010.84	16,362.50	3,000	24,045.67		679,527.67	824,540.18
06/01/2028		130,900	130,900	25,967.56			24,045.67		132,821.89	
12/01/2028	540,000	130,900	670,900	25,967.56	15,012.50	3,000	24,045.67		690,834.39	823,656.28
06/01/2029		120,100	120,100	23,695.35			24,045.67		119,749.68	
12/01/2029	580,000	120,100	700,100	23,825.09	13,562.50	3,000	24,045.67		716,441.92	836,191.60
06/01/2030		108,500	108,500	21,406.79			24,045.67		105,861.12	
12/01/2030	615,000	108,500	723,500	21,523.91	12,025.00	3,000	24,045.67		736,003.24	841,864.36
06/01/2031		96,200	96,200	18,980.11			24,045.67		91,134.44	

**NET DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2004 G.O. BONDS**

<b>Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>	<b>Annual LOC Fee (1.5%, declining) [1]</b>	<b>Annual Remarketing Fee (.25%)</b>	<b>Annual Rating and Trustee Fees</b>	<b>Debt Service Reserve Fund</b>	<b>Capitalized Interest (int. @ 4.15%)</b>	<b>Net Debt Service</b>	<b>Annual Net D/S</b>
12/01/2031	655,000	96,200	751,200	19,083.88	10,387.50	3,000	24,045.67		759,625.71	850,760.15
06/01/2032		83,100	83,100	16,485.14			24,045.67		75,539.47	
12/01/2032	695,000	83,100	778,100	16,485.14	8,650.00	3,000	24,045.67		782,189.47	857,728.94
06/01/2033		69,200	69,200	13,653.27			24,045.67		58,807.60	
12/01/2033	1,220,000	69,200	1,289,200	13,727.69	5,600.00	3,000	24,045.67		1,287,482.02	1,346,289.62
06/01/2034		44,800	44,800	8,839.76			24,045.67		29,594.09	
12/01/2034	2,240,000	44,800	2,284,800	8,887.29		3,000	974,754.00		1,321,933.29	1,351,527.38
	<b>11,955,000</b>	<b>10,862,000</b>	<b>22,817,000</b>	<b>2,371,073.95</b>	<b>648,987.90</b>	<b>90,000</b>	<b>2,345,357.19</b>	<b>700,276.81</b>	<b>22,881,427.45</b>	<b>22,881,427.45</b>

Note: [1] LOC fee at 1.5% through 12/1/05, 1.25% through 12/1/06, 1.0% through 12/1/08, 75% thereafter.

## SOURCES AND USES OF FUNDS

### PARK 36 METROPOLITAN DISTRICT SERIES 2006 G.O. BONDS

Dated Date 12/01/2006  
Delivery Date 12/01/2006

#### Sources:

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Bond Proceeds:	
Par Amount	21,700,000.00
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	21,700,000.00
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#### Uses:

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Project Fund Deposits:	
Project Funds	18,700,430.29
<hr/>	
Other Fund Deposits:	
Capitalized Interest (int. @ 4.15%)	251,157.71
Debt Service Reserve Fund	1,733,675.00
	<hr/>
	1,984,832.71
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Delivery Date Expenses:	
LOC Fee (1.5%)	338,737.00
Bank Counsel Fee	25,000.00
Other Costs of Issuance	651,000.00
	<hr/>
	1,014,737.00
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	21,700,000.00
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Note: [1] LOC fee at 1.5% through 12/1/07; 1.25% through 12/1/08; 1.0% through 12/1/09; .75% thereafter.

**BOND DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2006 G.O. BONDS**

Dated Date                   12/01/2006  
Delivery Date               12/01/2006

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2006					
06/01/2007			434,000	434,000	
12/01/2007			434,000	434,000	868,000
06/01/2008			434,000	434,000	
12/01/2008			434,000	434,000	868,000
06/01/2009			434,000	434,000	
12/01/2009	10,000	4.000%	434,000	444,000	878,000
06/01/2010			433,800	433,800	
12/01/2010	175,000	4.000%	433,800	608,800	1,042,600
06/01/2011			430,300	430,300	
12/01/2011	205,000	4.000%	430,300	635,300	1,065,600
06/01/2012			426,200	426,200	
12/01/2012	215,000	4.000%	426,200	641,200	1,067,400
06/01/2013			421,900	421,900	
12/01/2013	250,000	4.000%	421,900	671,900	1,093,800
06/01/2014			416,900	416,900	
12/01/2014	270,000	4.000%	416,900	686,900	1,103,800
06/01/2015			411,500	411,500	
12/01/2015	300,000	4.000%	411,500	711,500	1,123,000
06/01/2016			405,500	405,500	
12/01/2016	320,000	4.000%	405,500	725,500	1,131,000
06/01/2017			399,100	399,100	
12/01/2017	360,000	4.000%	399,100	759,100	1,158,200
06/01/2018			391,900	391,900	
12/01/2018	385,000	4.000%	391,900	776,900	1,168,800
06/01/2019			384,200	384,200	
12/01/2019	420,000	4.000%	384,200	804,200	1,188,400
06/01/2020			375,800	375,800	
12/01/2020	450,000	4.000%	375,800	825,800	1,201,600
06/01/2021			366,800	366,800	
12/01/2021	490,000	4.000%	366,800	856,800	1,223,600
06/01/2022			357,000	357,000	
12/01/2022	525,000	4.000%	357,000	882,000	1,239,000
06/01/2023			346,500	346,500	
12/01/2023	570,000	4.000%	346,500	916,500	1,263,000
06/01/2024			335,100	335,100	
12/01/2024	605,000	4.000%	335,100	940,100	1,275,200
06/01/2025			323,000	323,000	
12/01/2025	660,000	4.000%	323,000	983,000	1,306,000
06/01/2026			309,800	309,800	
12/01/2026	695,000	4.000%	309,800	1,004,800	1,314,600
06/01/2027			295,900	295,900	
12/01/2027	755,000	4.000%	295,900	1,050,900	1,346,800
06/01/2028			280,800	280,800	
12/01/2028	800,000	4.000%	280,800	1,080,800	1,361,600
06/01/2029			264,800	264,800	
12/01/2029	865,000	4.000%	264,800	1,129,800	1,394,600
06/01/2030			247,500	247,500	
12/01/2030	910,000	4.000%	247,500	1,157,500	1,405,000
06/01/2031			229,300	229,300	
12/01/2031	985,000	4.000%	229,300	1,214,300	1,443,600
06/01/2032			209,600	209,600	
12/01/2032	1,040,000	4.000%	209,600	1,249,600	1,459,200
06/01/2033			188,800	188,800	
12/01/2033	1,110,000	4.000%	188,800	1,298,800	1,487,600
06/01/2034			166,600	166,600	
12/01/2034	1,175,000	4.000%	166,600	1,341,600	1,508,200

**BOND DEBT SERVICE**  
**PARK 36 METROPOLITAN DISTRICT**  
**SERIES 2006 G.O. BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2035			143,100	143,100	
12/01/2035	2,635,000	4.000%	143,100	2,778,100	2,921,200
06/01/2036			90,400	90,400	
12/01/2036	4,520,000	4.000%	90,400	4,610,400	4,700,800
	21,700,000		19,908,200	41,608,200	41,608,200



**NET DEBT SERVICE**

**PARK 36 METROPOLITAN DISTRICT  
SERIES 2006 G.O. BONDS**

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.5%, declining) [1]	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 4.15%)	Net Debt Service	Annual Net D/S
06/01/2007		434,000	434,000	171,213.80				300,000	305,213.80	
12/01/2007		434,000	434,000	172,191.31	54,250.00	3,000	43,630.77		619,810.54	925,024.34
06/01/2008		434,000	434,000	143,492.76			43,630.77		533,861.99	
12/01/2008		434,000	434,000	143,492.76	54,250.00	3,000	43,630.77		591,111.99	1,124,973.98
06/01/2009		434,000	434,000	114,166.91			43,630.77		504,536.14	
12/01/2009	10,000	434,000	444,000	114,794.21	54,225.00	3,000	43,630.77		572,388.44	1,076,924.58
06/01/2010		433,800	433,800	85,585.74			43,630.77		475,754.97	
12/01/2010	175,000	433,800	608,800	86,055.98	53,787.50	3,000	43,630.77		708,012.71	1,183,767.68
06/01/2011		430,300	430,300	84,895.35			43,630.77		475,564.58	
12/01/2011	205,000	430,300	635,300	85,361.66	53,275.00	3,000	43,630.77		733,305.89	1,204,870.47
06/01/2012		426,200	426,200	84,548.31			43,630.77		467,117.54	
12/01/2012	215,000	426,200	641,200	84,548.31	52,737.50	3,000	43,630.77		737,855.04	1,204,972.58
06/01/2013		421,900	421,900	83,238.12			43,630.77		461,507.35	
12/01/2013	250,000	421,900	671,900	83,695.29	52,112.50	3,000	43,630.77		767,077.02	1,228,584.37
06/01/2014		416,900	416,900	82,251.69			43,630.77		455,520.92	
12/01/2014	270,000	416,900	686,900	82,703.41	51,437.50	3,000	43,630.77		780,410.14	1,235,931.06
06/01/2015		411,500	411,500	81,186.32			43,630.77		449,055.55	
12/01/2015	300,000	411,500	711,500	81,632.17	50,687.50	3,000	43,630.77		803,188.90	1,252,244.45
06/01/2016		405,500	405,500	80,441.91			43,630.77		442,311.14	
12/01/2016	320,000	405,500	725,500	80,441.91	49,887.50	3,000	43,630.77		815,198.64	1,257,509.78
06/01/2017		399,100	399,100	78,739.93			43,630.77		434,209.16	
12/01/2017	360,000	399,100	759,100	79,172.29	48,987.50	3,000	43,630.77		846,629.02	1,280,838.18
06/01/2018		391,900	391,900	77,319.45			43,630.77		425,588.68	
12/01/2018	385,000	391,900	776,900	77,743.98	48,025.00	3,000	43,630.77		862,038.21	1,287,626.89
06/01/2019		384,200	384,200	75,800.32			43,630.77		416,369.55	
12/01/2019	420,000	384,200	804,200	76,216.48	46,975.00	3,000	43,630.77		886,760.71	1,303,130.26
06/01/2020		375,800	375,800	74,550.11			43,630.77		406,719.34	
12/01/2020	450,000	375,800	825,800	74,550.11	45,850.00	3,000	43,630.77		905,569.34	1,312,288.68
06/01/2021		366,800	366,800	72,367.47			43,630.77		395,536.70	
12/01/2021	490,000	366,800	856,800	72,764.71	44,625.00	3,000	43,630.77		933,558.94	1,329,095.64
06/01/2022		357,000	357,000	70,434.03			43,630.77		383,803.26	
12/01/2022	525,000	357,000	882,000	70,820.62	43,312.50	3,000	43,630.77		955,502.35	1,339,305.61
06/01/2023		346,500	346,500	68,362.49			43,630.77		371,231.72	
12/01/2023	570,000	346,500	916,500	68,737.66	41,887.50	3,000	43,630.77		986,494.39	1,357,726.11
06/01/2024		335,100	335,100	66,476.16			43,630.77		357,945.39	
12/01/2024	605,000	335,100	940,100	66,476.16	40,375.00	3,000	43,630.77		1,006,320.39	1,364,265.78
06/01/2025		323,000	323,000	63,726.17			43,630.77		343,095.40	
12/01/2025	660,000	323,000	983,000	64,075.80	38,725.00	3,000	43,630.77		1,045,170.03	1,388,265.43
06/01/2026		309,800	309,800	61,121.94			43,630.77		327,291.17	
12/01/2026	695,000	309,800	1,004,800	61,457.22	36,987.50	3,000	43,630.77		1,062,613.95	1,389,905.12
06/01/2027		295,900	295,900	58,379.60			43,630.77		310,648.83	
12/01/2027	755,000	295,900	1,050,900	58,699.78	35,100.00	3,000	43,630.77		1,104,069.01	1,414,717.84
06/01/2028		280,800	280,800	55,704.29			43,630.77		292,873.52	
12/01/2028	800,000	280,800	1,080,800	55,704.29	33,100.00	3,000	43,630.77		1,128,973.52	1,421,847.04
06/01/2029		264,800	264,800	52,243.88			43,630.77		273,413.11	
12/01/2029	865,000	264,800	1,129,800	52,530.25	30,937.50	3,000	43,630.77		1,172,636.98	1,446,050.09
06/01/2030		247,500	247,500	48,830.76			43,630.77		252,699.99	
12/01/2030	910,000	247,500	1,157,500	49,098.33	28,662.50	3,000	43,630.77		1,194,630.06	1,447,330.05
06/01/2031		229,300	229,300	45,240.06			43,630.77		230,909.29	
12/01/2031	985,000	229,300	1,214,300	45,487.87	26,200.00	3,000	43,630.77		1,245,357.10	1,476,266.39
06/01/2032		209,600	209,600	41,579.84			43,630.77		207,549.07	
12/01/2032	1,040,000	209,600	1,249,600	41,579.84	23,600.00	3,000	43,630.77		1,274,149.07	1,481,698.14

**NET DEBT SERVICE**  
**PARK 36 METROPOLITAN DISTRICT**  
**SERIES 2006 G.O. BONDS**

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.5%, declining) [1]	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 4.15%)	Net Debt Service	Annual Net D/S
06/01/2033		188,800	188,800	37,249.81			43,630.77		182,419.04	
12/01/2033	1,110,000	188,800	1,298,800	37,453.59	20,825.00	3,000	43,630.77		1,316,447.82	1,498,866.86
06/01/2034		166,600	166,600	32,869.96			43,630.77		155,839.19	
12/01/2034	1,175,000	166,600	1,341,600	33,049.62	17,887.50	3,000	43,630.77		1,351,906.35	1,507,745.54
06/01/2035		143,100	143,100	28,233.63			43,630.77		127,702.86	
12/01/2035	2,635,000	143,100	2,778,100	28,387.76	11,300.00	3,000	43,630.77		2,777,156.99	2,904,859.85
06/01/2036		90,400	90,400	17,933.29			43,630.77		64,702.52	
12/01/2036	4,520,000	90,400	4,610,400	17,933.29		3,000	1,777,305.77		2,854,027.52	2,918,730.04
	21,700,000	19,908,200	41,608,200	4,285,040.76	1,190,012.50	90,000	4,307,890.43	300,000	42,565,362.83	42,565,362.83

Note [1] LOC fee at 1.5% through 12/1/07, 1.25% through 12/1/08, 1.0% through 12/1/09, .75% thereafter.