

**SERVICE PLAN
FOR
HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1-8
TOWN OF SEVERANCE, COLORADO**

Prepared by:

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Submitted: April 14, 2017
Revised and Resubmitted: May 22, 2017

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Div of Local Government

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I. INTRODUCTION

A. Purpose and Intent.

Hunters Overlook Metropolitan District Nos. 1-8 are independent units of local government, separate and distinct from the Town of Severance (the "Town"), and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the Town if they deviate in a material way from the requirements of the Service Plan. It is intended that the Districts will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the Town to be known as "Hunters Overlook" (hereafter defined as the "Project"). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants and taxpayers of the Districts and the general public, subject to such policies, rules and regulations as may be permitted under applicable law. A primary purpose of the Districts will be to finance the construction of these Public Improvements. The Districts will also be authorized to provide ongoing operations and maintenance services to the extent the Public Improvements are not accepted by other governmental entities for operations and maintenance.

District No. 1 is proposed to be the Coordinating District and is expected to coordinate the financing, construction and maintenance of all Public Improvements. Districts Nos. 2 through 8 are proposed to be the Financing Districts and to contain residential development. The Financing Districts are expected to include all or substantially all of the future development comprising the Project and provide the revenue to support the District Activities. The Coordinating District is expected to enter into all contracts for District Activities, to establish the annual budgets for the Districts, to own any real property, easements or Public Improvements that are not dedicated to the Town or other governmental entity, and otherwise to undertake the District Activities for the common benefit of the property included within the Districts under this Service Plan. The Boards of Directors of the Districts will be comprised initially of appointees of the developer of the Project. The Board of Directors of the Coordinating District will be comprised of appointees of the developer of the Project during the buildout period. The Boards of Directors of the Financing Districts are expected to transition to membership comprised of future property owners who elect to run for Board positions in the future. The Districts, including the Coordinating District, are subject to dissolution as described in this Service Plan.

The Coordinating District will be permitted to provide public services and facilities throughout the Districts pursuant to this Service Plan. Property within the Service Area may be included within any District, and any District may individually issue Debt, subject to the limitations in this Service Plan.

B. Need for the Districts.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is

therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, financing, ownership, operation, maintenance, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts, and from other legally available revenues. All Debt that is payable from a pledge of property taxes is expected to be repaid by taxes imposed and collected at a tax mill levy that shall not exceed the Maximum Debt Mill Levy as set forth in this Service Plan.

The Town shall have and will exercise sole and exclusive jurisdiction over land use and building (e.g., zoning, subdivision, building permit, and decisions affecting development of property) within the boundaries of the Districts. Construction of all Public Improvements shall be subject to applicable ordinances, codes and regulations of the Town.

C. Objective of the Town Regarding the Districts' Service Plan.

One of the Town's objectives in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by taxes imposed and collected at a tax mill levy no higher than the Maximum Debt Mill Levy, and other legally available revenues, including but not limited to Fees. Debt which is issued within these parameters, as further described in the Financial Plan and this Service Plan, will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

A further objective of the Town is to authorize the Districts to undertake operations and maintenance functions for Public Improvements that are not dedicated to the Town or to another appropriate governmental entity to perform such functions.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred, except where continuing operations or maintenance functions exist.

The Districts shall also be authorized to finance the District Activities that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy, and other legally available revenues, including but not limited to Fees.

II. DEFINITIONS

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

Boards: means the Boards of Directors of the Districts.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which any Districts has promised to impose an *ad valorem* property tax mill levy without making

such promise subject to annual appropriation. Excluded from this definition are intergovernmental agreements between one or more of the Districts and any agreement by which one or more of the Districts pledges revenue to payment of Debt issued by any other District or Districts.

Coordinating District: means Hunters Overlook Metropolitan District No. 1.

District: means any one of the Hunter Overlook Metropolitan District Nos. 1-8

District No. 1: means Hunters Overlook Metropolitan District No. 1.

District No. 2: means Hunters Overlook Metropolitan District No. 2.

District No. 3: means Hunters Overlook Metropolitan District No. 3.

District No. 4: means Hunters Overlook Metropolitan District No. 4.

District No. 5: means Hunters Overlook Metropolitan District No. 5.

District No. 6: means Hunters Overlook Metropolitan District No. 6.

District No. 7: means Hunters Overlook Metropolitan District No. 7.

District No. 8: means Hunters Overlook Metropolitan District No. 8.

Districts: means Hunters Overlook Metropolitan District Nos. 1-8 collectively.

District Activities: means any and all services, functions, and powers that special districts organized under the Special District Act may provide, perform or exercise, including provision of the Public Improvements, as more fully set forth in Section V hereof.

District Boundaries: means the territory legally included within the taxing boundaries of the Districts collectively.

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

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

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

Inclusion Area Boundary Map: means the map attached hereto as Exhibit B, describing the property proposed for inclusion within the Districts in the future.

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

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

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

Project: means the development to be known as Hunters Overlook, which is comprised of the property within the Initial District Boundaries and the Inclusion Area Boundaries, including the developments commonly referred to as Overlook and Hunters Crossing.

Public Improvements: means those improvements permitted under the Special District Act.

Service Area: means the area within the Initial District Boundaries and the Inclusion Area Boundaries.

Service Plan: means this service plan for the Districts approved by Town Board of Trustees.

Service Plan Amendment: means amendment to the Service Plan approved by the Town Board of Trustees in accordance with applicable State law.

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

State: means the State of Colorado.

TABOR: means Article X, Section 20, of the Colorado Constitution.

Town: means the Town of Severance, Colorado.

Town Code: means the Town Code of the Town of Severance, Colorado.

Town Board of Trustees: means the Board of Trustees of the Town of Severance, Colorado.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 166 acres located entirely within the Town of Severance. A legal description and map of the Initial District

Boundaries is attached hereto as Exhibit A. The Initial District Boundaries include the development commonly known as "Overlook." The area proposed to be included in the Inclusion Area Boundaries is approximately 210 acres for the "Hunter's Crossing" portion of land and up to an additional 200 acres of property currently located in unincorporated Weld County. The Inclusion Area Boundaries include the development commonly known as "Hunters Crossing" and other property. A set of legal descriptions and map of the Inclusion Area Boundaries is attached hereto as Exhibit B. A vicinity map depicting the Project in relation to the Town is attached hereto as Exhibit C.

The District Boundaries of each District are initially established by this Service Plan as described and depicted in Exhibit A. It is anticipated that the Inclusion Area Boundaries will be annexed into the Town in the later phases of the Project. Following annexation of the Inclusion Area Boundaries into the Town, the District Boundaries of District Nos. 5-8 will be expanded and reestablished through the process of inclusions and exclusions to include some or all of the property within the proposed Future Inclusion Area Boundaries. '

It is anticipated that the Districts' Boundaries may change from time to time as inclusions and exclusions occur pursuant to Section 32-1-301, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

It is anticipated that the proposed land use and zoning of the property within the Hunters Overlook development may change from the current concept plan for the project based upon final development plans approved by the Town.

IV. PROPOSED LAND USE AND ASSESSED VALUATION

The Project area consists of approximately 375 acres of developed land initially, with up to an additional 200 acres of land in both the Initial District Boundaries and the Inclusion Area Boundaries. The assessed valuation of the Project area is assumed to be \$0.00 for the purposes of this Service Plan. The population of the Districts at build-out is estimated to be 2,482 residing in approximately 993 single-family units.

Approval of this Service Plan by the Town assumes approval of the Project, but it does not imply approval of the number of residential units identified in this Service Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to acquire, construct and install the Public Improvements and provide services within and without the boundaries of the Districts as such power and authority is described in the Special District Act, and other applicable statutes, common law and the State Constitution, subject to the limitations set forth herein.

1. **Specific Powers.** The Districts shall have the ability and authorization to provide for public improvement financing, construction, installation and acquisition and be authorized pursuant to the Special District Act to provide for facilities and services authorized by

the Special District Act including, but not limited to the following types of facilities and associated services:

- a. Street Improvements
- b. Safety Protection
- c. Park and Recreation (excluding recreation programs)
- d. Water Improvements and Infrastructure
- e. Non-Potable Irrigation Water System, Facilities, Improvements and Water Acquisition and Administration
- f. Sanitary Sewer Improvements and Infrastructure
- g. Storm Drainage Improvements and Infrastructure
- h. Covenant Enforcement and Design Review
- i. Security
- j. Mosquito Control

2. Operations and Maintenance Limitation. A purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. Certain Public Improvements may be designated for dedication to the Town or other governmental entity in accordance with future development agreements or development approvals. In such event, the Districts shall dedicate the designated Public Improvements to the Town or other appropriate jurisdiction in a manner consistent with rules and regulations of the Town and applicable provisions of the Town Code, or according to the particular development agreement or approval. Notwithstanding the foregoing, the Districts shall operate and maintain Public Improvements not dedicated to the Town or other appropriate governmental entity. Further, the Districts may provide covenant enforcement, design review and ongoing operations and maintenance of District improvements in lieu of a homeowners association.

3. Construction Standards Limitation. The Public Improvements shall be designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction, as applicable. The Districts will obtain the Town's approval of civil engineering plans for any offsite Public Improvements and applicable permits for construction and installation of all Public Improvements prior to performing such work. To the extent that the Developer constructs any of the Public Improvements in any phase of the Project, the terms of the applicable development agreement(s) or development approval(s) pertaining to that phase of the Project shall govern the completion, security, acceptance, and warranty requirements for such Public Improvements.

4. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt to the Project developer or its affiliated entities, the Districts shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the Districts' Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my]

analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the Districts.

5. Inclusion Limitation and Internal Boundary Changes. The Districts shall notify the Town of any boundary adjustments that occur via inclusion or exclusion as part of the required Annual Report under Section VII.B hereof. The Districts shall be entitled to change the configuration of their internal boundaries, without changing the total acreage of the Project or reconfiguring the Districts' Service Area, as their Boards of Directors may deem necessary and in their discretion. In no event shall any District include into its legal boundaries any property not located within the corporate limits of the Town at the time of inclusion, including the Inclusion Area Boundaries. All changes in the Districts' boundaries must be made in compliance with the Special District Act.

6. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$46,858,382 which constitutes 110% of the capital costs estimated to be needed for the project.

7. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for (and has applied for), except pursuant to approval of the Town Manager. This limitation shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without any limitation.

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

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

b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt issued with a pledge or which results in a pledge that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

9. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and

facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in Sections V.A.1-6 above or in Section VI.B-F may be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts. Nothing shall prohibit the Districts from issuing notices to the Town of potential actions that might be considered material modifications, as permitted in Section 32-1-207(3)(b), C.R.S., and any such actions that are made the subject of such notices shall not be considered material modifications unless the Town objects as provided in said statutory section.

B. Preliminary Infrastructure Plan.

The Districts shall have the authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts, and set forth in this Service Plan and as may be more specifically defined in future development agreements or development approvals. A preliminary engineering survey, including a list, an estimate of the cost and a map of the proposed Public Improvements to be developed by the Districts, is attached hereto as Exhibit D and is hereby deemed to constitute the preliminary engineering or architectural survey required by Section 32-1-202(2)(c), C.R.S. As shown in the preliminary engineering survey, the estimated cost of the proposed Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed by the Districts is approximately \$42,598,529.

All of the Public Improvements authorized herein will be designed in such a way as to assure that the Public Improvements standards will be consistent with or exceed the standards of the Town and shall be in accordance with the requirements of any future development agreements or development approvals. 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 Town's requirements and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the preliminary engineering survey as necessary, and prepare for the issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in Exhibit D assume construction to applicable local, State or Federal requirements. The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in their discretion. Changes in the Public Improvements or the preliminary engineering survey, including estimated costs, shall not constitute material modifications of this Service Plan. Additionally, due to the preliminary nature of the preliminary engineering survey, the Town shall not be bound by the preliminary engineering survey in reviewing and approving any future development agreements or development approvals, and any such future development agreements or development approvals shall supersede the preliminary engineering survey.

C. Operational Services.

The Districts shall be authorized to provide the following ongoing operations and maintenance services:

1. Landscape maintenance and upkeep for common areas and other District-owned property within the District Boundaries including but not limited to entrance and external street scape, and the non-potable water system that may be used to irrigate those areas.
2. Maintenance and upkeep for common area fencing and entrance features.
3. District administrative, legal and accounting services.
4. Maintenance and upkeep for neighborhood parks and trails.
5. Establishment, creation/expansion of one or more raw water storage, pressurization, distribution and diversion systems into one comprehensive non-potable irrigation water system to serve the residential development within the Districts' current and future boundaries.
6. Covenant Code enforcement and design review.
7. Operation, management and maintenance of the Public Improvements not otherwise dedicated to another public entity in accordance with approved development plans of the Town.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide the District Activities from any legally available revenue source or financing mechanism permitted under the Special District Act. The financial plan for the Districts shall be to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. The total combined Debt that the Districts shall be permitted to issue shall not exceed \$46,858,382, which Debt shall be permitted to be issued on a schedule and in such year or years as the Boards of Directors of the Districts determine shall meet the needs of the Districts. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including but not limited to general ad valorem taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law to pay Debt and other District Activities. These will include but not be limited to revenues from Fees. It is anticipated that the developer of the Project and/or other parties may incur costs for Public Improvements, either in the form of direct payments for such costs, or by means of advances to the Districts; these direct payments and/or advances shall be reimbursable by the Districts from Debt, contractual reimbursement agreements and/or any legally available revenue source.

The Maximum Debt Authorization is not to exceed \$46,858,382 of which \$34,460,000 is initially supported by the Financial Plan prepared by George K. Baum & Company based upon the projected build out of the properties without projections for the future inclusion area, attached hereto as Exhibit E, taking into consideration additional contingencies. The developer of the Project has provided George K. Baum & Company valuation and absorption data the developer believes to be market-based and market comparable.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not permitted to exceed twelve percent (12%). The proposed maximum underwriting discount will be three percent (3%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

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

1. For the portion of Debt which exceeds fifty percent (50%) of the issuing District’s assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be 50.000 mills. If there are changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Boards in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

2. For the portion of any Debt which is equal to or less than fifty percent (50%) of the issuing District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For the purposes of the calculations set forth in Paragraphs C.1. and C.2. above, if Debt is issued by one District with a corresponding pledge of debt service tax revenues by the other District, the debt-to-assessed valuation calculation shall be made by aggregating the assessed valuation of the Districts making the tax pledge along with the issuing District’s assessed valuation, and comparing this against the dollar amount of Debt being issued on such basis by the issuing District.

4. Once Debt has been determined to be within Section VII.C.2 above, so that the issuing District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District(s) may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the Districts’ Debt to assessed ratio. All Debt issued by the Districts must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

To the extent that the Districts are composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term “Districts” as used in this shall be deemed to refer to the Districts and to each such subdistrict separately, so

that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

D. Debt Repayment Sources.

The Districts may impose a mill levy on taxable property within their boundaries as a source of revenue for repayment of Debt and for operations and maintenance. In no event shall the debt service mill levy in the Districts exceed the Maximum Debt Mill Levy. The Districts may also rely upon various other revenue sources authorized by law, and upon grants, donations or advances from public or private parties. At the Districts' discretion, these may include the statutorily defined power to assess fees, rates, tolls, penalties, or charges that are reasonably related to the services and facilities being provided in accordance with Section 32-1-1001(1), C.R.S., as amended from time to time.

E. Security for Debt.

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

F. TABOR Compliance.

The Districts will comply with the provisions of TABOR. In the discretion of the Boards of Directors of the Districts, the Districts may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs.

G. Districts' Operating Costs.

The Districts may impose a mill levy on taxable property within their boundaries as a source of revenue for payment of operation and maintenance services expenses. The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are estimated to be \$75,000 and will be eligible for reimbursement from the proceeds of Debt or other revenues.

The combined first year's operating budget for the Districts is estimated to be \$100,000 and is anticipated to be derived from property taxes and other revenues (including developer advances or other payments). The first year's operating budget is an estimate only, and variations from this estimate shall not be considered a material modification of this Service Plan.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to the Districts' ability to increase their mill levies as necessary for the provision of operation and maintenance services.

VII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting an annual report to the Town Manager no later than September 1 of each year following the year in which the Order and Decree creating the Districts has been issued. The Town may waive this requirement in its sole discretion.

B. Reporting of Significant Events.

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

1. Boundary changes made to any District's boundary as of December 31 of the prior year.
2. Intergovernmental agreements with other governmental entities entered into as of December 31 of the prior year.
3. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.
4. The assessed valuation of the Districts for the current year.
5. Current year budget including a description of the Public Improvements to be constructed in such year.
6. Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if required by law.
7. Notice of any uncured events of default by any Districts under any Debt instrument, which continue beyond a ninety (90) day period.

VIII. DISSOLUTION/CONSOLIDATION

Upon an independent determination of the Town Board of Trustees that the purposes for which the Districts were created have been accomplished, the Districts agree to file petitions in the appropriate District Court for either or both of consolidation or dissolution, pursuant to the applicable State statutes. In no event shall any one of the Districts be dissolved until the relevant District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to the Special District Act.

IX. DISCLOSURE TO PURCHASERS

The Districts will use reasonable efforts to assure that all developers of the property located within the Districts provide written notice to all purchasers of property in the Districts

regarding the Maximum Debt Mill Levy, as well as a general description of the Districts' authority to impose and collect rates, fees, tolls and charges.

X. INTERGOVERNMENTAL AGREEMENTS

The Districts shall be authorized to enter into one or more intergovernmental agreements as may be necessary or appropriate to execute its functions.

XI. CONCLUSION

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

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, and will not be, available to the area through the Town or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

Therefore, it is hereby respectfully requested that the Town Board of Trustees of the Town of Severance, Colorado, which has jurisdiction to approve this Service Plan by virtue of Section 32-1-204.5, C.R.S., *et seq.*, as amended, adopt a resolution which approves this Service Plan for Hunters Overlook Metropolitan Districts Nos. 1-8.









EXHIBIT A

Map and Legal Descriptions of Initial District Boundaries

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PARCEL LEGEND		
DISTRICT	DIRECTOR PARCEL	TRACT
1	1	A
2	TRACT E	E
3	TRACT F	F
4	TRACT I	I
5	5	C
6	6	J
7	7	F
8	8	D

LEGEND:

	DISTRICT 1		DISTRICT 5
	DISTRICT 2		DISTRICT 6
	DISTRICT 3		DISTRICT 7
	DISTRICT 4		DISTRICT 8



Farnsworth
GROUP
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DISTRICT BOUNDARIES AND
DIRECTOR PARCELS
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: RL
Reviewed: JC
Date: 02/08/17

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METRO DISTRICT 1 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE N87°55'55"E, A DISTANCE OF 1679.51 FEET TO THE POINT OF BEGINNING.

THENCE NORTHWESTERLY 47.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N45°21'43"W, A DISTANCE OF 42.43 FEET;

THENCE N00°21'43"W, A DISTANCE OF 108.33 FEET;

THENCE NORTHERLY 138.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 07°37'58", THE CHORD OF WHICH BEARS N04°10'42"W, A DISTANCE OF 138.44 FEET;

THENCE NORTHEASTERLY 29.80 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85°21'41", THE CHORD OF WHICH BEARS N34°41'09"E, A DISTANCE OF 27.12 FEET;

THENCE N77°21'59"E, A DISTANCE OF 10.46 FEET;

THENCE S12°38'01"E, A DISTANCE OF 235.53 FEET;

THENCE S51°29'52"E, A DISTANCE OF 80.87 FEET;

THENCE N89°38'17"E, A DISTANCE OF 544.44 FEET;

THENCE N44°32'48"E, A DISTANCE OF 115.99 FEET;

THENCE N00°32'41"W, A DISTANCE OF 284.00 FEET;

THENCE N89°27'19"E, A DISTANCE OF 288.76 FEET;

THENCE EASTERLY 43.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 14°10'05", THE CHORD OF WHICH BEARS S83°27'38"E, A DISTANCE OF 43.16 FEET;

THENCE NORTHEASTERLY 154.65 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 100°41'19", THE CHORD OF WHICH BEARS N53°16'45"E, A DISTANCE OF 135.50 FEET;

THENCE N77°21'59"E, A DISTANCE OF 96.24 FEET;

THENCE N12°42'05"W, A DISTANCE OF 855.00 FEET;

THENCE N77°21'59"E, A DISTANCE OF 20.00 FEET;



1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

METRO DISTRICT 1
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

1 OF 4

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METRO DISTRICT 1 DESCRIPTION - CONTINUED

THENCE S12°42'05"E, A DISTANCE OF 1353.38 FEET;

THENCE S89°37'55"E, A DISTANCE OF 436.86 FEET;

THENCE S89°38'17"W, A DISTANCE OF 948.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 301,280 SQUARE FEET OR 6.916 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303) 692-8838

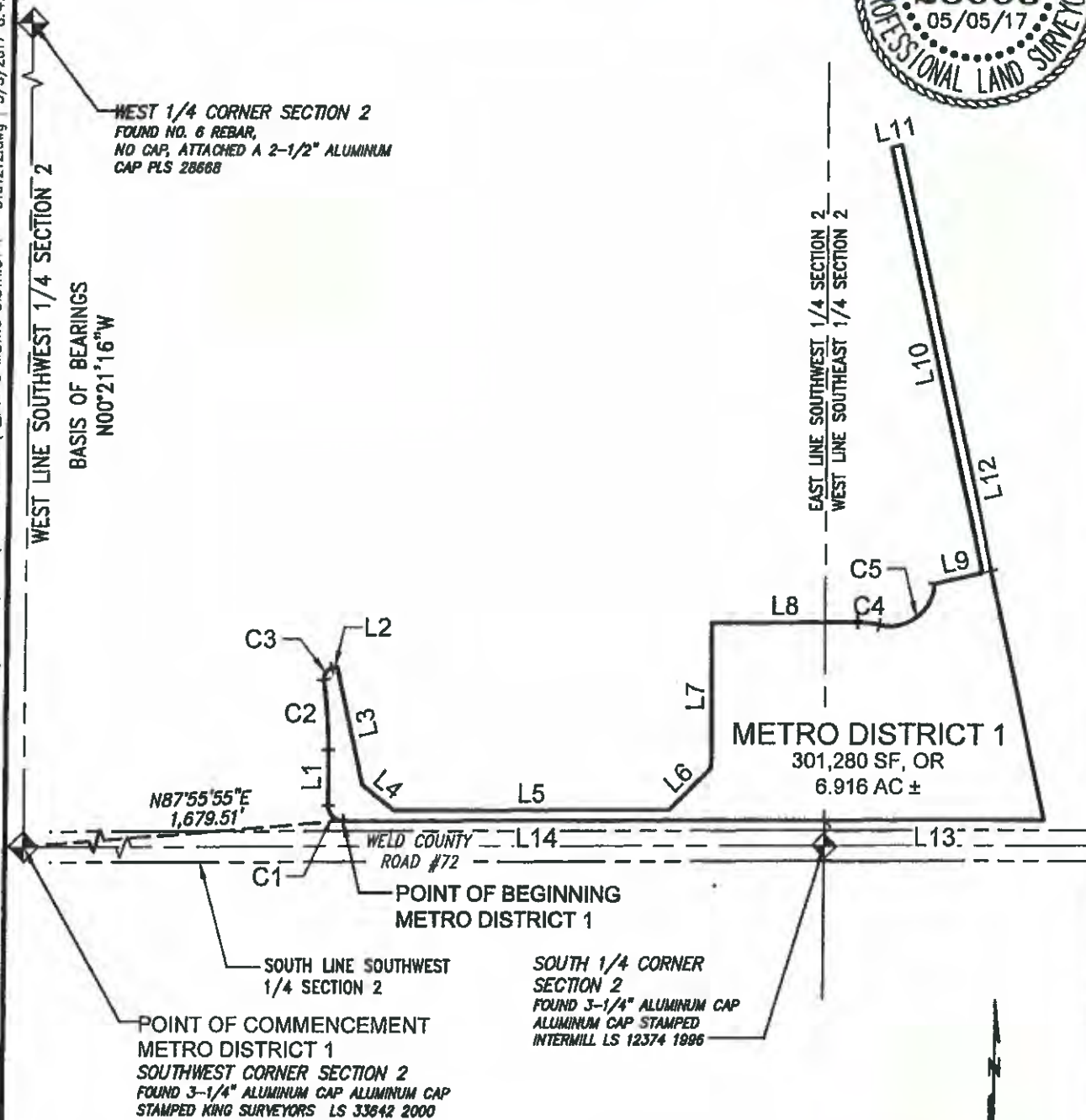


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METRO DISTRICT 1
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

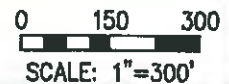
Project No:0161228.00
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Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

ILLUSTRATION



NOTE: SEE SHEET 4 FOR LINE & CURVE TAG TABLES.

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



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METRO DISTRICT 1
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/05/17
3 OF 4	

LINE & CURVE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	47.12'	30.00'	90°00'00"	N45°21'43"W	42.43'
C2	138.55'	1040.00'	7°37'58"	N04°10'42"W	138.44'
C3	29.80'	20.00'	85°21'41"	N34°41'09"E	27.12'
C4	43.27'	175.00'	14°10'05"	S83°27'38"E	43.16'
C5	154.65'	88.00'	100°41'19"	N53°16'45"E	135.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'43"W	108.33'
L2	N77°21'59"E	10.46'
L3	S12°38'01"E	235.53'
L4	S51°29'52"E	80.87'
L5	N89°38'17"E	544.44'
L6	N44°32'48"E	115.99'
L7	N00°32'41"W	284.00'

LINE TABLE		
LINE	BEARING	LENGTH
L8	N89°27'19"E	288.76'
L9	N77°21'59"E	96.24'
L10	N12°42'05"W	855.00'
L11	N77°21'59"E	20.00'
L12	S12°42'05"E	1353.38'
L13	S89°37'55"W	436.86'
L14	S89°38'17"W	948.99'



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METRO DISTRICT 1
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
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METRO DISTRICT 2 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, N89°34'50"E, A DISTANCE OF 1161.30 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, N89°34'50"E, A DISTANCE OF 770.84 FEET;

THENCE S00°53'40"E, A DISTANCE OF 14.61 FEET;

THENCE N89°23'52"E, A DISTANCE OF 604.04 FEET;

THENCE S45°33'21"E, A DISTANCE OF 102.94 FEET;

THENCE S00°30'34"E, A DISTANCE OF 293.79 FEET;

THENCE S89°29'26"W, A DISTANCE OF 100.00 FEET;

THENCE S00°30'34"E, A DISTANCE OF 45.00 FEET;

THENCE N89°29'26"E, A DISTANCE OF 100.00 FEET;

THENCE S00°30'34"E, A DISTANCE OF 552.67 FEET;

THENCE S38°25'43"W, A DISTANCE OF 87.77 FEET;

THENCE S77°21'59"W, A DISTANCE OF 266.18 FEET;

THENCE S12°38'01"E, A DISTANCE OF 50.00 FEET;

THENCE N77°21'59"E, A DISTANCE OF 445.12 FEET;

THENCE S12°42'05"E, A DISTANCE OF 154.00 FEET;

THENCE S77°21'59"W, A DISTANCE OF 20.00 FEET;

THENCE S12°42'05"E, A DISTANCE OF 855.00 FEET;

THENCE S77°21'59"W, A DISTANCE OF 96.24 FEET;

THENCE SOUTHWESTERLY 154.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 100°41'19", THE CHORD OF WHICH BEARS S53°16'45"W, A DISTANCE OF 135.50 FEET;

THENCE WESTERLY 43.27 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 14°10'05", THE CHORD OF WHICH BEARS N83°27'38"W, A DISTANCE OF 43.16 FEET;

THENCE S89°27'19"W, A DISTANCE OF 288.76 FEET;

THENCE S00°32'41"E, A DISTANCE OF 284.00 FEET;

THENCE S44°32'48"W, A DISTANCE OF 115.99 FEET;

THENCE S89°38'17"W, A DISTANCE OF 544.44 FEET;

THENCE N51°29'52"W, A DISTANCE OF 80.87 FEET;



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(970) 484-7477 / info@f-w.com

METRO DISTRICT 2
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

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METRO DISTRICT 2 DESCRIPTION - CONTINUED

- THENCE N12°38'01"W, A DISTANCE OF 235.53 FEET;
- THENCE S77°21'59"W, A DISTANCE OF 10.46 FEET;
- THENCE SOUTHWESTERLY 29.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85°21'41", THE CHORD OF WHICH BEARS S34°41'09"W, A DISTANCE OF 27.12 FEET;
- THENCE SOUTHERLY 138.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 07°37'58", THE CHORD OF WHICH BEARS S04°10'42"E, A DISTANCE OF 138.44 FEET;
- THENCE S00°21'43"E, A DISTANCE OF 108.33 FEET;
- THENCE SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S45°21'43"E, A DISTANCE OF 42.43 FEET;
- THENCE S89°38'17"W, A DISTANCE OF 140.00 FEET;
- THENCE NORTHEASTERLY 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N44°38'17"E, A DISTANCE OF 42.43 FEET;
- THENCE N00°21'43"W, A DISTANCE OF 108.33 FEET;
- THENCE NORTHERLY 205.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 12°16'18", THE CHORD OF WHICH BEARS N06°29'52"W, A DISTANCE OF 205.22 FEET;
- THENCE N12°38'01"W, A DISTANCE OF 444.39 FEET;
- THENCE NORTHERLY 221.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4980.00 FEET AND A CENTRAL ANGLE OF 02°33'31", THE CHORD OF WHICH BEARS N13°54'46"W, A DISTANCE OF 221.49 FEET;
- THENCE N15°11'32"W, A DISTANCE OF 267.11 FEET;
- THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N60°11'32"W, A DISTANCE OF 28.28 FEET;
- THENCE S74°48'28"W, A DISTANCE OF 41.71 FEET;
- THENCE WESTERLY 88.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 14°50'16", THE CHORD OF WHICH BEARS S82°13'36"W, A DISTANCE OF 87.80 FEET;
- THENCE S89°38'44"W, A DISTANCE OF 1100.10 FEET;
- THENCE SOUTHWESTERLY 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S44°38'44"W, A DISTANCE OF 42.43 FEET;
- THENCE N00°21'16"W, A DISTANCE OF 140.00 FEET;
- THENCE SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S45°21'16"E, A DISTANCE OF 42.43 FEET;
- THENCE N89°38'44"E, A DISTANCE OF 1100.10 FEET;
- THENCE EASTERLY 67.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 14°50'16", THE CHORD OF WHICH BEARS N82°13'36"E, A DISTANCE OF 67.14 FEET;



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METRO DISTRICT 2
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/05/17
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METRO DISTRICT 2 DESCRIPTION - CONTINUED

THENCE N74°48'28"E, A DISTANCE OF 41.71 FEET;

THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N29°48'28"E, A DISTANCE OF 28.28 FEET;

THENCE N15°11'32"W, A DISTANCE OF 84.61 FEET;

THENCE NORTHERLY 912.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3540.00 FEET AND A CENTRAL ANGLE OF 14°46'22", THE CHORD OF WHICH BEARS N07°48'21"W, A DISTANCE OF 910.21 FEET;

THENCE N00°25'10"W, A DISTANCE OF 176.67 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE S71°57'04"E, A DISTANCE OF 1340.74 FEET TO THE POINT OF BEGINNING;

THENCE N89°23'53"E, A DISTANCE OF 32.38 FEET

THENCE S00°30'34"E, A DISTANCE OF 177.82 FEET;

THENCE S81°59'06"W, A DISTANCE OF 16.28 FEET;

THENCE NORTHWESTERLY 31.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°46'56", THE CHORD OF WHICH BEARS N52°37'26"W, A DISTANCE OF 28.48 FEET;

THENCE NORTHERLY 141.55 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 3460.00 FEET AND A CENTRAL ANGLE OF 02°20'38", THE CHORD OF WHICH BEARS N06°03'38"W, A DISTANCE OF 141.54 FEET;

THENCE NORTHEASTERLY 32.91 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 94°17'08", THE CHORD OF WHICH BEARS N42°15'17"E, A DISTANCE OF 29.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A NET CALCULATED AREA OF 3,392,995 SQUARE FEET OR 77.892 ACRES, MORE OR LESS

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303)692-8838

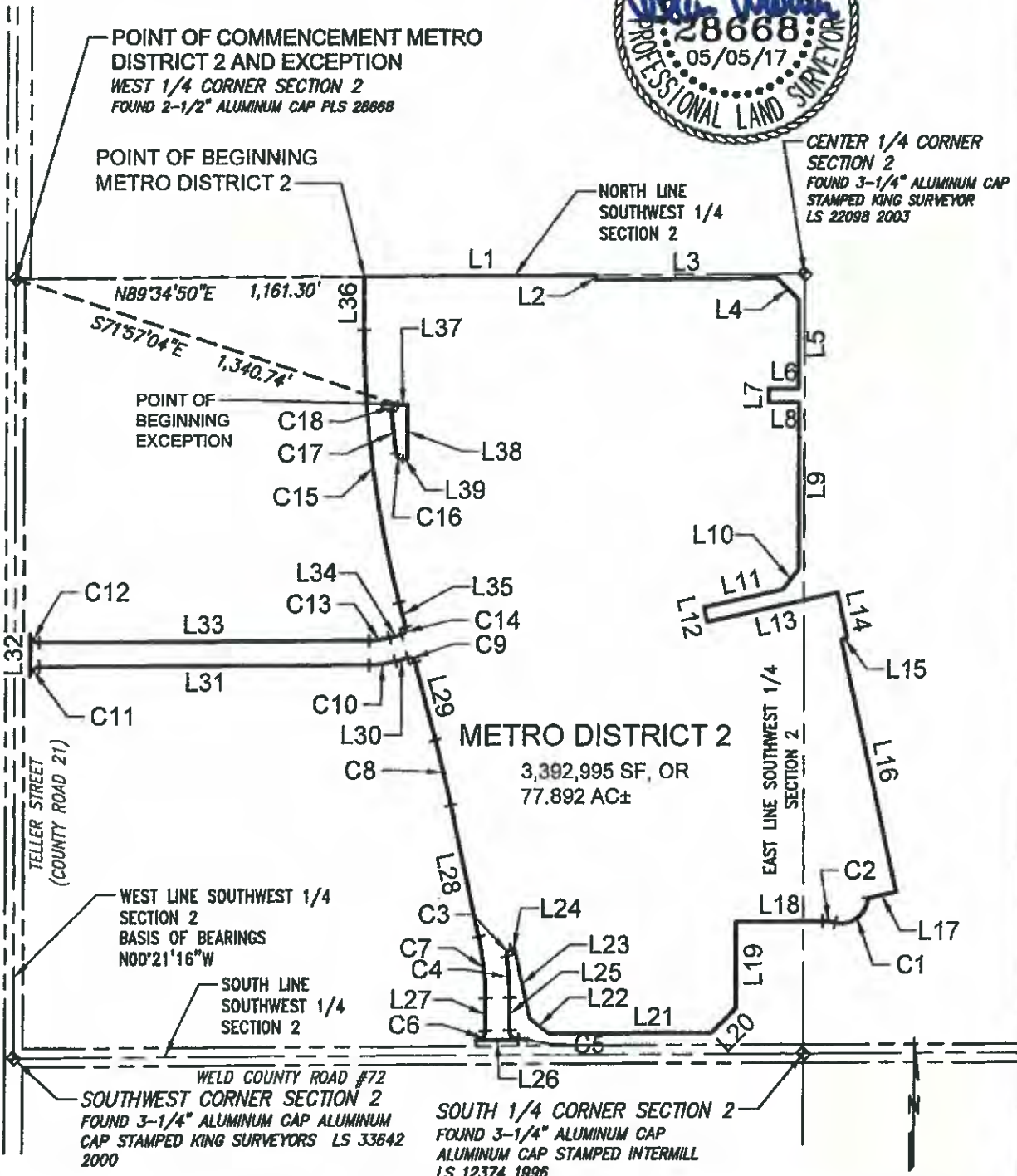
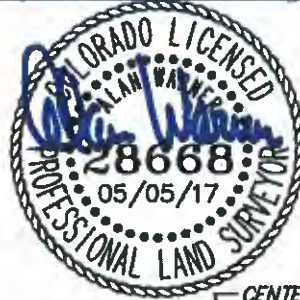


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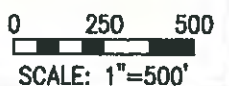
METRO DISTRICT 2
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

ILLUSTRATION



NOTE: SEE SHEETS 5 & 6 FOR LINE & CURVE TAG TABLES.
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



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METRO DISTRICT 2
 SEVERANCE, CO
HUNTERS OVERLOOK
 METRO DISTRICT

Project No:0181228.00	
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/05/17
4 OF 6	

LINE & CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'50"E	770.84'
L2	S00°53'40"E	14.61'
L3	N89°23'52"E	604.04'
L4	S45°33'21"E	102.94'
L5	S00°30'34"E	293.79'
L6	S89°29'26"W	100.00'
L7	S00°30'34"E	45.00'
L8	N89°29'26"E	100.00'
L9	S00°30'34"E	552.67'
L10	S38°25'43"W	87.77'
L11	S77°21'59"W	266.18'
L12	S12°38'01"E	50.00'
L13	N77°21'59"E	445.12'
L14	S12°42'05"E	154.00'
L15	S77°21'59"W	20.00'
L16	S12°42'05"E	855.00'
L17	S77°21'59"W	96.24'
L18	S89°27'19"W	288.76'
L19	S00°32'41"E	284.00'
L20	S44°32'48"W	115.99'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S89°38'17"W	544.44'
L22	N51°29'52"W	80.87'
L23	N12°38'01"W	235.53'
L24	S77°21'59"W	10.46'
L25	S00°21'43"E	108.33'
L26	S89°38'17"W	140.00'
L27	N00°21'43"W	108.33'
L28	N12°38'01"W	444.39'
L29	N15°11'32"W	267.11'
L30	S74°48'28"W	41.71'
L31	S89°38'44"W	1100.10'
L32	N00°21'16"W	140.00'
L33	N89°38'44"E	1100.10'
L34	N74°48'28"E	41.71'
L35	N15°11'32"W	84.61'
L36	N00°25'10"W	176.67'
L37	N89°23'53"E	32.38'
L38	S00°30'34"E	177.82'
L39	S81°59'06"W	16.26'



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 HUNTERS OVERLOOK
 METRO DISTRICT

Project No:0161228.00
 Book No:
 Drawn by: JAN
 Reviewed: AGW
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LINE & CURVE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	154.65'	88.00'	100°41'19"	S53°16'45"W	135.50'
C2	43.27'	175.00'	14°10'05"	N83°27'38"W	43.16'
C3	29.80'	20.00'	85°21'41"	S34°41'09"W	27.12'
C4	138.55'	1040.00'	7°37'58"	S04°10'42"E	138.44'
C5	47.12'	30.00'	90°00'00"	S45°21'43"E	42.43'
C6	47.12'	30.00'	90°00'00"	N44°38'17"E	42.43'
C7	205.61'	960.00'	12°16'18"	N06°29'52"W	205.22'
C8	221.51'	4960.00'	2°33'31"	N13°54'46"W	221.49'
C9	31.42'	20.00'	90°00'00"	N60°11'32"W	28.28'
C10	88.05'	340.00'	14°50'16"	S82°13'36"W	87.80'
C11	47.12'	30.00'	90°00'00"	S44°38'44"W	42.43'
C12	47.12'	30.00'	90°00'00"	S45°21'16"E	42.43'
C13	67.33'	260.00'	14°50'16"	N82°13'36"E	67.14'
C14	31.42'	20.00'	90°00'00"	N29°48'28"E	28.28'
C15	912.73'	3540.00'	14°46'22"	N07°48'21"W	910.21'
C16	31.69'	20.00'	90°46'56"	N52°37'26"W	28.48'
C17	141.55'	3460.00'	2°20'36"	N06°03'38"W	141.54'
C18	32.91'	20.00'	94°17'08"	N42°15'17"E	29.32'



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FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

METRO DISTRICT 2
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17
6 OF 6

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METRO DISTRICT 3 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE N66°25'02"E, A DISTANCE OF 188.92 FEET TO THE POINT OF BEGINNING.

THENCE N45°21'16"W, A DISTANCE OF 125.30 FEET;

THENCE N00°21'16"W, A DISTANCE OF 145.05 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE N00°21'16"W, A DISTANCE OF 120.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE N00°21'17"W, A DISTANCE OF 120.00 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE N00°21'16"W, A DISTANCE OF 180.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE N00°21'16"W, A DISTANCE OF 120.00 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE N00°21'16"W, A DISTANCE OF 180.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE N00°21'16"W, A DISTANCE OF 156.62 FEET;

THENCE N44°38'44"E, A DISTANCE OF 124.05 FEET;

THENCE N89°38'44"E, A DISTANCE OF 281.28 FEET;

THENCE NORTHWESTERLY 31.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N45°21'16"W, A DISTANCE OF 28.28 FEET;

THENCE N89°38'44"E, A DISTANCE OF 746.10 FEET;

THENCE EASTERLY 88.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 14°50'16", THE CHORD OF WHICH BEARS N82°13'36"E, A DISTANCE OF 87.80 FEET;

THENCE N74°48'28"E, A DISTANCE OF 41.71 FEET;



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METRO DISTRICT 3
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/05/17
1 OF 4	

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METRO DISTRICT 3 DESCRIPTION - CONTINUED

THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S60°11'32"E, A DISTANCE OF 28.28 FEET;

THENCE S15°11'32"E, A DISTANCE OF 267.11 FEET;

THENCE SOUTHERLY 221.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4960.00 FEET AND A CENTRAL ANGLE OF 02°33'31", THE CHORD OF WHICH BEARS S13°54'46"E, A DISTANCE OF 221.49 FEET;

THENCE S12°38'01"E, A DISTANCE OF 444.39 FEET;

THENCE SOUTHERLY 166.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 09°56'27", THE CHORD OF WHICH BEARS S07°39'47"E, A DISTANCE OF 166.35 FEET;

THENCE S77°21'59"W, A DISTANCE OF 719.75 FEET;

THENCE S89°38'44"W, A DISTANCE OF 311.05 FEET;

THENCE N00°21'16"W, A DISTANCE OF 100.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 20.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 100.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,617,975 SQUARE FEET OR 37.144 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303) 692-8838

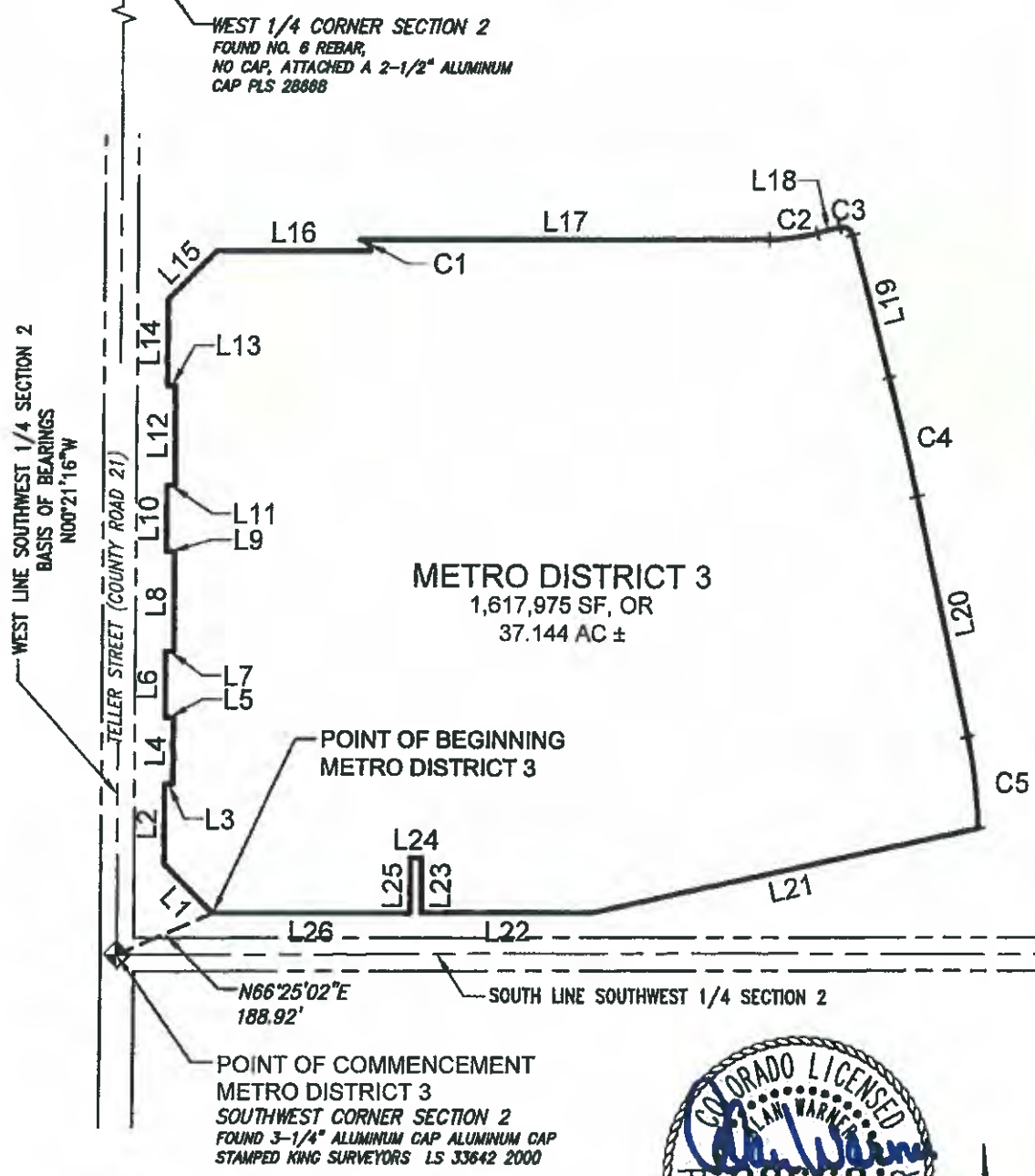
Farnsworth
GROUP
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FORT COLLINS, COLORADO 80525
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METRO DISTRICT 3
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

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ILLUSTRATION



NOTE: SEE SHEET 4 FOR LINE & CURVE TAG TABLES.
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



0 150 300
 SCALE: 1"=300'

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METRO DISTRICT 3
 SEVERANCE, CO
 HUNTERS OVERLOOK
 METRO DISTRICT

Project No: 0161228.00
 Book No:
 Drawn by: JAN
 Reviewed: AGW
 Date: 05/05/17
 3 OF 4

LINE & CURVE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	N45°21'16"W	28.28'
C2	88.05'	340.00'	14°50'16"	N82°13'36"E	87.80'
C3	31.42'	20.00'	90°00'00"	S60°11'32"E	28.28'
C4	221.51'	4960.00'	2°33'31"	S13°54'46"E	221.49'
C5	166.56'	960.00'	9°56'27"	S07°39'47"E	166.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°21'16"W	125.30'
L2	N00°21'16"W	145.05'
L3	N89°38'44"E	15.00'
L4	N00°21'16"W	120.00'
L5	S89°38'44"W	15.00'
L6	N00°21'16"W	120.00'
L7	N89°38'44"E	15.00'
L8	N00°21'16"W	180.00'
L9	S89°38'44"W	15.00'
L10	N00°21'16"W	120.00'
L11	N89°38'44"E	15.00'
L12	N00°21'16"W	180.00'
L13	S89°38'44"W	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N00°21'16"W	156.62'
L15	N44°38'44"E	124.05'
L16	N89°38'44"E	281.28'
L17	N89°38'44"E	746.10'
L18	N74°48'28"E	41.71'
L19	S15°11'32"E	267.11'
L20	S12°38'01"E	444.39'
L21	S77°21'59"W	719.75'
L22	S89°38'44"W	311.05'
L23	N00°21'16"W	100.00'
L24	S89°38'44"W	20.00'
L25	S00°21'16"E	100.00'
L26	S89°38'44"W	360.00'



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METRO DISTRICT 3
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
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METRO DISTRICT 4 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE S38°41'09"E, A DISTANCE OF 137.05 FEET TO THE POINT OF BEGINNING.

THENCE N44°31'18"E, A DISTANCE OF 43.56 FEET;

THENCE S50°45'07"E, A DISTANCE OF 117.49 FEET;

THENCE NORTHEASTERLY 20.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 13°03'00", THE CHORD OF WHICH BEARS N39°14'53"E, A DISTANCE OF 20.00 FEET;

THENCE N50°45'07"W, A DISTANCE OF 115.65 FEET;

THENCE N44°31'18"E, A DISTANCE OF 59.80 FEET;

THENCE N89°23'52"E, A DISTANCE OF 989.23 FEET;

THENCE S00°25'10"E, A DISTANCE OF 159.60 FEET;

THENCE SOUTHERLY 912.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3540.00 FEET AND A CENTRAL ANGLE OF 14°46'22", THE CHORD OF WHICH BEARS S07°48'21"E, A DISTANCE OF 910.21 FEET;

THENCE S15°11'32"E, A DISTANCE OF 84.61 FEET;

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S29°48'28"W, A DISTANCE OF 28.28 FEET;

THENCE S74°48'28"W, A DISTANCE OF 41.71 FEET;

THENCE WESTERLY 67.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 14°50'16", THE CHORD OF WHICH BEARS S82°13'36"W, A DISTANCE OF 67.14 FEET;

THENCE S89°38'44"W, A DISTANCE OF 746.10 FEET;

THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N44°38'44"E, A DISTANCE OF 28.28 FEET;

THENCE S89°38'44"W, A DISTANCE OF 282.46 FEET;

THENCE N45°21'16"W, A DISTANCE OF 122.38 FEET;



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METRO DISTRICT 4
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/15/17
1 OF 4	

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METRO DISTRICT 4 DESCRIPTION - CONTINUED

THENCE N00°21'16"W, A DISTANCE OF 191.23 FEET;
 THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;
 THENCE N00°21'16"W, A DISTANCE OF 180.00 FEET;
 THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;
 THENCE N00°21'16"W, A DISTANCE OF 180.00 FEET;
 THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;
 THENCE N00°21'16"W, A DISTANCE OF 180.00 FEET;
 THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;
 THENCE N00°21'16"W, A DISTANCE OF 258.20 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,304,504 SQUARE FEET OR 29.947 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
 FOR AND ON BEHALF OF
 FARNSWORTH GROUP, INC.
 (303)692-8838

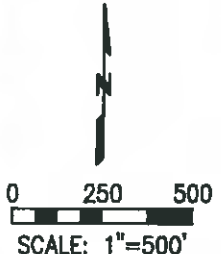
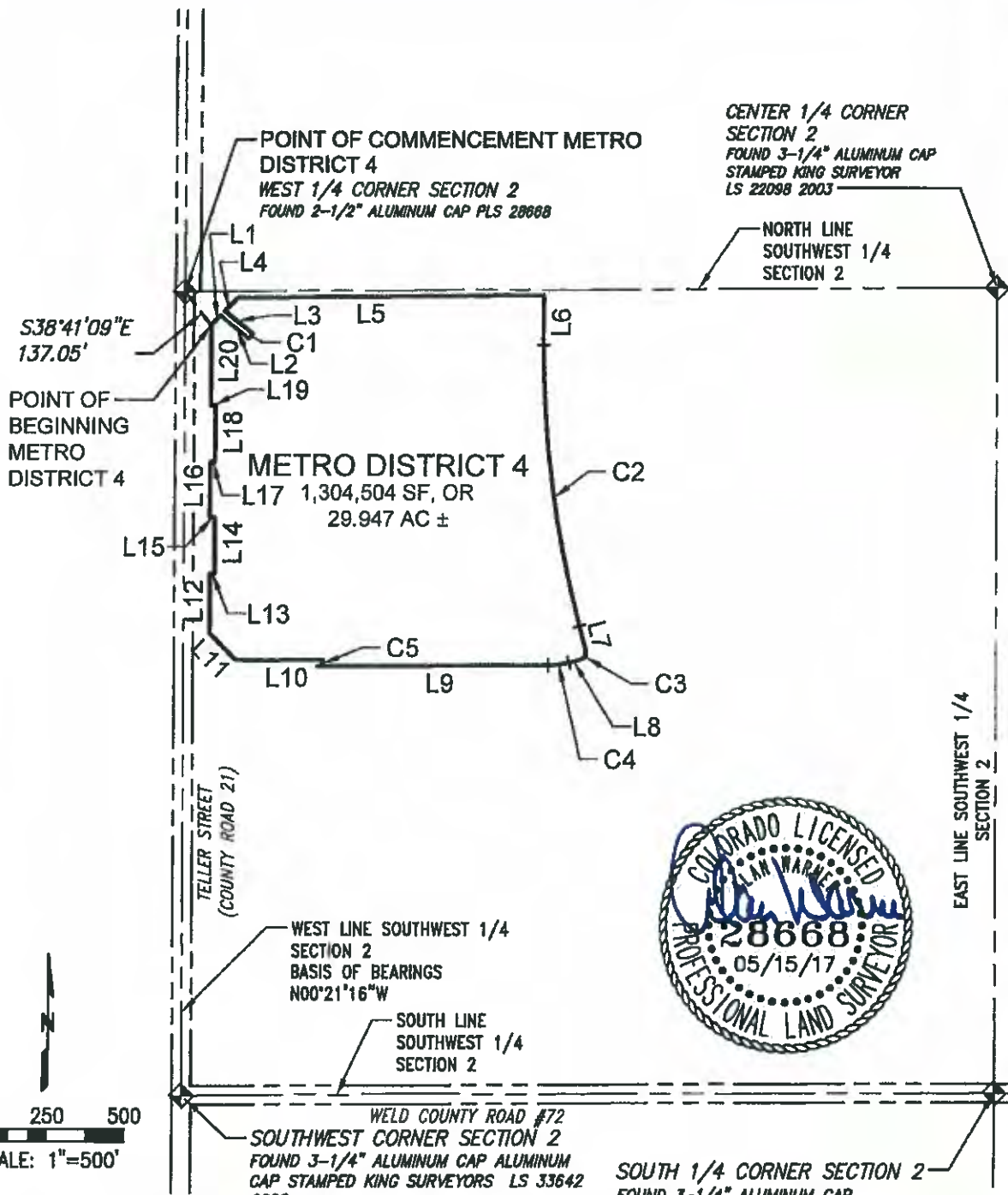


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METRO DISTRICT 4
 SEVERANCE, CO
 HUNTERS OVERLOOK
 METRO DISTRICT

Project No: 0161228.00
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ILLUSTRATION



NOTE: SEE SHEETS 4 FOR LINE & CURVE TAG TABLES.
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METRO DISTRICT 4
 SEVERANCE, CO
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LINE & CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°31'18"E	43.56'
L2	S50°45'07"E	117.49'
L3	N50°45'07"W	115.65'
L4	N44°31'18"E	59.80'
L5	N89°23'52"E	989.23'
L6	S00°25'10"E	159.60'
L7	S15°11'32"E	84.61'
L8	S74°48'28"W	41.71'
L9	S89°38'44"W	746.10'
L10	S89°38'44"W	282.46'
L11	N45°21'16"W	122.38'
L12	N00°21'16"W	191.23'
L13	N89°38'44"E	15.00'
L14	N00°21'16"W	180.00'
L15	S89°38'44"W	15.00'
L16	N00°21'16"W	180.00'
L17	N89°38'44"E	15.00'
L18	N00°21'16"W	180.00'
L19	S89°38'44"W	15.00'
L20	N00°21'16"W	258.20'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	20.04'	88.00'	13°03'00"	N39°14'53"E	20.00'
C2	912.73'	3540.00'	14°46'22"	S07°48'21"E	910.21'
C3	31.42'	20.00'	90°00'00"	S29°48'28"W	28.28'
C4	67.33'	260.00'	14°50'16"	S82°13'36"W	67.14'
C5	31.42'	20.00'	90°00'00"	N44°38'44"E	28.28'

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METRO DISTRICT 4
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: JAN
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METRO DISTRICT 5 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, N89°34'50"E, A DISTANCE OF 1932.14 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, N89°34'50"E, A DISTANCE OF 697.01 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, S00°19'21"E, A DISTANCE OF 537.82 FEET;

THENCE S12°42'05"E, A DISTANCE OF 530.44 FEET;

THENCE S77°21'59"W, A DISTANCE OF 445.12 FEET;

THENCE N12°38'01"W, A DISTANCE OF 50.00 FEET;

THENCE N77°21'59"E, A DISTANCE OF 266.18 FEET;

THENCE N38°25'43"E, A DISTANCE OF 87.77 FEET;

THENCE N00°30'34"W, A DISTANCE OF 552.67 FEET;

THENCE S89°29'26"W, A DISTANCE OF 100.00 FEET;

THENCE N00°30'34"W, A DISTANCE OF 45.00 FEET;

THENCE N89°29'26"E, A DISTANCE OF 100.00 FEET;

THENCE N00°30'34"W, A DISTANCE OF 293.79 FEET;

THENCE N45°33'21"W, A DISTANCE OF 102.94 FEET;

THENCE S89°23'52"W, A DISTANCE OF 604.04 FEET;

THENCE N00°53'40"W, A DISTANCE OF 14.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 84,363 SQUARE FEET OR 1.937 ACRES, MORE OR LESS.



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METRO DISTRICT 5
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
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1 OF 4	

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METRO DISTRICT 5 DESCRIPTION - CONTINUED

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303)692-8838



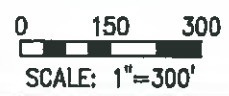
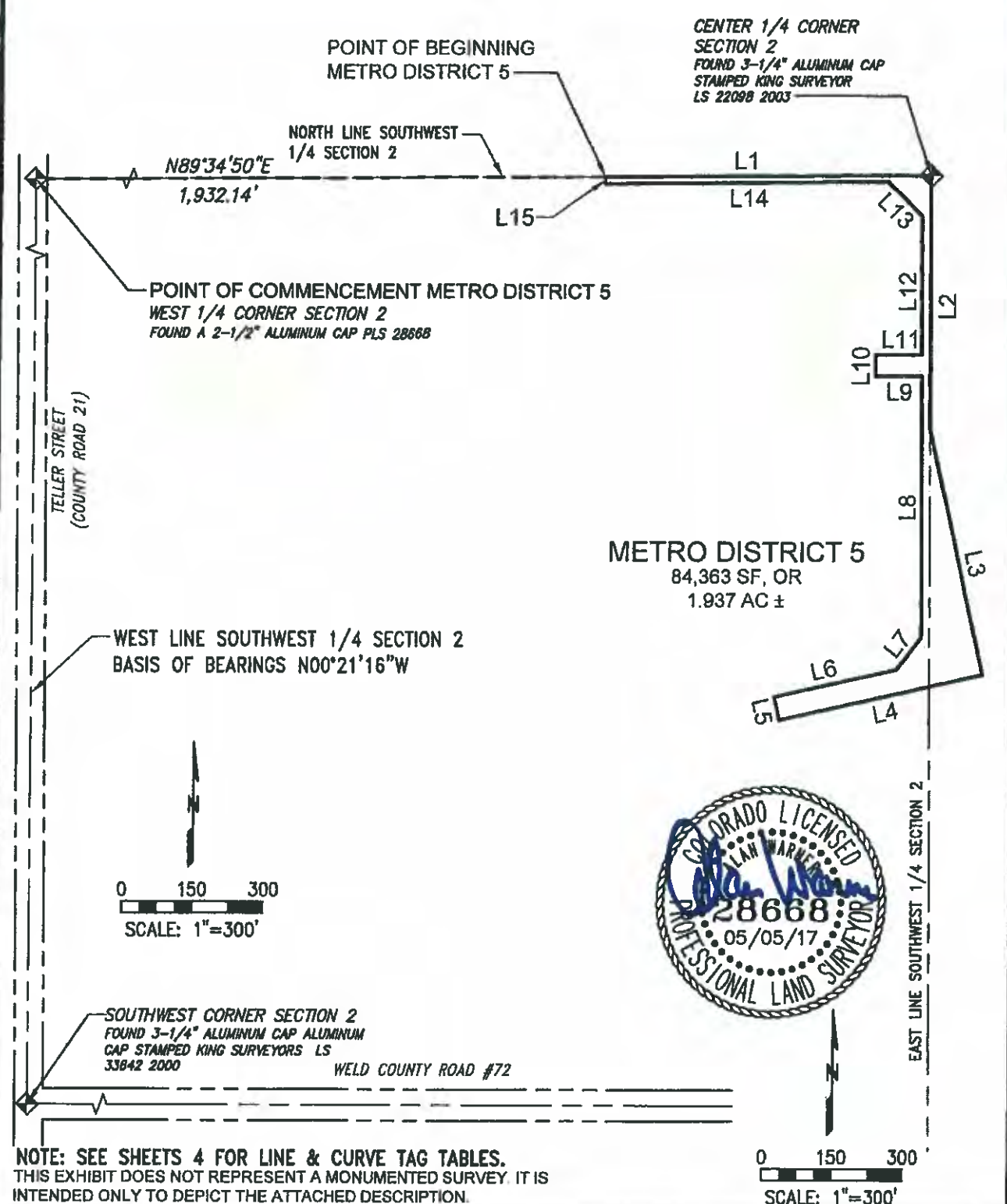
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METRO DISTRICT 5
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
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ILLUSTRATION



NOTE: SEE SHEETS 4 FOR LINE & CURVE TAG TABLES.
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS
 INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

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METRO DISTRICT 5
 SEVERANCE, CO
 HUNTERS OVERLOOK
 METRO DISTRICT

Project N0161228.00
 Book No:
 Drawn by: JAN
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 3 OF 4

LINE & CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'50"E	697.01'
L2	S00°19'21"E	537.82'
L3	S12°42'05"E	530.44'
L4	S77°21'59"W	445.12'
L5	N12°38'01"W	50.00'
L6	N77°21'59"E	266.18'
L7	N38°25'43"E	87.77'
L8	N00°30'34"W	552.67'
L9	S89°29'26"W	100.00'
L10	N00°30'34"W	45.00'
L11	N89°29'26"E	100.00'
L12	N00°30'34"W	293.79'
L13	N45°33'21"W	102.94'
L14	S89°23'52"W	604.04'
L15	N00°53'40"W	14.61'



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Farnsworth
GROUP
1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

METRO DISTRICT 5
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

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METRO DISTRICT 6 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, N89°34'50"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, N89°34'50"E, A DISTANCE OF 1111.30 FEET;

THENCE S00°25'09"E, A DISTANCE OF 17.07 FEET;

THENCE S89°23'52"W, A DISTANCE OF 989.23 FEET;

THENCE S44°31'18"W, A DISTANCE OF 59.80 FEET;

THENCE S50°45'07"E, A DISTANCE OF 115.65 FEET;

THENCE SOUTHWESTERLY 20.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 13°03'00", THE CHORD OF WHICH BEARS S39°14'53"W, A DISTANCE OF 20.00 FEET;

THENCE N50°45'07"W, A DISTANCE OF 117.49 FEET;

THENCE S44°31'18"W, A DISTANCE OF 43.56 FEET;

THENCE S00°21'16"E, A DISTANCE OF 258.20 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 180.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 180.00 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 180.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 191.23 FEET;

THENCE S45°21'16"E, A DISTANCE OF 122.38 FEET;

THENCE N89°38'44"E, A DISTANCE OF 282.46 FEET;



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METRO DISTRICT 6
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/15/17
1 OF 4	

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METRO DISTRICT 6 DESCRIPTION - CONTINUED

THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S44°38'44"W, A DISTANCE OF 28.28;

THENCE S89°38'44"W, A DISTANCE OF 354.00 FEET;

THENCE NORTHWESTERLY 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N45°21'16"W, A DISTANCE OF 42.43 FEET;

THENCE N00°21'16"W, A DISTANCE OF 1173.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 84,706 SQUARE FEET OR 1.945 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303)692-8838

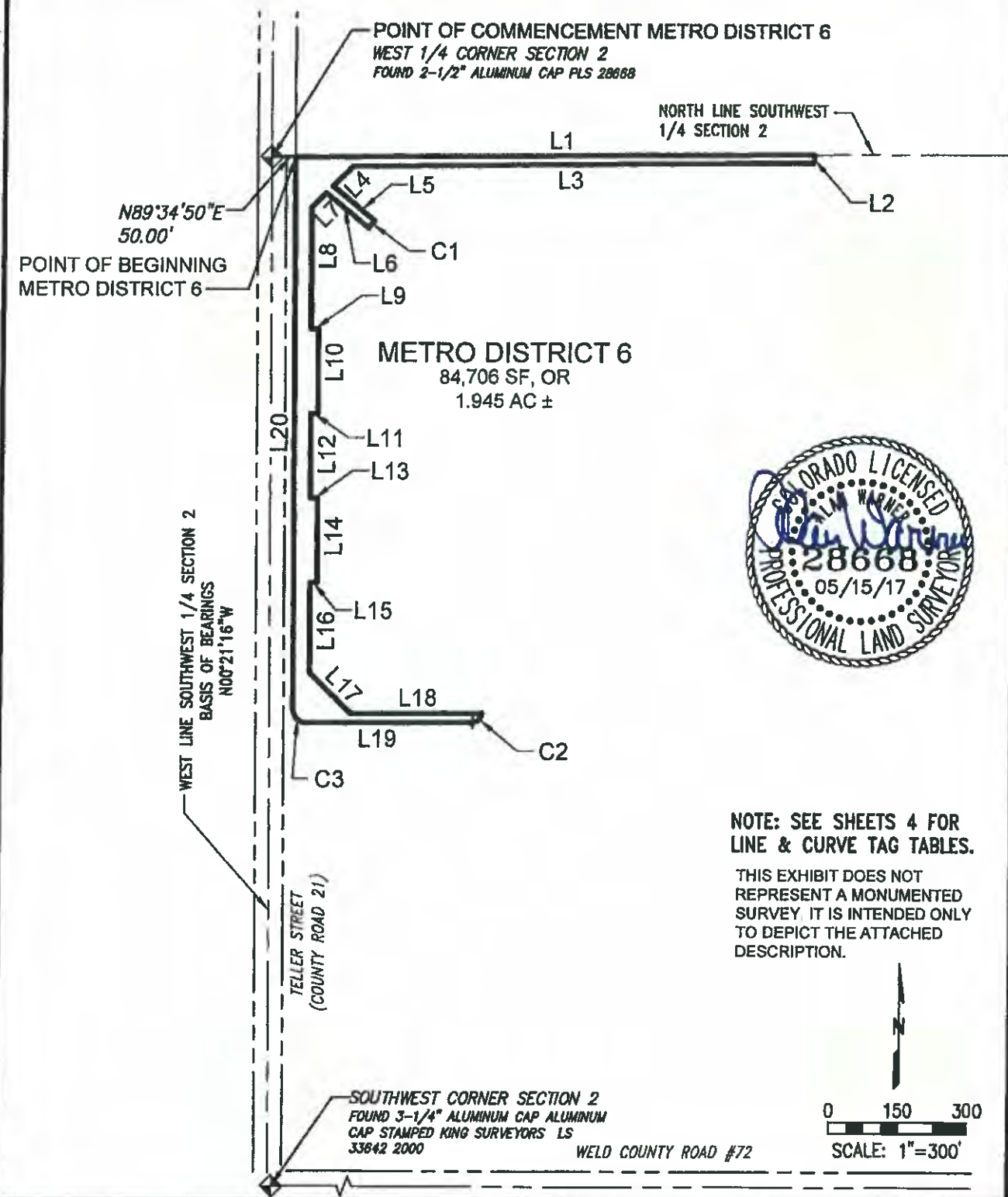


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METRO DISTRICT 6
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No. 0161228.00
Book No:
Drawn by: JAN
Reviewed: ACW
Date: 05/15/17

ILLUSTRATION



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METRO DISTRICT 6
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/15/17
3 OF 4	

LINE & CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'50"E	1111.30'
L2	S00°25'09"E	17.07'
L3	S89°23'52"W	989.23'
L4	S44°31'18"W	59.80'
L5	S50°45'07"E	115.65'
L6	N50°45'07"W	117.49'
L7	S44°31'18"W	43.56'
L8	S00°21'16"E	258.20'
L9	N89°38'44"E	15.00'
L10	S00°21'16"E	180.00'
L11	S89°38'44"W	15.00'
L12	S00°21'16"E	180.00'
L13	N89°38'44"E	15.00'
L14	S00°21'16"E	180.00'
L15	S89°38'44"W	15.00'
L16	S00°21'16"E	191.23'
L17	S45°21'16"E	122.38'
L18	N89°38'44"E	282.46'
L19	S89°38'44"W	354.00'
L20	N00°21'16"W	1173.53'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	20.04'	88.00'	13°03'00"	S39°14'53"W	20.00'
C2	31.42'	20.00'	90°00'00"	S44°38'44"W	28.28'
C3	47.12'	30.00'	90°00'00"	N45°21'16"W	42.43'

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METRO DISTRICT 6
 SEVERANCE, CO
 HUNTERS OVERLOOK
 METRO DISTRICT

Project No: 0161228.00
 Book No:
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 Reviewed: AGW
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METRO DISTRICT 7 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE N44°38'31"E, A DISTANCE OF 70.72 FEET TO THE POINT OF BEGINNING.

THENCE N00°21'16"W, A DISTANCE OF 1212.50 FEET;

THENCE NORTHEASTERLY 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS N44°38'44"E, A DISTANCE OF 42.43 FEET;

THENCE N89°38'44"E, A DISTANCE OF 354.00 FEET;

THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S45°21'16"E, A DISTANCE OF 28.28 FEET;

THENCE S89°38'44"W, A DISTANCE OF 281.28 FEET;

THENCE S44°38'44"W, A DISTANCE OF 124.05 FEET;

THENCE S00°21'16"E, A DISTANCE OF 156.62 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 180.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 120.00 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 180.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 120.00 FEET;

THENCE N89°38'44"E, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 120.00 FEET;

THENCE S89°38'44"W, A DISTANCE OF 15.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 145.05 FEET;

THENCE S45°21'18"E, A DISTANCE OF 125.30 FEET;



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(970) 484-7477 / info@f-w.com

METRO DISTRICT 7
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

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METRO DISTRICT 7 DESCRIPTION - CONTINUED

THENCE N89°38'44"E, A DISTANCE OF 360.00 FEET;

THENCE N00°21'16"W, A DISTANCE OF 100.00 FEET;

THENCE N89°38'44"E, A DISTANCE OF 20.00 FEET;

THENCE S00°21'16"E, A DISTANCE OF 100.00 FEET;

THENCE N89°38'44"E, A DISTANCE OF 311.05 FEET;

THENCE N77°21'59"E, A DISTANCE OF 719.75 FEET;

THENCE SOUTHERLY 39.05 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 02°19'51", THE CHORD OF WHICH BEARS S01°31'38"E, A DISTANCE OF 39.05 FEET;

THENCE S00°21'43"E, A DISTANCE OF 108.33 FEET;

THENCE SOUTHWESTERLY 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS S44°38'17"W, A DISTANCE OF 42.43 FEET;

THENCE S89°38'17"W, A DISTANCE OF 1488.76 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 157,511 SQUARE FEET OR 3.616 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303) 692-8838

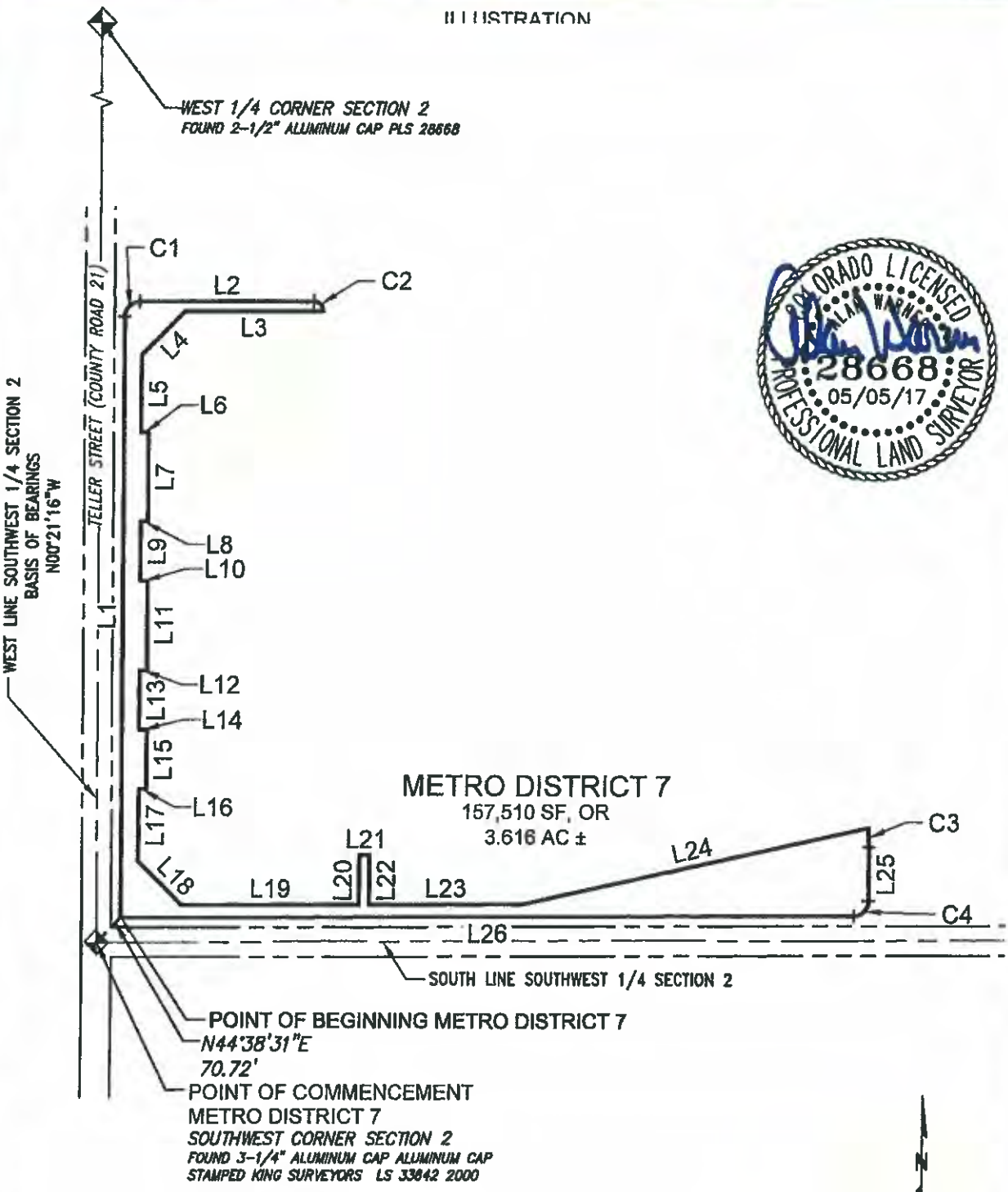


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METRO DISTRICT 7
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

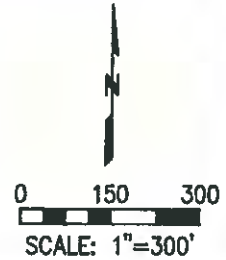
Project No:0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

ILLUSTRATION



NOTE: SEE SHEET 4 FOR LINE & CURVE TAG TABLES.

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



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Farnsworth
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METRO DISTRICT 7
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/05/17
3 OF 4	

LINE & CURVE TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	47.12'	30.00'	90°00'00"	N44°38'44"E	42.43'
C2	31.42'	20.00'	90°00'00"	S45°21'16"E	28.28'
C3	39.05'	960.00'	2°19'51"	S01°31'38"E	39.05'
C4	47.12'	30.00'	90°00'00"	S44°38'17"W	42.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'16"W	1212.50'
L2	N89°38'44"E	354.00'
L3	S89°38'44"W	281.28'
L4	S44°38'44"W	124.05'
L5	S00°21'16"E	156.62'
L6	N89°38'44"E	15.00'
L7	S00°21'16"E	180.00'
L8	S89°38'44"W	15.00'
L9	S00°21'16"E	120.00'
L10	N89°38'44"E	15.00'
L11	S00°21'16"E	180.00'
L12	S89°38'44"W	15.00'
L13	S00°21'16"E	120.00'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N89°38'44"E	15.00'
L15	S00°21'16"E	120.00'
L16	S89°38'44"W	15.00'
L17	S00°21'16"E	145.05'
L18	S45°21'16"E	125.30'
L19	N89°38'44"E	360.00'
L20	N00°21'16"W	100.00'
L21	N89°38'44"E	20.00'
L22	S00°21'16"E	100.00'
L23	N89°38'44"E	311.05'
L24	N77°21'59"E	719.75'
L25	S00°21'43"E	108.33'
L26	S89°38'17"W	1488.76'



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METRO DISTRICT 7
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

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METRO DISTRICT 8 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2, THENCE S71°57'04"E, A DISTANCE OF 1340.74 FEET TO THE POINT OF BEGINNING.

THENCE N89°23'53"E, A DISTANCE OF 32.38 FEET;

THENCE S00°30'34"E, A DISTANCE OF 177.82 FEET;

THENCE S81°59'06"W, A DISTANCE OF 16.26 FEET;

THENCE NORTHWESTERLY 31.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°46'56", THE CHORD OF WHICH BEARS N52°37'26"W, A DISTANCE OF 28.48 FEET;

THENCE NORTHERLY 141.55 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 3460.00 FEET AND A CENTRAL ANGLE OF 02°20'38", THE CHORD OF WHICH BEARS N06°03'38"W, A DISTANCE OF 141.54 FEET;

THENCE NORTHEASTERLY 32.91 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 94°17'08", THE CHORD OF WHICH BEARS N42°15'17"E, A DISTANCE OF 29.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,090 SQUARE FEET OR 0.186 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 IS ASSUMED TO BEAR N 00°21'16" W FROM THE SOUTHWEST CORNER OF SAID SECTION 2, A 3-1/4" ALUM. CAP IN RANGE BOX STAMPED LS 33642, 2000, TO THE WEST QUARTER CORNER OF SAID SECTION 2, A 2-1/2" ALUM. CAP IN RANGE BOX STAMPED PLS 28668.

UNITS OF DISTANCE ARE US SURVEY FEET.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE ATTACHED PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
(303)692-8838

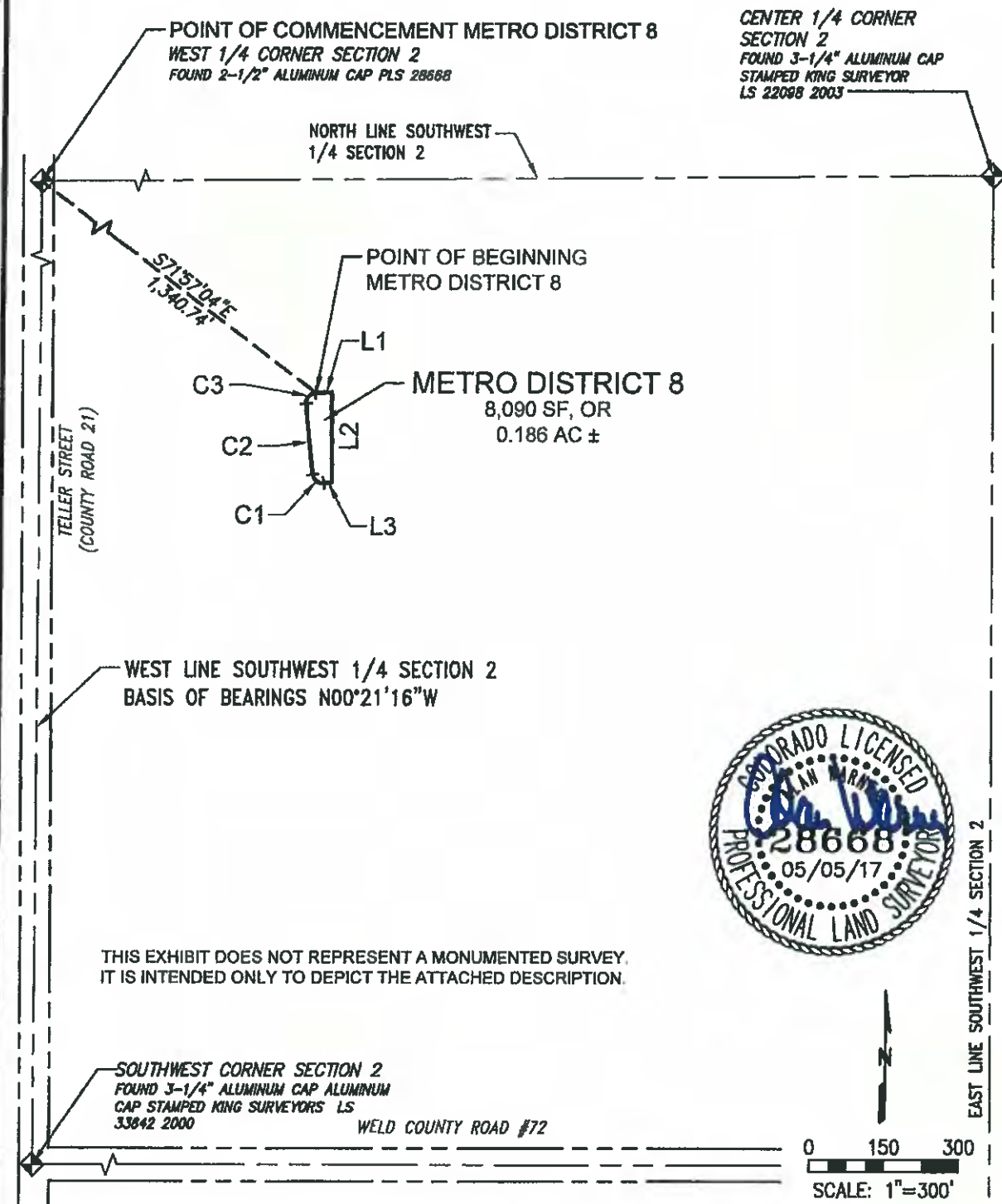


Farnsworth
GROUP
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FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

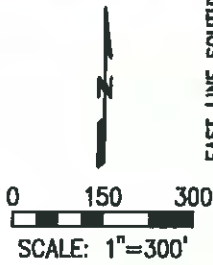
**METRO DISTRICT 8
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT**

Project No:	0161228.00
Book No:	
Drawn by:	JAN
Reviewed:	AGW
Date:	05/05/17
1 OF 3	

ILLUSTRATION



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



NOTE: SEE SHEETS 4 FOR LINE & CURVE TAG TABLES.

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(970) 484-7477 / info@f-w.com

METRO DISTRICT 8
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project N0161228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

LINE & CURVE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°23'53"E	32.38'
L2	S00°30'34"E	177.82'
L3	S81°59'06"W	16.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.69'	20.00'	90°46'56"	N52°37'26"W	28.48'
C2	141.55'	3460.00'	2°20'38"	N06°03'38"W	141.54'
C3	32.91'	20.00'	94°17'08"	N42°15'17"E	29.32'



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METRO DISTRICT 8
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0181228.00
Book No:
Drawn by: JAN
Reviewed: AGW
Date: 05/05/17

EXHIBIT B

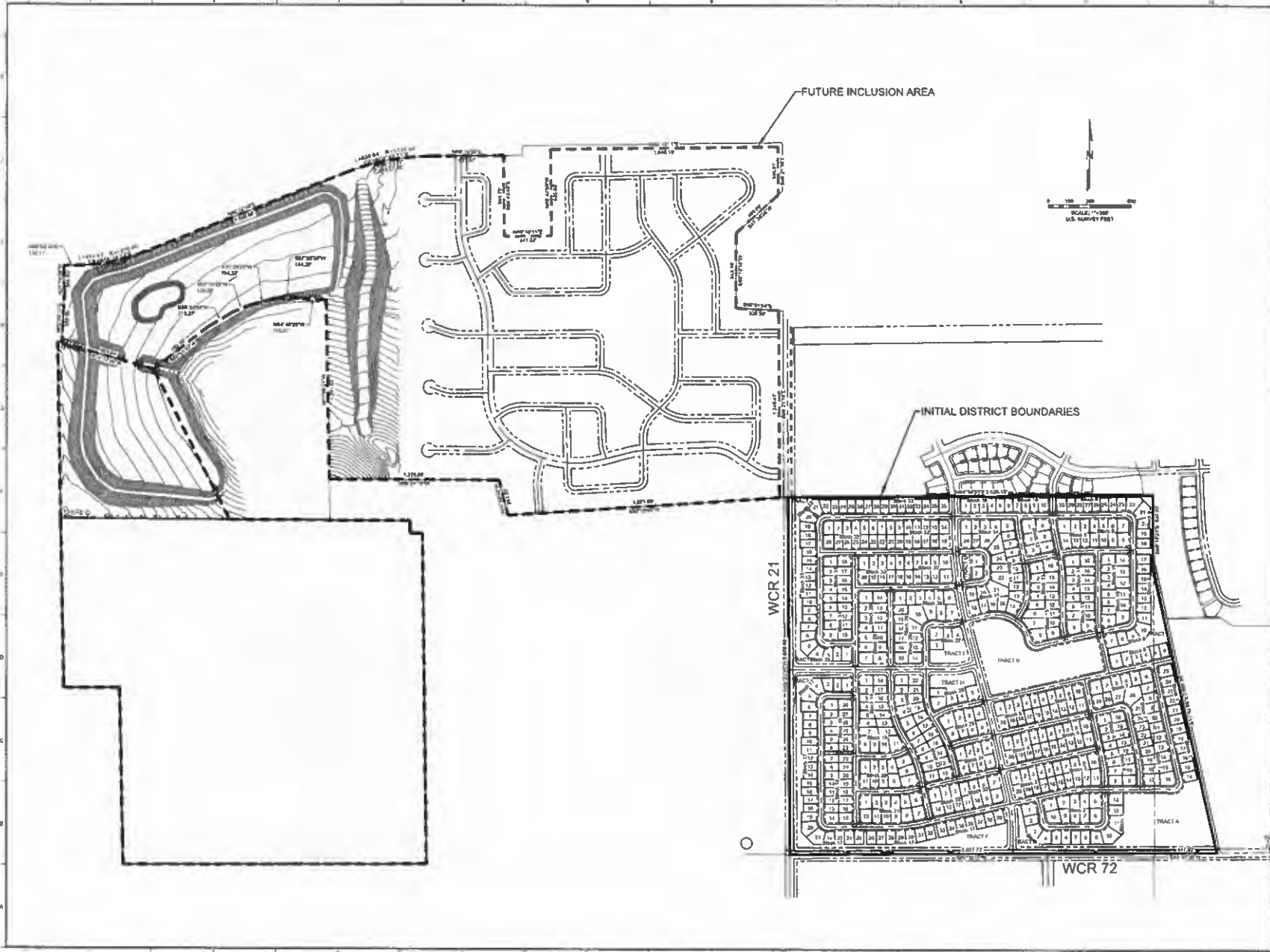
Map and Legal Description of Inclusion Area Boundaries



Farnsworth GROUP

1812 SPEIGHT POINT ROAD,
STATE 105
FORT COLLINS, COLORADO
80525
(970) 484-2477 /
info@f-s.com www.f-s.com
Engineers | Architects | Surveyors

Area:
Date: Description



Project Status
NOT FOR CONSTRUCTION

Journey Homes

Hunters Overlook

SEVERANCE, CO

Date: 03/01/2017

Design/Drawn: RL

Reviewed: J.C.

Field Book No.:

OVERALL EXHIBIT

EX 4

Project No.: 0170206.00

1:0000 (1/4"=100') (1/8"=200') (1/16"=400') (1/32"=800') (1/64"=1600')

Hunters Crossing Subdivision

Annexation Description

That part of the North Half and the Southeast Quarter of Section 3, Township 6 North, Range 67 West of the 6th P.M., Weld County, Colorado being part of that certain parcel described by Special Warranty Deed recorded October 28, 2016 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4249056, described as follows:

COMMENCING at the Northeast Corner of said Section 3 monumented with an 2 ½" Aluminum Cap in Range Box (0.8' deep) stamped LS 12374;

Thence South 00°21'18" East for 30.00 feet on the East Line of the Northeast Quarter of said Section 3;

Thence South 89°16'11" West for 30 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of said Section 3 to the POINT OF BEGINNING;

Thence South 00°21'18" East for 346.81 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 to a point on the Northerly Line of that parcel described by Warranty Deed recorded on November 25, 1981 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 1875548;

Thence on the Northerly, West and South lines of said parcel the following three (3) courses:

- 1) Thence South 47°38'36" West for 409.60 feet;
- 2) Thence South 00°10'18" West for 543.18 feet;
- 3) Thence South 86°51'54" East for 309.95 feet;

Thence South 00°21'18" East for 1,349.41 feet parallel with and 30.00 feet west of the East Line of the Northeast Quarter of said Section 3 to the North Line of that parcel recorded by Quit Claim Deed on May 3, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3384743;

Thence South 86°10'50" West for 1971.00 feet on the North Line of that parcel recorded at said Reception Number 3384743 and the North Line of that parcel recorded by Grant Deed on May 18, 1992 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 2288346 to the Southeast Corner of that parcel recorded by Joint Tenancy Warranty Deed on February 3, 1999 at the Weld County, Colorado Clerk and Recorders office as Reception Number 2671203;

Thence North 14°25'02" West for 261.82 feet (260.97 feet per Reception Number 4249056) on the east line of said parcel recorded at Reception Number 2671203 to the Northeast Corner thereof;

Thence North 89°51'18" West for 1,228.85 feet (1,228.87 feet per Reception Number 4249056) on the North Line of said parcel recorded at Reception Number 2671203 to a point on the East Line of that parcel recorded by Special Warranty Deed on December 4, 2015 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 4162893;

Thence on the East and Northerly Lines of said parcel the following seven (7) courses:

- 1) Thence North 01°06'21" West for 1,291.62 feet (1,291.56 feet per Reception Number 4249056);
- 2) Thence North 84°40'29" West for 190.51 feet (189.15 feet per Reception Number 4249056);
- 3) Thence South 87°26'36" West for 184.32 feet (184.71 feet per Reception Number 4249056);

- 4) Thence South 75°29'25" West for 184.32 feet (184.26 feet per Reception Number 4249056);
- 5) Thence South 67°19'29" West for 134.09 feet (134.15 feet per Reception Number 4249056);
- 6) Thence South 58°54'04" West for 213.27 feet (213.37 feet per Reception Number 4249056);
- 7) Thence South 52°04'42" West for 492.99 feet (493.29 feet per Reception Number 4249056);
- 8) Thence North 74°12'44" West for 689.84 feet (690.96 feet per Reception Number 4249056) to the East Line that parcel recorded by Agreement on October 6, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3425640 and by Deed of Dedication on October 27, 2006 at the Weld County, Colorado Clerk and Recorders Office as Reception Number 3430471;

Thence on the East and Southerly Lines of said parcel the following seven (7) courses:

- 1) Thence North 02°49'17" East for 359.65 feet (358.57 feet per Reception Number 4249056);
- 2) Thence North 01°16'58" West for 200.00 feet;
- 3) Thence North 88°53'10" East for 115.11 feet (115.12 feet per Reception Number 4249056);
- 4) Thence Easterly through a central angle of 20°30'44" (20°30'36" per Reception Number 4249056), on the arc of a 1,270.00 foot radius curve to the left, concave Northerly for 454.67 feet (454.62 feet per Reception Number 4249056), said curve having a chord bearing North 78°38'27" East for 452.24 feet (452.19' per Reception Number 4249056);
- 5) Thence North 68°22'49" East for 1,588.56 feet (1,588.62 feet per Reception Number 4249056);
- 6) Thence Easterly through a central angle of 20°53'11" (20°53'24" per Reception Number 4249056), on the arc of a non-tangent 1,730.00 foot radius curve to the right, concave Southerly for 630.64 feet (630.67 feet per Reception Number 4249056), said curve having a chord bearing North 78°49'37" East for 627.16 feet (627.19 feet per Reception Number 4249056);
- 7) Thence North 89°15'50" east for 531.67 feet (531.60 feet per Reception Number 4249056);

Thence South 00°43'49" East for 585.75 feet (585.70 feet per Reception Number 4249984);

Thence North 89°16'11" East for 341.32 feet (341.35 feet per Reception Number 4249984);

Thence North 00°44'00" West for 625.68 feet;

Thence North 89°16'11" East for 1,645.19 feet parallel with and 30.00 feet south of the North Line of the Northeast Quarter of Said Section 3 to the Point of Beginning.

Contains: 208.1232 Acres more or less.

Basis of Bearing: The North Line of the Northeast Quarter bears North 89°16'11" East between the Northwest Corner of the Northeast Quarter of said Section 3 monumented with a Number 6 rebar and the Northeast Corner of said Section 3 monumented with a 2 ½" Aluminum Cap in Range Box (0.8' deep) stamped LS 12374 with all other bearings referenced thereto.

This description was completed for the purpose of describing an annexation boundary and should not be used for the conveyance of real property or any rights therein. This is not intended to represent a Land Survey Plat, Improvement Survey Plat or Improvement Location Certificate and is based upon my knowledge, information and belief. It was completed by me or under my direct supervision using applicable standards of care and is not a guaranty or warranty, either expressed or implied.

March 30, 2017

For and on Behalf of Farnsworth Group, Inc.

Legal Description

A tract of land located in the NW1/4 and the N1/2 of the SW1/4 of Section 3, Township 6 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, and considering the West line of the NW1/4 of said Section 3 to bear South 00 degrees 00 minutes 00 seconds West and with all other bearings contained herein relative thereto:

Thence South 00 degrees 00 minutes 00 seconds West, along the West line of said NW1/4, 1,384.61 feet to the True Point of Beginning;

thence South 73 degrees 05 minutes 15 seconds East, 721.85 feet;

thence North 53 degrees 11 minutes 35 seconds East, 493.29 feet;

thence North 60 degrees 00 minutes 30 seconds East, 213.37 feet;

thence North 68 degrees 25 minutes 55 seconds East, 134.15 feet;

thence north 76 degrees 35 minutes 40 seconds East, 184.26 feet;

thence North 88 degrees 30 minutes 27 seconds East, 184.71 feet;

thence South 83 degrees 34 minutes 08 seconds East, 189.15 feet;

thence South 00 degrees 00 minutes 00 seconds East, 1,503.64 feet to a points on the South line of the NW1/4 of said Section 3;

thence continuing South 00 degrees 00 minutes 00 seconds East, 84.83 feet;

thence North 88 degrees 43 minutes 00 seconds West, 1,947.48 feet to a point on the West line of the SW1/4 of said Section 3;

thence North 00 degrees 00 minutes 00 seconds East, along the West line of the SW1/4 of Section 3, 63.86 feet to the West Quarter corner of said Section 3;

thence continuing North 00 degrees 00 minutes 00 seconds East, along the West line of the NW1/4 of said Section 3, 1,213.13 feet to the True Point of Beginning.

Address: 35712 CR 19, Windsor, CO 80550

Legal Description

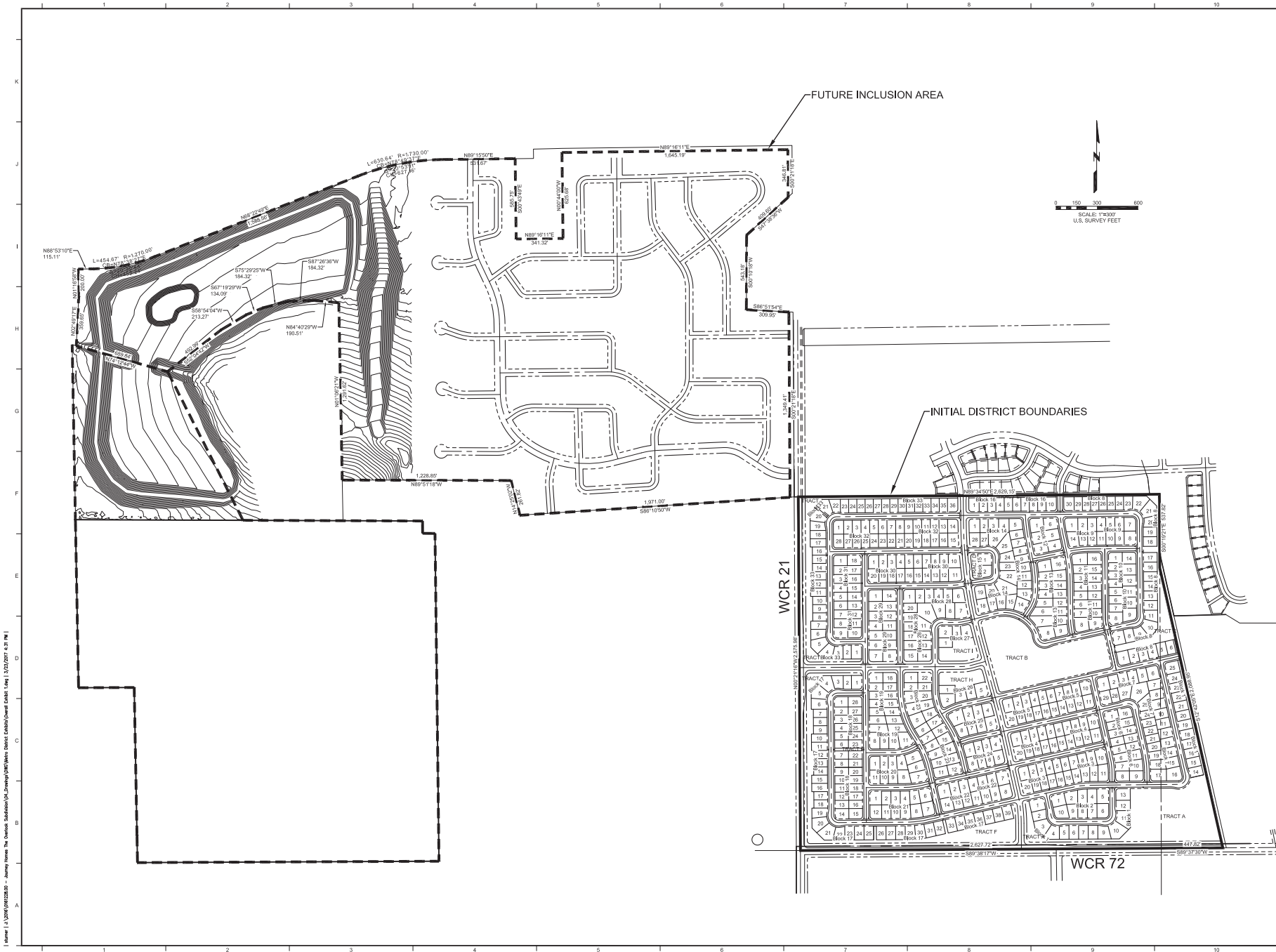
Lot B, according to Exemption No. 0807-03-3-RE1951, being a part of the SW ¼ of Section 3,

Township 6 North, Range 67 West of the 6th PM, Weld County, Colorado, per map recorded March 19, 1997 in Book 1596 at Reception No. 2538639

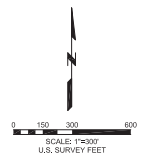
Address: Vacant Land, Greeley, CO 80634

EXHIBIT C

Severance Vicinity Map



Farnsworth GROUP
 1612 SPEIGHT POINT ROAD,
 SUITE 105
 FORT COLLINS, COLORADO
 80525
 (970) 484-7477 /
 info@f-w.com www.f-w.com
 Engineers | Architects | Surveyors |



Issue # Date Description

Project Status
 NOT FOR CONSTRUCTION

PROJECT
 Journey Homes

Hunters Overlook

SEVERANCE, CO
 Date: 03/01/2017
 Design/Drawn: RL
 Reviewed: JC
 Field Book No.:

OVERALL EXHIBIT

SHEET NUMBER
EX 4

Project No.: 0170209.00

I:\Drawings\170209\170209.dwg - Journey Homes - The Overlook - Subdivision\04_Survey\04_Metric District Exhibit\Overall Exhibit.dwg (3/2/2017 4:37 PM)

EXHIBIT D

Preliminary Engineering Survey

The preliminary infrastructure plan identifies initial estimates for streets, water, sewer, storm drainage, park and recreation, landscaping/open space and other public improvements that are authorized to be funded by the Districts. Due to the pending approval process of the development plan for the Project and potential changes to zoning and development based upon final approval of development plan(s) for the Project, additional detail regarding water, sewer, and storm drainage improvements will be identified during the approval processes that will be undertaken in the future.



7251 W. 20th St., Bldg. L, Suite 101-B
 Greeley, Colorado 80634
 Phone: (970) 330-5070
 Fax: (970) 330-6044

**The Overlook
 Severance, CO**
Phase 1 & "Street A", Phase 2, Phase 3, Phase 4
Phase 1: 146, Phase 2: 130, Phase 3: 165, Phase 4: 140, Single Family Lots

To: **Severance Overlook Investments, LLC**
 Attention: Larry Buckendorf
 7251 W. 20th Street, L-200
 Greeley, CO 80634
 (970) 352-7072

From: Joe Schumacher
 Andrew Holder

(cell) 970.397.9880
 (cell) 970.397.9875

Estimate Date: **April 5, 2017**
 Plans Dated: **March 7, 2017 (Farnsworth)**

Crow Creek Construction, LLC - PROJECT TOTAL Phase 1	
Item	Total
GENERAL CONDITIONS	\$1,006,470.21
EROSION CONTROL	\$105,054.66
SITEWORK	\$413,897.07
SANITARY SEWER	\$606,746.39
WATER MAIN	\$771,553.51
IRRIGATION	\$374,633.90
STORM SEWER MAIN	\$1,039,868.68
SUPPLEMENTAL IRRIGATION	\$83,398.85
CURB, GUTTER & SIDEWALKS	\$1,060,151.94
ASPHALT PAVING	\$1,136,965.80
Phase 1 Total:	\$6,598,741.01
Engineering Design, Administration (10%)	\$659,874.10
Construction Contingency & Non-Itemized Improvements (10%)	\$659,874.10
Phase 1 Total w/Contingencies:	\$7,918,489.21

Crow Creek Construction, LLC - PROJECT TOTAL Phase 2	
Item	Total
GENERAL CONDITIONS	\$1,596,446.95
EROSION CONTROL	\$99,188.27
SITEWORK	\$413,897.07
SANITARY SEWER	\$515,049.75
WATER MAIN	\$533,423.03
IRRIGATION	\$371,692.36
STORM SEWER MAIN	\$422,992.44
CURB, GUTTER & SIDEWALKS	\$835,228.98
ASPHALT PAVING	\$955,288.45
Phase 2 Total:	\$5,743,207.30
Engineering Design, Administration (10%)	\$574,320.73
Construction Contingency & Non-Itemized Improvements (10%)	\$574,320.73
Phase 2 Total w/ Contingencies:	\$6,891,848.76

Crow Creek Construction, LLC - PROJECT TOTAL Phase 3	
Item	Total
GENERAL CONDITIONS	\$1,035,408.71
EROSION CONTROL	\$91,508.15
SITEWORK	\$25,003.12
SANITARY SEWER	\$523,904.81
WATER MAIN	\$544,299.45
IRRIGATION	\$301,649.42
STORM SEWER MAIN	\$254,893.51
CURB, GUTTER & SIDEWALKS	\$825,362.52
ASPHALT PAVING	\$1,098,823.90
Phase 3 Total:	\$4,700,853.59
Engineering Design, Administration (10%)	\$470,085.36
Construction Contingency & Non-Itemized Improvements (10%)	\$470,085.36
Phase 3 Total w/ Contingencies:	\$5,641,024.31

Crow Creek Construction, LLC - PROJECT TOTAL Phase 4	
Item	Total
GENERAL CONDITIONS	\$737,680.37
EROSION CONTROL	\$75,264.12
SITEWORK	\$32,833.50

SANITARY SEWER	\$425,291.12
WATER MAIN	\$424,289.13
IRRIGATION	\$295,327.99
CURB, GUTTER & SIDEWALKS	\$480,413.42
ASPHALT PAVING	\$594,444.90
Phase 4 Total:	\$3,065,544.55
Engineering Design, Administration (10%)	\$306,554.46
Construction Contingency & Non-Itemized Improvements (10%)	\$306,554.46
Phase 4 Total w/ Contingencies:	\$3,678,653.46
All Phases Grand Total:	\$20,108,346.45
Grand Total w/ Engineering Design & Construction Contingency:	\$24,130,015.74



7251 W. 20th St., Bldg. L, Suite 101-B
 Greeley, Colorado 80634
 Phone: (970) 330-5070
 Fax: (970) 330-6044

**The Overlook
 Severance, CO
 Phase 1 & "Street A"
 146 Single Family Lots**

To: **Severance Overlook Investments, LLC**
 Attention: Larry Buckendorf
 7251 W. 20th Street, L-200
 Greeley, CO 80634
 (970) 352-7072

From: Joe Schumacher (cell) 970.397.9880
 Andrew Holder (cell) 970.397.9875

Estimate Date: **April 5, 2017**
 Plans Dated: **March 7, 2017 (Farnsworth)**

Crow Creek Construction, LLC - PROJECT TOTAL	
Item	Total
GENERAL CONDITIONS	\$1,006,470.21
EROSION CONTROL	\$105,054.66
SITWORK	\$413,897.07
SANITARY SEWER	\$606,746.39
WATER MAIN	\$771,553.51
IRRIGATION	\$374,633.90
STORM SEWER MAIN	\$1,039,868.68
SUPPLEMENTAL IRRIGATION	\$83,398.85
CURB, GUTTER & SIDEWALKS	\$1,060,151.94
ASPHALT PAVING	\$1,136,965.80
Total:	\$6,598,741.01
Engineering Design, Administration (10%)	\$659,874.10
Construction Contingency & Non-Itemized Improvements (10%)	\$659,874.10
Total:	\$7,918,489.21

Inclusions:

Labor, Equipment, Material, City / State Taxes, Erosion Control (As Listed), Concrete, Traffic Control (As Listed), Signs, Striping, Asphalt, Procurement of Storm water Discharge Permit, Storm Water Management Plans or Management, Erosion Control Maintenance (As-Listed), Dry Utility Sleeves

Exclusions:

Relocation of Existing Utilities (Shown/Not Shown), Payment & Performance Bond, Foreign or Hazardous Materials, Trench Bottom Stabilization, Existing Landscape Ground Maintenance, Landscape/Irrigation Removal, Winter Protection or Frost Removal, Procurement of Nationwide No. 12 Corps Permit, Any Fence Removal (other than listed), Import of Trench Material, Retaining Walls

GENERAL CONDITIONS	UNIT	QUANTITY	UNIT COST	EXTENDED
Dry Utility Conduit Crossing	LOTS	146.0	\$198.12	\$28,925.52
Telephone & Cable- Rear Lot Trenching	LF	5,200.0	\$3.15	\$16,380.00
Survey	LS	1.0	\$212,500.00	\$212,500.00
Material Testing	LS	1.0	\$100,430.00	\$100,430.00
Signs & Striping	LS	1.0	\$43,050.00	\$43,050.00
Asphalt & Concrete Removal	SY	15.0	\$11.74	\$176.10
Offsite Utility Traffic Control	DAYS	8.0	\$1,555.31	\$12,442.48
Privacy Fence w/ Stone Columns	LF	1,260.0	\$45.70	\$57,582.00
Landscaping	LS	1.0	\$404,641.61	\$404,641.61
Dewatering	LS	1.0	\$60,000.00	\$60,000.00
Dewatering Discharge Monitoring / Sampling	EA	8.0	\$225.00	\$1,800.00
Mailbox Pad w/ CBU's	EA	146.0	\$236.25	\$34,492.50
Monument Sign	EA	1.0	\$26,250.00	\$26,250.00
Traffic Control	DAYS	120.0	\$65.00	\$7,800.00
Subtotal:				\$1,006,470.21

EROSION CONTROL	UNIT	QUANTITY	UNIT COST	EXTENDED
Silt Fence	LF	3,570.0	\$1.60	\$5,712.00
Back of Curb Heavy Weight Wattles	LF	14,600.0	\$2.23	\$32,558.00
Back of Curb Straw Wattles	LF	6,000.0	\$1.82	\$10,920.00
Concrete Washout Pit	EA	1.0	\$714.00	\$714.00
Vehicle Tracking Control Pad	EA	4.0	\$1,503.18	\$6,012.72
Temporary Seeding	AC	12.0	\$847.00	\$10,164.00
SWMP Book & Associated State Permits	LS	1.0	\$2,940.00	\$2,940.00
Weekly SWMP Inspections (CMS)	EA	16.0	\$280.09	\$4,481.44
Gravel Inlet Protection	EA	12.0	\$168.00	\$2,016.00
Straw Wattle	EA	50.0	\$152.25	\$7,612.50
Rock Sock	EA	20.0	\$147.00	\$2,940.00
Erosion Control Maintenance	MONTH	4.0	\$4,746.00	\$18,984.00
Subtotal:				\$105,054.66

SITework	UNIT	QUANTITY	UNIT COST	EXTENDED
Clear and Grub Site	LS	1.0	\$12,495.00	\$12,495.00
Cut to Fill Onsite	CY	138,933.0	\$2.26	\$313,988.58
Strip Site 4"- Place in Non-Structural Areas	CY	45,058.5	\$1.94	\$87,413.49
Subtotal:				\$413,897.07

SANITARY SEWER	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Sanitary Sewer	EA	1.0	\$4,441.63	\$4,441.63
Sanitary Sewer PVC SDR 35 18" (Offsite)	LF	1,036.0	\$43.27	\$44,827.72
Sanitary Sewer PVC SDR 35 15" (Offsite)	LF	364.0	\$35.21	\$12,816.44
Sanitary Sewer PVC SDR 35 8"	LF	5,880.0	\$31.58	\$185,690.40
Sanitary Sewer PVC SDR 35 10"	LF	308.0	\$33.78	\$10,404.24
Sanitary Sewer PVC SDR 35 15"	LF	1,218.0	\$35.22	\$42,897.96
Sanitary Sewer Drop Manhole Parts	EA	1.0	\$3,294.57	\$3,294.57
5' dia. Sanitary Sewer Manhole	EA	8.0	\$3,207.86	\$25,662.88
6' dia. Drop Sanitary Sewer Manhole	EA	1.0	\$3,783.92	\$3,783.92
4' dia. Sanitary Sewer Manhole	EA	24.0	\$2,980.80	\$71,539.20
4" dia. Sanitary Sewer Service	EA	146.0	\$1,215.27	\$177,429.42
Clay Cut off Wall	EA	33.0	\$52.58	\$1,735.14
8" dia. GSK PVC Sewer Cap	EA	4.0	\$46.28	\$185.12
10" dia. GSK PVC Sewer Cap	EA	1.0	\$110.81	\$110.81
Sewer Main Testing	LF	8,806.0	\$2.49	\$21,926.94
Subtotal:				\$606,746.39

WATER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Water	EA	3.0	\$1,025.18	\$3,075.54
Water Main PVC DR 18 8" (Offsite WCR- 72)	LF	1,480.0	\$21.56	\$31,908.80
Water Main PVC DR 18 8" (Offsite WCR-21)	LF	2,800.0	\$21.56	\$60,368.00
Water Main DR 18 8" (Onsite)	LF	9,360.0	\$20.80	\$194,688.00
8" MJ Cap	EA	2.0	\$271.10	\$542.20
8" dia. Bend 11.25	EA	5.0	\$384.03	\$1,920.15
8" dia. Bend 22.5	EA	1.0	\$395.99	\$395.99
8" dia. Bend 45	EA	7.0	\$398.37	\$2,788.59
8" dia. Bend 90	EA	1.0	\$354.75	\$354.75
8" MJ Plug	EA	4.0	\$147.08	\$588.32
12" dia. Bend 45	EA	2.0	\$580.60	\$1,161.20
12" dia. Bend 90	EA	1.0	\$680.40	\$680.40
8" Ford Restrainers	EA	36.0	\$161.88	\$5,827.68
8" Water Lowering (Offsite WCR- 72)	EA	2.0	\$3,467.22	\$6,934.44
8" Water Half-Lowering (Offsite WCR-21)	EA	1.0	\$1,058.70	\$1,058.70

8" Gate Valve & Valve Box	EA	48.0	\$1,544.55	\$74,138.40
12" Gate Valve & Valve Box	EA	6.0	\$2,771.79	\$16,630.74
Fire Hydrant Assembly	EA	15.0	\$6,117.90	\$91,768.50
3/4" dia. Water Service w/Meter Pits	EA	146.0	\$1,398.62	\$204,198.52
Waterline Testing	LF	13,640.0	\$0.91	\$12,412.40
8" MJ Tee	EA	8.0	\$558.75	\$4,470.00
8" MJ Cross	EA	12.0	\$658.11	\$7,897.32
12" Solid Sleeve	EA	1.0	\$461.40	\$461.40
12" Cross	EA	2.0	\$1,310.68	\$2,621.36
12" x 8" Reducer	EA	6.0	\$479.54	\$2,877.24
4" dia. Blowoff (Offsite WCR 72)	EA	1.0	\$3,310.49	\$3,310.49
4" dia. Blowoff Assembly- Phase 1	EA	7.0	\$3,310.50	\$23,173.50
Temp Hydrant for Future Phase(s)	EA	4.0	\$3,825.22	\$15,300.88
Subtotal:				\$771,553.51

IRRIGATION	UNIT	QUANTITY	UNIT COST	EXTENDED
Irrigation Tap- Connect to Existing	EA	1.0	\$4,311.42	\$4,311.42
6" dia. Irrigation Main	LF	11,820.0	\$14.74	\$174,226.80
6" Gate Valve	EA	7.0	\$1,089.83	\$7,628.81
6" Solid Sleeve	EA	5.0	\$302.73	\$1,513.65
6" MJ Tee	EA	7.0	\$441.26	\$3,088.82
6" dia. Bend 45	EA	9.0	\$325.48	\$2,929.32
6" dia. Bend 22.5	EA	1.0	\$318.31	\$318.31
6" dia. Bend 90	EA	1.0	\$564.50	\$564.50
6" MJ Cap	EA	4.0	\$227.62	\$910.48
2" Temp Blowoff	EA	3.0	\$839.93	\$2,519.79
3/4" Irrigation Service	EA	146.0	\$1,077.55	\$157,322.30
2" Irrigation POC	EA	1.0	\$843.70	\$843.70
Irrigation PVC 12" Sleeving	LF	680.0	\$21.35	\$14,518.00
Temporary Blowoff for Phase Lines	EA	5.0	\$787.60	\$3,938.00
Subtotal:				\$374,633.90

STORM SEWER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Type H Rip-Rap	CY	32.0	\$148.71	\$4,758.72
Type VL Rip-Rap	CY	4.4	\$388.76	\$1,726.09
Type M Rip-Rap (Including Spillway Rundown Rip Rap)	CY	305.7	\$79.69	\$24,364.42
Type L Rip Rap	CY	2.2	\$361.38	\$802.25
12" RCP Class III	LF	120.0	\$36.93	\$4,431.60
15" RCP Class III	LF	350.0	\$37.56	\$13,146.00
18" RCP Class III	LF	460.0	\$38.38	\$17,654.80
24" RCP Class III	LF	395.0	\$51.44	\$20,318.80
30" RCP Class III	LF	40.0	\$65.09	\$2,603.60
36" RCP Class III	LF	100.0	\$88.29	\$8,829.00
42" RCP Class III	LF	460.0	\$103.24	\$47,490.40
48" RCP Class III	LF	155.0	\$123.13	\$19,085.15
54" RCP Class III	LF	2,495.0	\$146.45	\$365,392.75
60" RCP Class III	LF	20.0	\$186.90	\$3,738.00
66" RCP Class III	LF	880.0	\$257.93	\$226,978.40
5' dia. Storm Manhole	EA	1.0	\$5,612.49	\$5,612.49
4' dia. Storm Manhole	EA	3.0	\$5,095.41	\$15,286.23
6' dia. Storm Manhole	EA	9.0	\$6,137.87	\$55,240.83
72" Box Base Storm Manhole	EA	3.0	\$9,716.40	\$29,149.20
12" FES (w/ Toewall)	EA	1.0	\$1,176.24	\$1,176.24
18" FES (w/ Toewall)	EA	2.0	\$1,363.19	\$2,726.38
24" FES (w/ Toewall)	EA	1.0	\$1,865.76	\$1,865.76
36" FES (w/ Toewall)	EA	1.0	\$2,373.40	\$2,373.40
54" FES (w/ Toewall)	EA	1.0	\$3,709.37	\$3,709.37
60" FES (w/ Toewall)	EA	1.0	\$4,379.62	\$4,379.62
Type R Inlet 5'	EA	1.0	\$3,980.11	\$3,980.11
Type R Inlet 10'	EA	9.0	\$6,705.83	\$60,352.47
Type R Inlet 15'	EA	4.0	\$9,082.54	\$36,330.16
Pond Outlet Structure	EA	1.0	\$13,021.21	\$13,021.21
Spillway Cutoff Wall Pond	EA	1.0	\$10,028.71	\$10,028.71
18" dia. HDPE	LF	755.0	\$33.32	\$25,156.60
24" Nyoplast Basin w/ Grate	EA	3.0	\$2,719.97	\$8,159.91
Subtotal:				\$1,039,868.68

SUPPLEMENTAL IRRIGATION	UNIT	QUANTITY	UNIT COST	EXTENDED
24" CMP	LF	50.0	\$30.34	\$1,517.00
Connect To Existing CMP	EA	1.0	\$726.42	\$726.42

4' dia. Irrigation Manhole	EA	9.0	\$2,660.92	\$23,948.28
15" dia. PIP	LF	2,880.0	\$14.63	\$42,134.40
18" dia. PIP	LF	700.0	\$20.97	\$14,679.00
Roadbase WCR 72	TON	25.0	\$15.75	\$393.75
			Subtotal:	\$83,398.85

CURB, GUTTER & SIDEWALKS	UNIT	QUANTITY	UNIT COST	EXTENDED
5' Wide Concrete Trail 6" Thick	LS	834.0	\$20.50	\$17,097.00
3' Wide V-Pan	LF	1,755.0	\$17.85	\$31,326.75
Crosspan- 8" Thick	SY	305.0	\$89.41	\$27,270.05
4' Wide Concrete Trail 6" Thick	LF	13,258.0	\$16.38	\$217,166.04
6' Wide Concrete Trail 6" Thick	LF	5,578.0	\$24.57	\$137,051.46
Square Radii with Spandrel	EA	20.0	\$2,032.38	\$40,647.60
Handicap Ramp	EA	109.0	\$659.77	\$71,914.93
5' Concrete Walk (CR-21)	LF	2,505.0	\$20.47	\$51,277.35
30" Vertical Curb & Gutter (CR-21)	LF	2,665.0	\$16.12	\$42,959.80
Concrete Subgrade Prep	LF	45,512.0	\$2.45	\$111,504.40
30" Vertical Curb & Gutter	LF	5,466.0	\$16.12	\$88,111.92
31" Rollover Curb & Gutter	LF	13,451.0	\$16.64	\$223,824.64
			Subtotal:	\$1,060,151.94

ASPHALT PAVING	UNIT	QUANTITY	UNIT COST	EXTENDED
Paving 4" Asphalt Over 6" ABC	SY	26,785.0	\$25.63	\$686,499.55
Street A: Paving 5" Asphalt Over 6" ABC	SY	11,000.0	\$31.09	\$341,990.00
Adjust Manholes	EA	33.0	\$535.50	\$17,671.50
Adjust Water Valves	EA	41.0	\$325.50	\$13,345.50
Asphalt Subgrade Prep	SY	37,785.0	\$2.05	\$77,459.25
			Subtotal:	\$1,136,965.80



7251 W. 20th St., Bldg. L, Suite 101-B
 Greeley, Colorado 80634
 Phone: (970) 330-5070
 Fax: (970) 330-6044

The Overlook
 Severance, CO
 Phase 2
 130 Single Family Lots

To: **Severance Overlook Investments, LLC**
 Attention: Larry Buckendorf
 7251 W. 20th Street, L-200
 Greeley, CO 80634
 (970) 352-7072

From: Joe Schumacher (cell) 970.397.9880
 Andrew Holder (cell) 970.397.9875

Estimate Date: **April 5, 2017**
 Plans Dated: **March 7, 2017 (Farnsworth)**

Crow Creek Construction, LLC - PROJECT TOTAL	
Item	Total
GENERAL CONDITIONS	\$1,596,446.95
EROSION CONTROL	\$99,188.27
SITWORK	\$413,897.07
SANITARY SEWER	\$515,049.75
WATER MAIN	\$533,423.03
IRRIGATION	\$371,692.36
STORM SEWER MAIN	\$422,992.44
CURB, GUTTER & SIDEWALKS	\$835,228.98
ASPHALT PAVING	\$955,288.45
Total:	\$5,743,207.30
Engineering Design, Administration (10%)	\$574,320.73
Construction Contingency & Non-Itemized Improvements (10%)	\$574,320.73
Total:	\$6,891,848.76

Inclusions:

Labor, Equipment, Material, City / State Taxes, Erosion Control (As Listed), Concrete, Traffic Control (As Listed), Signs, Striping, Asphalt, Procurement of Storm water Discharge Permit, Storm Water Management Plans or Management, Erosion Control Maintenance (As-Listed), Dry Utility Sleeves

Exclusions:

Relocation of Existing Utilities (Shown/Not Shown), Payment & Performance Bond, Foreign or Hazardous Materials, Trench Bottom Stabilization, Existing Landscape Ground Maintenance, Landscape/Irrigation Removal, Winter Protection or Frost Removal, Procurement of Nationwide No. 12 Corps Permit, Any Fence Removal (other than listed), Import of Trench Material, Retaining Walls

GENERAL CONDITIONS	UNIT	QUANTITY	UNIT COST	EXTENDED
Dry Utility Conduit Crossing	LOT	130.0	\$198.12	\$25,755.60
Telephone & Cable- Rear Lot Trenching	LF	3,200.0	\$3.15	\$10,080.00
Survey	LS	1.0	\$176,500.00	\$176,500.00
Material Testing	LS	1.0	\$79,130.00	\$79,130.00
Signs & Striping	LS	1.0	\$29,400.00	\$29,400.00
Parks, Trails and Open Space	LS	1.0	\$1,000,000.00	\$1,000,000.00
Dewatering	LS	1.0	\$56,500.00	\$56,500.00
Dewatering Discharge Monitoring / Sampling	EA	8.0	\$224.95	\$1,799.60
Mailbox Pad w/ CBU's	EA	130.0	\$236.25	\$30,712.50
Install Playground	EA	2.0	\$73,925.25	\$147,850.50
Traffic Control	DAYS	25.0	\$1,548.75	\$38,718.75
Subtotal:				\$1,596,446.95

EROSION CONTROL	UNIT	QUANTITY	UNIT COST	EXTENDED
Silt Fence	LF	2,900.0	\$1.61	\$4,669.00
Back of Curb Heavy Weight Wattles	SF	13,000.0	\$2.25	\$29,250.00
Back of Curb Straw Wattles at Tract Areas	EA	6,000.0	\$1.82	\$10,920.00
Concrete Washout Pit	EA	1.0	\$714.00	\$714.00
Vehicle Tracking Control Pad	CY	2.0	\$1,503.18	\$3,006.36
Temporary Seeding	AC	17.0	\$826.41	\$14,048.97
SWMP Book	LS	1.0	\$1,050.00	\$1,050.00
Weekly SMWP Inspections CMS	EA	16.0	\$280.09	\$4,481.44
Erosion Control Maintenance	MONTH	4.0	\$4,746.00	\$18,984.00
Gravel Inlet Protection	EA	9.0	\$168.00	\$1,512.00
Straw Wattle	EA	50.0	\$152.25	\$7,612.50
Rock Sock	EA	20.0	\$147.00	\$2,940.00
Subtotal:				\$99,188.27

SITework	UNIT	QUANTITY	UNIT COST	EXTENDED
Clear & Grub Site	LS	1.0	\$12,495.00	\$12,495.00
Cut to Fill Onsite	CY	138,933.0	\$2.26	\$313,988.58
Strip Site 4"- Place in Non-Structural Areas	CY	45,058.5	\$1.94	\$87,413.49
Subtotal:				\$413,897.07

SANITARY SEWER	UNIT	QUANTITY	UNIT COST	EXTENDED
Sanitary Sewer PVC SDR 35 8"	LF	6,132.0	\$31.86	\$195,365.52
Sanitary Sewer PVC SDR 35 15"	LF	1,400.0	\$35.35	\$49,490.00
4' dia. Sanitary Sewer Manhole	EA	29.0	\$2,937.78	\$85,195.62
5' dia. Sanitary Sewer Manhole	EA	11.0	\$3,221.65	\$35,438.15
4" dia. Sanitary Sewer Service	EA	130.0	\$986.19	\$128,204.70
Clay Cut Off Wall	EA	40.0	\$52.58	\$2,103.20
15" dia. GSK PVC Sewer DBL Bell Coupling	EA	1.0	\$312.76	\$312.76
Sewer Main Testing	LF	7,532.0	\$2.49	\$18,754.68
8" dia. GSK PVC Sewer Cap	EA	4.0	\$46.28	\$185.12
Subtotal:				\$515,049.75

WATER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing (Phase 1)	EA	1.0	\$1,025.17	\$1,025.17
Water Main PVC DR 18 8"	LF	8,680.0	\$23.62	\$205,021.60
8" dia. Bend 11.25	EA	11.0	\$384.03	\$4,224.33
8" dia. Bend 22.5	EA	3.0	\$395.98	\$1,187.94
8" dia. Bend 45	EA	8.0	\$398.37	\$3,186.96
8" Ford Restrainers	EA	12.0	\$161.88	\$1,942.56
8" Gate Valve & Valve Box	EA	31.0	\$1,544.55	\$47,881.05
Fire Hydrant Assembly	EA	9.0	\$6,149.38	\$55,344.42
3/4" Type K Water Service	EA	130.0	\$1,409.36	\$183,216.80
Waterline Testing	LF	8,680.0	\$1.00	\$8,680.00
8" MJ x MJ x SW Tee	EA	5.0	\$558.74	\$2,793.70
8" MJ Cross	EA	2.0	\$658.11	\$1,316.22
8" LP MJ Solid Sleeve	EA	4.0	\$485.74	\$1,942.96
Temporary Hydrant for Future Phase(s)	EA	4.0	\$3,914.83	\$15,659.32
Subtotal:				\$533,423.03

IRRIGATION	UNIT	QUANTITY	UNIT COST	EXTENDED
6" dia. Irrigation Main	LF	11,480.0	\$16.37	\$187,927.60
6" Gate Valve	EA	7.0	\$1,089.83	\$7,628.81
6" Solid Sleeve	EA	5.0	\$302.73	\$1,513.65

6" MJ Tee	EA	8.0	\$441.26	\$3,530.08
6" dia. Bend 45	EA	5.0	\$325.48	\$1,627.40
6" Solid Sleeve	EA	2.0	\$250.49	\$500.98
6" Bend 90	EA	5.0	\$342.21	\$1,711.05
6" MJ Capp	EA	4.0	\$227.62	\$910.48
6" MJ Cross	EA	1.0	\$563.02	\$563.02
2" Blowoff	EA	3.0	\$838.93	\$2,516.79
3/4" Irrigation Service	EA	130.0	\$1,074.56	\$139,692.80
2" Irrigation POC	EA	1.0	\$843.70	\$843.70
Irrigation PVC 12" Sleeving	LF	880.0	\$21.35	\$18,788.00
Blowoff for Phase Lines	EA	5.0	\$787.60	\$3,938.00
			Subtotal:	\$371,692.36

STORM SEWER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
18" dia. RCP Class III	LF	2,500.0	\$34.77	\$86,925.00
24" dia. RCP Class III	LF	42.0	\$47.87	\$2,010.54
30" dia. RCP Class III	LF	72.0	\$61.49	\$4,427.28
36" dia. RCP Class III	LF	20.0	\$78.88	\$1,577.60
54" dia. RCP Class III	LF	710.0	\$143.29	\$101,735.90
5' dia. Storm Manhole	EA	1.0	\$5,612.49	\$5,612.49
4' dia. Storm Manhole	EA	6.0	\$5,095.40	\$30,572.40
6' dia. Storm Manhole	EA	4.0	\$6,137.87	\$24,551.48
Type R Inlet 10'	EA	8.0	\$6,707.24	\$53,657.92
Type R Inlet 15'	EA	2.0	\$9,552.77	\$19,105.54
Type R Inlet 20'	EA	1.0	\$14,201.70	\$14,201.70
Type C Inlet	EA	3.0	\$4,107.19	\$12,321.57
24" HDPE	LF	122.0	\$56.66	\$6,912.52
36" HDPE	LF	200.0	\$67.24	\$13,448.00
48" HDPE	LF	475.0	\$96.70	\$45,932.50
			Subtotal:	\$422,992.44

CURB, GUTTER & SIDEWALKS	UNIT	QUANTITY	UNIT COST	EXTENDED
3' V-Pan	LF	1,596.0	\$17.85	\$28,488.60
Crosspan 8" Thick	SY	438.0	\$89.35	\$39,135.30
4' Wide Sidewalk 6" Thick	LF	12,589.0	\$16.38	\$206,207.82
6' Wide Sidewalk 6" Thick	LF	1,808.0	\$24.57	\$44,422.56
Square Radii with Spandrel	EA	26.0	\$2,032.38	\$52,841.88
8' Trail 6" Thick- At Park Area	LF	1,765.0	\$31.92	\$56,338.80
Handicap Ramp	EA	86.0	\$967.35	\$83,192.10
Concrete Subgrade Prep	LF	32,540.0	\$2.45	\$79,723.00
30" Vertical Curb & Gutter	LF	2,103.0	\$16.12	\$33,900.36
31" Rollover Curb & Gutter	LF	12,679.0	\$16.64	\$210,978.56
			Subtotal:	\$835,228.98

ASPHALT PAVING	UNIT	QUANTITY	UNIT COST	EXTENDED
Paving 4" Asphalt Over 6" ABC	SY	25,985.0	\$25.63	\$665,995.55
Paving 5" Asphalt Over 6" ABC	SY	5,415.0	\$32.46	\$175,770.90
Adjust Manholes	EA	40.0	\$535.50	\$21,420.00
Adjust Water Valves	EA	36.0	\$325.50	\$11,718.00
Asphalt Subgrade Prep	SY	31,400.0	\$2.56	\$80,384.00
			Subtotal:	\$955,288.45



7251 W. 20th St., Bldg. L, Suite 101-B
 Greeley, Colorado 80634
 Phone: (970) 330-5070
 Fax: (970) 330-6044

**The Overlook
 Severance, CO
 Phase 3
 165 Single Family Lots**

To: **Severance Overlook Investments, LLC**
 Attention: Larry Buckendorf
 7251 W. 20th Street, L-200
 Greeley, CO 80634
 (970) 352-7072

From: Joe Schumacher (cell) 970.397.9880
 Andrew Holder (cell) 970.397.9875

Estimate Date: **April 5, 2017**
 Plans Dated: **March 7, 2017 (Farnsworth)**

Crow Creek Construction, LLC - PROJECT TOTAL	
Item	Total
GENERAL CONDITIONS	\$1,035,408.71
EROSION CONTROL	\$91,508.15
SITework	\$25,003.12
SANITARY SEWER	\$523,904.81
WATER MAIN	\$544,299.45
IRRIGATION	\$301,649.42
STORM SEWER MAIN	\$254,893.51
CURB, GUTTER & SIDEWALKS	\$825,362.52
ASPHALT PAVING	\$1,098,823.90
Total:	\$4,700,853.59
Engineering Design, Administration (10%)	\$470,085.36
Construction Contingency & Non-Itemized Improvements (10%)	\$470,085.36
Total:	\$5,641,024.31

Inclusions:

Labor, Equipment, Material, City / State Taxes, Erosion Control (As Listed), Concrete, Traffic Control (As Listed), Signs, Striping, Asphalt, Procurement of Storm water Discharge Permit, Storm Water Management Plans or Management, Erosion Control Maintenance (As-Listed), Dry Utility Sleeves

Exclusions:

Relocation of Existing Utilities (Shown/Not Shown), Payment & Performance Bond, Foreign or Hazardous Materials, Trench Bottom Stabilization, Existing Landscape Ground Maintenance, Landscape/Irrigation Removal, Winter Protection or Frost Removal, Procurement of Nationwide No. 12 Corps Permit, Any Fence Removal (other than listed), Import of Trench Material, Retaining Walls

GENERAL CONDITIONS	UNIT	QUANTITY	UNIT COST	EXTENDED
Dry Utility Conduit Crossing	LOTS	165.0	\$198.12	\$32,689.80
Telephone & Cable- Rear Lot Trenching	LF	7,600.0	\$3.15	\$23,940.00
Survey	LOTS	1.0	\$180,000.00	\$180,000.00
Material Testing	LOTS	1.0	\$80,155.00	\$80,155.00
Signs & Striping	EA	1.0	\$30,450.00	\$30,450.00
Privacy Fence w/ Stone Columns	LF	2,844.0	\$47.51	\$135,118.44
Landscaping	LS	1.0	\$390,190.12	\$390,190.12
Dewatering	LS	1.0	\$60,003.00	\$60,003.00
Dewatering Discharge Monitoring/ Sampling	EA	8.0	\$224.95	\$1,799.60
Mailbox Pad w/ CBUs	EA	165.0	\$236.25	\$38,981.25
Offsite WCR 72/21 Traffic Control	DAYS	50.0	\$1,162.88	\$58,144.00
Traffic Control	DAYS	15.0	\$262.50	\$3,937.50
			Subtotal:	\$1,035,408.71

EROSION CONTROL	UNIT	QUANTITY	UNIT COST	EXTENDED
Silt Fence	LF	3,097.0	\$1.61	\$4,986.17
Back of Curb Heavy Weight Wattles	LF	16,500.0	\$1.97	\$32,505.00
Back of Curb Straw Wattles	LF	2,800.0	\$1.92	\$5,376.00
Concrete Washout Pit	EA	1.0	\$714.00	\$714.00
Vehicle Tracking Control Pads	EA	2.0	\$1,503.18	\$3,006.36
Temporary Seeding	AC	4.0	\$882.00	\$3,528.00
SWMP Book	LS	1.0	\$892.50	\$892.50
Weekly SWMP Inspections	EA	18.0	\$280.09	\$5,041.62
Erosion Control Maintenance	MONTH	5.0	\$4,746.00	\$23,730.00
Gravel Inlet Protection	EA	7.0	\$168.00	\$1,176.00
Straw Wattle	EA	50.0	\$152.25	\$7,612.50
Rock Sock	EA	20.0	\$147.00	\$2,940.00
			Subtotal:	\$91,508.15

SITework	UNIT	QUANTITY	UNIT COST	EXTENDED
Clear & Grub Site	LS	1.0	\$25,003.12	\$25,003.12
			Subtotal:	\$25,003.12

SANITARY SEWER	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Sanitary Sewer (Phase 1)	EA	4.0	\$369.98	\$1,479.92
Sanitary Sewer PVC SDR 35 8"	LF	8,756.0	\$28.16	\$246,568.96
Sewer Drop Manhole Parts	EA	1.0	\$1,006.29	\$1,006.29
4' dia. Sanitary Sewer Manhole	EA	31.0	\$2,937.78	\$91,071.18
4" dia. Sanitary Sewer Service	EA	165.0	\$969.15	\$159,909.75
Clay Cut Off Wall	EA	31.0	\$52.58	\$1,629.98
8" dia. SK PVC Sewer Cap	EA	2.0	\$46.28	\$92.56
8" GSK PVC Sewer DBL Bell Coupling	EA	4.0	\$58.23	\$232.92
10" dia. GSK PVC Sewer Cap	EA	1.0	\$110.81	\$110.81
Sewer Main Testing	LF	8,756.0	\$2.49	\$21,802.44
			Subtotal:	\$523,904.81

WATER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Water (Phase 1)	EA	7.0	\$1,025.18	\$7,176.26
Water Main PVC C-900 8"	LF	7,580.0	\$23.65	\$179,267.00
8" Bend 11.25	EA	6.0	\$384.03	\$2,304.18
8" Bend 22.5	EA	1.0	\$395.99	\$395.99
8" Bend 45	EA	4.0	\$398.37	\$1,593.48
8" Ford Restrainers	EA	10.0	\$161.88	\$1,618.80
8" Gate Valve & Valve Box	EA	30.0	\$1,544.55	\$46,336.50
Fire Hydrant Assembly	EA	10.0	\$6,081.10	\$60,811.00
3/4" Water Service	EA	165.0	\$1,382.94	\$228,185.10
Waterline Testing	LF	7,580.0	\$1.14	\$8,641.20
8" MJ x MJ x SW Tee	EA	9.0	\$558.74	\$5,028.66
8" MJ Cross	EA	1.0	\$658.10	\$658.10
8" MJ Solid Sleeve	EA	6.0	\$380.53	\$2,283.18
			Subtotal:	\$544,299.45

IRRIGATION	UNIT	QUANTITY	UNIT COST	EXTENDED
6" dia. Irrigation Main	LF	6,500.0	\$16.41	\$106,665.00
6" Gate Valve	EA	7.0	\$1,089.83	\$7,628.81
6" Solid Sleeve	EA	5.0	\$302.74	\$1,513.70
6" MJ Tee	EA	7.0	\$441.26	\$3,088.82
6" Bend 45	EA	4.0	\$325.48	\$1,301.92

6" Bend 22.5	EA	4.0	\$318.31	\$1,273.24
6" MJ Solid Sleeve	EA	4.0	\$278.27	\$1,113.08
6" MJ Cap	EA	7.0	\$227.62	\$1,593.34
2" Blow Off	EA	5.0	\$838.93	\$4,194.65
3/4" Irrigation Service	EA	165.0	\$965.63	\$159,328.95
2" Irrigation POC	EA	1.0	\$843.69	\$843.69
Irrigation PVC 12" Sleeving	LF	540.0	\$21.35	\$11,529.00
Blowoff for Phase Lines	EA	2.0	\$787.61	\$1,575.22
			Subtotal:	\$301,649.42

STORM SEWER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
18" dia. RCP Class III	LF	530.0	\$34.77	\$18,428.10
24" dia. RCP Class III	LF	565.0	\$47.87	\$27,046.55
30" dia. RCP Class III	LF	218.0	\$61.49	\$13,404.82
36" dia. RCP Class III	LF	65.0	\$79.36	\$5,158.40
48" dia. RCP Class III	LF	210.0	\$92.02	\$19,324.20
60" dia. RCP Class III	LF	510.0	\$117.08	\$59,710.80
5' dia. Storm Manhole	EA	3.0	\$5,612.49	\$16,837.47
4' dia. Storm Manhole	EA	1.0	\$5,095.41	\$5,095.41
6' dia. Storm Manhole	EA	1.0	\$6,137.87	\$6,137.87
72" Box Base Manhole	EA	2.0	\$9,740.62	\$19,481.24
Type R Inlet 5'	EA	1.0	\$3,980.11	\$3,980.11
Type R Inlet 10'	EA	6.0	\$6,728.40	\$40,370.40
Type R Inlet 15'	EA	2.0	\$9,959.07	\$19,918.14
			Subtotal:	\$254,893.51

CURB, GUTTER & SIDEWALKS	UNIT	QUANTITY	UNIT COST	EXTENDED
6' Concrete Walk- 6" Thick	LF	2,788.0	\$24.57	\$68,501.16
5' Concrete Walk- 6" Thick	LF	199.0	\$20.48	\$4,075.52
4' Concrete Walk- 6" Thick	LF	13,516.0	\$16.38	\$221,392.08
Crossspan- 8" Thick	SY	248.0	\$88.89	\$22,044.72
Square Raddi w/ Spandrel	EA	16.0	\$2,032.38	\$32,518.08
5' Concrete Walk- 6" Thick (CR 72)	LF	2,876.0	\$20.48	\$58,900.48
Handicap Ramp	EA	53.0	\$972.60	\$51,547.80
31" Rollover Curb/Gutter	LF	13,859.0	\$16.64	\$230,613.76
30" Vertical Curb/ Gutter- CR 72	LF	2,926.0	\$16.12	\$47,167.12
Concrete Subgrade Prep	LF	36,164.0	\$2.45	\$88,601.80
			Subtotal:	\$825,362.52

ASPHALT PAVING	UNIT	QUANTITY	UNIT COST	EXTENDED
Paving 4" Asphalt Over 6" ABC	SY	27,015.0	\$25.63	\$692,394.45
Paving 5" Asphalt Over 6" ABC- CR 72 Paving	SY	7,075.0	\$37.18	\$263,048.50
Paving 5" Asphalt Over 6" ABC- CR 21 Decel Lane Paving	SY	1,230.0	\$38.24	\$47,035.20
Adjust Manholes	EA	30.0	\$535.50	\$16,065.00
Adjust Water Valves	EA	35.0	\$325.50	\$11,392.50
Asphalt Subgrade Prep	SY	27,015.0	\$2.55	\$68,888.25
			Subtotal:	\$1,098,823.90



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 Phone: (970) 330-5070
 Fax: (970) 330-6044

**The Overlook
 Severance, CO
 Phase 4
 140 Single Family Lots**

To: **Severance Overlook Investments, LLC**
 Attention: Larry Buckendorf
 7251 W. 20th Street, L-200
 Greeley, CO 80634
 (970) 352-7072

From: Joe Schumacher (cell) 970.397.9880
 Andrew Holder (cell) 970.397.9875

Estimate Date: **April 5, 2017**
 Plans Dated: **March 7, 2017 (Farnsworth)**

Crow Creek Construction, LLC - PROJECT TOTAL	
Item	Total
GENERAL CONDITIONS	\$737,680.37
EROSION CONTROL	\$75,264.12
SITework	\$32,833.50
SANITARY SEWER	\$425,291.12
WATER MAIN	\$424,289.13
IRRIGATION	\$295,327.99
CURB, GUTTER & SIDEWALKS	\$480,413.42
ASPHALT PAVING	\$594,444.90
Total:	\$3,065,544.55
Engineering Design, Administration (10%)	\$306,554.46
Construction Contingency & Non-Itemized Improvements (10%)	\$306,554.46
Total:	\$3,678,653.46

Inclusions:

Labor, Equipment, Material, City / State Taxes, Erosion Control (As Listed), Concrete, Traffic Control (As Listed), Signs, Striping, Asphalt, Procurement of Storm water Discharge Permit, Storm Water Management Plans or Management, Erosion Control Maintenance (As-Listed), Dry Utility Sleeves

Exclusions:

Relocation of Existing Utilities (Shown/Not Shown), Payment & Performance Bond, Foreign or Hazardous Materials, Trench Bottom Stabilization, Existing Landscape Ground Maintenance, Landscape/Irrigation Removal, Winter Protection or Frost Removal, Procurement of Nationwide No. 12 Corps Permit, Any Fence Removal (other than listed), Import of Trench Material, Retaining Walls

GENERAL CONDITIONS	UNIT	QUANTITY	UNIT COST	EXTENDED
Dry Utility Conduit Crossing	LOTS	140.0	\$198.12	\$27,736.80
Telephone & Cable- Lot Trenching	LF	2,900.0	\$3.15	\$9,135.00
Survey	LOTS	1.0	\$139,500.00	\$139,500.00
Material Testing	LOTS	1.0	\$59,280.00	\$59,280.00
Signs & Striping	EA	1.0	\$26,250.00	\$26,250.00
Privacy Fence w/ Columns	LF	1,750.0	\$46.50	\$81,375.00
Landscaping	LS	1.0	\$289,029.72	\$289,029.72
Dewatering	LS	1.0	\$42,375.00	\$42,375.00
Dewatering Discharge Monitoring/ Sampling	EA	8.0	\$224.95	\$1,799.60
Mailbox Pad w/ CBU's	EA	140.0	\$236.25	\$33,075.00
Monument Sign	EA	1.0	\$26,250.00	\$26,250.00
Traffic Control	DAYS	15.0	\$124.95	\$1,874.25
				\$737,680.37

EROSION CONTROL	UNIT	QUANTITY	UNIT COST	EXTENDED
Silt Fence	LF	2,207.0	\$1.76	\$3,884.32
Back of Curb Heavy Weight Wattles	LF	14,000.0	\$2.20	\$30,800.00
Back of Curb Straw Wattles	LF	2,000.0	\$1.93	\$3,860.00
Concrete Washout Pit	EA	1.0	\$714.00	\$714.00
Vehicle Control Pads	EA	2.0	\$1,503.18	\$3,006.36
Temporary Seeding	AC	3.0	\$917.00	\$2,751.00
SWMP Book	LS	1.0	\$682.50	\$682.50
Weekly SWMP Inspection CMS	EA	16.0	\$280.09	\$4,481.44
Erosion Control Maintenance	MONTH	4.0	\$4,746.00	\$18,984.00
Inlet Protection	EA	1.0	\$168.00	\$168.00
Straw Wattle	EA	10.0	\$152.25	\$1,522.50
Rock Sock	EA	30.0	\$147.00	\$4,410.00
				Subtotal: \$75,264.12

SITWORK	UNIT	QUANTITY	UNIT COST	EXTENDED
Traffic Control	LS	10.0	\$782.25	\$7,822.50
Clear and Grub Site	LS	1.0	\$25,011.00	\$25,011.00
				Subtotal: \$32,833.50

SANITARY SEWER	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Sanitary Sewer at Property Line	EA	1.0	\$369.98	\$369.98
Tie Into Existing Sanitary Sewer (Phase 3/ 2)	EA	5.0	\$369.98	\$1,849.90
Sanitary Sewer PVC SDR 35 8"	LF	4,880.0	\$31.94	\$155,867.20
Sanitary Sewer PVC SDR 35 12"	LF	1,512.0	\$33.81	\$51,120.72
4' dia. Sanitary Sewer Manhole	EA	19.0	\$2,980.80	\$56,635.20
4" dia. Sanitary Sewer Service	EA	140.0	\$1,014.39	\$142,014.60
Clay Cut Off Wall	EA	19.0	\$52.58	\$999.02
8" GSK PVC Sewer DBL Bell Coupling	EA	7.0	\$58.23	\$407.61
10" GSK PVC Sewer Cap	EA	1.0	\$110.81	\$110.81
Sewer Main Testing	LF	6,392.0	\$2.49	\$15,916.08
				Subtotal: \$425,291.12

WATER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Water (Phase 2, 1)	EA	5.0	\$1,025.17	\$5,125.85
Water Main PVC DR-18 8"	LF	5,620.0	\$23.72	\$133,306.40
8" Bend 11.25	EA	1.0	\$384.04	\$384.04
8" Bend 45	EA	6.0	\$398.37	\$2,390.22
8" Ford Restrainers	EA	9.0	\$161.88	\$1,456.92
8" Gate Valve & Valve Box	EA	16.0	\$1,544.55	\$24,712.80
Fire Hydrant Assembly	EA	10.0	\$6,030.65	\$60,306.50
3/4" Type K Water Service	EA	140.0	\$1,319.30	\$184,702.00
8" MJ x MJ x SW Tee	EA	5.0	\$558.74	\$2,793.70
8" MJ Solid Sleeve	EA	7.0	\$320.91	\$2,246.37
Waterline Testing	LF	5,673.0	\$1.21	\$6,864.33
				Subtotal: \$424,289.13

IRRIGATION	UNIT	QUANTITY	UNIT COST	EXTENDED
6" dia. Irrigation Main	LF	5,320.0	\$21.28	\$113,209.60
6" Gate Valve	EA	7.0	\$1,089.83	\$7,628.81
6" Solid Sleeve	EA	5.0	\$302.73	\$1,513.65
6" MJ Tee	EA	8.0	\$441.26	\$3,530.08
6" Bend 45	EA	8.0	\$325.48	\$2,603.84
6" Bend 22.5	EA	7.0	\$333.84	\$2,336.88

6" Bend 90	EA	1.0	\$342.21	\$342.21
6" MJ Cap	EA	3.0	\$227.62	\$682.86
2" Blow Off	EA	2.0	\$813.28	\$1,626.56
3/4" Irrigation Service	EA	140.0	\$1,092.12	\$152,896.80
2" Irrigation POC	EA	1.0	\$843.70	\$843.70
Irrigation PVC 12" Sleeving	LF	380.0	\$21.35	\$8,113.00
			Subtotal:	\$295,327.99

CURB, GUTTER & SIDEWALKS	UNIT	QUANTITY	UNIT COST	EXTENDED
3' V-Pan	LF	586.0	\$17.85	\$10,460.10
Crosspan- 8" Thick	SY	65.0	\$87.42	\$5,682.30
4' Wide Concrete Walk	LF	10,385.0	\$16.38	\$170,106.30
6' Wide Concrete Walk	LF	1,215.0	\$24.57	\$29,852.55
Square Radii w/ Spandrel	EA	4.0	\$2,032.38	\$8,129.52
Handicap Ramp	EA	25.0	\$974.19	\$24,354.75
Concrete Subgrade Prep	LF	22,766.0	\$2.45	\$55,776.70
31" Rollover Curb & Gutter	LF	10,580.0	\$16.64	\$176,051.20
			Subtotal:	\$480,413.42

ASPHALT PAVING	UNIT	QUANTITY	UNIT COST	EXTENDED
Paving 4" Asphalt Over 6" ABC	SY	20,430.0	\$25.64	\$523,825.20
Adjust Manholes	EA	19.0	\$535.50	\$10,174.50
Adjust Water Valves	EA	20.0	\$325.50	\$6,510.00
Asphalt Subgrade Prep	SY	20,430.0	\$2.64	\$53,935.20
			Subtotal:	\$594,444.90



Hunters Crossing
Severance, CO
412 Single Family Lots

To: **Severance Hunters Crossing Investments, LLC**
Attention: Larry Buckendorf
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072

7251 W. 20th St., Bldg. L, Suite 101-B
Greeley, Colorado 80634
Phone: (970) 330-5070
Fax: (970) 330-6044

From: Joe Schumacher (cell) 970.397.9880
Andrew Holder (cell) 970.397.9875

Estimate Date: **February 21, 2017**
Plans Dated: **December 19, 2016**

Crow Creek Construction, LLC - PROJECT TOTAL	
Item	Total
GENERAL CONDITIONS	\$1,270,432.00
EROSION CONTROL	\$79,374.60
SITework	\$1,720,737.50
SANITARY SEWER	\$1,310,114.50
WATER MAIN	\$2,131,451.50
IRRIGATION	\$944,084.00
STORM SEWER MAIN	\$2,043,827.00
CURB, GUTTER & SIDEWALKS	\$2,757,971.50
ASPHALT PAVING	\$3,165,768.50
Total:	\$15,423,761.10
Engineering Design, Administration (10%)	\$1,522,376.11
Construction Contingency & Non-Itemized Improvements (10%)	\$1,522,376.11
Total:	\$18,468,513.32

GENERAL CONDITIONS	UNIT	QUANTITY	UNIT COST	EXTENDED
Dry Utility Conduit Crossing	LOTS	412.0	\$125.00	\$51,500.00
Telephone & Cable- Lot Trenching	LF	14,560.0	\$3.20	\$46,592.00
Surveying	LOTS	412.0	\$1,200.00	\$494,400.00
Material Testing	LOTS	412.0	\$800.00	\$329,600.00
Signs & Striping	EA	84.0	\$1,260.00	\$105,840.00
Dewatering	LS	3.0	\$60,000.00	\$180,000.00
Traffic Control	DAYS	50.0	\$1,250.00	\$62,500.00
Subtotal:				\$1,270,432.00

EROSION CONTROL	UNIT	QUANTITY	UNIT COST	EXTENDED
Silt Fence	LF	9,996.0	\$1.35	\$13,494.60
Concrete Washout Pit	EA	3.0	\$700.00	\$2,100.00
Vehicle Control Pads	EA	11.0	\$1,500.00	\$16,500.00
Temporary Seeding	AC	34.0	\$820.00	\$27,880.00
SWMP Book & Associated State Permits	LS	1.0	\$2,800.00	\$2,800.00
Inlet Protection	EA	34.0	\$200.00	\$6,800.00
Straw Wattle	EA	140.0	\$50.00	\$7,000.00
Rock Sock	EA	56.0	\$50.00	\$2,800.00
Subtotal:				\$79,374.60

SITework	UNIT	QUANTITY	UNIT COST	EXTENDED
Clear & Grub Site	LS	1.0	\$25,000.00	\$25,000.00
Strip Site	CY	135,000.0	\$2.10	\$283,500.00
Overlot Cut to Fill Onsite	CY	353,250.0	\$2.55	\$900,787.50
Park, Trails & Open Space	LS	1.0	\$375,000.00	\$375,000.00
Site Fencing	LF	750.0	\$25.00	\$18,750.00
Install Mailbox CBUs (Pad Included)	EA	412.0	\$225.00	\$92,700.00
Install Monument Signs	EA	1.0	\$25,000.00	\$25,000.00
Subtotal:				\$1,720,737.50

SANITARY SEWER	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Sanitary Sewer	EA	3.0	\$2,500.00	\$7,500.00
Sanitary Sewer PVC SDR 35 8"	LF	13,560.0	\$25.00	\$339,000.00
Sanitary Sewer PVC SDR 35 10"	LF	6,849.0	\$28.00	\$191,772.00
Sanitary Sewer PVC SDR 35 12"	LF	395.0	\$30.00	\$11,850.00
Sanitary Sewer PVC SDR 35 15"	LF	3,470.0	\$45.00	\$156,150.00
4' dia. Sanitary Sewer Drop Manhole (Parts)	EA	3.0	\$1,200.00	\$3,600.00
4' dia. Sanitary Sewer Manhole	EA	92.0	\$2,500.00	\$230,000.00
4" Sanitary Sewer Service	EA	412.0	\$825.00	\$339,900.00
Sewer Main Testing	LF	24,274.0	\$1.25	\$30,342.50
Subtotal:				\$1,310,114.50

WATER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie Into Existing Water	EA	6.0	\$1,200.00	\$7,200.00
Water Main PVC C-900 8"	LF	44,982.0	\$20.00	\$899,640.00
8" Bend 11.25	EA	11.0	\$325.00	\$3,575.00
8" Bend 22.5	EA	8.0	\$325.00	\$2,600.00
8" Bend 45	EA	20.0	\$325.00	\$6,500.00
8" Bend 90	EA	3.0	\$325.00	\$975.00
8" Gate Valve & Valve Box	EA	129.0	\$1,525.00	\$196,725.00
12" Gate Valve & Valve Box	EA	3.0	\$2,500.00	\$7,500.00
Fire Hydrant Assembly	EA	39.0	\$5,800.00	\$226,200.00
Temp. Hydrant Assembly for Future Phase	EA	20.0	\$4,000.00	\$80,000.00
Temp. Hydrant Assembly w/ Blowoff	EA	11.0	\$1,800.00	\$19,800.00
3/4" Water Service	EA	412.0	\$1,500.00	\$618,000.00
8" MJ Tee	EA	17.0	\$450.00	\$7,650.00
8" MJ Cross	EA	31.0	\$650.00	\$20,150.00
12" x 8" Reducer	EA	3.0	\$400.00	\$1,200.00
Waterline Testing	LF	44,982.0	\$0.75	\$33,736.50
Subtotal:				\$2,131,451.50

IRRIGATION	UNIT	QUANTITY	UNIT COST	EXTENDED
4" Raw Water Main	LF	33,074.0	\$16.00	\$529,184.00
4" Gate Valve	EA	28.0	\$875.00	\$24,500.00
2" Irrigation Tap	EA	3.0	\$4,500.00	\$13,500.00
4" MJ Cap	EA	8.0	\$150.00	\$1,200.00
Water Irrigation Crossing Sleeve	EA	28.0	\$1,600.00	\$44,800.00
4" MJ Tee	EA	11.0	\$250.00	\$2,750.00
4" Bend 90	EA	3.0	\$250.00	\$750.00
4" Bend 45	EA	8.0	\$250.00	\$2,000.00
4" Bend 11.25	EA	8.0	\$250.00	\$2,000.00
2" Blow Off	EA	8.0	\$1,800.00	\$14,400.00
3/4" Irrigation Service	EA	412.0	\$750.00	\$309,000.00
Subtotal:				\$944,084.00

STORM SEWER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Rip Rap	TON	672.0	\$44.00	\$29,568.00
18" RCP Class III	LF	1,008.0	\$35.00	\$35,280.00
24" RCP Class III	LF	2,562.0	\$51.00	\$130,662.00
30" RCP Class III	LF	291.0	\$66.00	\$19,206.00
36" RCP Class III	LF	280.0	\$85.00	\$23,800.00
48" RCP Class III	LF	476.0	\$117.00	\$55,692.00
54" RCP Class III	LF	4,984.0	\$143.00	\$712,712.00
60" RCP Class III	LF	2,954.0	\$167.00	\$493,318.00
4' dia. Storm Manhole	EA	3.0	\$1,904.00	\$5,712.00
5' dia. Storm Manhole	EA	6.0	\$2,944.00	\$17,664.00
6' dia. Storm Manhole	EA	14.0	\$3,026.00	\$42,364.00
72" Box Base Storm Manhole	EA	14.0	\$9,870.00	\$138,180.00
24" FES	EA	14.0	\$1,280.00	\$17,920.00
30" FES	EA	3.0	\$1,421.00	\$4,263.00
36" FES	EA	3.0	\$1,580.00	\$4,740.00
60" FES	EA	6.0	\$3,483.00	\$20,898.00
Type R Inlet 5'	EA	6.0	\$3,971.00	\$23,826.00
Type R Inlet 10'	EA	20.0	\$6,970.00	\$139,400.00
Type R Inlet 15'	EA	6.0	\$9,912.00	\$59,472.00
Pond Outlet Structure	EA	3.0	\$13,021.00	\$39,063.00
Spillway Wall Pond	EA	3.0	\$10,029.00	\$30,087.00
Subtotal:				\$2,043,827.00

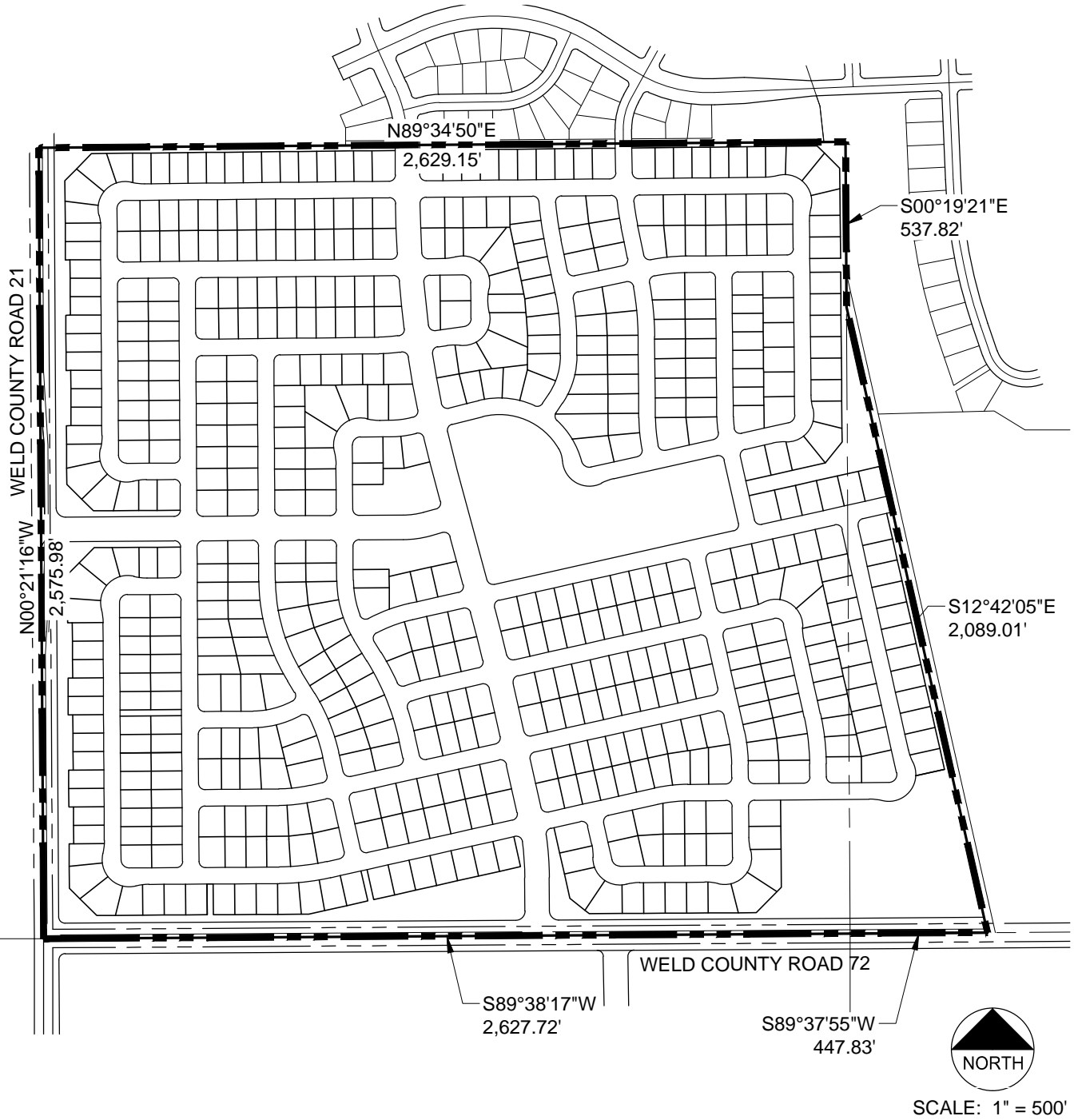
CURB, GUTTER & SIDEWALKS	UNIT	QUANTITY	UNIT COST	EXTENDED
6' Concrete Walk- 6" Thick	LF	15,618.0	\$25.00	\$390,450.00
5' Concrete Walk- 6" Thick	LF	2,338.0	\$20.00	\$46,760.00
4' Concrete Walk- 6" Thick	LF	37,122.0	\$17.00	\$631,074.00
3' Concrete Trickle Pan	LF	4,920.0	\$17.00	\$83,640.00
Crosspan- 8" Thick	SY	854.0	\$75.00	\$64,050.00
Square Radii w/ Spandrel	EA	56.0	\$2,500.00	\$140,000.00
Handicap Ramp	EA	162.0	\$1,200.00	\$194,400.00
30" Vertical Curb & Gutter	LF	15,305.0	\$18.00	\$275,490.00
31" Rollover Curb/Gutter	LF	37,663.0	\$18.00	\$677,934.00
Concrete Subgrade Prep	LF	112,966.0	\$2.25	\$254,173.50
Subtotal:				\$2,757,971.50

ASPHALT PAVING	UNIT	QUANTITY	UNIT COST	EXTENDED
Paving 5" Asphalt Over 6" ABC	SY	34,222.0	\$30.00	\$1,026,660.00
Paving 4" Asphalt Over 6" ABC	SY	71,660.0	\$25.00	\$1,791,500.00
Temp. Road Base Deceleration Lane	SY	2,044.0	\$8.50	\$17,374.00
Adjust Manholes	EA	92.0	\$500.00	\$46,000.00
Adjust Water Valves	EA	115.0	\$400.00	\$46,000.00
Asphalt Subgrade Prep	SY	105,882.0	\$2.25	\$238,234.50
Subtotal:				\$3,165,768.50

J:\Jowery | j:\2016\0161228.00 - Journey Homes The Overlook Subdivision\04_Drawings\DWG\Metro District Exhibits\DISTRICT SERVICE AREA - EXHIBIT 1.dwg | 3/21/2017 7:59 AM |

LEGEND:

--- SERVICE AREA BOUNDARY



1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

**DISTRICT SERVICE AREA
SEVERANCE, CO**

**HUNTERS OVERLOOK
METRO DISTRICT**

Project No: 0161228.00
Book No:
Drawn by: RL
Reviewed: JC
Date: 02/08/17

EX 1

Jowery | J:\2016\0161228.00 - Journey Homes The Overlook Subdivision\04_Drawings\DWG\Metro District Exhibits\PARKS AND OPEN SPACE - EXHIBIT 5.dwg | 3/20/2017 10:52 AM

LEGEND:



OPEN SPACE



PARK AREA

WELD COUNTY ROAD 21



WELD COUNTY ROAD 72



SCALE: 1" = 500'



1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

PARKS AND OPEN SPACE
SEVERANCE, CO


HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: RL
Reviewed: JC
Date: 02/08/17

EX 5

J:\Jowery | J:\2016\0161228.00 - Journey Homes The Overlook Subdivision\04_Drawings\DWG\Metro District Exhibits\POTABLE WATER SYSTEM - EXHIBIT 4.dwg | 3/20/2017 1:26 PM |

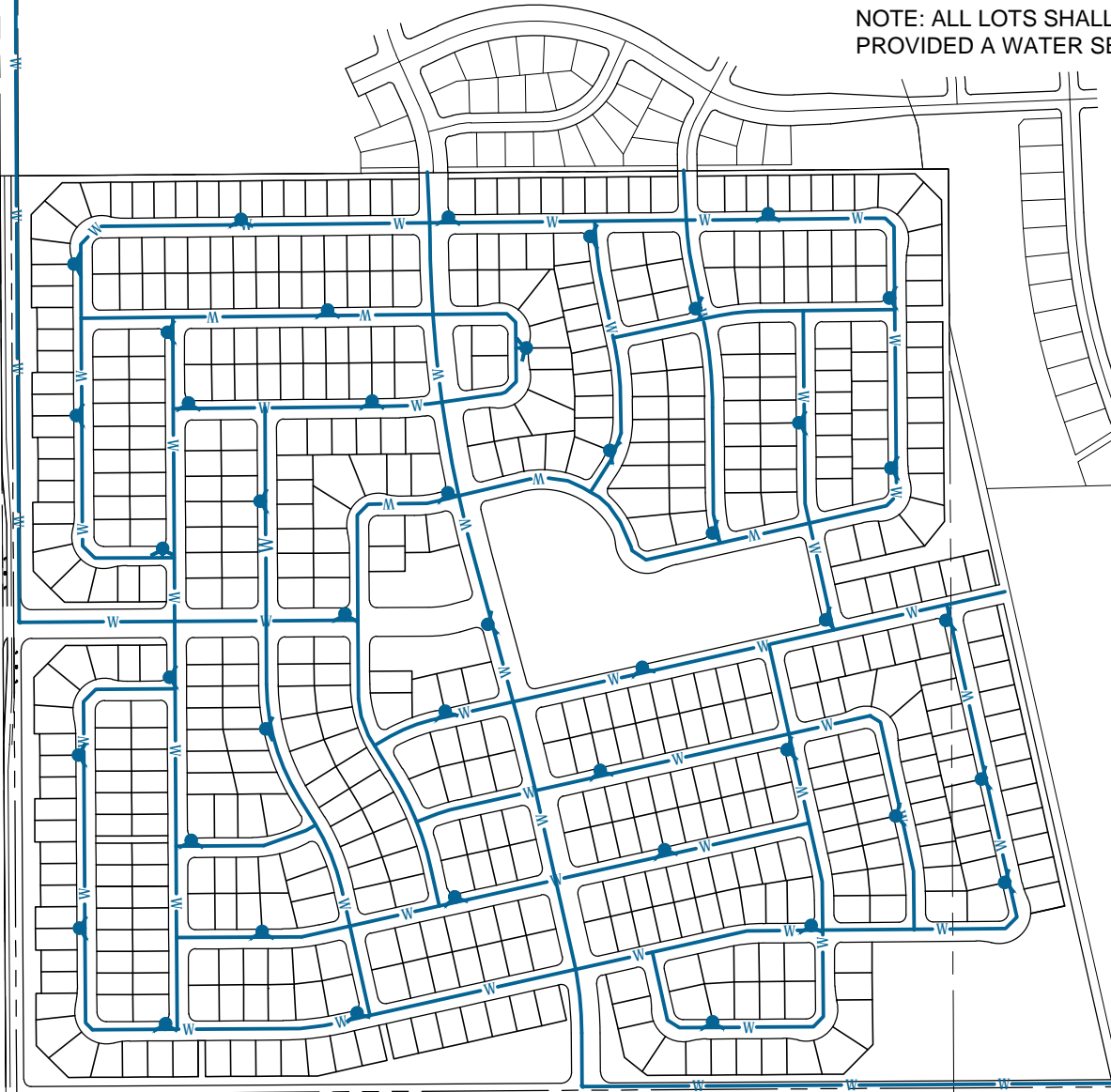
LEGEND:

 POTABLE WATER LINE. ALL WATER TO BE OWNED AND MAINTAINED BY TOWN OF SEVERANCE WATER.

 FIRE HYDRANT

NOTE: ALL LOTS SHALL BE PROVIDED A WATER SERVICE.

WELD COUNTY ROAD 21



WELD COUNTY ROAD 72



SCALE: 1" = 500'



1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

POTABLE WATER SYSTEM
SEVERANCE, CO



HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: RL
Reviewed: JC
Date: 02/08/17

EX 6

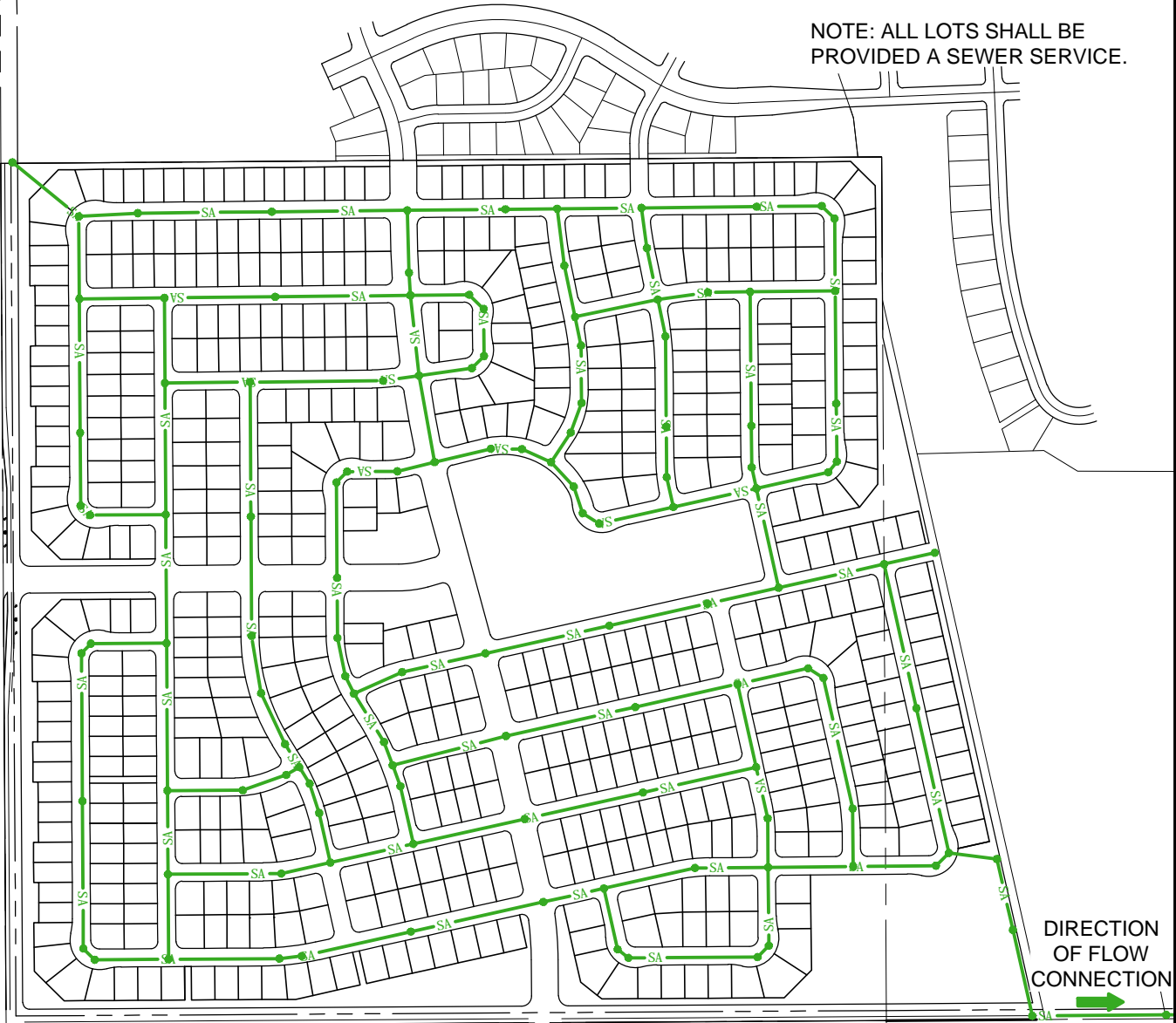
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LEGEND:

-  SANITARY SEWER LINE. ALL SEWER TO BE OWNED AND MAINTAINED BY TOWN OF SEVERANCE SANITATION.
-  MANHOLE (TYPICAL)

NOTE: ALL LOTS SHALL BE PROVIDED A SEWER SERVICE.

WELD COUNTY ROAD 21



DIRECTION OF FLOW CONNECTION 

WELD COUNTY ROAD 72



SCALE: 1" = 500'

Farnsworth
GROUP
1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

SANITARY SEWER SYSTEM
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
Book No:
Drawn by: RL
Reviewed: JC
Date: 02/08/17

EX 7

J:\2016\0161228.00 - Journey Homes The Overlook Subdivision\04_Drawings\DWG\Metro District Exhibits\STREET PLAN - EXHIBIT 6.dwg | 2/22/2017 5:14 PM | rlauer

LEGEND:



SUB-URBAN CONNECTOR STREET



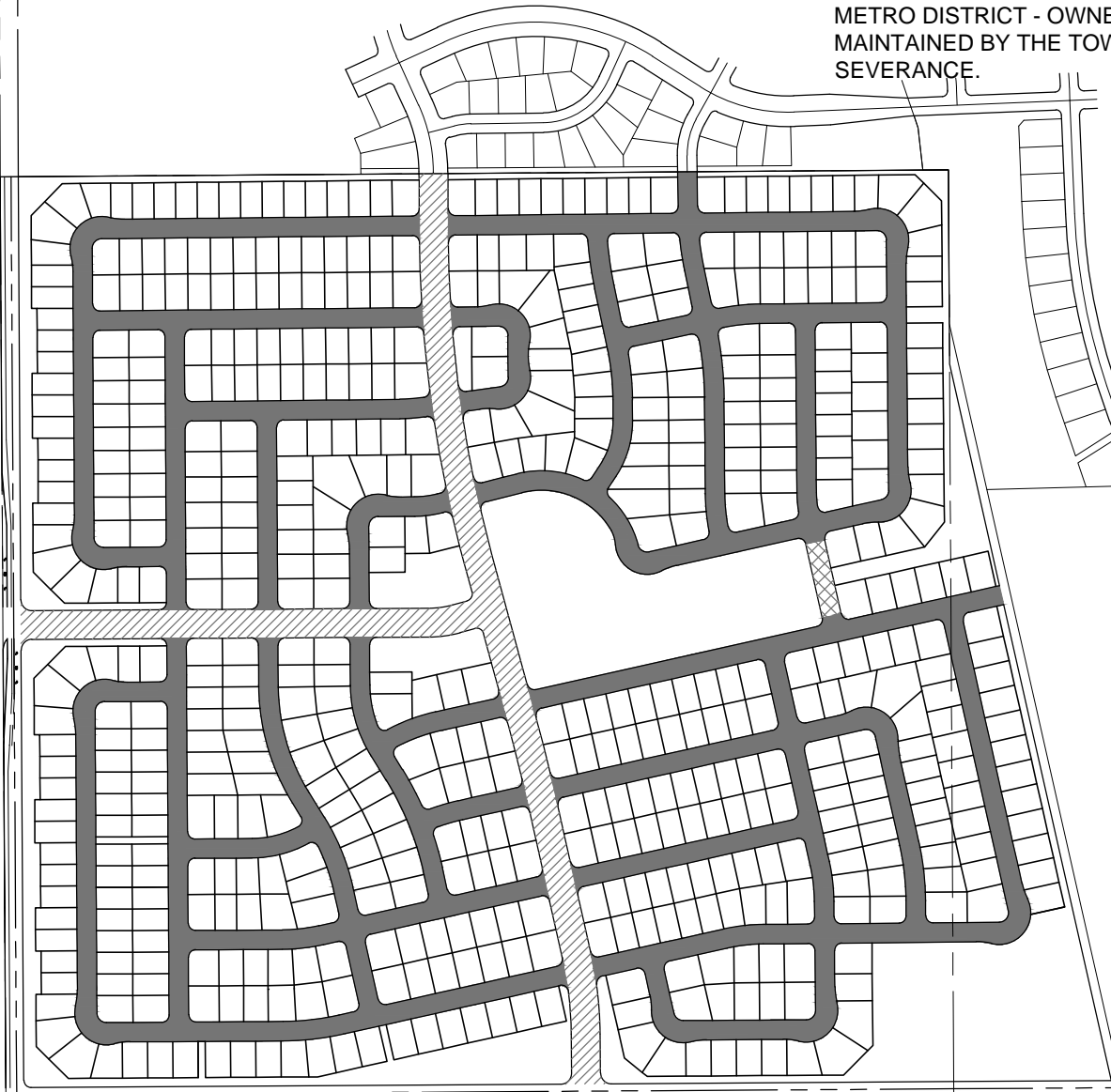
SUB-URBAN LOCAL STREET WITH DRIVE-OVER CURB



SUB-URBAN LOCAL WITH VERTICAL CURB

NOTE: ALL STREETS IMPROVED BY METRO DISTRICT - OWNED AND MAINTAINED BY THE TOWN OF SEVERANCE.

WELD COUNTY ROAD 21



WELD COUNTY ROAD 72



SCALE: 1" = 500'



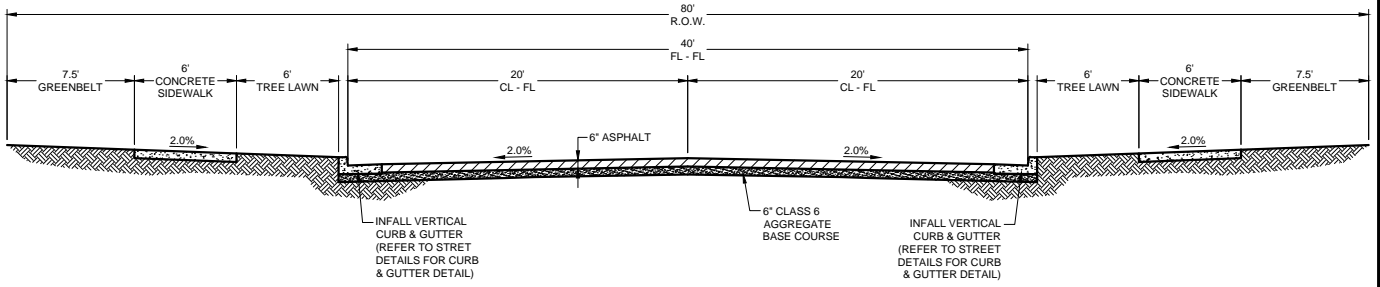
1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

STREET PLAN
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

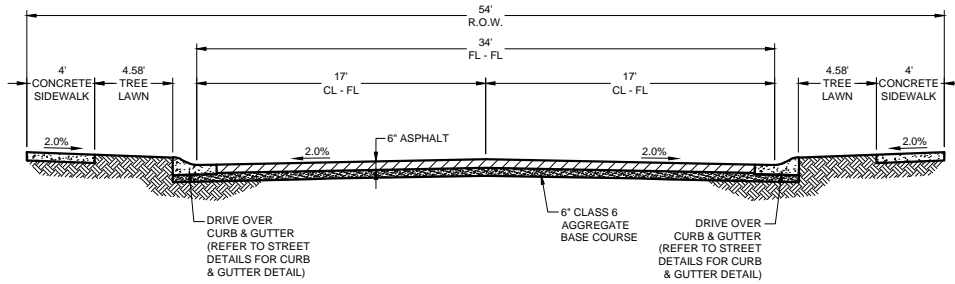
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Book No:
Drawn by: RL
Reviewed: JC
Date: 02/08/17

EX 8

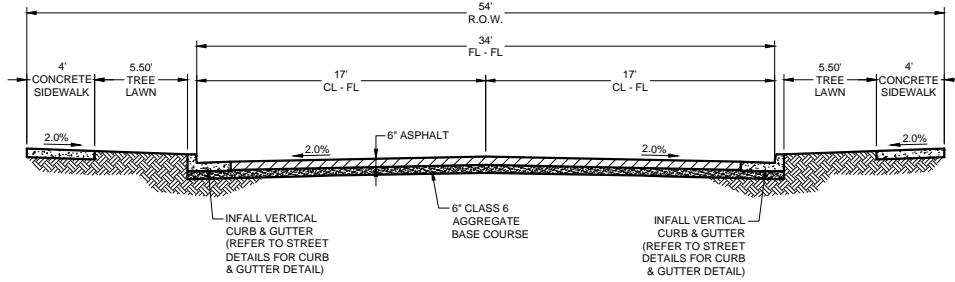
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SUB-URBAN CONNECTOR STREET
(AUDUBON BLVD. & STREET A)
 NTS



SUB-URBAN LOCAL STREET WITH DRIVE OVER CURB AND GUTTER
(ALL STREETS EXCEPT AS IDENTIFIED)
 NTS



SUB-URBAN LOCAL STREET WITH VERTICAL CURB AND GUTTER
(IDENTIFIED PORTION OF STREET J)
 NTS


Farnsworth
 GROUP
 1612 SPECHT POINT ROAD, SUITE 105
 FORT COLLINS, COLORADO 80525
 (970) 484-7477 / info@f-w.com


STREET DETAILS
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT

Project No: 0161228.00
 Book No:
 Drawn by: RL
 Reviewed: JC
 Date: 02/08/17

EX 9

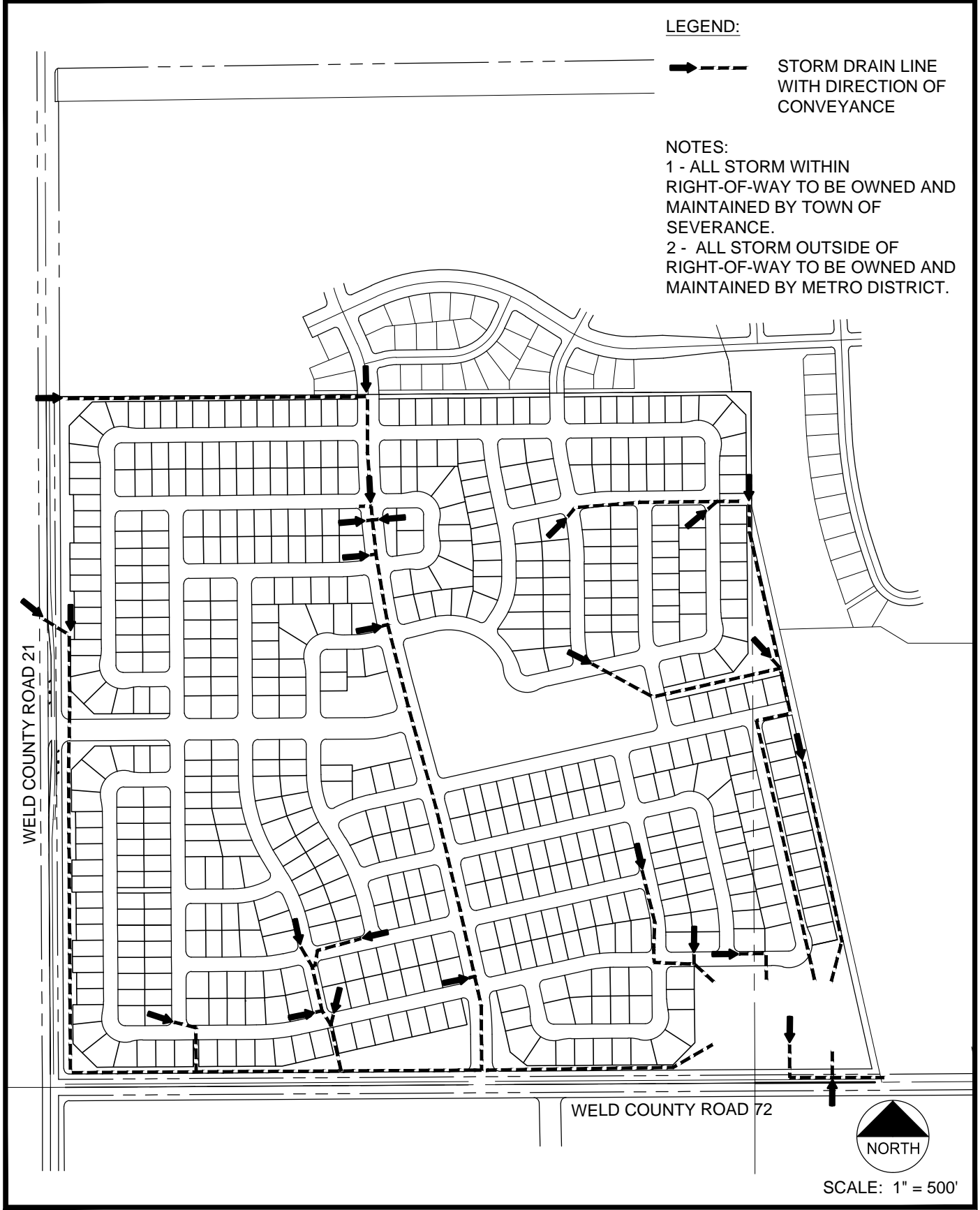
J:\2016\0161228.00 - Journey Homes The Overlook Subdivision\04_Drawings\DWG\Metro District Exhibits\STORM DRAIN SYSTEM - EXHIBIT 8.dwg | 2/22/2017 5:14 PM | rlaue

LEGEND:

 STORM DRAIN LINE WITH DIRECTION OF CONVEYANCE

NOTES:

- 1 - ALL STORM WITHIN RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY TOWN OF SEVERANCE.
- 2 - ALL STORM OUTSIDE OF RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY METRO DISTRICT.



WELD COUNTY ROAD 21

WELD COUNTY ROAD 72



SCALE: 1" = 500'

Farnsworth
GROUP
1612 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

**STORM DRAIN SYSTEM
SEVERANCE, CO
HUNTERS OVERLOOK
METRO DISTRICT**

Project No: 0161228.00
Book No:
Drawn by: RL
Reviewed: JC
Date: 02/08/17

EX 10

EXHIBIT E

Financial Plan

Table of Schedules

Assumptions	Non-Rated, Fixed Rate
Preliminary as of 03/20/2017	50.00 Mill Bond Levy
Rate of 5.5%	10 Operations Mill Levy

	Par Amount	Funds Available at Close
Series 2021	\$11,125,000	\$10,850,000
Series 2027	\$23,335,000	\$23,000,000
Total	\$34,460,000	\$33,850,000

- 1 . Cover Page
- 2 . Schedule of Cashflows
- 3 . Assessed Value Summary
- 4 . Overlook Residential Development
- 5 . Hunter Residential Development
- 6 . Residential Lot Development
- 7 . Operations Cashflow

	Series 2021
8 .	Debt Service Schedule
10 .	Sources and Uses of Funds
11	Net Debt Service Schedule
	Series 2027
12 .	Debt Service Schedule
13 .	Sources and Uses of Funds
14 .	Net Debt Service Schedule

Hunters Overlook Metropolitan Districts 1-8
Severance, Colorado
Limited Tax General Obligation Bonds

HOMD
Cashflow
3/21/2017

Schedule of Property Tax Cashflows

Non-Rated, Fixed Rate

Collection Year	Residential Assessed Value and Bond Levy Revenue				Total Revenue	Series 2021 Net Debt Service	Series 2027 Net Debt Service	Total Net Debt Service	Annual Surplus/Deficit	Cumulative Surplus/Deficit
	Assessed Value ⁽¹⁾	Bond Mill Levy	Mill Levy Revenue ⁽²⁾	S.O. Tax	Revenue Available For Debt Service					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(9)	(10)	(11)	
			98.50% Collection	7.00%						
2019	1,015,000	50.00	49,989	3,499	53,488			-	53,488	53,488
2020	3,886,487	50.00	191,409	13,399	204,808			-	204,808	258,296
2021	6,608,051	50.00	325,446	22,781	348,228			-	348,228	606,524
2022	9,720,004	50.00	478,710	33,510	512,220	550,688		550,688	(38,468)	568,056
2023	14,197,216	50.00	699,213	48,945	748,158	611,875		611,875	136,283	704,339
2024	20,775,452	50.00	1,023,191	71,623	1,094,814	1,076,875		1,076,875	17,939	722,278
2025	26,240,885	50.00	1,292,364	90,465	1,382,829	1,361,300		1,361,300	21,529	743,807
2026	31,425,578	50.00	1,547,710	108,340	1,656,049	1,628,675		1,628,675	27,374	771,182
2027	33,611,895	50.00	1,655,386	115,877	1,771,263	1,739,000		1,739,000	32,263	803,445
2028	34,620,252	50.00	1,705,047	119,353	1,824,401	499,975	1,313,425	1,813,400	11,001	814,445
2029	34,620,252	50.00	1,705,047	119,353	1,824,401	505,300	1,311,775	1,817,075	7,326	821,771
2030	35,658,859	50.00	1,756,199	122,934	1,879,133	520,075	1,350,125	1,870,200	8,933	830,704
2031	35,658,859	50.00	1,756,199	122,934	1,879,133	518,750	1,351,275	1,870,025	9,108	839,812
2032	36,728,625	50.00	1,808,885	126,622	1,935,507	532,150	1,392,150	1,924,300	11,207	851,018
2033	36,728,625	50.00	1,808,885	126,622	1,935,507	534,450	1,390,550	1,925,000	10,507	861,525
2034	37,830,484	50.00	1,863,151	130,421	1,993,572	551,200	1,433,675	1,984,875	8,697	870,222
2035	37,830,484	50.00	1,863,151	130,421	1,993,572	551,575	1,434,050	1,985,625	7,947	878,169
2036	38,965,398	50.00	1,919,046	134,333	2,053,379	566,400	1,478,875	2,045,275	8,104	886,273
2037	38,965,398	50.00	1,919,046	134,333	2,053,379	569,850	1,475,675	2,045,525	7,854	894,127
2038	40,134,360	50.00	1,976,617	138,363	2,114,980	582,475	1,521,925	2,104,400	10,580	904,707
2039	40,134,360	50.00	1,976,617	138,363	2,114,980	583,725	1,519,875	2,103,600	11,380	916,088
2040	41,338,391	50.00	2,035,916	142,514	2,178,430	599,150	1,567,000	2,166,150	12,280	928,368
2041	41,338,391	50.00	2,035,916	142,514	2,178,430	602,925	1,565,550	2,168,475	9,955	938,323
2042	42,578,543	50.00	2,096,993	146,790	2,243,783	620,600	1,613,000	2,233,600	10,183	948,505
2043	42,578,543	50.00	2,096,993	146,790	2,243,783	616,350	1,616,600	2,232,950	10,833	959,338
2044	43,855,899	50.00	2,159,903	151,193	2,311,096	636,275	1,663,550	2,299,825	11,271	970,609
2045	43,855,899	50.00	2,159,903	151,193	2,311,096	639,000	1,661,375	2,300,375	10,721	981,331
2046	45,171,576	50.00	2,224,700	155,729	2,380,429	655,350	1,712,550	2,367,900	12,529	993,860
2047	45,171,576	50.00	2,224,700	155,729	2,380,429	654,500	1,714,050	2,368,550	11,879	1,005,739
2048	46,526,723	50.00	2,291,441	160,401	2,451,842	677,275	1,763,350	2,440,625	11,217	1,016,956
2049	46,526,723	50.00	2,291,441	160,401	2,451,842	677,300	1,762,700	2,440,000	11,842	1,028,798
2050	47,922,525	50.00	2,360,184	165,213	2,525,397	695,675	1,814,575	2,510,250	15,147	1,043,945
2051	47,922,525	50.00	2,360,184	165,213	2,525,397	696,300	1,815,950	2,512,250	13,147	1,057,093
2052	49,360,201	50.00	2,430,990	170,169	2,601,159		2,584,300	2,584,300	16,859	1,073,952
2053	49,360,201	50.00	2,430,990	170,169	2,601,159		2,582,275	2,582,275	18,884	1,092,836
2054	50,841,007	50.00	2,503,920	175,274	2,679,194		2,659,750	2,659,750	19,444	1,112,280
2055	50,841,007	50.00	2,503,920	175,274	2,679,194		2,657,050	2,657,050	22,144	1,134,424
2056	52,366,237	50.00	2,579,037	180,533	2,759,570		2,738,025	2,738,025	21,545	1,155,969
2057	52,366,237	50.00	2,579,037	180,533	2,759,570		2,737,725	2,737,725	21,845	1,177,813
			70,687,477	4,948,123	75,635,601	21,255,038	53,202,750	74,457,788	1,177,813	

⁽¹⁾ 3% Biennial escalation

Hunters Overlook Metropolitan Districts 1-8
Severance, Colorado
Limited Tax General Obligation Bonds

HOMD
 Operations CF
 3/21/2017

Operations Mill Levy & Expense

Collection Year (1)	Assessed Value (2)	Operations Mill Levy (3)	Mill Levy Revenue (4)	Operating Expense (5)	Annual Surplus / (Deficit) (6)
2020	3,886,487	10.00	38,865	37,865	1,000
2021	6,608,051	10.00	66,081	65,081	1,000
2022	9,720,004	10.00	97,200	96,200	1,000
2023	14,197,216	10.00	141,972	140,972	1,000
2024	20,775,452	10.00	207,755	206,755	1,000
2025	26,240,885	10.00	262,409	261,409	1,000
2026	31,425,578	10.00	314,256	313,256	1,000
2027	33,611,895	10.00	336,119	335,119	1,000
2028	34,620,252	10.00	346,203	345,203	1,000
2029	34,620,252	10.00	346,203	345,203	1,000
2030	35,658,859	10.00	356,589	355,589	1,000
2031	35,658,859	10.00	356,589	355,589	1,000
2032	36,728,625	10.00	367,286	366,286	1,000
2033	36,728,625	10.00	367,286	366,286	1,000
2034	37,830,484	10.00	378,305	377,305	1,000
2035	37,830,484	10.00	378,305	377,305	1,000
2036	38,965,398	10.00	389,654	388,654	1,000
2037	38,965,398	10.00	389,654	388,654	1,000
2038	40,134,360	10.00	401,344	400,344	1,000
2039	40,134,360	10.00	401,344	400,344	1,000
2040	41,338,391	10.00	413,384	412,384	1,000
2041	41,338,391	10.00	413,384	412,384	1,000
2042	42,578,543	10.00	425,785	424,785	1,000
2043	42,578,543	10.00	425,785	424,785	1,000
2044	43,855,899	10.00	438,559	437,559	1,000
2045	43,855,899	10.00	438,559	437,559	1,000
2046	45,171,576	10.00	451,716	450,716	1,000
2047	49,360,201	10.00	493,602	492,602	1,000
2048	50,841,007	10.00	508,410	507,410	1,000
2049	50,841,007	10.00	508,410	507,410	1,000
2050	52,366,237	10.00	523,662	522,662	1,000
2051	52,366,237	10.00	523,662	522,662	1,000
			11,513,410	11,481,410	

**Hunters Overlook Metropolitan Districts 1-8
Severance, Colorado
Limited Tax General Obligation Bonds**

A

Assessed Value Summary

Completion Year	Assessment Year	Tax Collection Year	Residential Assessed Value			Cumulative Assessed Value		
			Lot Assessed Value	Overlook Home Sales Assessed Value	Hunters Home Sales Assessed Value	Incremental AV	Growth Factor 3.0%	Cumulative Assessed Value
2017	2018	2019	1,015,000	-	-	1,015,000	-	1,015,000
2018	2019	2020	(28,543)	2,869,580	-	2,841,037	30,450	3,886,487
2019	2020	2021	(67,320)	2,788,883	-	2,721,564	-	6,608,051
2020	2021	2022	315,153	2,598,559	-	2,913,712	198,242	9,720,004
2021	2022	2023	987,662	3,489,550	-	4,477,212	-	14,197,216
2022	2023	2024	20,432	3,317,402	2,814,486	6,152,320	425,916	20,775,452
2023	2024	2025	(534,382)	3,100,894	2,898,920	5,465,433	-	26,240,885
2024	2025	2026	(539,038)	-	4,936,505	4,397,467	787,227	31,425,578
2025	2026	2027	(1,168,964)	-	3,355,281	2,186,317	-	33,611,895
2026	2027	2028	-	-	-	-	1,008,357	34,620,252
2027	2028	2029	-	-	-	-	-	34,620,252
2028	2029	2030	-	-	-	-	1,038,608	35,658,859
2029	2030	2031	-	-	-	-	-	35,658,859
2030	2031	2032	-	-	-	-	1,069,766	36,728,625
2031	2032	2033	-	-	-	-	-	36,728,625
2032	2033	2034	-	-	-	-	1,101,859	37,830,484
2033	2034	2035	-	-	-	-	-	37,830,484
2034	2035	2036	-	-	-	-	1,134,915	38,965,398
2035	2036	2037	-	-	-	-	-	38,965,398
2036	2037	2038	-	-	-	-	1,168,962	40,134,360
2037	2038	2039	-	-	-	-	-	40,134,360
2038	2039	2040	-	-	-	-	1,204,031	41,338,391
2039	2040	2041	-	-	-	-	-	41,338,391
2040	2041	2042	-	-	-	-	1,240,152	42,578,543
2041	2042	2043	-	-	-	-	-	42,578,543
2042	2043	2044	-	-	-	-	1,277,356	43,855,899
2043	2044	2045	-	-	-	-	-	43,855,899
2044	2045	2046	-	-	-	-	1,315,677	45,171,576
2045	2046	2047	-	-	-	-	-	45,171,576
2046	2047	2048	-	-	-	-	1,355,147	46,526,723
2047	2048	2049	-	-	-	-	-	46,526,723
2048	2049	2050	-	-	-	-	1,395,802	47,922,525
2049	2050	2051	-	-	-	-	-	47,922,525
2050	2051	2052	-	-	-	-	1,437,676	49,360,201
2051	2052	2053	-	-	-	-	-	49,360,201
2052	2053	2054	-	-	-	-	1,480,806	50,841,007
2053	2054	2055	-	-	-	-	-	50,841,007
2054	2055	2056	-	-	-	-	1,525,230	52,366,237
2055	2056	2057	-	-	-	-	-	52,366,237
2056	2057	2058	-	-	-	-	1,570,987	53,937,224
2057	2058	2059	-	-	-	-	-	53,937,224
Total Assessed Value			-	18,164,869		32,170,060	23,385,281	55,555,341

**Hunters Overlook Metropolitan Districts 1-8
Severance, Colorado
Limited Tax General Obligation Bonds**

HOMD
Res Sold

Residential Development

Overlook Residential Development

Sales Price Growth Factor

3% 3% 3% 3% 3% 3% 3% 3%

Completion Year	Assessment Year	Collection Year	Phase 1		Phase 2		Phase 3		Phase 4		Residential Construction Value	Assessed Value	Cumulative Assessed Value							
			60' Frontage Home		70' Frontage Home		60' Frontage Home		70' Frontage Home					60' Frontage Home		70' Frontage Home				
			Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit				Units	Value / Unit	Units	Value / Unit			
2017	2018	2019	-	325,000	-	425,000	-	325,000	-	425,000	-	325,000	-	425,000	-	-	-	-		
2018	2019	2020	58.0	334,750	38.0	437,750	-	334,750	-	437,750	-	334,750	-	437,750	36,050,000	2,869,580	2,869,580			
2019	2020	2021	30.0	344,793	20.0	450,883	35.0	344,793	8.0	450,883	-	344,793	-	450,883	35,036,223	2,788,883	5,658,463			
2020	2021	2022	-	355,136	-	464,409	71.0	355,136	16.0	464,409	-	355,136	-	464,409	32,645,219	2,598,559	8,257,023			
2021	2022	2023	-	365,790	-	478,341	-	365,790	-	478,341	78.0	365,790	32.0	478,341	43,838,568	3,489,550	11,746,573			
2022	2023	2024	-	376,764	-	492,691	-	376,764	-	492,691	39.0	376,764	16.0	492,691	41,675,903	3,317,402	15,063,975			
2023	2024	2025	-	388,067	-	507,472	-	388,067	-	507,472	-	388,067	-	507,472	38,955,956	3,100,894	18,164,869			
Total Units Developed			88		58		106		24		117		48		104		36		228,201,869	18,164,869

**Hunters Overlook Metropolitan Districts 1-8
Severance, Colorado
Limited Tax General Obligation Bonds**

HOMD
Res Sold

Residential Development

Sales Price Growth Factor			Hunters Residential Development																		Residential Construction Value	Assessed Value	Cumulative Assessed Value		
			3%						3%						3%										
Completion Year			Phase 1			Phase 2			Phase 3			Phase 3			Phase 3			Residential Construction Value	Assessed Value	Cumulative Assessed Value					
			60' Frontage Home	70' Frontage Home	Half Acre	60' Frontage Home	70' Frontage Home	Half Acre	60' Frontage Home	70' Frontage Home	Half Acre	60' Frontage Home	70' Frontage Home	Half Acre	60' Frontage Home	70' Frontage Home	Half Acre								
Year	Year	Year	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	Units	Value / Unit	7.96%				
2017	2018	2019	-	325,000	-	425,000	-	525,000	-	325,000	-	425,000	-	425,000	-	325,000	-	425,000	-	425,000	-	-	-		
2018	2019	2020	-	334,750	-	437,750	-	540,750	-	334,750	-	437,750	-	437,750	-	334,750	-	437,750	-	437,750	-	-	-		
2019	2020	2021	-	344,793	-	450,883	-	556,973	-	344,793	-	450,883	-	450,883	-	344,793	-	450,883	-	450,883	-	-	-		
2020	2021	2022	-	355,136	-	464,409	-	573,682	-	355,136	-	464,409	-	464,409	-	355,136	-	464,409	-	464,409	-	-	-		
2021	2022	2023	-	365,790	-	478,341	-	590,892	-	365,790	-	478,341	-	478,341	-	365,790	-	478,341	-	478,341	-	-	-		
2022	2023	2024	52.0	376,764	32.0	492,691	5.0	608,619	-	376,764	-	492,691	-	492,691	-	376,764	-	492,691	-	492,691	-	35,357,859	2,814,486	2,814,486	
2023	2024	2025	26.0	388,067	16.0	507,472	6.0	626,877	26.0	388,067	16.0	507,472	5.0	507,472	-	388,067	-	507,472	-	507,472	-	36,418,595	2,898,920	5,713,406	
2024	2025	2026		399,709		522,696		645,684	52.0	399,709	32.0	522,696	6.0	522,696	26.0	399,709	16.0	522,696	5.0	522,696	-	62,016,390	4,936,505	10,649,910	
2025	2026	2027		411,700		538,377		665,054	411,700	538,377	538,377	538,377	538,377	538,377	54.0	411,700	32.0	538,377	5.0	538,377	-	42,151,774	3,355,281	14,005,192	
2026	2027	2028							424,051		554,529		554,529		424,051		554,529		554,529		554,529	-	-	-	14,005,192
2027	2028	2029							424,051		554,529		554,529		436,773		571,164		571,164		571,164	-	-	-	14,005,192
Total Units Developed			78		48		11		78		48		11		80		48		10		175,944,618	14,005,192			

**Hunters Overlook Metropolitan Districts 1-8
Severance, Colorado
Limited Tax General Obligation Bonds**

7
HOMD
Vacant Lot

Residential Lot Value

Year	Year	Year	60' Frontage Home				70' Frontage Home				Half Acre				Improved	Assessed 29%
			Lots	Units Built	Remaining	Value per	Lots	Units Built	Remaining	Value per	Lots	Units Built	Remaining	Value per		
2017	2018	2019	58.0	-	58.0	32,500	38.0	-	38.0	42,500	-	-	-	52,500	3,500,000	1,015,000
2018	2019	2020	65.0	58.0	65.0	33,475	28.0	38.0	28.0	43,775	-	-	-	33,475	3,401,575	986,457
2019	2020	2021	71.0	65.0	71.0	34,479	16.0	28.0	16.0	45,088	-	-	-	34,479	3,169,439	919,137
2020	2021	2022	78.0	71.0	78.0	35,514	32.0	16.0	32.0	46,441	-	-	-	35,514	4,256,172	1,234,290
2021	2022	2023	126.0	78.0	126.0	36,579	60.0	32.0	60.0	47,834	5.0	-	5.0	36,579	7,661,901	2,221,951
2022	2023	2024	121.0	126.0	121.0	37,676	56.0	60.0	56.0	49,269	11.0	5.0	11.0	37,676	7,732,358	2,242,384
2023	2024	2025	78.0	121.0	78.0	38,807	48.0	56.0	48.0	50,747	11.0	11.0	11.0	38,807	5,889,663	1,708,002
2024	2025	2026	54.0	78.0	54.0	39,971	32.0	48.0	32.0	52,270	5.0	11.0	5.0	39,971	4,030,912	1,168,964
2025	2026	2027		54.0	-	41,170		32.0	-	53,838		5.0	-	41,170	-	-
Total			651				310				32				993 Lots	

Hunter Overlook Metropolitan Districts 1-8

In the Town of Severance, CO

General Obligation Bonds, Series 2021

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2021	-	-	-	-
12/01/2022	-	-	611,875.00	611,875.00
12/01/2023	-	-	611,875.00	611,875.00
12/01/2024	465,000.00	5.500%	611,875.00	1,076,875.00
12/01/2025	775,000.00	5.500%	586,300.00	1,361,300.00
12/01/2026	1,085,000.00	5.500%	543,675.00	1,628,675.00
12/01/2027	1,255,000.00	5.500%	484,000.00	1,739,000.00
12/01/2028	85,000.00	5.500%	414,975.00	499,975.00
12/01/2029	95,000.00	5.500%	410,300.00	505,300.00
12/01/2030	115,000.00	5.500%	405,075.00	520,075.00
12/01/2031	120,000.00	5.500%	398,750.00	518,750.00
12/01/2032	140,000.00	5.500%	392,150.00	532,150.00
12/01/2033	150,000.00	5.500%	384,450.00	534,450.00
12/01/2034	175,000.00	5.500%	376,200.00	551,200.00
12/01/2035	185,000.00	5.500%	366,575.00	551,575.00
12/01/2036	210,000.00	5.500%	356,400.00	566,400.00
12/01/2037	225,000.00	5.500%	344,850.00	569,850.00
12/01/2038	250,000.00	5.500%	332,475.00	582,475.00
12/01/2039	265,000.00	5.500%	318,725.00	583,725.00
12/01/2040	295,000.00	5.500%	304,150.00	599,150.00
12/01/2041	315,000.00	5.500%	287,925.00	602,925.00
12/01/2042	350,000.00	5.500%	270,600.00	620,600.00
12/01/2043	365,000.00	5.500%	251,350.00	616,350.00
12/01/2044	405,000.00	5.500%	231,275.00	636,275.00
12/01/2045	430,000.00	5.500%	209,000.00	639,000.00
12/01/2046	470,000.00	5.500%	185,350.00	655,350.00
12/01/2047	495,000.00	5.500%	159,500.00	654,500.00
12/01/2048	545,000.00	5.500%	132,275.00	677,275.00
12/01/2049	575,000.00	5.500%	102,300.00	677,300.00
12/01/2050	625,000.00	5.500%	70,675.00	695,675.00
12/01/2051	660,000.00	5.500%	36,300.00	696,300.00
Total	\$11,125,000.00	-	\$10,191,225.00	\$21,316,225.00

Hunter Overlook Metropolitan Districts 1-8

In the Town of Severance, CO
General Obligation Bonds, Series 2021

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars.....	\$185,295.00
Average Life.....	16.656 Years
Average Coupon.....	5.5000000%
Net Interest Cost (NIC).....	5.5600394%
True Interest Cost (TIC).....	5.6032377%
Bond Yield for Arbitrage Purposes.....	5.5000000%
All Inclusive Cost (AIC).....	5.6975496%
IRS Form 8038	
Net Interest Cost.....	5.5000000%
Weighted Average Maturity.....	16.656 Years

Hunter Overlook Metropolitan Districts 1-8

In the Town of Severance, CO

General Obligation Bonds, Series 2021

Sources & Uses

Dated 12/01/2021 | Delivered 12/01/2021

Sources Of Funds

Par Amount of Bonds..... \$11,125,000.00

Total Sources..... \$11,125,000.00

Uses Of Funds

Total Underwriter's Discount (1.000%)..... 111,250.00

Costs of Issuance..... 100,000.00

Deposit to Capitalized Interest (CIF) Fund..... 61,187.50

Deposit to Project Construction Fund..... 10,850,000.00

Rounding Amount..... 2,562.50

Total Uses..... \$11,125,000.00

Hunter Overlook Metropolitan Districts 1-8

In the Town of Severance, CO

General Obligation Bonds, Series 2021

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
12/01/2021	-	-	-	-	-	-
12/01/2022	-	-	611,875.00	611,875.00	(61,187.50)	550,687.50
12/01/2023	-	-	611,875.00	611,875.00	-	611,875.00
12/01/2024	465,000.00	5.500%	611,875.00	1,076,875.00	-	1,076,875.00
12/01/2025	775,000.00	5.500%	586,300.00	1,361,300.00	-	1,361,300.00
12/01/2026	1,085,000.00	5.500%	543,675.00	1,628,675.00	-	1,628,675.00
12/01/2027	1,255,000.00	5.500%	484,000.00	1,739,000.00	-	1,739,000.00
12/01/2028	85,000.00	5.500%	414,975.00	499,975.00	-	499,975.00
12/01/2029	95,000.00	5.500%	410,300.00	505,300.00	-	505,300.00
12/01/2030	115,000.00	5.500%	405,075.00	520,075.00	-	520,075.00
12/01/2031	120,000.00	5.500%	398,750.00	518,750.00	-	518,750.00
12/01/2032	140,000.00	5.500%	392,150.00	532,150.00	-	532,150.00
12/01/2033	150,000.00	5.500%	384,450.00	534,450.00	-	534,450.00
12/01/2034	175,000.00	5.500%	376,200.00	551,200.00	-	551,200.00
12/01/2035	185,000.00	5.500%	366,575.00	551,575.00	-	551,575.00
12/01/2036	210,000.00	5.500%	356,400.00	566,400.00	-	566,400.00
12/01/2037	225,000.00	5.500%	344,850.00	569,850.00	-	569,850.00
12/01/2038	250,000.00	5.500%	332,475.00	582,475.00	-	582,475.00
12/01/2039	265,000.00	5.500%	318,725.00	583,725.00	-	583,725.00
12/01/2040	295,000.00	5.500%	304,150.00	599,150.00	-	599,150.00
12/01/2041	315,000.00	5.500%	287,925.00	602,925.00	-	602,925.00
12/01/2042	350,000.00	5.500%	270,600.00	620,600.00	-	620,600.00
12/01/2043	365,000.00	5.500%	251,350.00	616,350.00	-	616,350.00
12/01/2044	405,000.00	5.500%	231,275.00	636,275.00	-	636,275.00
12/01/2045	430,000.00	5.500%	209,000.00	639,000.00	-	639,000.00
12/01/2046	470,000.00	5.500%	185,350.00	655,350.00	-	655,350.00
12/01/2047	495,000.00	5.500%	159,500.00	654,500.00	-	654,500.00
12/01/2048	545,000.00	5.500%	132,275.00	677,275.00	-	677,275.00
12/01/2049	575,000.00	5.500%	102,300.00	677,300.00	-	677,300.00
12/01/2050	625,000.00	5.500%	70,675.00	695,675.00	-	695,675.00
12/01/2051	660,000.00	5.500%	36,300.00	696,300.00	-	696,300.00
Total	\$11,125,000.00	-	\$10,191,225.00	\$21,316,225.00	(61,187.50)	\$21,255,037.50

Hunter Overlook Metropolitan Districts 1-8

In the Town of Severance, CO

General Obligation Bonds, Series 2027

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2027	-	-	-	-
12/01/2028	30,000.00	5.500%	1,283,425.00	1,313,425.00
12/01/2029	30,000.00	5.500%	1,281,775.00	1,311,775.00
12/01/2030	70,000.00	5.500%	1,280,125.00	1,350,125.00
12/01/2031	75,000.00	5.500%	1,276,275.00	1,351,275.00
12/01/2032	120,000.00	5.500%	1,272,150.00	1,392,150.00
12/01/2033	125,000.00	5.500%	1,265,550.00	1,390,550.00
12/01/2034	175,000.00	5.500%	1,258,675.00	1,433,675.00
12/01/2035	185,000.00	5.500%	1,249,050.00	1,434,050.00
12/01/2036	240,000.00	5.500%	1,238,875.00	1,478,875.00
12/01/2037	250,000.00	5.500%	1,225,675.00	1,475,675.00
12/01/2038	310,000.00	5.500%	1,211,925.00	1,521,925.00
12/01/2039	325,000.00	5.500%	1,194,875.00	1,519,875.00
12/01/2040	390,000.00	5.500%	1,177,000.00	1,567,000.00
12/01/2041	410,000.00	5.500%	1,155,550.00	1,565,550.00
12/01/2042	480,000.00	5.500%	1,133,000.00	1,613,000.00
12/01/2043	510,000.00	5.500%	1,106,600.00	1,616,600.00
12/01/2044	585,000.00	5.500%	1,078,550.00	1,663,550.00
12/01/2045	615,000.00	5.500%	1,046,375.00	1,661,375.00
12/01/2046	700,000.00	5.500%	1,012,550.00	1,712,550.00
12/01/2047	740,000.00	5.500%	974,050.00	1,714,050.00
12/01/2048	830,000.00	5.500%	933,350.00	1,763,350.00
12/01/2049	875,000.00	5.500%	887,700.00	1,762,700.00
12/01/2050	975,000.00	5.500%	839,575.00	1,814,575.00
12/01/2051	1,030,000.00	5.500%	785,950.00	1,815,950.00
12/01/2052	1,855,000.00	5.500%	729,300.00	2,584,300.00
12/01/2053	1,955,000.00	5.500%	627,275.00	2,582,275.00
12/01/2054	2,140,000.00	5.500%	519,750.00	2,659,750.00
12/01/2055	2,255,000.00	5.500%	402,050.00	2,657,050.00
12/01/2056	2,460,000.00	5.500%	278,025.00	2,738,025.00
12/01/2057	2,595,000.00	5.500%	142,725.00	2,737,725.00
Total	\$23,335,000.00	-	\$29,867,750.00	\$53,202,750.00

Hunter Overlook Metropolitan Districts 1-8

*In the Town of Severance, CO
General Obligation Bonds, Series 2027*

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars.....	\$543,050.00
Average Life.....	23.272 Years
Average Coupon.....	5.5000000%
Net Interest Cost (NIC).....	5.5429703%
True Interest Cost (TIC).....	5.5794412%
Bond Yield for Arbitrage Purposes.....	5.5000000%
All Inclusive Cost (AIC).....	5.6138532%
IRS Form 8038	
Net Interest Cost.....	5.5000000%
Weighted Average Maturity.....	23.272 Years

Hunter Overlook Metropolitan Districts 1-8

*In the Town of Severance, CO
General Obligation Bonds, Series 2027*

Sources & Uses

Dated 12/01/2027 | Delivered 12/01/2027

Sources Of Funds

Par Amount of Bonds..... \$23,335,000.00

Total Sources..... \$23,335,000.00

Uses Of Funds

Total Underwriter's Discount (1.000%)..... 233,350.00

Costs of Issuance..... 100,000.00

Deposit to Project Construction Fund..... 23,000,000.00

Rounding Amount..... 1,650.00

Total Uses..... \$23,335,000.00

Hunter Overlook Metropolitan Districts 1-8

In the Town of Severance, CO

General Obligation Bonds, Series 2027

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S
12/01/2027	-	-	-	-	-
12/01/2028	30,000.00	5.500%	1,283,425.00	1,313,425.00	1,313,425.00
12/01/2029	30,000.00	5.500%	1,281,775.00	1,311,775.00	1,311,775.00
12/01/2030	70,000.00	5.500%	1,280,125.00	1,350,125.00	1,350,125.00
12/01/2031	75,000.00	5.500%	1,276,275.00	1,351,275.00	1,351,275.00
12/01/2032	120,000.00	5.500%	1,272,150.00	1,392,150.00	1,392,150.00
12/01/2033	125,000.00	5.500%	1,265,550.00	1,390,550.00	1,390,550.00
12/01/2034	175,000.00	5.500%	1,258,675.00	1,433,675.00	1,433,675.00
12/01/2035	185,000.00	5.500%	1,249,050.00	1,434,050.00	1,434,050.00
12/01/2036	240,000.00	5.500%	1,238,875.00	1,478,875.00	1,478,875.00
12/01/2037	250,000.00	5.500%	1,225,675.00	1,475,675.00	1,475,675.00
12/01/2038	310,000.00	5.500%	1,211,925.00	1,521,925.00	1,521,925.00
12/01/2039	325,000.00	5.500%	1,194,875.00	1,519,875.00	1,519,875.00
12/01/2040	390,000.00	5.500%	1,177,000.00	1,567,000.00	1,567,000.00
12/01/2041	410,000.00	5.500%	1,155,550.00	1,565,550.00	1,565,550.00
12/01/2042	480,000.00	5.500%	1,133,000.00	1,613,000.00	1,613,000.00
12/01/2043	510,000.00	5.500%	1,106,600.00	1,616,600.00	1,616,600.00
12/01/2044	585,000.00	5.500%	1,078,550.00	1,663,550.00	1,663,550.00
12/01/2045	615,000.00	5.500%	1,046,375.00	1,661,375.00	1,661,375.00
12/01/2046	700,000.00	5.500%	1,012,550.00	1,712,550.00	1,712,550.00
12/01/2047	740,000.00	5.500%	974,050.00	1,714,050.00	1,714,050.00
12/01/2048	830,000.00	5.500%	933,350.00	1,763,350.00	1,763,350.00
12/01/2049	875,000.00	5.500%	887,700.00	1,762,700.00	1,762,700.00
12/01/2050	975,000.00	5.500%	839,575.00	1,814,575.00	1,814,575.00
12/01/2051	1,030,000.00	5.500%	785,950.00	1,815,950.00	1,815,950.00
12/01/2052	1,855,000.00	5.500%	729,300.00	2,584,300.00	2,584,300.00
12/01/2053	1,955,000.00	5.500%	627,275.00	2,582,275.00	2,582,275.00
12/01/2054	2,140,000.00	5.500%	519,750.00	2,659,750.00	2,659,750.00
12/01/2055	2,255,000.00	5.500%	402,050.00	2,657,050.00	2,657,050.00
12/01/2056	2,460,000.00	5.500%	278,025.00	2,738,025.00	2,738,025.00
12/01/2057	2,595,000.00	5.500%	142,725.00	2,737,725.00	2,737,725.00
Total	\$23,335,000.00	-	\$29,867,750.00	\$53,202,750.00	\$53,202,750.00

RECEIVED

SEP 15 2017

Div of Local Government

TOWN OF SEVERANCE, COLORADO**RESOLUTION NO. 2017-14R****A RESOLUTION OF THE TOWN OF SEVERANCE APPROVING THE CONSOLIDATED SERVICE PLAN AND ORGANIZATION OF HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1 THROUGH 8 AND AUTHORIZING THE DEVELOPMENT OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN AND THE DISTRICTS**

WHEREAS, Section 32-1-204.5 of the Colorado Revised Statutes, provides that no special district shall be organized if wholly within the boundaries of a municipality, except upon adoption of a resolution approving the service plan of the proposed special district; and

WHEREAS, pursuant to the provisions of the "Special District Control Act", Part 2 of Article 1, Title 32, of the Colorado Revised Statutes, the representatives of Hunters Overlook Metropolitan District No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7 and No. 8 (the "Districts") submitted to the Town of Severance (the "Town") a Service Plan for Hunters Overlook Metropolitan District Nos. 1-8 dated April 17 and revised and resubmitted May 22, 2017 (collectively, the "Service Plan") which outlines the terms and conditions under which the Districts will be authorized to exist; and

WHEREAS, pursuant to Sections 32-1-203 and 204.5, C.R.S., as amended, the Service Plan for the Districts has been reviewed by the Town Attorney and the Town Planning Department, and has now been submitted to the Board of Trustees for the Town of Severance, Weld County, Colorado for its final approval; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board of Trustees scheduled and held a public hearing on the Service Plan on June 5, 2017 at which hearing all interested parties were afforded an opportunity to be heard and all other testimony and evidence was presented; and

WHEREAS, the territory of the proposed Districts and the proposed future inclusion areas are or will be located wholly within the corporate limits of the Town; and

WHEREAS, the members of the Board of Trustees of the Town have been duly elected, chosen and qualified; and

WHEREAS, Board of Trustee's approval of the Service Plan is subject to and based upon these conditions and limitations contained in the Service Plan and attached to this Resolution, if any; and

WHEREAS, the Board of Trustees further finds that it is in the best interest of the citizens of the Town to enter into an Intergovernmental Agreement with the Districts at the time of their formation for the purpose of assigning the relative rights and responsibilities between the

Town and the Districts with respect to certain functions, operations and obligations of the Districts.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SEVERANCE, COLORADO:

SECTION 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

SECTION 2. The Board of Trustees further finds that all of the jurisdictional and other requirements of Section 32-1-202(2) and 32-1-204.5(1), C.R.S., have been fulfilled, including those relating to the filing and form of the Service Plan for the Districts and that notice of the public hearing before the Board of Trustees was given in the time and manner required by the laws of the State of Colorado.

SECTION 3. The Board of Trustees further finds and determines that all pertinent facts, matters and issues were submitted at the public hearing; that all interested parties were heard or had the opportunity to be heard; and that evidence satisfactory to the Board of Trustees of each of the following was presented:

- a. Adequate service is not, and will not, be available to the area to be served by the Districts through the Town or other existing special districts within a reasonable time and on a comparable basis;
- b. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the Town;
- c. There is sufficient existing and projected need for organized service in the area to be served by the proposed Districts;
- d. The existing service in the area to be served by the proposed Districts is not adequate for present and projected needs;
- e. The proposed Districts are capable of providing economic and sufficient service to the area within their proposed boundaries;
- f. The area to be included in the proposed Districts has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis;
- g. The proposal is in substantial compliance with any duly adopted master plans;
- h. The proposal is in compliance with any duly adopted county, regional, or state long range water quality management plan for the area; and
- i. The creation of the proposed Districts will be in the best interests of the area to be served.

SECTION 4. The Board of Trustees of the Town of Severance, Colorado hereby approves the Service Plan for Hunters Overlook Metropolitan Districts No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7 and No. 8 in substantially the form presented at this hearing with any changes or modifications as required by the Town.

SECTION 5. The officers of the Town are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

SECTION 6. This Resolution shall be in full force and effect upon its passage and approval.

SECTION 7. The Mayor and Town Clerk are hereby authorized to review, on behalf of the Town of Severance, the Intergovernmental Agreement between the Town of Severance, Colorado and Hunters Overlook Metropolitan Districts Nos. 1, 2, 3, 4, 5, 6, 7 and 8 (the "Town IGA") in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the Town Attorney may deem necessary or appropriate and not inconsistent with this Resolution and present such agreements for final approval to the Board.

SECTION 8. A certified copy of this Resolution shall be filed in the records of the Town and submitted to the petitioners for the purpose of filing in the District Court of Weld County, Colorado.

SECTION 9. Repealer. All acts, orders, resolutions, or parts thereof, of the Town that are inconsistent or in conflict with this Resolution, are hereby repealed to the extent only of such inconsistency or conflict.


SECTION 10. If any section, paragraph, clause or provision of this Resolution shall for any reason to be held invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 11. Any reconsideration of this Resolution is hereby waived.


[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

This Resolution was introduced, read and adopted upon a motion duly made, second and passed by the Board of Trustees on this 5TH day of JUNE, 2017.

BOARD OF TRUSTEES
TOWN OF SEVERANCE

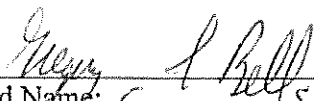
By: 
Donald R. Brookshire, Mayor

ATTEST:

By: 
Betty Mauch, Town Clerk



Approved as to Form:

By: 
Printed Name: Gregory S Bell
Its: Town Attorney