

SERVICE PLAN

FOR

**BRIGHTON CROSSING METROPOLITAN DISTRICT NOS. 5-8
CITY OF BRIGHTON, COLORADO**

Prepared

By

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I. INTRODUCTION

A. Purpose and Intent.

The City's objective 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 any District or other legally available revenues of the Districts, and to provide for the operation and maintenance of all or a portion of the Public Improvements. The Districts are independent units of local government, separate and distinct from the City. The Public Improvements shall be designed, constructed, operated and maintained in accordance with the City Approvals, and shall be for the use and benefit of all anticipated residents and taxpayers of the Districts.

The Districts are being organized under a multiple-district structure. The size and scope of the Project and the projected cost of the Public Improvements necessitate phasing made possible through the formation of multiple districts. As this Project is over 400 acres, and as the projected cost of the Public Improvements is over One Hundred Million Dollars (\$100,000,000), it is anticipated that the Project will be developed over an extended period of time, which will allow for phased absorption of the Project and corresponding Public Improvements. Additionally, such structure assures proper coordination of the powers and authorities of the independent Districts and avoids confusion regarding the separate, but coordinated, purposes of the Districts that could arise if separate service plans were used.

The multiple-district structure will also help assure that Public Improvements will be provided when they are needed, and not sooner. Appropriate development agreements between the Districts and any developer of the Project will set forth when the Public Improvements are required to be constructed and may allow the postponement of financing for improvements which may not be required to be constructed until well into the future; thereby helping property owners avoid the long-term carrying costs associated with financing improvements too early.

The relationship between the Districts with regard to the financing, construction, operation and maintenance of the Public Improvements will be further set forth in one or more intergovernmental agreements between the Districts.

This Service Plan is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the Districts are to finance and fund the construction of the Public Improvements, and for any District to provide ongoing Operation and Maintenance of all or a portion of the Public Improvements. The Districts shall be authorized to finance the Public Improvements that can be funded from Debt which is to be repaid from the Debt Service Mill Levy, Special Assessments, Fees, and/or other sources of revenue, and to Operate and Maintain certain of the Public Improvements as set forth in the City Approvals, including, without limitation, the maintenance of all landscaping and drainage tracts within the boundaries of the Districts.

It is the intent of this Service Plan to assure to the extent possible that no property bear an economic burden that is greater than that associated with revenues from the Debt Service Mill Levy, Fees, Special Assessments, and/or other sources of revenue, even under bankruptcy or other

unusual situations. Generally, the costs of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

B. Need for the Districts.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the Project Area that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation and maintenance of the Public Improvements. 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.

C. Organizers and Consultants. This Service Plan has been prepared by the following:

Organizers

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II. DEFINITIONS

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

Board: means the Board of Directors of a District.

City: means the City of Brighton, Colorado.

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

City Council: means the City Council of the City of Brighton, Colorado.

City Code: means the Brighton Municipal Code and any rules and regulations promulgated pursuant thereto.

C.R.S.: means the Colorado Revised Statutes, as the same may be amended from time to time.

Debt: means bonds, notes or other multiple fiscal year financial obligations for the payment of which a District has promised to impose, charge, assess and levy the Debt Service Mill Levy, Fees, Special Assessments and/or pledge other revenues. The definition of Debt shall not include intergovernmental agreements between and among any of the Districts.

Debt Service Mill Levy: means the mill levy each District is permitted to impose for the payment of the debt service requirements of Debt, as set forth in Section V.C.1.

District: means Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7 or Brighton Crossing Metropolitan District No. 8, individually.

District No. 5: means Brighton Crossing Metropolitan District No. 5.

District No. 6: means Brighton Crossing Metropolitan District No. 6.

District No. 7: means Brighton Crossing Metropolitan District No. 7.

District No. 8: means Brighton Crossing Metropolitan District No. 8.

District No. 5 Boundaries: means the boundaries of the areas legally described in **Exhibit B-1** and depicted on the Project Area Boundary Map, which may change from time to time if District No. 5 undergoes inclusions or exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Section IV.A.12.

District No. 6 Boundaries: means the boundaries of the areas legally described in **Exhibit B-2** and depicted on the Project Area Boundary Map, which may change from time to time if District No. 6 undergoes inclusions or exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Section IV.A.12.

District No. 7 Boundaries: means the boundaries of the areas legally described in **Exhibit B-3** and depicted on the Project Area Boundary Map, which may change from time to time if District No. 7 undergoes inclusions or exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Section IV.A.12.

District No. 8 Boundaries: means the boundaries of the areas legally described in **Exhibit B-4** and depicted on the Project Area Boundary Map, which may change from time to time if District No. 8 undergoes inclusions or exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Section IV.A.12.

Districts: means Brighton Crossing Metropolitan District No. 5, Brighton Crossing Metropolitan District No. 6, Brighton Crossing Metropolitan District No. 7 and Brighton Crossing Metropolitan District No. 8, jointly.

End User: means any owner, or tenant of any owner, of any platted Taxable Property within the applicable District for which a certificate of occupancy has been issued who is a resident homeowner, renter, commercial property owner, or commercial tenant. A person or entity that owns undeveloped Taxable Property or that constructs homes or commercial structures with the intention of selling to others is not an End User.

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 any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt. If any District has engaged a municipal adviser that meets the foregoing criteria and has a fiduciary duty to such District, the municipal adviser may fill the role of the External Financial Advisor.

Fees: means any fee, rate, toll, penalty or charge imposed or received by any District for services, programs or facilities provided by any District, as set forth in Section IV.A.18.

Financial Plan: means the Financial Plan described in Section V and attached as **Exhibit D** hereto which has been prepared in accordance with the Special District Act.

Intergovernmental Agreement: means, collectively, the intergovernmental agreements between any of the Districts and the City, a form of which is attached hereto as **Exhibit F**. The Intergovernmental Agreement may be amended from time to time by the applicable District and the City.

Maximum Combined Mill Levy: means the maximum combined Debt Service Mill Levy and Operations and Maintenance Mill Levy that may be imposed by any District, as further set forth in Section V.C.3. hereof.

Mill Levy Adjustment: means if, on or after January 1 of the year of approval of the Service Plan there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the Debt Service Mill Levy, the Operations and Maintenance Mill Levy, and the Maximum Combined Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by any Board in good faith (such determination to be binding and final) so that

to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after such January 1 are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

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

Operation and Maintenance Mill Levy: means the mill levy each District is permitted to impose for the payment of such Districts' Operation and Maintenance Costs, as set forth in Section V.C.2 below.

Project: means a portion of the development or property currently referred to as Brighton Crossing and located within the Project Area.

Project Area: means the collective boundaries of the areas legally described in **Exhibit B-1, Exhibit B-2, Exhibit B-3 and Exhibit B-4**, and depicted on the Project Area Boundary Map, which may change from time to time if any District undergoes inclusions or exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Section IV.A.12.

Project Area Boundary Map: means the map attached hereto as **Exhibit C**, depicting the Project Area.

Public Improvement Fee: means revenue received by a District from a public improvement fee on taxable retail sales transactions occurring within such District, or similar fee imposed by the owner of property in a District on similar transactions.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, financed, Operated and Maintained, as generally described in Section IV, **Exhibit E**, the Special District Act and in accordance with the City Approvals, that serve the future taxpayers and inhabitants of the property within the Project Area as determined by any Board.

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

Service Plan Amendment: means an amendment to the Service Plan approved by City Council in accordance with this Service Plan and applicable State law.

Special Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section IV.A.19.

Special District Act: means Title 32, Article 1 of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property which is subject to ad valorem taxes imposed by any District.

III. PROPERTY INFORMATION; ESTIMATED PUBLIC IMPROVEMENT COSTS

A. Property Information.

A vicinity map depicting the Project Area is attached hereto as **Exhibit A**. The property within the Project Area currently includes approximately 432.817 acres of predominately agricultural land, and the legal description and detailed boundary map are attached hereto as **Exhibit B** and **C**, respectively. It is anticipated that the Project Area may change from time to time as any District undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Section IV.A.12.

The population of the Districts at build-out is estimated to be approximately 3,357 people. The current assessed valuation of the property within the Project Area is approximately One Hundred Thousand Dollars (\$100,000) and the projected assessed value of the Project Area at build-out is expected to be sufficient to reasonably discharge the Debt under the Financial Plan attached hereto as **Exhibit D**.

Approval of this Service Plan by the City does not imply approval or vesting of the development of a specific area within the Project Area, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto, which approvals shall be as set forth in the City Approvals. The approval of this Service Plan by the City in no way relieves the developer of the Project of any developer guarantees or other conditions, requirements or commitments as set forth in the City Approvals or as otherwise required by the City.

B. Preliminary Engineering Survey.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements. A list of the Public Improvements the Districts anticipate providing, including a cost estimate for each category of improvements in current-year dollars, is attached hereto as **Exhibit E**. Notwithstanding the foregoing, the list of Public Improvements as set forth in Exhibit E is subject to change as development within the Project Area progresses and in accordance with City Approvals. The Districts shall be authorized to construct Public Improvements as provided hereunder and that are more specifically defined in the City Approvals. The estimated costs of the Public Improvements were prepared based upon a preliminary engineering survey and estimates and is approximately One Hundred One Million, One Hundred and Thirteen Thousand Dollars (\$101,113,000). Such estimated costs are based on the assumption that construction will conform to the City Approvals and any other applicable local, State or Federal requirements.

IV. DESCRIPTION OF POWERS, IMPROVEMENTS AND SERVICES; SERVICE PLAN AMENDMENT

A. Powers of the District and Limitations.

The Districts shall have the power and authority to provide the Public Improvements and related Operation and Maintenance activities as such power and authority is described in the Special District Act and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein, and in the City Approvals.

1. Operation and Maintenance. One or more of the Districts shall Operate and Maintain all or any portion of the Public Improvements as set forth in the City Approvals, and the Districts may coordinate such operation and maintenance responsibilities in one or more intergovernmental agreements between the Districts. It is anticipated that, at a minimum, one or more of the Districts may own, maintain, repair and replace interior streets, local storm drainage improvements and local parks that are smaller than 3 acres in size. The City and a District may specifically provide in the Intergovernmental Agreement or other City Approval the Public Improvements that will be maintained by the City and the Public Improvements that will be maintained by such District. The Districts may be required to dedicate all or any portion of the Public Improvements to the City or other appropriate governmental entity as set forth in the City Approvals. Each District shall have the power to provide ongoing covenant enforcement and design review services in accordance with the Special District Act as part of its ongoing Operation and Maintenance activities.
2. Fire Protection Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.
3. Television Relay and Translation Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided pursuant to the City Approvals.
4. Limitation on Extraterritorial Service. Except as set forth in the City Approvals, the Districts shall not be authorized to provide services or facilities outside the Project Area or to establish Fees, rates, tolls, penalties or charges for any such services or facilities.

5. Telecommunication Facilities. The Districts agree that no telecommunication facilities shall be constructed except pursuant to the City Approvals and that no such facilities owned, operated or otherwise allowed by any District shall affect the ability of the City to expand its public safety telecommunication facilities or impair existing telecommunication facilities.
6. Construction Standards Requirement. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the City Approvals and with the standards and specifications of any other governmental entities having proper jurisdiction over the Project. All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City. The Districts will obtain the approval of civil engineering plans from the appropriate jurisdiction and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.
7. Zoning and Land Use Requirements. The Districts shall be subject to all of the City's zoning, subdivision, building code and other land use requirements.
8. Growth Limitations. The City shall not be limited in implementing City Council or voter approved growth limitations, even though such actions may reduce or delay development within the Project Area and the realization of Districts' revenue.
9. Conveyance. The Districts agree to convey to the City any interest in real property owned by any District that is reasonably necessary, in the City's sole discretion, for any City capital improvement projects for transportation, utilities or drainage.
10. Eminent Domain. The Districts shall be authorized to utilize the power of eminent domain only after prior consent from the City Council, which consent shall be evidenced by resolution, or as otherwise set forth in the Intergovernmental Agreement.
11. Water Rights/Resources Limitation. The Districts shall not acquire, own, manage, adjudicate or develop water rights or resources except as otherwise provided pursuant to the Intergovernmental Agreement.
12. Inclusion and Exclusion Limitation. Except for property within the Project Area, the Districts shall not include any properties into its boundaries without the prior consent of the City Council, which consent shall be evidenced by resolution. The Districts shall not exclude any property from the Project Area without the prior consent of the City Council, which consent shall be evidenced by resolution. To the extent that a District has issued Debt, and such Debt remains outstanding, such District shall not

exclude any property from its respective boundaries without the prior consent of the City Council, which consent shall be evidenced by resolution.

13. Overlap Limitation. Without the prior consent of the City Council, which consent shall be evidenced by resolution, the boundaries of the Districts shall not overlap with any other district formed under the Special District Act.
14. Sales and Use Tax. The Districts shall not exercise its City sales and use tax exemption.
15. 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 City is eligible to apply for, except pursuant to the Intergovernmental Agreement. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the Districts without any limitation.
16. Consolidation Limitation. The Districts shall not file a request with any Court to consolidate with another Title 32 district without the prior consent of the City, which consent shall be evidenced by resolution.
17. Subdistrict Limitation. The Districts shall not create any subdistrict pursuant to Section 32-1-1101, C.R.S. without the prior consent of the City Council, which consent shall be evidenced by resolution.
18. Fees. Each District may impose and collect Fees within its respective boundaries for services, programs or facilities furnished by such District, and any District may also impose and collect Fees within all or any portion of the Project Area pursuant to an intergovernmental agreement among the Districts. The District imposing and collecting such Fees may from time to time increase or decrease such Fees. Each District may also receive revenues from Public Improvement Fees. Each District may use the revenue from Fees and Public Improvement Fees for the payment of Debt and Operation and Maintenance costs.
19. Special Assessments. If authorized in the Intergovernmental Agreement, any District may establish one or more special improvement districts within the Project Area and may levy a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the District is authorized to finance.
20. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Debt Service Mill Levy, the Operation and Maintenance Mill Levy, Fees and Special Assessments, have been established under the authority of the City to approve the Service

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

The filing of any bankruptcy petition by the Districts shall constitute, simultaneously with such filing, a material departure of the express terms of this Service Plan, thus necessitating a material modification that must be submitted to the City for its consideration as a Service Plan Amendment.

21. Reimbursement Agreements. If any District utilizes reimbursement agreements to obtain repayment from third-party developers or adjacent landowners for costs of Public Improvements that benefit third-party landowners, and if such Public Improvements have been financed by any District through the issuance of Debt that remains outstanding, any and all resulting reimbursements received shall be deposited in the debt service fund for such Debt and used solely for the purpose of retiring the Debt that financed such Public Improvements, or as otherwise set forth in the Intergovernmental Agreement. If a District issues Debt to finance or refinance Public Improvements that benefit one or more of the other Districts, and receives reimbursements from such benefitted District for such Public Improvements while such Debt remains outstanding, any reimbursements so received shall be applied solely for the purpose of retiring the District’s Debt that financed or refinanced such Public Improvements.

22. Major and Minor Arterial Streets. The Districts shall be required to construct or cause to be constructed the full width of all major and minor arterial streets within the Project Area and around the perimeter of the Project Area, as further detailed in the City Approvals, unless otherwise provided in the Intergovernmental Agreement.

B. Service Plan Amendment.

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 IV.A. above or in V.B, V.C or V.D herein shall be deemed to be material modifications to this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin or modify such actions of the Districts, including the necessity for the Districts to process a Service Plan Amendment. All Service Plan Amendments shall be processed by the City in accordance with the provisions of the Special District Act, including, without limitation, all notice and public hearing requirements.

V. FINANCIAL PROVISIONS

A. General.

The Districts shall be authorized to provide for the financing, planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by any District. The Districts shall also be authorized to provide Operation and Maintenance as further set forth herein and in the Intergovernmental Agreement, which shall be paid from the Operation and Maintenance Mill Levy and other legally available revenues of the Districts. Any District may impose a mill levy on Taxable Property as a primary source of revenue for repayment of Debt service and for Operation and Maintenance, subject to the terms and provisions contained herein and in the Intergovernmental Agreement. The Districts may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include the assessment of Fees as provided in Section 32-1-1001(l), C.R.S. and in accordance with Section IV.A.18; and the imposition of Special Assessments as provided in Section 32-1-1101.7, C.R.S. and in accordance with Section IV.A.19.

The Financial Plan for the Districts, which is attached hereto as **Exhibit D**, reflects that the Districts will issue no more Debt than the Districts can reasonably expect to pay from revenues derived from the Debt Service Mill Levy, Fees, Special Assessments and/or other legally available revenues. The Districts may issue such Debt on a schedule and in such year or years as the Districts determines shall meet the needs of the Financial Plan and phased to serve development as it occurs.

B. Maximum Voted Interest Rate, Maximum Underwriting Discount and Maximum Term of Debt.

1. The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. All Debt-related election ballot questions shall provide that in the event of a default, the maximum interest rate on any Debt shall not exceed fifteen percent (15%). Interest on any Debt of any District, or other District obligations payable in whole or in part from the revenues derived from the Debt Service Mill Levy, shall be simple per annum interest, and shall not compound. The maximum underwriting discount shall be five percent (5%). The documents pursuant to which any Debt is issued shall prohibit the acceleration of principal of such Debt.

2. The maximum term of any Debt issued by any District shall be forty (40) years, and any amount of outstanding principal and/or accrued interest that remains unpaid upon the final maturity date of any Debt shall be deemed to be forever discharged.

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. All debt-related election ballot questions shall be drafted so as to reflect the provisions in this Section V.B. Prior to any election to authorize the issuance of Debt, the Districts shall cause a letter prepared by an attorney in the State of Colorado to be provided to the City opining that the election questions related to the Debt include the limitations in Section V.B.

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

C. Debt Service Mill Levy, Operation and Maintenance Mill Levy and Maximum Combined Mill Levy.

1. Each District may impose an ad valorem Debt Service Mill Levy (a mill being equal to $1/10^{\text{th}}$ of 1 cent) upon the Taxable Property within its boundaries for the purpose of paying the debt service requirements of any District's Debt. The Debt Service Mill Levy shall not exceed fifty (50) mills, subject to the Mill Levy Adjustment, without the prior approval of the City Council, which approval shall be evidenced by resolution. In addition, the Districts may request that the City process a Service Plan Amendment to increase the maximum Debt Service Mill Levy that may be imposed to repay any District's Debt or to provide that the Debt Service Mill Levy shall be such amount as is necessary to pay the debt service on such Debt, without limitation of rate.

No Debt Service Mill Levy shall be imposed by any District to finance Public Improvements prior to the approval by the City of the City Approvals relating to that phase of development or Public Improvements within that portion of the Project Area.

No District shall impose a Debt Service Mill Levy for more than forty (40) years after the date on which such District imposed its initial Debt Service Mill Levy, unless: (a) a majority of the Board imposing the Debt Service Mill Levy is comprised of End Users, and (b) the Board has voted in favor of extending the time that the Debt Service Mill Levy may be imposed for the payment of Debt issued by such District.

2. Each District may impose an ad valorem Operation and Maintenance Mill Levy (a mill being equal to $1/10^{\text{th}}$ of 1 cent) upon the Taxable Property within its boundaries for the purpose of paying Operation and Maintenance costs.

No Operation and Maintenance Mill Levy shall be imposed by a District until the Intergovernmental Agreement is executed by both the City and such District..

3. The maximum combined mill levy, including the Debt Service Mill Levy and the Operation and Maintenance Mill Levy (the "Maximum Combined Mill Levy"), shall not exceed sixty (60) mills, subject to the Mill Levy Adjustment, without the prior approval of the City Council, which approval shall be evidenced by resolution. In addition, the Districts may request that the City process a Service Plan Amendment to increase the Maximum Combined Mill Levy.

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

D. Debt Parameters.

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

of this Service Plan. In addition, the Districts shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the debt service fund; (c) impose and/or collect any Fees to be used for the purpose of repayment of Debt, or (d) levy any Special Assessments, prior to the approval by the City of the City Approvals relating to that phase of development or Public Improvements within the portion of the Project Area that will be financed with such Debt, mill levy, Fees or Special Assessments.

2. The maximum total aggregate principal amount of Debt that may be issued or incurred by all of the Districts combined shall not exceed Sixty Million Dollars (\$60,000,000), without the prior approval of the City Council, which approval shall be evidenced by resolution. Debt that is issued for the purpose of refunding outstanding District Debt shall not be counted against such \$60,000,000 debt limitation, provided, however, that if the aggregate principal amount of the refunding Debt exceeds the outstanding aggregate principal amount of the refunded Debt, the increase in principal amount shall be counted against such debt limitation.

3. The Districts shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of 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 City in the event of default by the Districts in the payment of any such obligation.

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

E. Debt Instrument Disclosure Requirement.

In the text of any instrument representing and constituting Debt, the District issuing or incurring such Debt shall set forth a statement in substantially the following form:

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

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

F. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District issuing or incurring such Debt shall obtain the certification of an External Financial Advisor substantially as follows:

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

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

G. TABOR Compliance.

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

H. District's Operation and Maintenance Costs.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for Operation and Maintenance costs; the first year's operating budget for all the Districts combined is estimated to be One Hundred Thousand Dollars (\$100,000) which is anticipated to be derived from the Operation and Maintenance Mill Levy, Fees, and other sources of Districts' revenue.

VI. AUDIT AND ANNUAL REPORT

To the extent that any District is required to prepare an audit in accordance with the provisions of State law, the District shall submit a copy of its annual audit to the City within 30 days of filing its audit with the State, which requirement may be waived by the City in its sole discretion.

The Districts shall be responsible for submitting an annual report to the City Clerk no later than March 1 of each year. The annual report shall include information as to the following:

1. Boundary changes made or proposed to any District's boundary as of December 31 of the prior year.
2. Copy of the Districts' budget resolutions for the current year and any budget amendments from the prior year.
3. Copy of the Districts' rules and regulations, if any, as of December 31 of the prior year.
4. Copy of any resolutions or Fee schedules adopted by any District relating to the imposition of Fees, Public Improvement Fees, or Special Assessments by any District.

5. Copy of any intergovernmental agreements among the Districts relating to the issuance of Debt, the financing of Public Improvements, or the construction, operation and maintenance of any of the Public Improvements.

6. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year.

7. Status of the Districts' construction of the Public Improvements as of December 31 of the prior year.

8. A list of all Public Improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31 of the prior year.

9. A list of all Public Improvements that are owned and/or Operated and Maintained by any District, including identification of the standards by which the Public Improvements are required to be Operated and Maintained.

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

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

12. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

VII. DISSOLUTION

Each of the Districts agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes when the Board of such District deems it to be in the best interest of such District to dissolve, provided that the District is no longer performing the Operation and Maintenance services and such responsibilities have been assigned to and assumed by another entity. In no event shall dissolution occur until the applicable District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

VIII. MEETING LOCATIONS AND DISCLOSURE NOTICES

All special and regular Districts' meetings shall be open to the public and shall be held at a location within City limits that is within twenty miles of the boundaries of such District. The Districts shall provide annual notice to all eligible electors of the Districts, in accordance with Section 32-1-809, C.R.S. In addition, the Districts shall record a public disclosure document and a map of the boundaries of such District with the Clerk and Recorder of each County in which District property is located, in accordance with Section 32-1-104.8, C.R.S. The Districts shall use reasonable efforts to ensure that copies of the annual notice, public disclosure document and such map are provided to potential purchasers of real property within the Project Area as part of the seller's required property disclosures.

IX. INTERGOVERNMENTAL AGREEMENT

The Districts and the City shall enter into one or more Intergovernmental Agreements, a form of which is attached hereto as **Exhibit F**, provided that such Intergovernmental Agreement may be revised by the City and the applicable Districts to include such additional details and requirements therein as are deemed necessary by the City and such Districts in connection with the development of the Project and the financing of the Public Improvements. Each District shall approve the Intergovernmental Agreement at its first Board meeting after its organizational election. Failure by each of the Districts to execute the Intergovernmental Agreement as required herein shall constitute a material modification hereunder. The Intergovernmental Agreement may be amended from time to time by the Districts and the City, provided that any such amendments shall be in compliance with the provisions of this Service Plan.

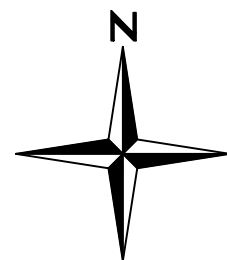
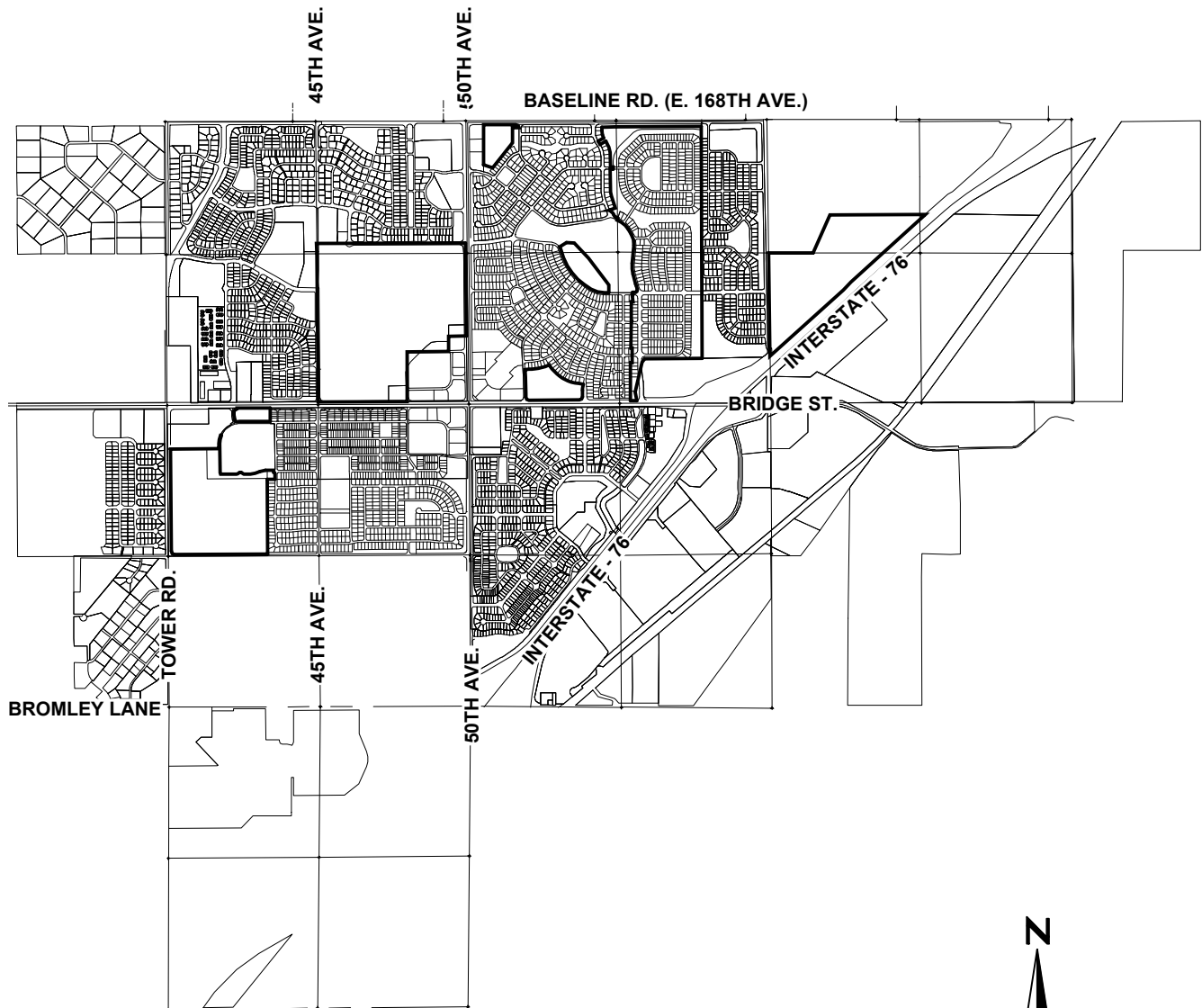
X. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., 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 has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A

Vicinity Map



SCALE: 1" = 3000'

VICINITY MAP

BRIGHTON CROSSING

METROPOLITAN DISTRICTS 5 - 8

DATE	08/23/2017
PROJ. NO.	11015.13
SHEET	

EXHIBIT B-1

District No. 5 Legal Description

LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "C" OF ORDER FOR INCLUSION RECORDED NOVEMBER 27, 2002 AT RECEPTION NO. C1059274, A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B" IN WARRANTY DEED RECORDED JUNE 2, 1971 AT BOOK 1700, PAGE 212, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE ALONG THE NORTH LINE OF SAID SECTION 10, SOUTH 89°42'46" WEST, A DISTANCE OF 1,419.21 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°17'14" EAST, A DISTANCE OF 50.00 FEET TO SOUTHERLY RIGHT-OF-WAY OF BRIDGE STREET AND THE NORTHEASTERLY CORNER OF SOUTH 42ND AVENUE AS DEPICTED ON BRIGHTON CROSSING FILING NO. 4 RECORDED NOVEMBER 30, 2005 AT RECEPTION NO. 20051130001311690, IN SAID OFFICIAL RECORDS, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°42'46" EAST, A DISTANCE OF 583.38 FEET TO THE NORTHEAST CORNER OF SAID ORDER FOR INCLUSION;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID ORDER FOR INCLUSION, SOUTH 00°17'14" EAST, A DISTANCE OF 237.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CRESTONE PEAK STREET AS DEPICTED ON SAID BRIGHTON CROSSING FILING NO. 4;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, AND EASTERLY RIGHT-OF-WAY OF SAID SOUTH 42ND AVENUE THE FOLLOWING EIGHT (8) COURSES:

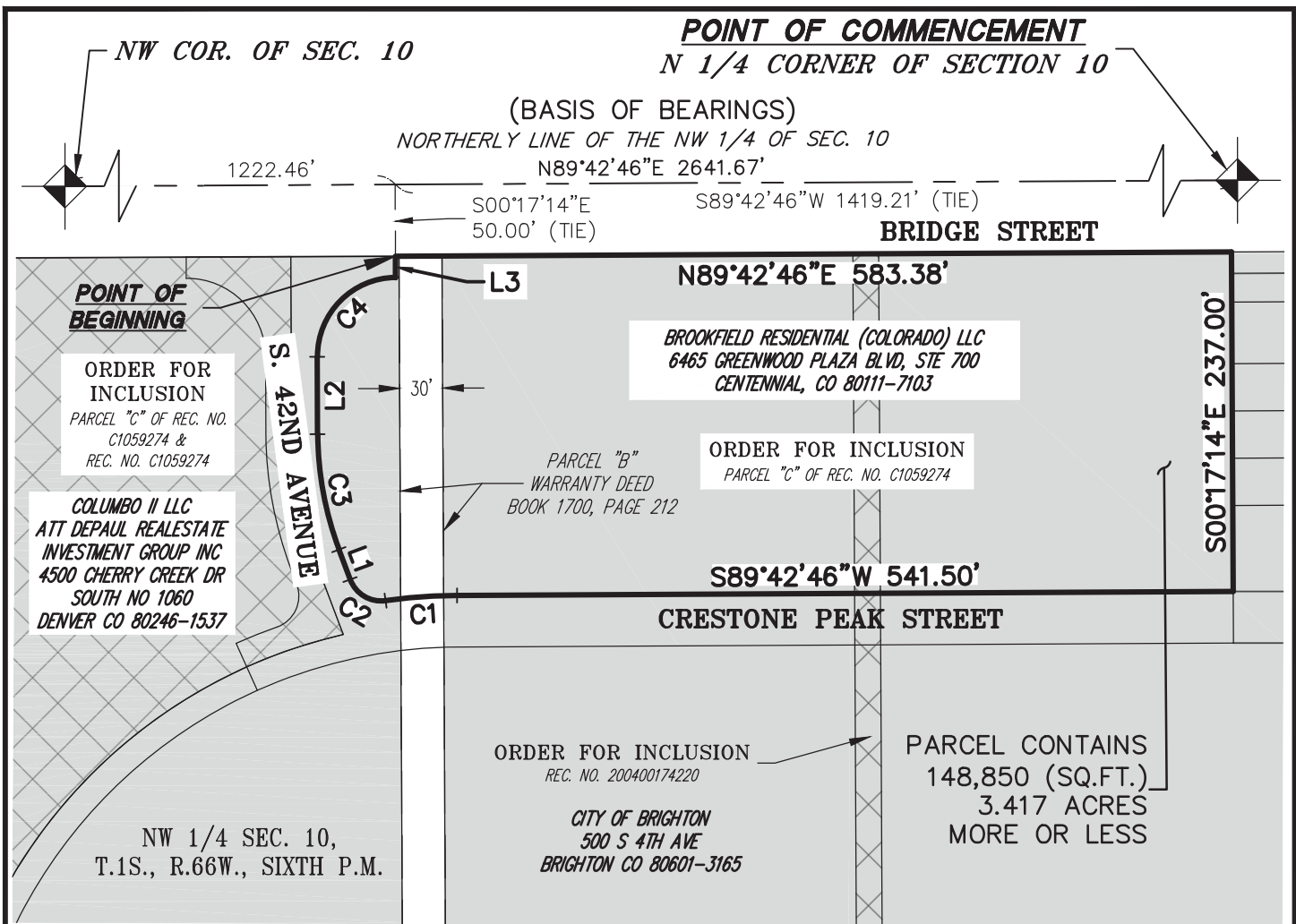
- 1) SOUTH 89°42'46" WEST, A DISTANCE OF 541.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 381.00 FEET;
- 2) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°32'57", AN ARC LENGTH OF 50.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
- 3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°11'40", AN ARC LENGTH OF 30.99 FEET;
- 4) NORTH 20°38'31" WEST, A DISTANCE OF 22.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 232.00 FEET;
- 5) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°21'17", AN ARC LENGTH OF 82.42 FEET;
- 6) NORTH 00°17'14" WEST, A DISTANCE OF 53.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.00 FEET;
- 7) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 86.39 FEET
- 8) NORTH 00°17'14" WEST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3.417 ACRES, (148,850 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO DESCRIPTION

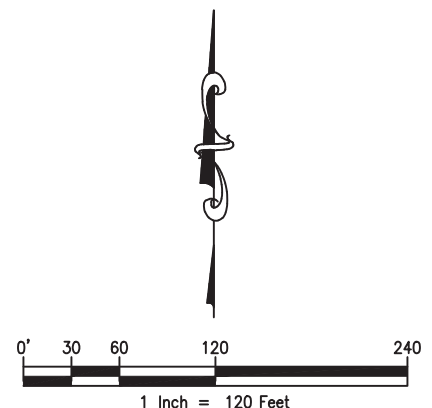


LEGEND

	BROMLEY PARK METROPOLITAN DISTRICT NO. 4
	BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°38'31"W	22.27'
L2	N00°17'14"W	53.93'
L3	N00°17'14"W	15.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°32'57"	381.00'	50.20'
C2	77°11'40"	23.00'	30.99'
C3	20°21'17"	232.00'	82.42'
C4	90°00'00"	55.00'	86.39'



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\54817-27\DWG\EXHIBITS\
DWG NAME: District 5 Parcel 1
DWG: BJM CHK: DED
DATE: 07-28-2017
SCALE: 1" = 120'



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EXHIBIT

NW 1/4 SEC. 10, T1S, R66W, 6TH P.M.
ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

2 OF 2 SHEETS

LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "C" OF ORDER FOR INCLUSION RECORDED NOVEMBER 27, 2002 AT RECEPTION NO. C1059274, A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS EXHIBIT "A" OF SPECIAL WARRANTY DEED RECORDED NOVEMBER 14, 1994 AT RECEPTION NO. C0032263, BOTH BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED OF DEDICATION FOR PUBLIC USE RECORDED MAY 8, 2014 AT RECEPTION NO. 2014000028204 AND THE SOUTHWEST CORNER OF ORDER FOR EXCLUSION RECORDED DECEMBER 10, 2004 AT RECEPTION NO. 2004001255890, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID ORDER FOR EXCLUSION THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 89°33'30" EAST, A DISTANCE OF 844.69 FEET;
- 2) NORTH 00°25'32" WEST, A DISTANCE OF 90.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 363.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°34'27" EAST;
- 3) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°41'24", AN ARC LENGTH OF 143.75 FEET;
- 4) NORTH 89°42'50" EAST, A DISTANCE OF 19.59 FEET TO THE WESTERLY BOUNDARY OF TRACT "A" BRIGHTON CROSSING FILING NO. 4 RECORDED NOVEMBER 30, 2005 AT RECEPTION NO. 2005001311690, IN SAID OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 345.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 66°28'22" EAST;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT "A" THE FOLLOWING TWELVE (12) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'10", AN ARC LENGTH OF 144.23 FEET;
- 2) SOUTH 00°25'32" EAST, A DISTANCE OF 517.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
- 3) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;
- 4) NORTH 89°34'28" EAST, A DISTANCE OF 268.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET;
- 5) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET;
- 6) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°42'16", AN ARC LENGTH OF 106.10 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET;
- 7) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°21'08", AN ARC LENGTH OF 23.02 FEET;
- 8) NORTH 89°34'28" EAST, A DISTANCE OF 113.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 232.00 FEET;
- 9) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'33", AN ARC LENGTH OF 84.80 FEET;
- 10) NORTH 68°37'55" EAST, A DISTANCE OF 86.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.00 FEET;

- 11) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'51", AN ARC LENGTH OF 98.61 FEET;
- 12) THENCE NORTH 89°42'46" EAST, A DISTANCE OF 144.37 FEET TO THE WESTERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 3 RECORDED JANUARY 30, 2004 AT RECEPTION NO. C1271524, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°17'14" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 23.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°17'14" EAST;
- 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 36.13 FEET;
- 3) SOUTH 00°17'14" EAST, A DISTANCE OF 100.34 FEET TO THE NORTHERLY BOUNDARY OF THE VILLAGE SUBDIVISION RECORDED DECEMBER 21, 2001 AT RECEPTION NO. C0903809, IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID WESTERLY BOUNDARY ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID THE VILLAGE SUBDIVISION THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°37'31" WEST, A DISTANCE OF 138.73 FEET;
- 2) SOUTH 00°25'10" EAST, A DISTANCE OF 1,301.46 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DEED OF DEDICATION FOR PUBLIC USE;

THENCE DEPARTING SAID WESTERLY BOUNDARY ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID DEED OF DEDICATION FOR PUBLIC USE THE FOLLOWING THREE (3) COURSES

- 1) SOUTH 89°43'43" WEST, A DISTANCE OF 1,629.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;
- 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'38", AN ARC LENGTH OF 86.24 FEET;
- 3) NORTH 00°25'39" WEST, A DISTANCE OF 1787.47 FEET TO THE **POINT OF BEGINNING**.

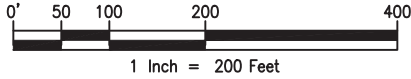
CONTAINING AN AREA OF 63.707 ACRES, (2,775,069 SQUARE FEET), MORE OR LESS.

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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
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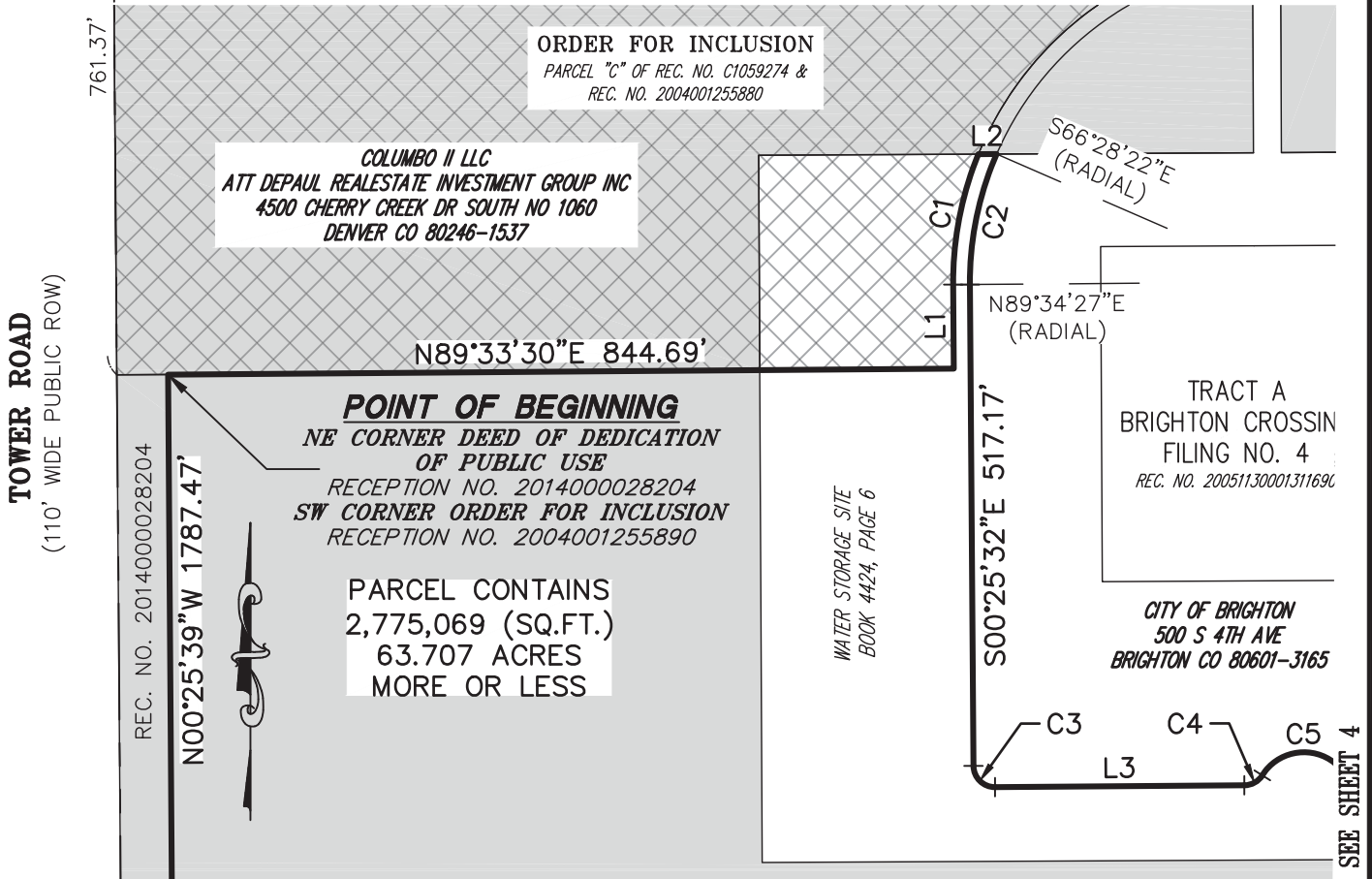
ILLUSTRATION TO DESCRIPTION

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'32"W	90.17'
L2	N89°42'50"E	19.59'
L3	N89°34'28"E	268.04'
L4	N89°34'28"E	113.84'
L5	N68°37'55"E	86.88'
L6	N89°42'46"E	144.37'
L7	S00°17'14"E	36.00'
L8	S00°17'14"E	100.34'
L9	S89°37'31"W	138.73'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°41'24"	363.00'	143.75'
C2	23°57'10"	345.00'	144.23'
C3	90°00'00"	23.00'	36.13'
C4	57°21'08"	23.00'	23.02'
C5	114°42'16"	53.00'	106.10'
C6	57°21'08"	23.00'	23.02'
C7	20°56'33"	232.00'	84.80'
C8	21°04'51"	268.00'	98.61'
C9	90°00'00"	23.00'	36.13'



SEE SHEET 5

LEGEND

	BROMLEY PARK METROPOLITAN DISTRICT NO. 4
	BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

SEE SHEET 4

PATH: Q:\54817-27\DWG\EXHIBITS\
 DWG NAME: District 5 Parcel 2
 DWG: BJM CHK: DED
 DATE: 8-08-2017
 SCALE: 1" = 200'



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EXHIBIT

NW 1/4 SEC. 10, T1S, R66W, 6TH P.M.
 ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

3 OF 5 SHEETS

ILLUSTRATION TO DESCRIPTION

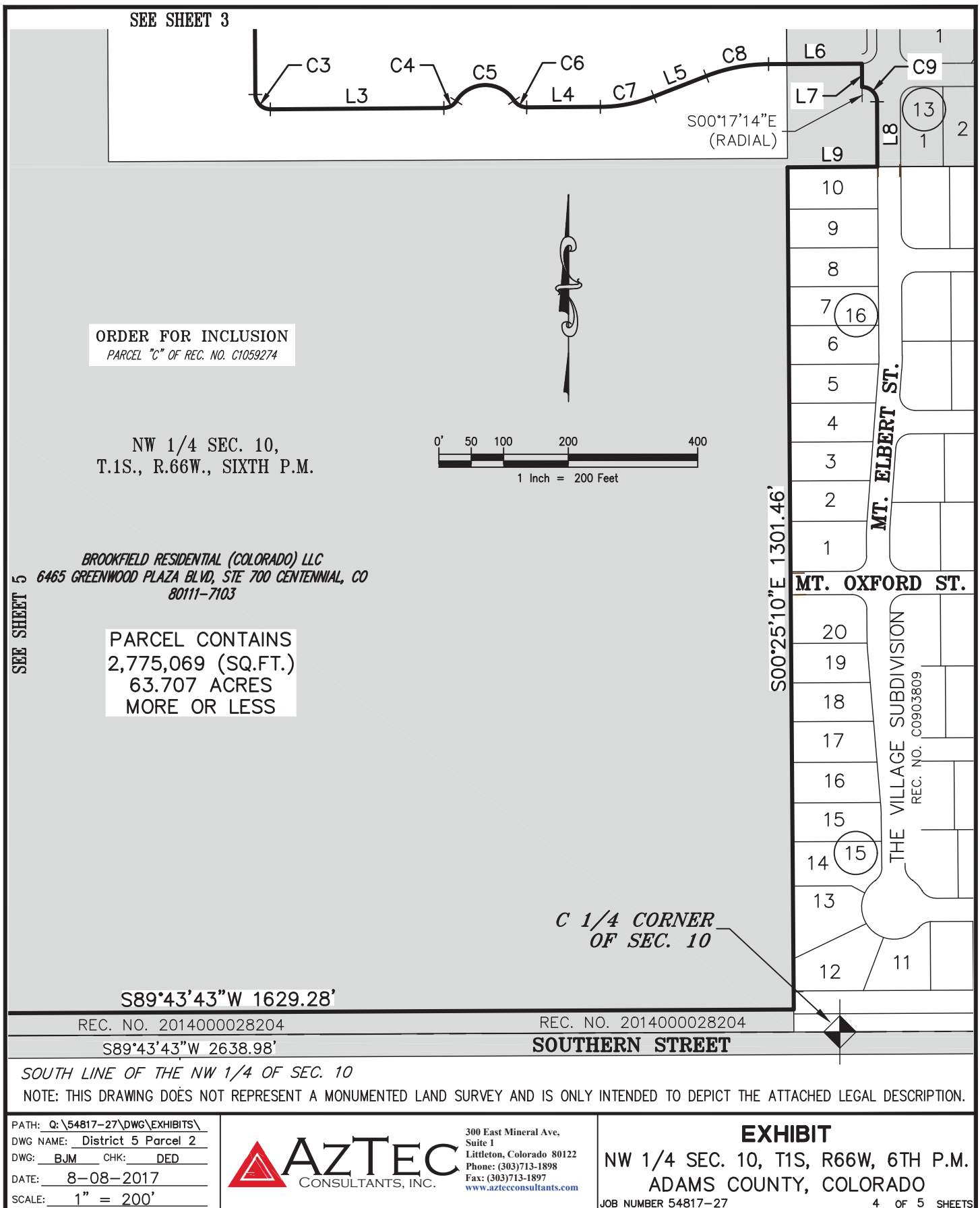
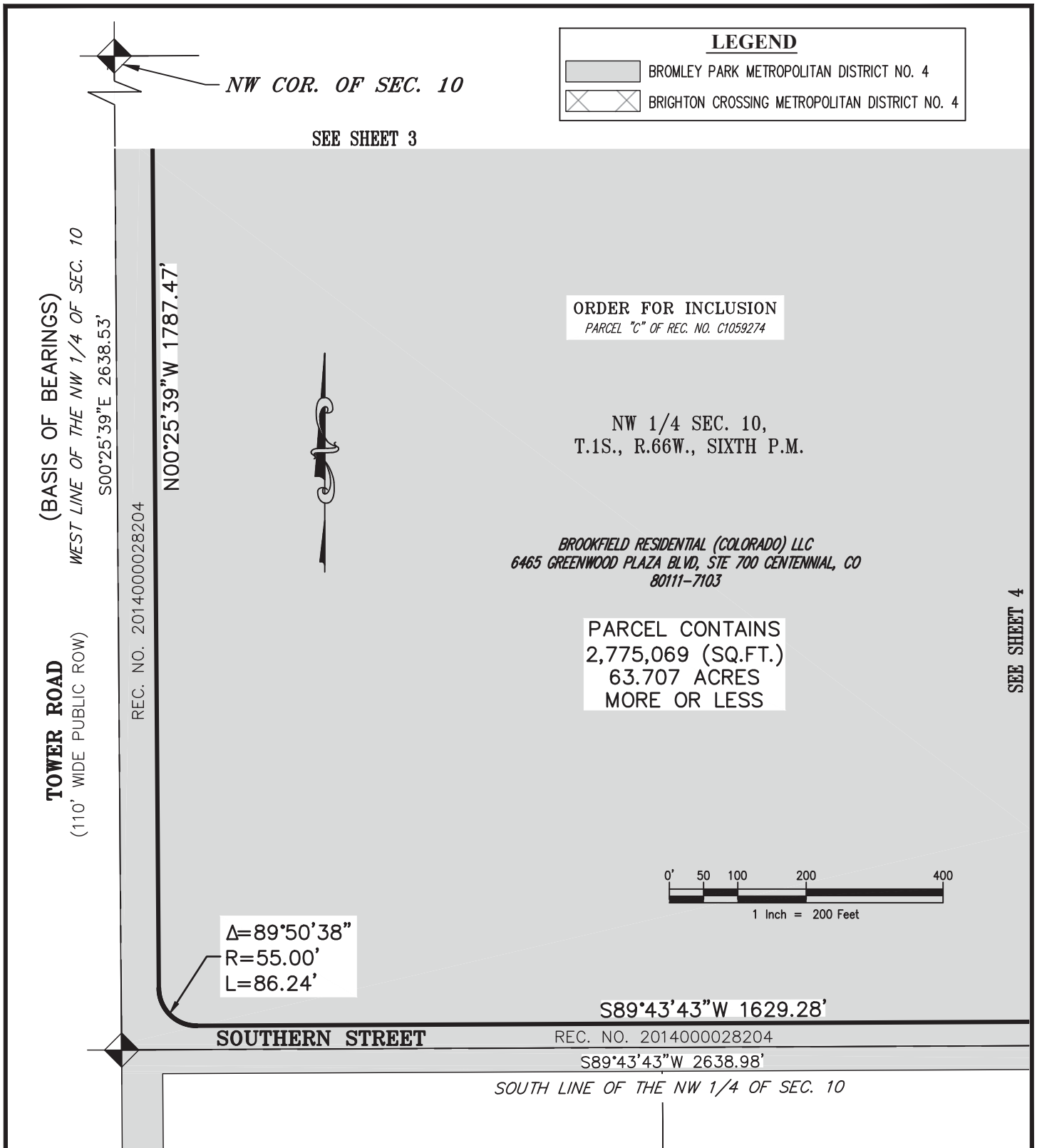


ILLUSTRATION TO DESCRIPTION



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PATH: Q:\54817-27\DWG\EXHIBITS\
DWG NAME: District 5 Parcel 2
DWG: BJM CHK: DED
DATE: 8-08-2017
SCALE: 1" = 200'



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EXHIBIT

NW 1/4 SEC. 10, T1S, R66W, 6TH P.M.
ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

5 OF 5 SHEETS

EXHIBIT B-2

District No. 6 Legal Description

LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B" ORDER FOR INCLUSION RECORDED NOVEMBER 27, 2002 AT RECEPTION NO. C1059274, AND ALL THAT PORTION OF THE SECOND, THIRD, FOURTH PARCELS IN ORDER FOR INCLUSION RECORDED NOVEMBER 19, 2004 AT RECEPTION NO. 2004001174220, BOTH BEING RECORDED IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN THE EAST HALF OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 3, WHENCE THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 BEARS SOUTH 89°42'43" WEST, A DISTANCE OF 2,634.48 WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO:

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, NORTH 00°32'04" WEST, A DISTANCE OF 180.67 FEET TO A LINE PARALLEL WITH AND DISTANT 180.67 FEET NORTHERLY FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE DEPARTING SAID WEST LINE ALONG SAID PARALLEL LINE, NORTH 89°42'43" EAST, A DISTANCE OF 507.16 FEET TO THE WESTERLY RIGHT-OF-WAY OF LONGS PEAK STREET AS DESCRIBED IN DEED OF DEDICATION FOR PUBLIC USE RECORDED MAY 8, 2014 AT RECEPTION NO. 2014000028205 IN SAID OFFICIAL RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 63.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°59'47" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF SAID LONG PEAKS STREET THE FOLLOWING THREE (3) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°08'46", AN ARC LENGTH OF 142.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 65.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°51'19", AN ARC LENGTH OF 44.08 FEET;
3. NORTH 89°42'43" EAST, A DISTANCE OF 1,864.18 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH 50TH AVENUE AS DEPICTED ON BRIGHTON CROSSING FILING NO. 3 RECORDED JANUARY 30, 2004 AT RECEPTION NO. C1271524 IN SAID OFFICIAL RECORDS, AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'45", AN ARC LENGTH OF 86.02 FEET;
2. SOUTH 00°41'26" EAST, A DISTANCE OF 1,446.82 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 18 OF SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°18'34" WEST, A DISTANCE OF 280.00 FEET;
2. SOUTH 00°41'26" EAST, A DISTANCE OF 268.44 FEET AND THE SOUTHERLY PROLONGATION OF SAID WESTERLY BOUNDARY TO THE NORTHERLY LINE OF THE 18.00 FOOT DEDICATED RIGHT-OF-WAY DEPICTED ON SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF SAID 18.00 FOOT DEDICATED RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°18'34" WEST, A DISTANCE OF 730.62 FEET;
2. SOUTH 00°17'34" EAST, A DISTANCE OF 850.35 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BRIDGE STREET (AKA COLORADO HIGHWAY NO. 7) AS DEPICTED ON SAID BRIGHTON CROSSING FILING NO. 3;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°42'26" WEST, A DISTANCE OF 1,470.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 55.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'31", AN ARC LENGTH OF 86.16 FEET;
3. SOUTH 89°27'56" WEST, A DISTANCE OF 35.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH 45TH AVENUE AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

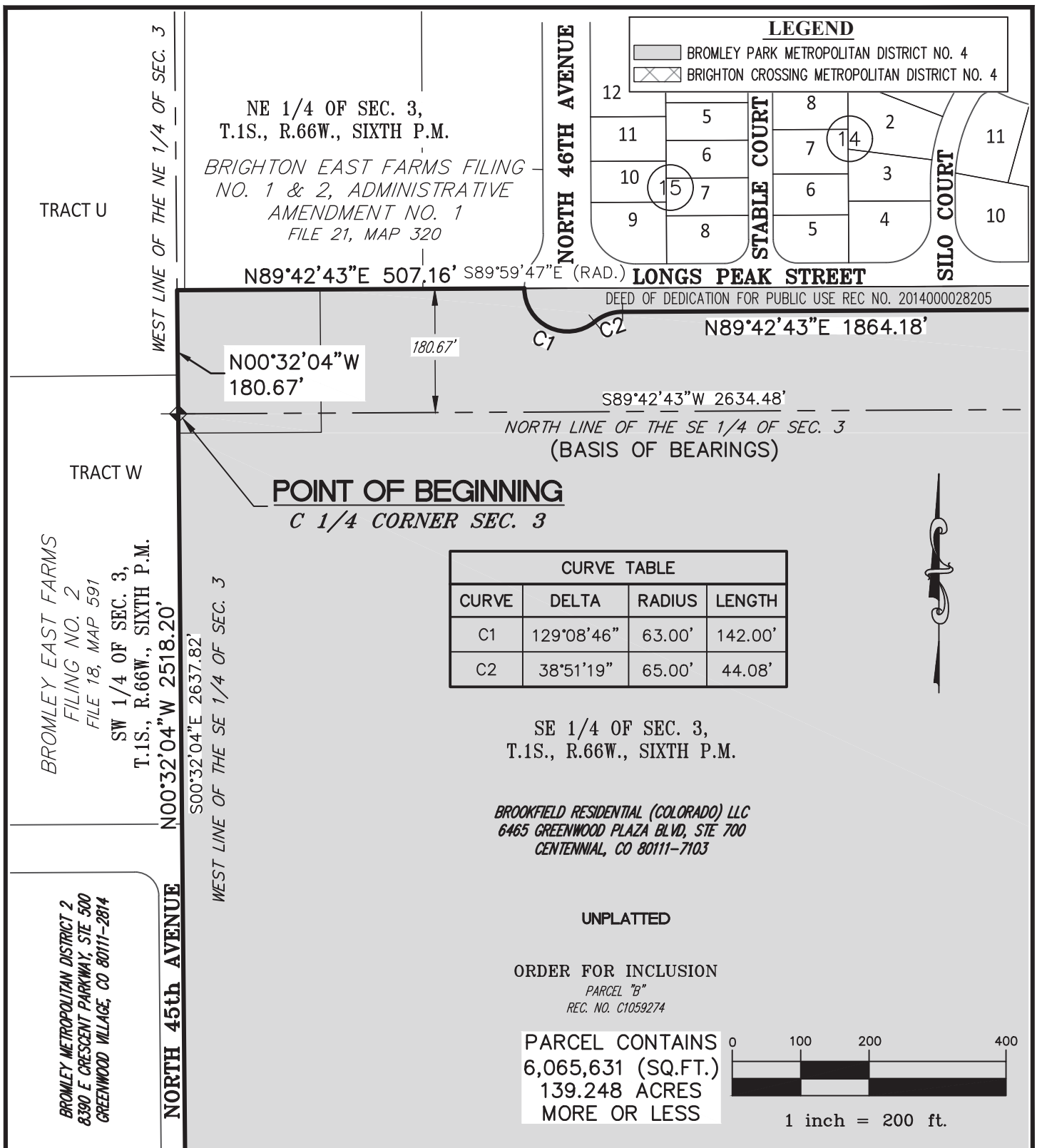
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00°32'04" WEST, A DISTANCE OF 2,518.20 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 139.248 ACRES, (6,065,631 SQUARE FEET), MORE OR LESS.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:54817-27\DWG\EXHIBITS\
DWG NAME: District 6
DWG: BJM CHK: DED
DATE: 9-05-2017
SCALE: 1" = 200'



AZTEC
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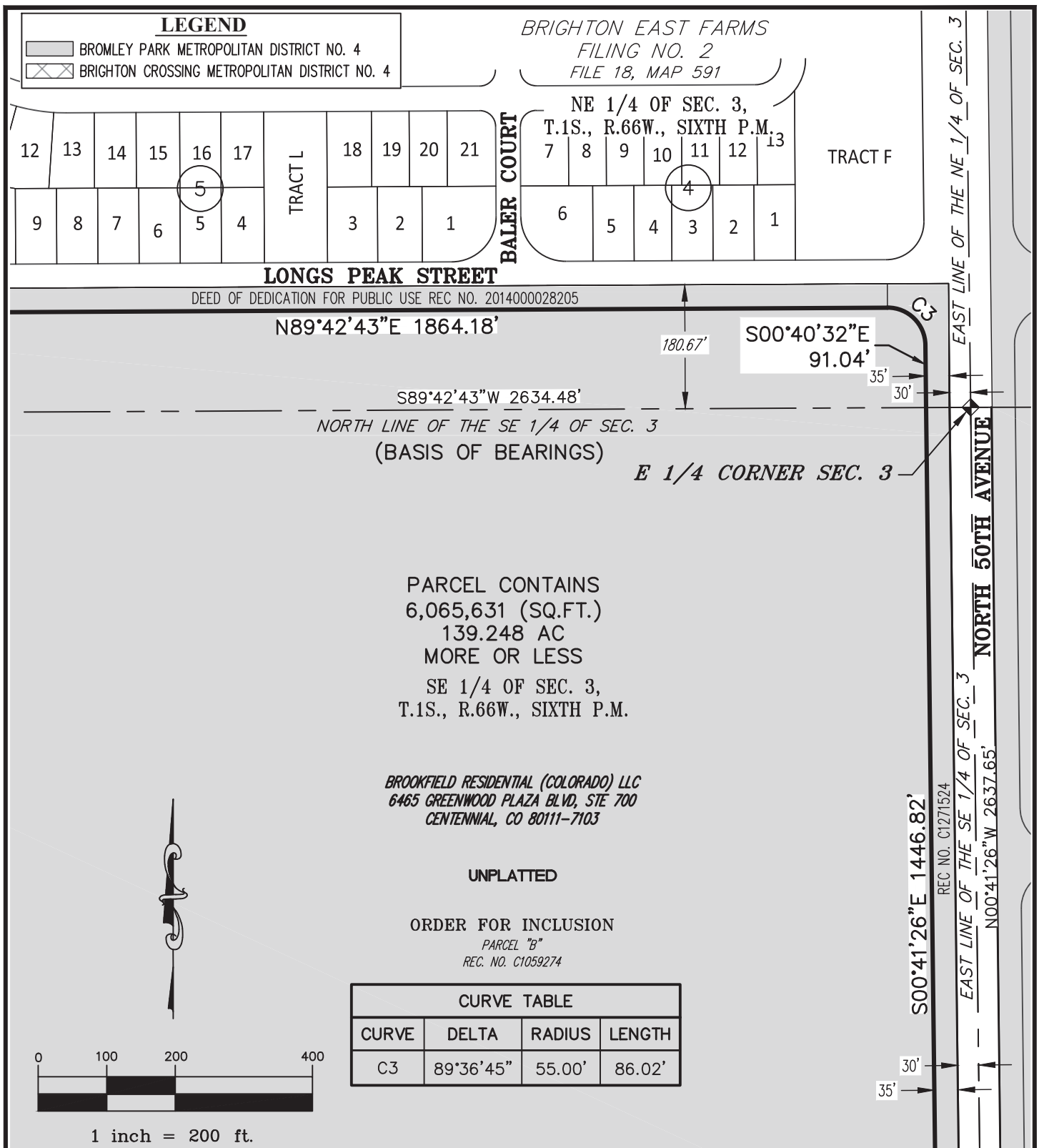
EXHIBIT

E 1/2 SEC. 3, T1S, R66W, 6TH P.M.
ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

3 OF 6 SHEETS

ILLUSTRATION TO DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:54817-27\DWG\EXHIBITS\
 DWG NAME: District 6
 DWG: BJM CHK: DED
 DATE: 9-05-2017
 SCALE: 1" = 200'



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EXHIBIT

E 1/2 SEC. 3, T1S, R66W, 6TH P.M.
 ADAMS COUNTY, COLORADO

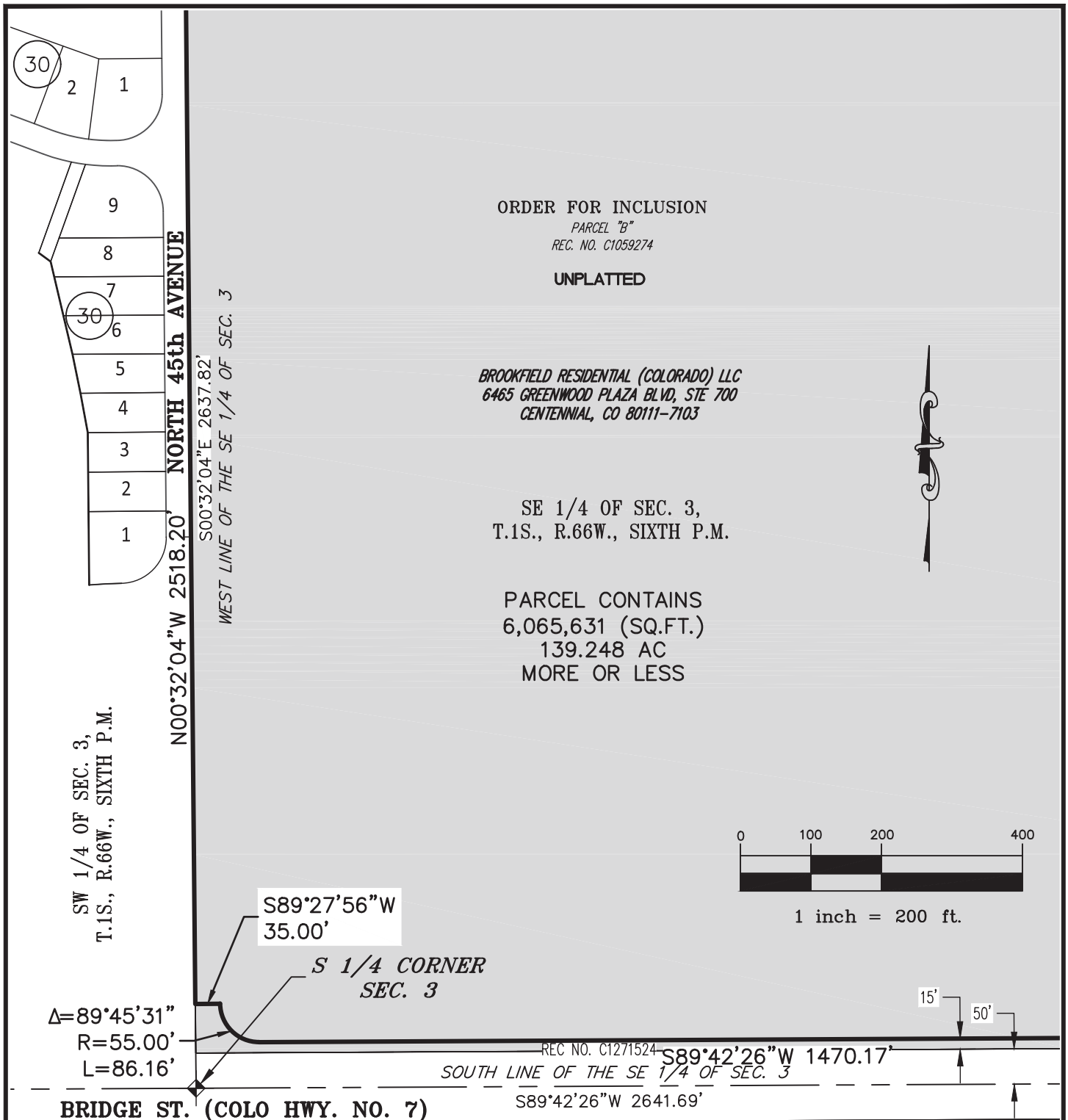
JOB NUMBER 54817-27

3 OF 6 SHEETS



4 OF 6 SHEETS

ILLUSTRATION TO DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY
 AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q: 54817-27\DWG\EXHIBITS\
 DWG NAME: District 6
 DWG: BJM CHK: DED
 DATE: 9-05-2017
 SCALE: 1" = 200'



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EXHIBIT

E 1/2 SEC. 3, T1S, R66W, 6TH P.M.
 ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

5 OF 6 SHEETS

EXHIBIT B-3

District No. 7 Legal Description

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND BEING A PORTION OF BRIGHTON CROSSING FILING NO. 2 RECORDED DECEMBER 31, 2002 AT RECEPTION NO. C1074039, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 2, INCLUSIVE, BLOCK 29;
LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 30;
LOTS 1 THROUGH 45, INCLUSIVE, BLOCK 31;
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 32;
LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 33;
LOTS 1 THROUGH 27, INCLUSIVE, BLOCK 34;
LOTS 1 THROUGH 29, INCLUSIVE, BLOCK 35;
LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 36;
LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 37;
LOTS 1 THROUGH 38, INCLUSIVE, BLOCK 38;
LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 39;
LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 40;
LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 41;
LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 42;
LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 43;
LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 44;
LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 45;
LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 46;
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 47;
LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 48;
LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 49;
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 50;
AND TRACTS N, R, S, T, U, Y, Z;

TOGETHER WITH, ALL OF TRACT V AND P, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT RECORDED NOVEMBER 10, 2015 AT RECEPTION NO. 2015000094404,

ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, SAID COUNTY AND STATE.

LEGAL DESCRIPTION

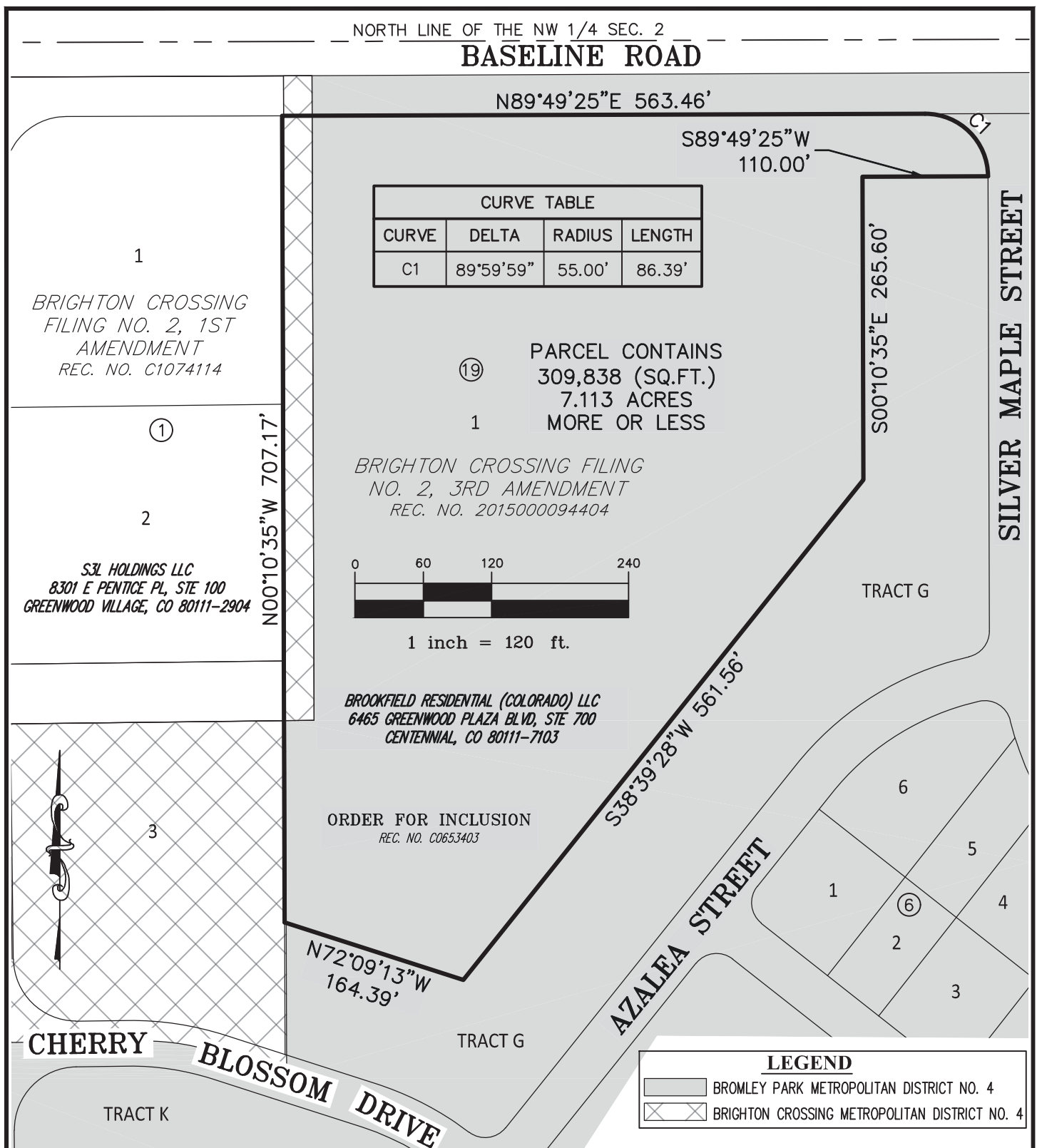
LOT 1, BLOCK 19 BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT RECORDED NOVEMBER 10, 2015 AT RECEPTION NO. 2015000094404 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 10.05 ACRES, (437,563 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:54817-27\DWG\EXHIBITS\
 DWG NAME: District 7 - Parcel 2
 DWG: BJM CHK: DED
 DATE: 8-8-2017
 SCALE: 1" = 120'



AZTEC
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www.aztecconsultants.com**

EXHIBIT

NW 1/4 SEC. 2, T1S, R66W, 6TH P.M.
ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

2 OF 2 SHEETS

LEGAL DESCRIPTION

TRACT "D" BRIGHTON CROSSING FILING NO. 1 RECORDED DECEMBER 20, 2001 IN FILE 18, AT MAP 600 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 10.409 ACRES, (453,431 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



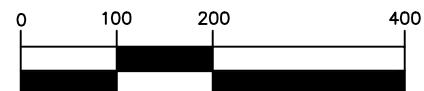
ILLUSTRATION TO DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°25'51"E	69.50'
L2	N86°25'51"E	53.97'
L3	N85°18'47"E	58.67'
L4	N81°22'00"E	60.46'
L5	N77°13'47"E	60.46'
L6	N73°05'34"E	60.46'
L7	N67°24'18"E	74.54'
L8	S32°10'47"E	19.00'
L9	S37°27'38"E	62.48'
L10	S41°11'42"E	62.40'
L11	S46°14'59"E	62.40'
L12	S51°18'16"E	62.40'
L13	S56°21'27"E	65.17'

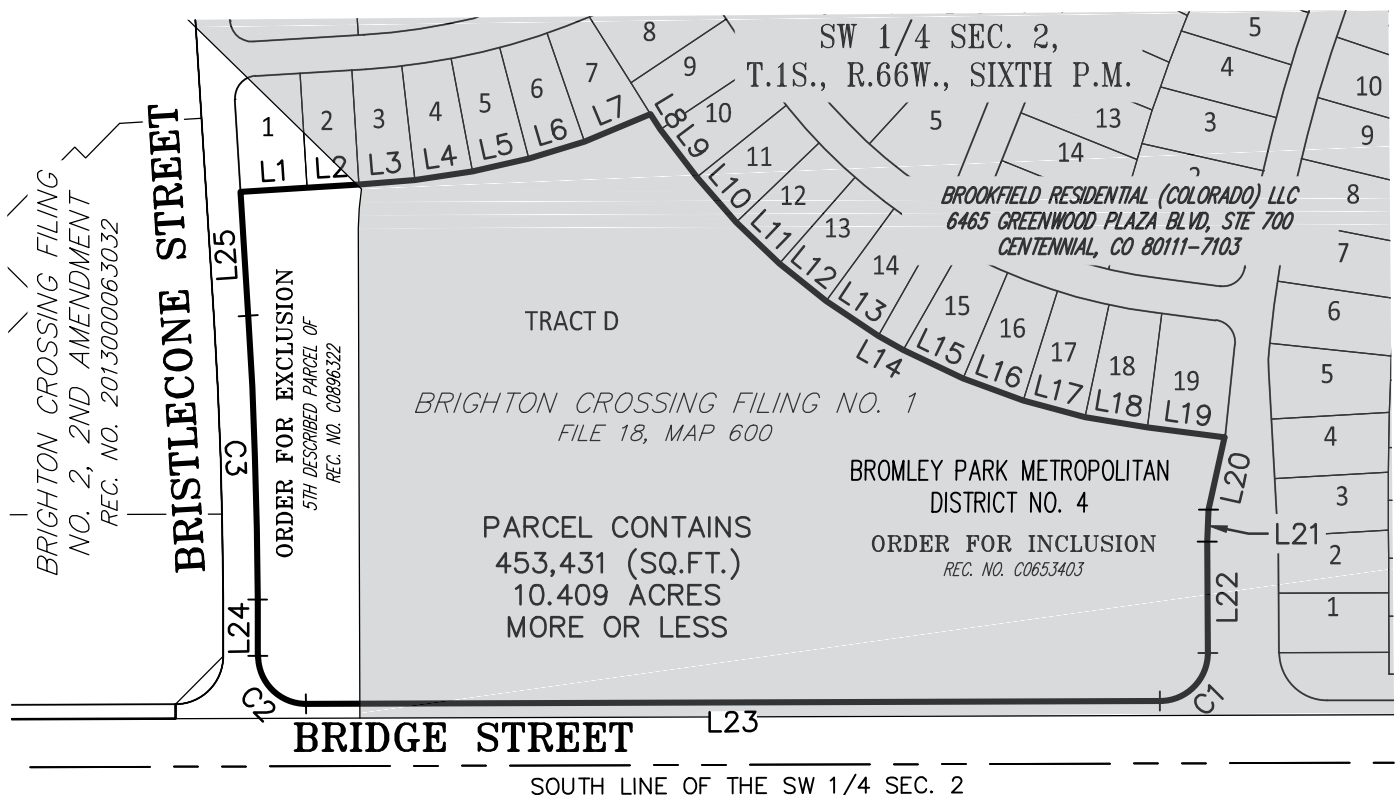
LINE TABLE		
LINE	BEARING	LENGTH
L14	S60°19'30"E	30.00'
L15	S64°26'28"E	68.98'
L16	S69°49'59"E	66.79'
L17	S75°14'38"E	66.79'
L18	S80°34'44"E	65.73'
L19	S82°40'59"E	81.13'
L20	S12°28'22"W	77.13'
L21	S02°08'13"W	33.29'
L22	S00°11'34"E	115.97'
L23	S89°48'32"W	889.77'
L24	N00°11'34"W	58.90'
L25	N03°34'09"W	129.19'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'05"	50.00'	78.54'
C2	89°59'55"	50.00'	78.54'
C3	3°22'35"	5018.00'	295.71'

LEGEND	
	BROMLEY PARK METROPOLITAN DISTRICT NO. 4
	BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4



1 inch = 200 ft.



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q: 54817-27\DWG\EXHIBITS\
 DWG NAME: District 7 - Parcel 3
 DWG: BJM CHK: DED
 DATE: 8-8-2017
 SCALE: 1" = 200'



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 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

EXHIBIT

SW 1/4 SEC. 2, T1S, R66W, 6TH P.M.
 ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

2 OF 2 SHEETS

LEGAL DESCRIPTION

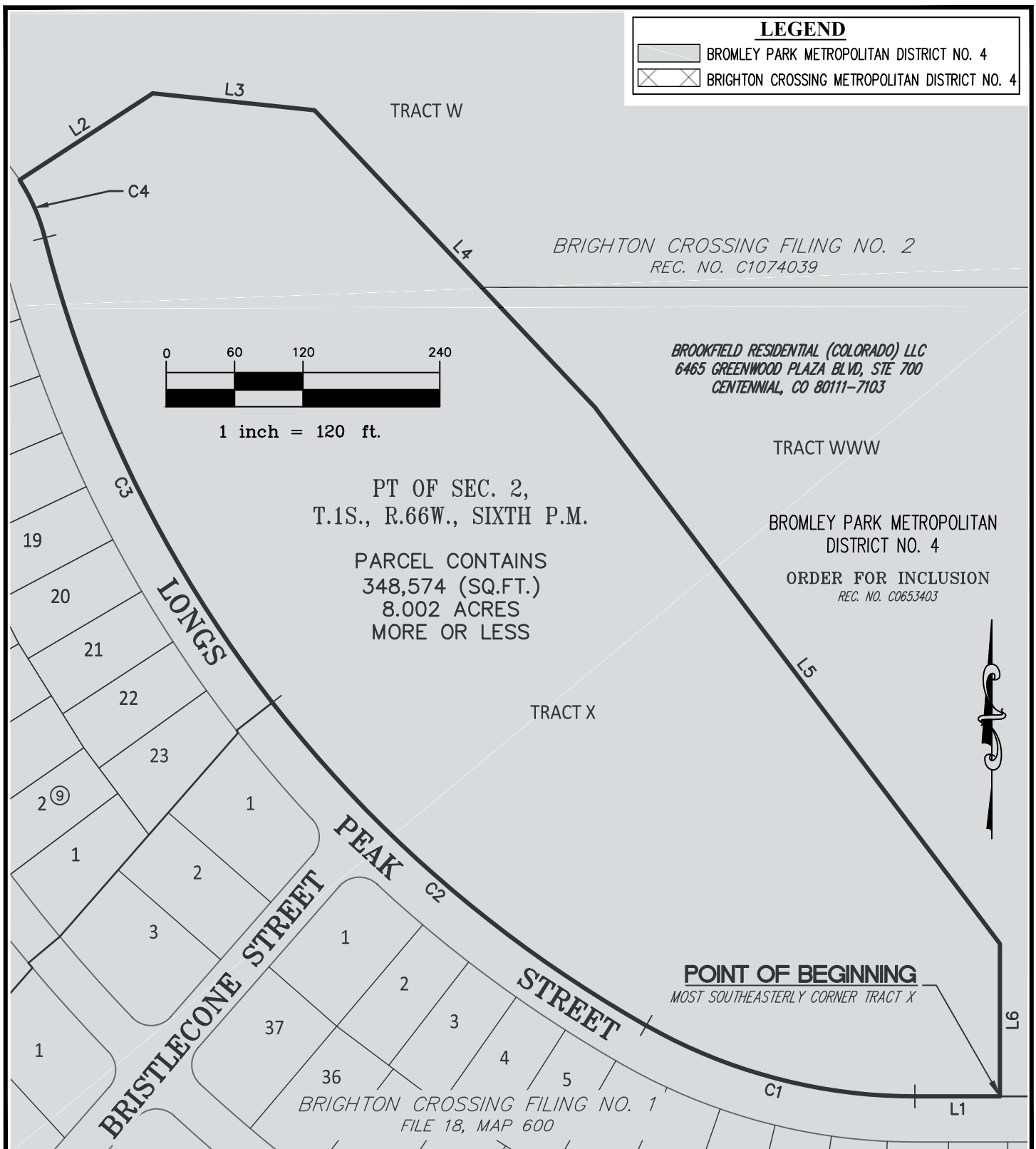
TRACT "X" BRIGHTON CROSSING FILING NO. 2 RECORDED DECEMBER 31, 2002 AT RECEPTION NO. C1074039 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 8.00 ACRES, (348,574 SQUARE FEET), MORE OR LESS.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:54817-27\DWG\EXHIBITS\
DWG NAME: District 7 - Parcel 4
DWG: BJM CHK: DED
DATE: 8-8-2017
SCALE: 1" = 120'



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EXHIBIT

PT OF SEC. 2, T1S, R66W, 6TH P.M.
ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

2 OF 3 SHEETS

ILLUSTRATION TO DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	74.61'
L2	N57°01'04"E	139.31'
L3	S84°02'55"E	142.59'
L4	S43°21'15"E	358.15'
L5	S37°03'57"E	589.62'
L6	S00°00'00"E	133.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	29°32'36"	478.00'	246.47'
C2	22°33'01"	1108.00'	436.08'
C3	23°38'14"	1108.00'	457.10'
C4	18°42'47"	170.00'	55.52'

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q: 54817-27\DWG\EXHIBITS\
 DWG NAME: District 7 - Parcel 4
 DWG: BJM CHK: DED
 DATE: 8-8-2017
 SCALE: N/A



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EXHIBIT

PT OF SEC. 2, T1S, R66W, 6TH P.M.
 ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

3 OF 3 SHEETS

EXHIBIT B-4

District No. 8 Legal Description

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND BEING THE FIRST DESCRIBED PARCEL IN ORDER FOR INCLUSION RECORDED MAY 5, 1998 AT RECEPTION NO. C0393364, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1

THENCE N89°45'04"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, 778.15 FEET;

THENCE N24°18'10"E, 721.72 FEET TO THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 1 IN THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 1;

THENCE N89°42'10"E ALONG SAID NORTH LINE, 1,572.60 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF GOVERNMENT LOT 1 IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 1

THENCE N89°41'18"E, 95.26 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 1 IN THE FRACTIONAL NORTHEAST QUARTER OF SAID SECTION 1 TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 76 AS RECORDED IN BOOK 2441, AT PAGE 842 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 76 THE FOLLOWING THREE (3) COURSES:

- 1) S48°00'01"W, 1,753.12 FEET;
- 2) S42°17'23"W, 201.00 FEET;
- 3) S48°00'01"W, 1,721.94 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER

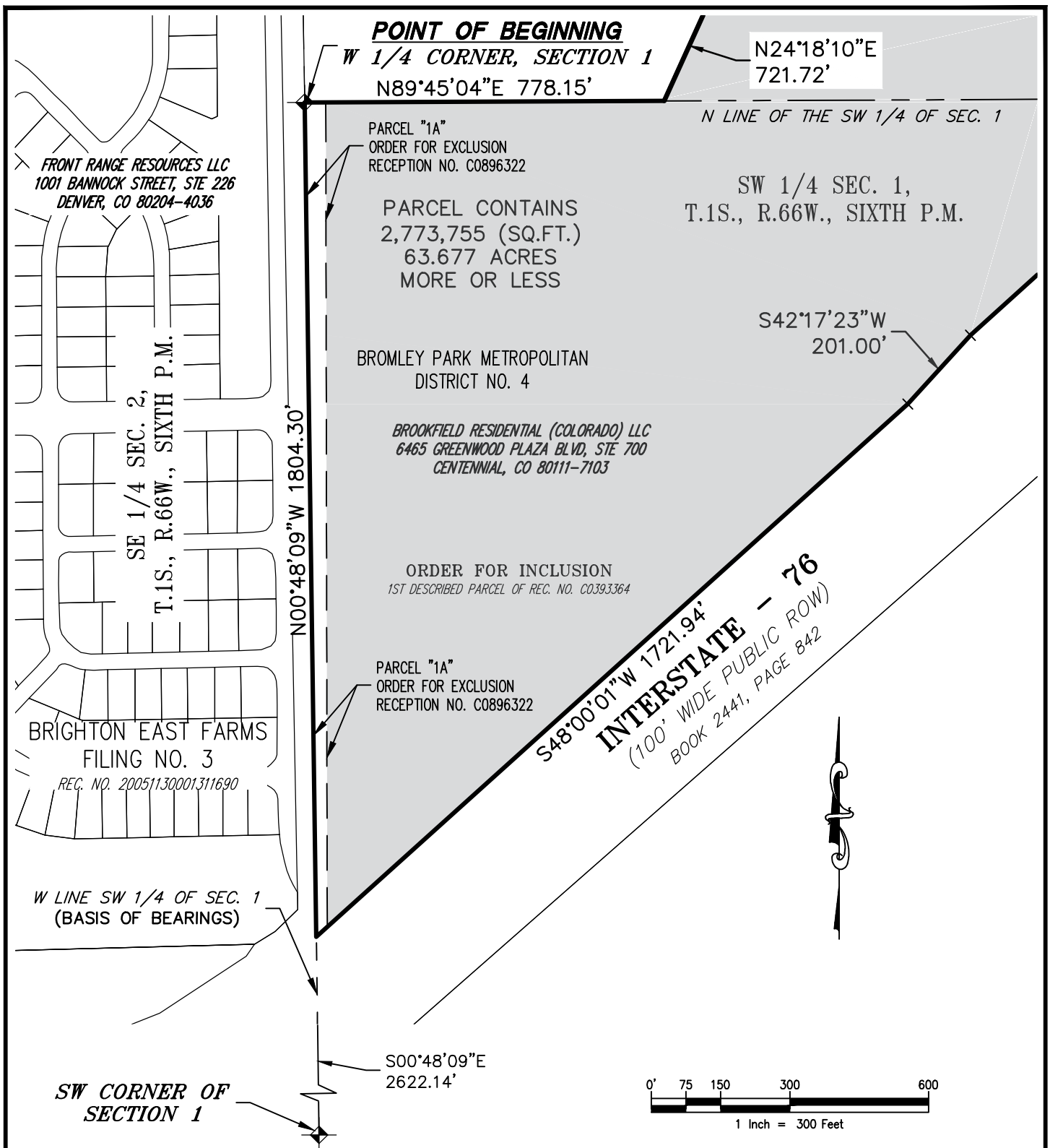
THENCE ALONG SAID WEST LINE N00°48'09"W, 1,804.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 63.677 ACRES, (2,773.755 SQUARE FEET), MORE OR LESS.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO DESCRIPTION



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\DWG\EXHIBITS\District 8
DWG NAME: District 8
DWG: BJM CHK: DED
DATE: 8-29-2017
SCALE: 1" = 300'



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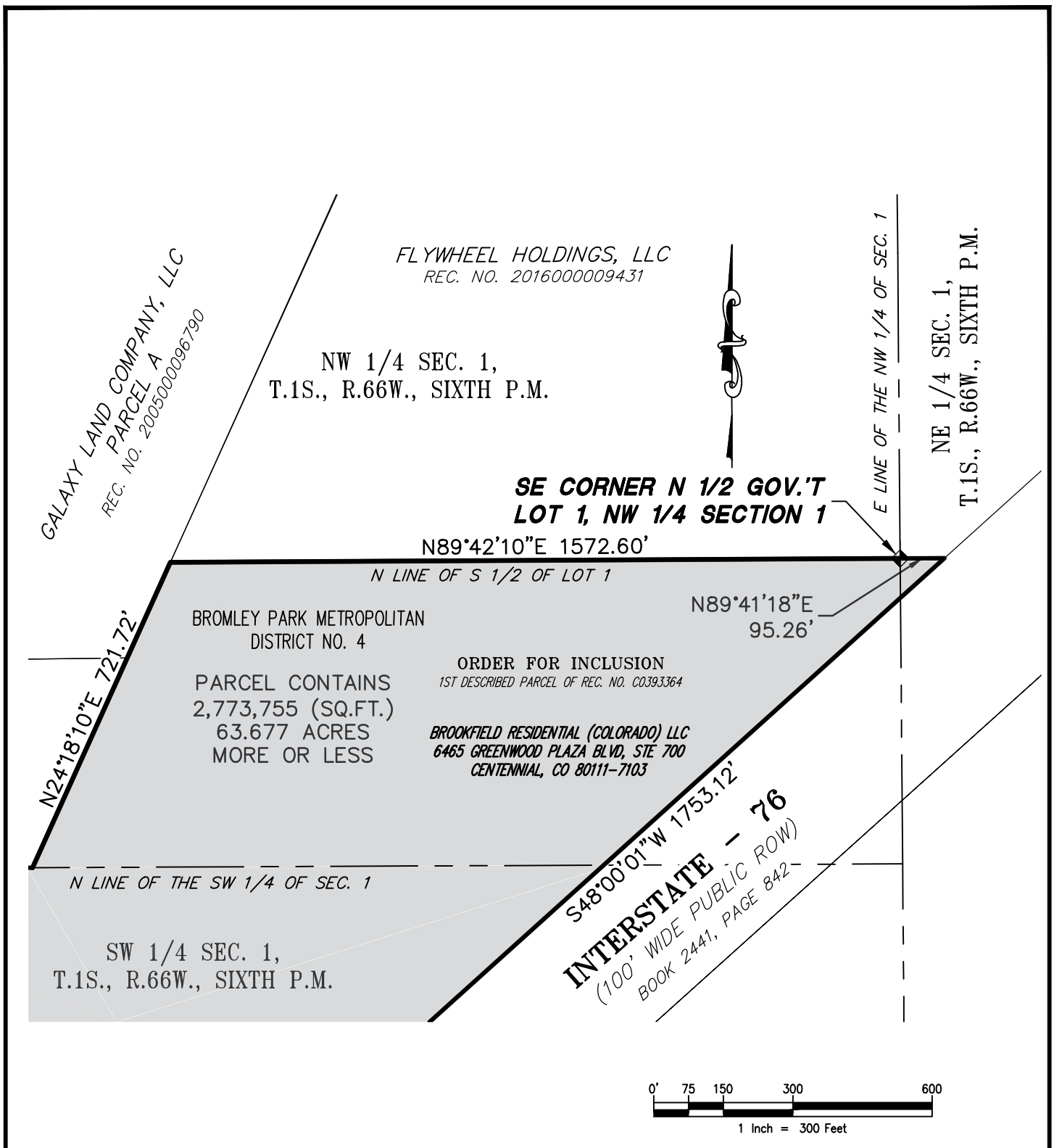
EXHIBIT

SW 1/4 SEC. 1, T1S, R66W, 6TH P.M.
ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

2 OF 3 SHEETS

ILLUSTRATION TO DESCRIPTION



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PATH: Q:\DWG\EXHIBITS\District 8
 DWG NAME: District 8
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EXHIBIT

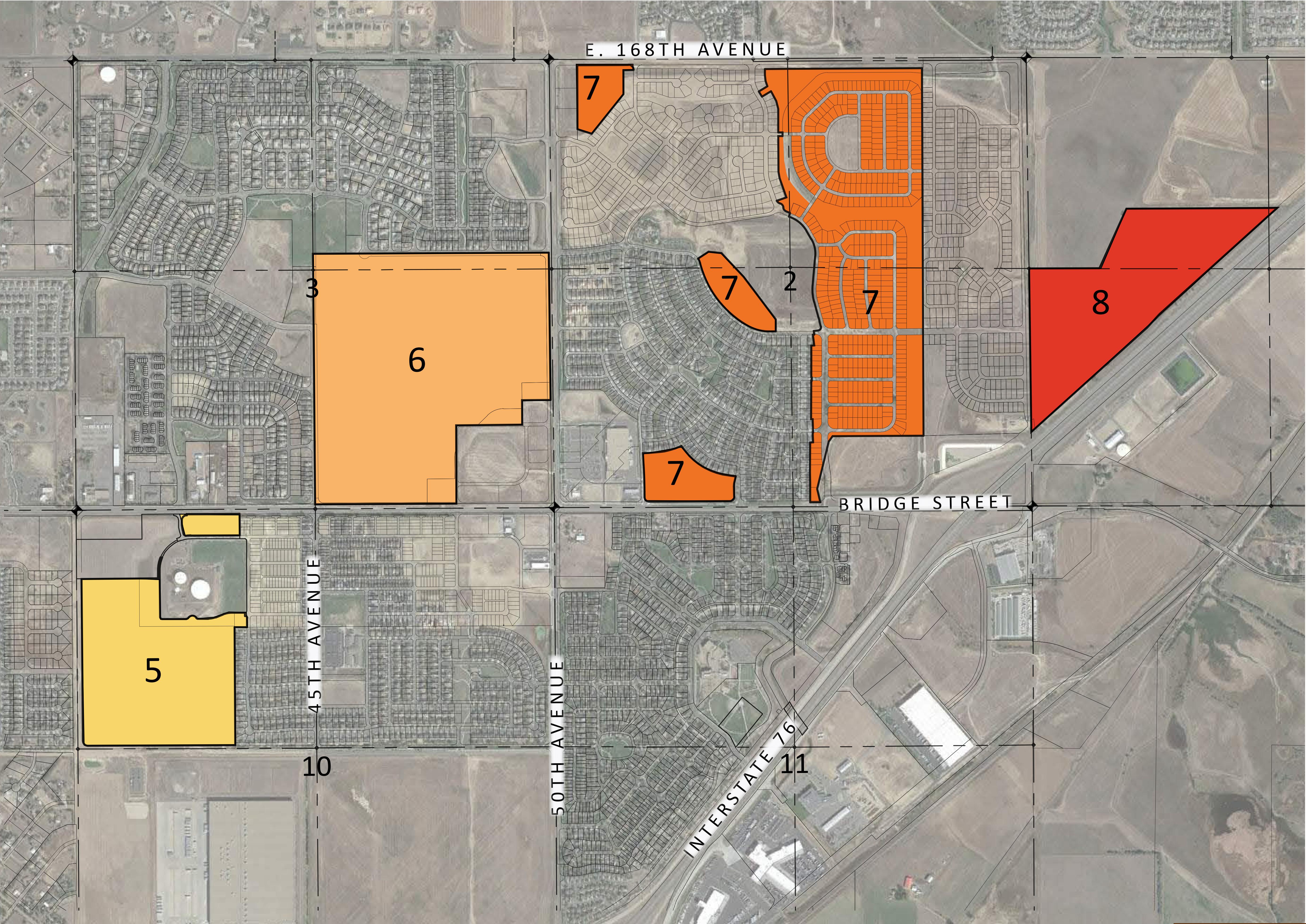
SW 1/4 SEC. 1, T1S, R66W, 6TH P.M.
 ADAMS COUNTY, COLORADO

JOB NUMBER 54817-27

3 OF 3 SHEETS

EXHIBIT C

Project Area Boundary Map



 **BRIGHTON
CROSSINGS**

Brighton Crossing
Metropolitan
Districts

District Boundary Map

LEGEND:

 Section Corner

-  District 5
-  District 6
-  District 7
-  District 8

NOVEMBER 16, 2017



Prepared For:

Brookfield
Residential

Prepared By:

REDLAND
Where Great Places Begin

720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

 REDLAND.COM

EXHIBIT D
Financial Plan

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Full Growth Development Projection -- 10/06/2017

G.O. Bonds, Non-Rated, Look-Back Plan (A&B)



YEAR	<<<<<<< Residential >>>>>>>>						< Platted/Developed Lots >		Debt Svc Mill Levy [50.000 target] [50.000 Cap]	Total Collections @ 98%	S.O. Taxes Collected @ 6%	Total Available Revenue
	Total	Mkt Value Biennial Reasses'mt @ 2.0%	Cumulative Market Value	As'ed Value* @ 7.20% of Market (2-yr lag)	Cumulative Market Value	As'ed Value @ 29.00% of Market (2-yr lag)	Total Collected Assessed Value					
	Res'l Units											
2014	0		0			0						
2015	0		0			0						0
2016	0	0	0	0	0	0	0	50.000	0	0	0	0
2017	0		0	0	0	0	0	50.000	0	0	0	0
2018	0	0	0	0	2,600,000	0	0	50.000	0	0	0	0
2019	80		28,143,236	0	9,179,000	0	0	50.000	0	0	0	0
2020	268	562,865	130,049,678	0	9,216,000	754,000	754,000	50.000	36,946	2,217		39,163
2021	270		233,836,806	2,026,313	0	2,661,910	4,688,223	50.000	229,723	13,783		243,506
2022	0	4,676,736	238,513,542	9,363,577	0	2,672,640	12,036,217	50.000	589,775	35,386		625,161
2023	0		238,513,542	16,836,250	0	0	16,836,250	50.000	824,976	49,499		874,475
2024	0	4,770,271	243,283,813	17,172,975	0	0	17,172,975	50.000	841,476	50,489		891,964
2025	0		243,283,813	17,172,975	0	0	17,172,975	50.000	841,476	50,489		891,964
2026	0	4,865,676	248,149,490	17,516,435	0	0	17,516,435	50.000	858,305	51,498		909,804
2027	0		248,149,490	17,516,435	0	0	17,516,435	50.000	858,305	51,498		909,804
2028	0	4,962,990	253,112,479	17,866,763	0	0	17,866,763	50.000	875,471	52,528		928,000
2029	0		253,112,479	17,866,763	0	0	17,866,763	50.000	875,471	52,528		928,000
2030	0	5,062,250	258,174,729	18,224,099	0	0	18,224,099	50.000	892,981	53,579		946,560
2031	0		258,174,729	18,224,099	0	0	18,224,099	50.000	892,981	53,579		946,560
2032	0	5,163,495	263,338,224	18,588,580	0	0	18,588,580	50.000	910,840	54,650		965,491
2033	0		263,338,224	18,588,580	0	0	18,588,580	50.000	910,840	54,650		965,491
2034	0	5,266,764	268,604,988	18,960,352	0	0	18,960,352	50.000	929,057	55,743		984,801
2035	0		268,604,988	18,960,352	0	0	18,960,352	50.000	929,057	55,743		984,801
2036	0	5,372,100	273,977,088	19,339,559	0	0	19,339,559	50.000	947,638	56,858		1,004,497
2037	0		273,977,088	19,339,559	0	0	19,339,559	50.000	947,638	56,858		1,004,497
2038	0	5,479,542	279,456,630	19,726,350	0	0	19,726,350	50.000	966,591	57,995		1,024,587
2039	0		279,456,630	19,726,350	0	0	19,726,350	50.000	966,591	57,995		1,024,587
2040	0	5,589,133	285,045,762	20,120,877	0	0	20,120,877	50.000	985,923	59,155		1,045,078
2041			285,045,762	20,120,877	0	0	20,120,877	50.000	985,923	59,155		1,045,078
2042		5,700,915	290,746,677	20,523,295	0	0	20,523,295	50.000	1,005,641	60,338		1,065,980
2043			290,746,677	20,523,295	0	0	20,523,295	50.000	1,005,641	60,338		1,065,980
2044		5,814,934	296,561,611	20,933,761	0	0	20,933,761	50.000	1,025,754	61,545		1,087,300
2045			296,561,611	20,933,761	0	0	20,933,761	50.000	1,025,754	61,545		1,087,300
2046		5,931,232	302,492,843	21,352,436	0	0	21,352,436	50.000	1,046,269	62,776		1,109,046
2047			302,492,843	21,352,436	0	0	21,352,436	50.000	1,046,269	62,776		1,109,046
2048		6,049,857	308,542,700	21,779,485	0	0	21,779,485	50.000	1,067,195	64,032		1,131,226
2049			308,542,700	21,779,485	0	0	21,779,485	50.000	1,067,195	64,032		1,131,226
2050		6,170,854	314,713,554	22,215,074	0	0	22,215,074	50.000	1,088,539	65,312		1,153,851
	618	81,439,612							27,476,245	1,648,575		29,124,820

[*] RAR @ 7.96% thru 2017

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Full Growth Development Projection -- 10/06/2017

G.O. Bonds, Non-Rated, Look-Back Plan (A&B)



YEAR	Net Available for Debt Svc	Ser. 2020 \$13,605,000 Par [Net \$12.589 MM] Net Debt Service	Annual Surplus	Surplus Release @ 50% D/A to \$1,360,500	Cumulative Surplus \$1,360,500 Target	Debt/ Assessed Ratio	Debt/ Act'l Value Ratio	Net D/S Coverage @ Target	Net D/S Coverage @ Cap
2014									
2015	0		n/a			n/a	n/a	n/a	n/a
2016	0		n/a			n/a	n/a	n/a	n/a
2017	0		n/a			n/a	0%	n/a	n/a
2018	0		n/a		0	n/a	44%	n/a	n/a
2019	0		n/a		0	2192%	12%	n/a	n/a
2020	39,163	\$0	39,163		39,163	290%	6%	n/a	n/a
2021	243,506	0	243,506	0	282,669	113%	6%	n/a	n/a
2022	625,161	544,200	80,961	0	363,630	81%	6%	115%	115%
2023	874,475	724,200	150,275	0	513,905	78%	6%	121%	121%
2024	891,964	742,000	149,964	0	663,869	77%	5%	120%	120%
2025	891,964	738,800	153,164	0	817,034	74%	5%	121%	121%
2026	909,804	755,400	154,404	0	971,437	73%	5%	120%	120%
2027	909,804	756,000	153,804	0	1,125,241	70%	5%	120%	120%
2028	928,000	771,200	156,800	0	1,282,041	69%	5%	120%	120%
2029	928,000	770,400	157,600	79,140	1,360,500	66%	5%	120%	120%
2030	946,560	784,200	162,360	162,360	1,360,500	64%	5%	121%	121%
2031	946,560	787,000	159,560	159,560	1,360,500	61%	4%	120%	120%
2032	965,491	804,200	161,291	161,291	1,360,500	59%	4%	120%	120%
2033	965,491	800,200	165,291	165,291	1,360,500	56%	4%	121%	121%
2034	984,801	815,800	169,001	169,001	1,360,500	54%	4%	121%	121%
2035	984,801	820,200	164,601	164,601	1,360,500	51%	4%	120%	120%
2036	1,004,497	833,800	170,697	170,697	1,360,500	49%	3%	120%	120%
2037	1,004,497	836,200	168,297	168,297	1,360,500	45%	3%	120%	120%
2038	1,024,587	852,800	171,787	171,787	1,360,500	43%	3%	120%	120%
2039	1,024,587	853,000	171,587	171,587	1,360,500	39%	3%	120%	120%
2040	1,045,078	867,400	177,678	177,678	1,360,500	37%	3%	120%	120%
2041	1,045,078	870,400	174,678	174,678	1,360,500	33%	2%	120%	120%
2042	1,065,980	887,400	178,580	178,580	1,360,500	30%	2%	120%	120%
2043	1,065,980	887,800	178,180	178,180	1,360,500	27%	2%	120%	120%
2044	1,087,300	902,200	185,100	185,100	1,360,500	23%	2%	121%	121%
2045	1,087,300	905,000	182,300	182,300	1,360,500	20%	1%	120%	120%
2046	1,109,046	921,600	187,446	187,446	1,360,500	16%	1%	120%	120%
2047	1,109,046	921,400	187,646	187,646	1,360,500	12%	1%	120%	120%
2048	1,131,226	940,000	191,226	191,226	1,360,500	8%	1%	120%	120%
2049	1,131,226	941,600	189,626	189,626	1,360,500	4%	0%	120%	120%
2050	1,153,851	956,800	197,051	1,557,551	0	0%	0%	121%	121%
	29,124,820	23,991,200	5,133,620	5,133,620					

[EAug2517 20nribE]

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Full Growth Development Projection -- 10/06/2017

G.O. Bonds, Non-Rated, Look-Back Plan (A&B)



	Cash-Flow Subs. > > >																
	Surplus Available for Sub	Application of Prior Year	Date Bonds	Total Available for Sub	Sub Bond Interest on Balance	Less Payments Toward Sub Bond	Accrued Interest + Int. on Bal. @	Less Payments Toward Accrued	Balance of Accrued Interest	Sub Bonds Principal Issued	Less Payments Toward Bond Principal	Balance of Sub Bond Principal	Total Sub. Debt Pmts.	Surplus Cash Flow	Surplus Release	Cum. Surplus	
YEAR	Debt Service	Surplus	Issued	Debt Service	7.00%	Interest	7.00%	Interest	Interest								
2014																	
2015																	
2016																	
2017																	
2018																	
2019																	
2020	0		12/1/20	0	\$3,343	\$0	\$3,343	\$0	\$3,343	\$1,228,000	0	\$1,228,000	\$0	0		0	
2021	0	0		0	85,960	0	86,194	0	89,537		0	1,228,000	0	0	0	0	
2022	0	0		0	85,960	0	92,228	0	181,764		0	1,228,000	0	0	0	0	
2023	0	0		0	85,960	0	98,684	0	280,448		0	1,228,000	0	0	0	0	
2024	0	0		0	85,960	0	105,591	0	386,039		0	1,228,000	0	0	0	0	
2025	0	0		0	85,960	0	112,983	0	499,022		0	1,228,000	0	0	0	0	
2026	0	0		0	85,960	0	120,892	0	619,914		0	1,228,000	0	0	0	0	
2027	0	0		0	85,960	0	129,354	0	749,268		0	1,228,000	0	0	0	0	
2028	0	0		0	85,960	0	138,409	0	887,676		0	1,228,000	0	0	0	0	
2029	79,140	0		79,140	85,960	79,140	68,957	0	956,633		0	1,228,000	79,140	0	0	0	
2030	162,360	0		162,360	85,960	85,960	66,964	76,400	947,198		0	1,228,000	162,360	0	0	0	
2031	159,560	0		159,560	85,960	85,960	66,304	73,600	939,902		0	1,228,000	159,560	0	0	0	
2032	161,291	0		161,291	85,960	85,960	65,793	75,331	930,365		0	1,228,000	161,291	0	0	0	
2033	165,291	0		165,291	85,960	85,960	65,126	79,331	916,159		0	1,228,000	165,291	0	0	0	
2034	169,001	0		169,001	85,960	85,960	64,131	83,041	897,250		0	1,228,000	169,001	0	0	0	
2035	164,601	0		164,601	85,960	85,960	62,807	78,641	881,416		0	1,228,000	164,601	0	0	0	
2036	170,697	0		170,697	85,960	85,960	61,699	84,737	858,379		0	1,228,000	170,697	0	0	0	
2037	168,297	0		168,297	85,960	85,960	60,087	82,337	836,129		0	1,228,000	168,297	0	0	0	
2038	171,787	0		171,787	85,960	85,960	58,529	85,827	808,831		0	1,228,000	171,787	0	0	0	
2039	171,587	0		171,587	85,960	85,960	56,618	85,627	779,823		0	1,228,000	171,587	0	0	0	
2040	177,678	0		177,678	85,960	85,960	54,588	91,718	742,692		0	1,228,000	177,678	0	0	0	
2041	174,678	0		174,678	85,960	85,960	51,988	88,718	705,962		0	1,228,000	174,678	0	0	0	
2042	178,580	0		178,580	85,960	85,960	49,417	92,620	662,759		0	1,228,000	178,580	0	0	0	
2043	178,180	0		178,180	85,960	85,960	46,393	92,220	616,933		0	1,228,000	178,180	0	0	0	
2044	185,100	0		185,100	85,960	85,960	43,185	99,140	560,978		0	1,228,000	185,100	0	0	0	
2045	182,300	0		182,300	85,960	85,960	39,268	96,340	503,907		0	1,228,000	182,300	0	0	0	
2046	187,446	0		187,446	85,960	85,960	35,274	101,486	437,695		0	1,228,000	187,446	0	0	0	
2047	187,646	0		187,646	85,960	85,960	30,639	101,686	366,648		0	1,228,000	187,646	0	0	0	
2048	191,226	0		191,226	85,960	85,960	25,665	105,266	287,047		0	1,228,000	191,226	0	0	0	
2049	189,626	0		189,626	85,960	85,960	20,093	103,666	203,474		0	1,228,000	189,626	0	0	0	
2050	1,557,551	0		1,557,551	85,960	85,960	14,243	217,717	0		1,228,000	0	1,531,677	25,873	25,873	0	
	5,133,620	0		5,133,620	2,582,143	1,884,300	1,995,446	1,995,446		1,228,000	1,228,000		5,107,746	25,873	25,873		
									COI (est):	36,840							
									Proceeds:	1,191,160							

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Operations Revenue and Expense Projection



YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	S.O. Taxes Collected @ 6%	Total Available For O&M	Less District Operations @ of \$50,000 Infl. @ 1% or max 7.0 mills	Developer Advances for Operations	Simple Interest on Developer Advances for Ops @ 6.0%	Developer Repayment for Operations	Annual Surplus	Total Mills
2014											
2015	0										
2016	0										
2017	0										
2018	0	7.000	\$0	\$0	\$0	\$50,000	\$50,000	\$3,000	\$0	\$0	57.000
2019	0	7.000	0	0	0	50,500	50,500	3,030	0	0	57.000
2020	754,000	7.000	5,172	310	5,483	51,005	45,522	2,731	0	0	57.000
2021	4,688,223	7.000	32,161	1,930	34,091	51,515	17,424	1,045	0	0	57.000
2022	12,036,217	7.000	82,568	4,954	87,523	52,030	0	0	35,492	0	57.000
2023	16,836,250	7.000	115,497	6,930	122,426	52,551	0	0	69,876	0	57.000
2024	17,172,975	7.000	117,807	7,068	124,875	53,076	0	0	67,885	3,914	57.000
2025	17,172,975	7.000	117,807	7,068	124,875	53,607	0	0	0	71,268	57.000
2026	17,516,435	7.000	120,163	7,210	127,373	54,143	0	0	0	73,230	57.000
2027	17,516,435	7.000	120,163	7,210	127,373	54,684	0	0	0	72,688	57.000
2028	17,866,763	7.000	122,566	7,354	129,920	55,231	0	0	0	74,689	57.000
2029	17,866,763	7.000	122,566	7,354	129,920	55,783	0	0	0	74,137	57.000
2030	18,224,099	7.000	125,017	7,501	132,518	56,341	0	0	0	76,177	57.000
2031	18,224,099	7.000	125,017	7,501	132,518	56,905	0	0	0	75,614	57.000
2032	18,588,580	7.000	127,518	7,651	135,169	57,474	0	0	0	77,695	57.000
2033	18,588,580	7.000	127,518	7,651	135,169	58,048	0	0	0	77,120	57.000
2034	18,960,352	7.000	130,068	7,804	137,872	58,629	0	0	0	79,243	57.000
2035	18,960,352	7.000	130,068	7,804	137,872	59,215	0	0	0	78,657	57.000
2036	19,339,559	7.000	132,669	7,960	140,630	59,807	0	0	0	80,822	57.000
2037	19,339,559	7.000	132,669	7,960	140,630	60,405	0	0	0	80,224	57.000
2038	19,726,350	7.000	135,323	8,119	143,442	61,010	0	0	0	82,433	57.000
2039	19,726,350	7.000	135,323	8,119	143,442	61,620	0	0	0	81,823	57.000
2040	20,120,877	7.000	138,029	8,282	146,311	62,236	0	0	0	84,075	57.000
2041	20,120,877	7.000	138,029	8,282	146,311	62,858	0	0	0	83,453	57.000
2042	20,523,295	7.000	140,790	8,447	149,237	63,487	0	0	0	85,750	57.000
2043	20,523,295	7.000	140,790	8,447	149,237	64,122	0	0	0	85,116	57.000
2044	20,933,761	7.000	143,606	8,616	152,222	64,763	0	0	0	87,459	57.000
2045	20,933,761	7.000	143,606	8,616	152,222	65,410	0	0	0	86,811	57.000
2046	21,352,436	7.000	146,478	8,789	155,266	66,065	0	0	0	89,202	57.000
2047	21,352,436	7.000	146,478	8,789	155,266	66,725	0	0	0	88,541	57.000
2048	21,779,485	7.000	149,407	8,964	158,372	67,392	0	0	0	90,979	57.000
2049	21,779,485	7.000	149,407	8,964	158,372	68,066	0	0	0	90,305	57.000
2050	22,215,074	7.000	152,395	9,144	161,539	68,747	0	0	0	92,792	57.000
			3,846,674	230,800	4,077,475	1,943,450	163,446	9,807	173,253	2,124,218	

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
Development Summary
 Future Growth Development Projection - Buildout (updated 8/25/17)



Residential Development

Product Type	PA1 - MF	PA5 - 55' SFD	PA5 - 67' SFD	PA5 - 75' SFD	PA6 - MF	PA7 - 55' SFD	PA7 - AA Duplex	PA8 - 55' SFD	PA8 - 67' SFD	PA8 - 75' SFD
MV \$ ('17)	\$182,070	\$416,160	\$442,170	\$483,786	\$182,070	\$416,160	\$364,140	\$416,160	\$442,170	\$483,786
2017	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	30	30	-	-	-
2020	36	-	-	-	-	30	30	30	30	26
2021	36	-	-	-	-	30	30	30	30	24
2022	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-
	72	-	-	-	-	90	90	60	60	50
MV @ Full Buildout (base prices;un-infl.)	\$13,109,040	\$0	\$0	\$0	\$0	\$37,454,400	\$32,772,600	\$24,969,600	\$26,530,200	\$24,189,300

notes:

Platted/Dev Lots = 10% MV; one-yr prior
 Base MV \$ inflated 2% per annum

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
Development Summary
 Future Growth Development Projection - Buildout (updated 8/25/17)



Product Type	PA9 - MF	PA11 22' TH	PA11 24' TH	PA11 - Avenue	PA12/13 - 50' SFD	PA12/13 - 65' SFD	PA12/13 - 22' TH	PA14 - MF
MV \$ ('17)	\$182,070	\$338,130	\$348,534	\$416,160	\$442,170	\$442,170	\$338,130	\$182,070

Res'l Totals

2017	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-
2019	20	-	-	-	-	-	-	-	80
2020	30	20	-	36	-	-	-	-	268
2021	30	24	-	36	-	-	-	-	270
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
	80	44	-	72	-	-	-	-	618
MV @ Full Buildout (base prices;un-infl.)	\$14,565,600	\$14,877,720	\$0	\$29,963,520	\$0	\$0	\$0	\$0	\$218,431,980

notes:

Platted/Dev Lots = 10% MV; one-yr prior
 Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8 Combined Results

~~~~~ GENERAL OBLIGATION BONDS, SERIES 2020A SUBORDINATE BONDS, SERIES 2020B ~~~

[Preliminary -- for discussion only]

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

Sources:	SERIES 2020A	SERIES 2020B	Total
Bond Proceeds:			
Par Amount	13,605,000.00	1,228,000.00	14,833,000.00
	13,605,000.00	1,228,000.00	14,833,000.00
Uses:	SERIES 2020A	SERIES 2020B	Total
Project Fund Deposits:			
Project Funds	12,588,700.00	1,191,160.00	13,779,860.00
Other Fund Deposits:			
Capitalized Interest Fund	544,200.00		544,200.00
Cost of Issuance:			
COI	272,100.00		272,100.00
UWD	200,000.00		200,000.00
Other Cost of Issuance		36,840.00	36,840.00
	472,100.00	36,840.00	508,940.00
	13,605,000.00	1,228,000.00	14,833,000.00

SOURCES AND USES OF FUNDS

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2020A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Development thru 2021)
[Preliminary -- for discussion only]**

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

Sources:

Bond Proceeds:	
Par Amount	13,605,000.00
	13,605,000.00

Uses:

Project Fund Deposits:	
Project Funds	12,588,700.00
Other Fund Deposits:	
Capitalized Interest Fund	544,200.00
Cost of Issuance:	
COI	272,100.00
UWD	200,000.00
	472,100.00
	13,605,000.00

BOND SUMMARY STATISTICS

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2020A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Development thru 2021)
[Preliminary -- for discussion only]**

Dated Date	12/01/2020
Delivery Date	12/01/2020
First Coupon	06/01/2021
Last Maturity	12/01/2050
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.000000%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.269971%
Average Coupon	4.000000%
Average Life (years)	20.085
Weighted Average Maturity (years)	20.085
Duration of Issue (years)	13.446
Par Amount	13,605,000.00
Bond Proceeds	13,605,000.00
Total Interest	10,930,400.00
Net Interest	10,930,400.00
Bond Years from Dated Date	273,260,000.00
Bond Years from Delivery Date	273,260,000.00
Total Debt Service	24,535,400.00
Maximum Annual Debt Service	956,800.00
Average Annual Debt Service	817,846.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2050	13,605,000.00	100.000	4.000%	20.085	01/01/2041	23,672.70
	13,605,000.00			20.085		23,672.70

	TIC	All-In TIC	Arbitrage Yield
Par Value	13,605,000.00	13,605,000.00	13,605,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-472,100.00	
- Other Amounts			
Target Value	13,605,000.00	13,132,900.00	13,605,000.00
Target Date	12/01/2020	12/01/2020	12/01/2020
Yield	4.000000%	4.269971%	4.000000%

BOND DEBT SERVICE

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2020A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Development thru 2021)
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2021			272,100	272,100	
12/01/2021			272,100	272,100	544,200
06/01/2022			272,100	272,100	
12/01/2022			272,100	272,100	544,200
06/01/2023			272,100	272,100	
12/01/2023	180,000	4.000%	272,100	452,100	724,200
06/01/2024			268,500	268,500	
12/01/2024	205,000	4.000%	268,500	473,500	742,000
06/01/2025			264,400	264,400	
12/01/2025	210,000	4.000%	264,400	474,400	738,800
06/01/2026			260,200	260,200	
12/01/2026	235,000	4.000%	260,200	495,200	755,400
06/01/2027			255,500	255,500	
12/01/2027	245,000	4.000%	255,500	500,500	756,000
06/01/2028			250,600	250,600	
12/01/2028	270,000	4.000%	250,600	520,600	771,200
06/01/2029			245,200	245,200	
12/01/2029	280,000	4.000%	245,200	525,200	770,400
06/01/2030			239,600	239,600	
12/01/2030	305,000	4.000%	239,600	544,600	784,200
06/01/2031			233,500	233,500	
12/01/2031	320,000	4.000%	233,500	553,500	787,000
06/01/2032			227,100	227,100	
12/01/2032	350,000	4.000%	227,100	577,100	804,200
06/01/2033			220,100	220,100	
12/01/2033	360,000	4.000%	220,100	580,100	800,200
06/01/2034			212,900	212,900	
12/01/2034	390,000	4.000%	212,900	602,900	815,800
06/01/2035			205,100	205,100	
12/01/2035	410,000	4.000%	205,100	615,100	820,200
06/01/2036			196,900	196,900	
12/01/2036	440,000	4.000%	196,900	636,900	833,800
06/01/2037			188,100	188,100	
12/01/2037	460,000	4.000%	188,100	648,100	836,200
06/01/2038			178,900	178,900	
12/01/2038	495,000	4.000%	178,900	673,900	852,800
06/01/2039			169,000	169,000	
12/01/2039	515,000	4.000%	169,000	684,000	853,000
06/01/2040			158,700	158,700	
12/01/2040	550,000	4.000%	158,700	708,700	867,400
06/01/2041			147,700	147,700	
12/01/2041	575,000	4.000%	147,700	722,700	870,400
06/01/2042			136,200	136,200	
12/01/2042	615,000	4.000%	136,200	751,200	887,400
06/01/2043			123,900	123,900	
12/01/2043	640,000	4.000%	123,900	763,900	887,800
06/01/2044			111,100	111,100	
12/01/2044	680,000	4.000%	111,100	791,100	902,200
06/01/2045			97,500	97,500	
12/01/2045	710,000	4.000%	97,500	807,500	905,000
06/01/2046			83,300	83,300	
12/01/2046	755,000	4.000%	83,300	838,300	921,600
06/01/2047			68,200	68,200	
12/01/2047	785,000	4.000%	68,200	853,200	921,400
06/01/2048			52,500	52,500	
12/01/2048	835,000	4.000%	52,500	887,500	940,000
06/01/2049			35,800	35,800	
12/01/2049	870,000	4.000%	35,800	905,800	941,600
06/01/2050			18,400	18,400	
12/01/2050	920,000	4.000%	18,400	938,400	956,800
	13,605,000		10,930,400	24,535,400	24,535,400

NET DEBT SERVICE

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2020A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Development thru 2021)
[Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2021		544,200	544,200	544,200	
12/01/2022		544,200	544,200		544,200
12/01/2023	180,000	544,200	724,200		724,200
12/01/2024	205,000	537,000	742,000		742,000
12/01/2025	210,000	528,800	738,800		738,800
12/01/2026	235,000	520,400	755,400		755,400
12/01/2027	245,000	511,000	756,000		756,000
12/01/2028	270,000	501,200	771,200		771,200
12/01/2029	280,000	490,400	770,400		770,400
12/01/2030	305,000	479,200	784,200		784,200
12/01/2031	320,000	467,000	787,000		787,000
12/01/2032	350,000	454,200	804,200		804,200
12/01/2033	360,000	440,200	800,200		800,200
12/01/2034	390,000	425,800	815,800		815,800
12/01/2035	410,000	410,200	820,200		820,200
12/01/2036	440,000	393,800	833,800		833,800
12/01/2037	460,000	376,200	836,200		836,200
12/01/2038	495,000	357,800	852,800		852,800
12/01/2039	515,000	338,000	853,000		853,000
12/01/2040	550,000	317,400	867,400		867,400
12/01/2041	575,000	295,400	870,400		870,400
12/01/2042	615,000	272,400	887,400		887,400
12/01/2043	640,000	247,800	887,800		887,800
12/01/2044	680,000	222,200	902,200		902,200
12/01/2045	710,000	195,000	905,000		905,000
12/01/2046	755,000	166,600	921,600		921,600
12/01/2047	785,000	136,400	921,400		921,400
12/01/2048	835,000	105,000	940,000		940,000
12/01/2049	870,000	71,600	941,600		941,600
12/01/2050	920,000	36,800	956,800		956,800
	13,605,000	10,930,400	24,535,400	544,200	23,991,200

BOND SOLUTION

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2020A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Development thru 2021)
[Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2021		544,200	-544,200		243,506	243,506	
12/01/2022		544,200		544,200	625,161	80,961	114.87709%
12/01/2023	180,000	724,200		724,200	874,475	150,275	120.75046%
12/01/2024	205,000	742,000		742,000	891,964	149,964	120.21082%
12/01/2025	210,000	738,800		738,800	891,964	153,164	120.73150%
12/01/2026	235,000	755,400		755,400	909,804	154,404	120.43998%
12/01/2027	245,000	756,000		756,000	909,804	153,804	120.34439%
12/01/2028	270,000	771,200		771,200	928,000	156,800	120.33191%
12/01/2029	280,000	770,400		770,400	928,000	157,600	120.45686%
12/01/2030	305,000	784,200		784,200	946,560	162,360	120.70386%
12/01/2031	320,000	787,000		787,000	946,560	159,560	120.27442%
12/01/2032	350,000	804,200		804,200	965,491	161,291	120.05606%
12/01/2033	360,000	800,200		800,200	965,491	165,291	120.65619%
12/01/2034	390,000	815,800		815,800	984,801	169,001	120.71595%
12/01/2035	410,000	820,200		820,200	984,801	164,601	120.06836%
12/01/2036	440,000	833,800		833,800	1,004,497	170,697	120.47214%
12/01/2037	460,000	836,200		836,200	1,004,497	168,297	120.12637%
12/01/2038	495,000	852,800		852,800	1,024,587	171,787	120.14384%
12/01/2039	515,000	853,000		853,000	1,024,587	171,587	120.11567%
12/01/2040	550,000	867,400		867,400	1,045,078	177,678	120.48402%
12/01/2041	575,000	870,400		870,400	1,045,078	174,678	120.06875%
12/01/2042	615,000	887,400		887,400	1,065,980	178,580	120.12395%
12/01/2043	640,000	887,800		887,800	1,065,980	178,180	120.06983%
12/01/2044	680,000	902,200		902,200	1,087,300	185,100	120.51646%
12/01/2045	710,000	905,000		905,000	1,087,300	182,300	120.14359%
12/01/2046	755,000	921,600		921,600	1,109,046	187,446	120.33914%
12/01/2047	785,000	921,400		921,400	1,109,046	187,646	120.36526%
12/01/2048	835,000	940,000		940,000	1,131,226	191,226	120.34324%
12/01/2049	870,000	941,600		941,600	1,131,226	189,626	120.13875%
12/01/2050	920,000	956,800		956,800	1,153,851	197,051	120.59479%
	13,605,000	24,535,400	-544,200	23,991,200	29,085,657	5,094,457	

SOURCES AND USES OF FUNDS

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
SUBORDINATE BONDS, SERIES 2020B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2050 (Stated) Maturity
(Future Development thru 2021)
[Preliminary -- for discussion only]**

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

Sources:

Bond Proceeds:	
Par Amount	1,228,000.00
	1,228,000.00

Uses:

Project Fund Deposits:	
Project Funds	1,191,160.00
Cost of Issuance:	
Other Cost of Issuance	36,840.00
	1,228,000.00

BOND PRICING

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
SUBORDINATE BONDS, SERIES 2020B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2050 (Stated) Maturity
(Future Development thru 2021)
[Preliminary -- for discussion only]**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2050:	12/15/2050	1,228,000	7.000%	7.000%	100.000
		1,228,000			

Dated Date	12/01/2020	
Delivery Date	12/01/2020	
First Coupon	12/15/2020	
Par Amount	1,228,000.00	
Original Issue Discount		
Production Underwriter's Discount	1,228,000.00	100.000000%
Purchase Price	1,228,000.00	100.000000%
Accrued Interest		
Net Proceeds	1,228,000.00	

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Full Growth Development Projection -- 10/06/2017

G.O. Bonds, Non-Rated, Look-Back Plan (A&B)



	<<<<<<< Residential >>>>>>>>						< Platted/Developed Lots >						
	Mkt Value		As'ed Value*		As'ed Value		Debt Svc		Total		S.O. Taxes		Total
	Total	Biennial	Cumulative	@ 7.20%	Cumulative	@ 29.00%	Total	Mill Levy	Collections	Collected		Available	
YEAR	Res'l Units	Reasses'mt	Market Value	of Market	Market Value	of Market	Collected	[50.000 target]	@ 98%	@ 6%		Revenue	
	@ 2.0%			(2-yr lag)		(2-yr lag)	Assessed Value	[50.000 Cap]					
2014	0		0		0								
2015	0		0		0							0	
2016	0	0	0	0	0	0	0	50.000	0	0	0	0	
2017	0		0	0	0	0	0	50.000	0	0	0	0	
2018	0	0	0	0	0	0	0	50.000	0	0	0	0	
2019	0		0	0	0	0	0	50.000	0	0	0	0	
2020	0	0	0	0	0	0	0	50.000	0	0	0	0	
2021	0		0	0	10,681,500	0	0	50.000	0	0	0	0	
2022	301	0	122,696,860	0	8,638,000	0	0	50.000	0	0	0	0	
2023	262		223,904,797	0	7,350,500	3,097,635	3,097,635	50.000	151,784	9,107	160,891		
2024	215	4,478,096	316,228,172	8,834,174	4,855,000	2,505,020	11,339,194	50.000	555,621	33,337	588,958		
2025	130		375,410,351	16,121,145	0	2,131,645	18,252,790	50.000	894,387	53,663	948,050		
2026	0	7,508,207	382,918,558	22,768,428	0	1,407,950	24,176,378	50.000	1,184,643	71,079	1,255,721		
2027	0		382,918,558	27,029,545	0	0	27,029,545	50.000	1,324,448	79,467	1,403,915		
2028	0	7,658,371	390,576,929	27,570,136	0	0	27,570,136	50.000	1,350,937	81,056	1,431,993		
2029	0		390,576,929	27,570,136	0	0	27,570,136	50.000	1,350,937	81,056	1,431,993		
2030	0	7,811,539	398,388,468	28,121,539	0	0	28,121,539	50.000	1,377,955	82,677	1,460,633		
2031	0		398,388,468	28,121,539	0	0	28,121,539	50.000	1,377,955	82,677	1,460,633		
2032	0	7,967,769	406,356,237	28,683,970	0	0	28,683,970	50.000	1,405,515	84,331	1,489,845		
2033	0		406,356,237	28,683,970	0	0	28,683,970	50.000	1,405,515	84,331	1,489,845		
2034	0	8,127,125	414,483,362	29,257,649	0	0	29,257,649	50.000	1,433,625	86,017	1,519,642		
2035	0		414,483,362	29,257,649	0	0	29,257,649	50.000	1,433,625	86,017	1,519,642		
2036	0	8,289,667	422,773,029	29,842,802	0	0	29,842,802	50.000	1,462,297	87,738	1,550,035		
2037	0		422,773,029	29,842,802	0	0	29,842,802	50.000	1,462,297	87,738	1,550,035		
2038	0	8,455,461	431,228,490	30,439,658	0	0	30,439,658	50.000	1,491,543	89,493	1,581,036		
2039	0		431,228,490	30,439,658	0	0	30,439,658	50.000	1,491,543	89,493	1,581,036		
2040	0	8,624,570	439,853,060	31,048,451	0	0	31,048,451	50.000	1,521,374	91,282	1,612,657		
2041			439,853,060	31,048,451	0	0	31,048,451	50.000	1,521,374	91,282	1,612,657		
2042		8,797,061	448,650,121	31,669,420	0	0	31,669,420	50.000	1,551,802	93,108	1,644,910		
2043			448,650,121	31,669,420	0	0	31,669,420	50.000	1,551,802	93,108	1,644,910		
2044		8,973,002	457,623,123	32,302,809	0	0	32,302,809	50.000	1,582,838	94,970	1,677,808		
2045			457,623,123	32,302,809	0	0	32,302,809	50.000	1,582,838	94,970	1,677,808		
2046		9,152,462	466,775,586	32,948,865	0	0	32,948,865	50.000	1,614,494	96,870	1,711,364		
2047			466,775,586	32,948,865	0	0	32,948,865	50.000	1,614,494	96,870	1,711,364		
2048		9,335,512	476,111,098	33,607,842	0	0	33,607,842	50.000	1,646,784	98,807	1,745,591		
2049			476,111,098	33,607,842	0	0	33,607,842	50.000	1,646,784	98,807	1,745,591		
2050		9,522,222	485,633,319	34,279,999	0	0	34,279,999	50.000	1,679,720	100,783	1,780,503		
2051			485,633,319	34,279,999	0	0	34,279,999	50.000	1,679,720	100,783	1,780,503		
2052		9,712,666	495,345,986	34,965,599	0	0	34,965,599	50.000	1,713,314	102,799	1,816,113		
2053			495,345,986	34,965,599	0	0	34,965,599	50.000	1,713,314	102,799	1,816,113		
2054		9,906,920	505,252,906	35,664,911	0	0	35,664,911	50.000	1,747,581	104,855	1,852,435		
	908	134,320,650							45,522,859	2,731,372		48,254,230	

[*] RAR @ 7.96% thru 2017

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Full Growth Development Projection -- 10/06/2017

G.O. Bonds, Non-Rated, Look-Back Plan (A&B)



YEAR	Net Available for Debt Svc	Ser. 2024 \$22,030,000 Par [Net \$20.949 MM] Net Debt Service	Annual Surplus	Surplus Release @ 50% D/A to \$2,203,000	Cumulative Surplus to \$2,203,000 Target	Debt/ Assessed Ratio	Debt/ Act'l Value Ratio	Net D/S Coverage @ Target	Net D/S Coverage @ Cap
2014									
2015	0		n/a			n/a	n/a	n/a	n/a
2016	0		n/a			n/a	n/a	n/a	n/a
2017	0		n/a		0	n/a	n/a	n/a	n/a
2018	0		n/a		0	n/a	n/a	n/a	n/a
2019	0		n/a		0	n/a	n/a	n/a	n/a
2020	0		n/a		0	n/a	0%	n/a	n/a
2021	0		n/a		0	n/a	0%	n/a	n/a
2022	0		n/a		0	0%	0%	n/a	n/a
2023	160,891		n/a		0	0%	0%	n/a	n/a
2024	588,958	\$0	588,958		588,958	121%	6%	n/a	n/a
2025	948,050	440,600	507,450	0	1,096,408	91%	6%	215%	215%
2026	1,255,721	1,046,200	209,521	0	1,305,929	81%	6%	120%	120%
2027	1,403,915	1,169,600	234,315	0	1,540,243	78%	6%	120%	120%
2028	1,431,993	1,192,800	239,193	0	1,779,436	77%	5%	120%	120%
2029	1,431,993	1,189,600	242,393	0	2,021,829	74%	5%	120%	120%
2030	1,460,633	1,216,000	244,633	63,462	2,203,000	73%	5%	120%	120%
2031	1,460,633	1,215,800	244,833	244,833	2,203,000	70%	5%	120%	120%
2032	1,489,845	1,240,000	249,845	249,845	2,203,000	69%	5%	120%	120%
2033	1,489,845	1,237,600	252,245	252,245	2,203,000	66%	5%	120%	120%
2034	1,519,642	1,264,600	255,042	255,042	2,203,000	64%	5%	120%	120%
2035	1,519,642	1,264,800	254,842	254,842	2,203,000	61%	4%	120%	120%
2036	1,550,035	1,289,200	260,835	260,835	2,203,000	59%	4%	120%	120%
2037	1,550,035	1,286,800	263,235	263,235	2,203,000	56%	4%	120%	120%
2038	1,581,036	1,313,600	267,436	267,436	2,203,000	54%	4%	120%	120%
2039	1,581,036	1,313,400	267,636	267,636	2,203,000	51%	4%	120%	120%
2040	1,612,657	1,342,200	270,457	270,457	2,203,000	49%	3%	120%	120%
2041	1,612,657	1,338,800	273,857	273,857	2,203,000	45%	3%	120%	120%
2042	1,644,910	1,369,400	275,510	275,510	2,203,000	43%	3%	120%	120%
2043	1,644,910	1,367,600	277,310	277,310	2,203,000	39%	3%	120%	120%
2044	1,677,808	1,394,600	283,208	283,208	2,203,000	37%	3%	120%	120%
2045	1,677,808	1,394,200	283,608	283,608	2,203,000	33%	2%	120%	120%
2046	1,711,364	1,422,400	288,964	288,964	2,203,000	30%	2%	120%	120%
2047	1,711,364	1,423,000	288,364	288,364	2,203,000	27%	2%	120%	120%
2048	1,745,591	1,452,000	293,591	293,591	2,203,000	23%	2%	120%	120%
2049	1,745,591	1,453,200	292,391	292,391	2,203,000	20%	1%	120%	120%
2050	1,780,503	1,482,600	297,903	297,903	2,203,000	16%	1%	120%	120%
2051	1,780,503	1,479,000	301,503	301,503	2,203,000	12%	1%	120%	120%
2052	1,816,113	1,508,600	307,513	307,513	2,203,000	8%	1%	120%	120%
2053	1,816,113	1,510,000	306,113	306,113	2,203,000	4%	0%	120%	120%
2054	1,852,435	1,539,200	313,235	2,516,235	0	0%	0%	120%	120%
	48,254,230	39,157,400	8,935,939	8,935,939					

[EAug2517 24nribE]

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Full Growth Development Projection -- 10/06/2017

G.O. Bonds, Non-Rated, Look-Back Plan (A&B)



Cash-Flow Subs. > > >

YEAR	Surplus Available for Sub Debt Service	Application of Prior Year Surplus	Date Bonds Issued	Total Available for Sub Debt Service	Sub Bond Interest on Balance 7.00%	Less Payments Toward Sub Bond Interest	Accrued Interest + Int. on Bal. @ 7.00%	Less Payments Toward Accrued Interest	Balance of Accrued Interest	Sub Bonds Principal Issued	Less Payments Toward Bond Principal	Balance of Sub Bond Principal	Total Sub. Debt Pmts.	Surplus Cash Flow	Surplus Release	Cum. Surplus
2014																
2015																
2016																
2017																
2018																
2019																
2020																
2021																
2022																
2023																
2024	0		12/1/24	0	\$6,479	\$0	\$6,479	\$0	\$6,479	\$2,380,000	0	\$2,380,000	\$0	0		0
2025	0	0		0	166,600	0	167,054	0	173,532		0	2,380,000	0	0	0	0
2026	0	0		0	166,600	0	178,747	0	352,280		0	2,380,000	0	0	0	0
2027	0	0		0	166,600	0	191,260	0	543,539		0	2,380,000	0	0	0	0
2028	0	0		0	166,600	0	204,648	0	748,187		0	2,380,000	0	0	0	0
2029	0	0		0	166,600	0	218,973	0	967,160		0	2,380,000	0	0	0	0
2030	63,462	0		63,462	166,600	63,462	170,839	0	1,137,999		0	2,380,000	63,462	0	0	0
2031	244,833	0		244,833	166,600	166,600	79,660	78,233	1,139,427		0	2,380,000	244,833	0	0	0
2032	249,845	0		249,845	166,600	166,600	79,760	83,245	1,135,941		0	2,380,000	249,845	0	0	0
2033	252,245	0		252,245	166,600	166,600	79,516	85,645	1,129,812		0	2,380,000	252,245	0	0	0
2034	255,042	0		255,042	166,600	166,600	79,087	88,442	1,120,456		0	2,380,000	255,042	0	0	0
2035	254,842	0		254,842	166,600	166,600	78,432	88,242	1,110,646		0	2,380,000	254,842	0	0	0
2036	260,835	0		260,835	166,600	166,600	77,745	94,235	1,094,156		0	2,380,000	260,835	0	0	0
2037	263,235	0		263,235	166,600	166,600	76,591	96,635	1,074,112		0	2,380,000	263,235	0	0	0
2038	267,436	0		267,436	166,600	166,600	75,188	100,836	1,048,464		0	2,380,000	267,436	0	0	0
2039	267,636	0		267,636	166,600	166,600	73,392	101,036	1,020,820		0	2,380,000	267,636	0	0	0
2040	270,457	0		270,457	166,600	166,600	71,457	103,857	988,421		0	2,380,000	270,457	0	0	0
2041	273,857	0		273,857	166,600	166,600	69,189	107,257	950,354		0	2,380,000	273,857	0	0	0
2042	275,510	0		275,510	166,600	166,600	66,525	108,910	907,969		0	2,380,000	275,510	0	0	0
2043	277,310	0		277,310	166,600	166,600	63,558	110,710	860,817		0	2,380,000	277,310	0	0	0
2044	283,208	0		283,208	166,600	166,600	60,257	116,608	804,467		0	2,380,000	283,208	0	0	0
2045	283,608	0		283,608	166,600	166,600	56,313	117,008	743,771		0	2,380,000	283,608	0	0	0
2046	288,964	0		288,964	166,600	166,600	52,064	122,364	673,471		0	2,380,000	288,964	0	0	0
2047	288,364	0		288,364	166,600	166,600	47,143	121,764	598,850		0	2,380,000	288,364	0	0	0
2048	293,591	0		293,591	166,600	166,600	41,920	126,991	513,779		0	2,380,000	293,591	0	0	0
2049	292,391	0		292,391	166,600	166,600	35,965	125,791	423,952		0	2,380,000	292,391	0	0	0
2050	297,903	0		297,903	166,600	166,600	29,677	131,303	322,325		0	2,380,000	297,903	0	0	0
2051	301,503	0		301,503	166,600	166,600	22,563	134,903	209,985		0	2,380,000	301,503	0	0	0
2052	307,513	0		307,513	166,600	166,600	14,699	140,913	83,771		0	2,380,000	307,513	0	0	0
2053	306,113	0		306,113	166,600	166,600	5,864	89,635	0		49,000	2,331,000	305,235	879	0	879
2054	2,516,235	0		2,516,235	163,170	163,170	0	0	0		2,331,000	0	2,494,170	22,065	22,944	0
	8,935,939	0		8,935,939	5,001,049	4,058,432	2,474,563	2,474,563		2,380,000	2,380,000		8,912,995	22,944	22,944	

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8

Operations Revenue and Expense Projection



YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	S.O. Taxes Collected @ 6%	Total Available For O&M	Less District Operations @ of \$50,000 Infl. @ 1% or max 7.0 mills	Developer Advances for Operations	Simple Interest on Developer Advances for Ops @ 6.0%	Developer Repayment for Operations	Annual Surplus	Total Mills
2014											
2015	0										
2016	0										
2017	0										
2018	0	7.000	\$0	\$0	\$0	\$50,000	\$50,000	\$3,000	\$0	\$0	57.000
2019	0	7.000	0	0	0	50,500	50,500	3,030	0	0	57.000
2020	0	7.000	0	0	0	51,005	51,005	3,060	0	0	57.000
2021	0	7.000	0	0	0	51,515	51,515	3,091	0	0	57.000
2022	0	7.000	0	0	0	52,030	52,030	3,122	0	0	57.000
2023	3,097,635	7.000	21,250	1,275	22,525	52,551	30,026	1,802	0	0	57.000
2024	11,339,194	7.000	77,787	4,667	82,454	53,076	0	0	29,378	0	57.000
2025	18,252,790	7.000	125,214	7,513	132,727	53,607	0	0	79,120	0	57.000
2026	24,176,378	7.000	165,850	9,951	175,801	54,143	0	0	121,658	0	57.000
2027	27,029,545	7.000	185,423	11,125	196,548	54,684	0	0	72,024	69,840	57.000
2028	27,570,136	7.000	189,131	11,348	200,479	55,231	0	0	0	145,248	57.000
2029	27,570,136	7.000	189,131	11,348	200,479	55,783	0	0	0	144,696	57.000
2030	28,121,539	7.000	192,914	11,575	204,489	56,341	0	0	0	148,147	57.000
2031	28,121,539	7.000	192,914	11,575	204,489	56,905	0	0	0	147,584	57.000
2032	28,683,970	7.000	196,772	11,806	208,578	57,474	0	0	0	151,105	57.000
2033	28,683,970	7.000	196,772	11,806	208,578	58,048	0	0	0	150,530	57.000
2034	29,257,649	7.000	200,707	12,042	212,750	58,629	0	0	0	154,121	57.000
2035	29,257,649	7.000	200,707	12,042	212,750	59,215	0	0	0	153,535	57.000
2036	29,842,802	7.000	204,722	12,283	217,005	59,807	0	0	0	157,198	57.000
2037	29,842,802	7.000	204,722	12,283	217,005	60,405	0	0	0	156,599	57.000
2038	30,439,658	7.000	208,816	12,529	221,345	61,010	0	0	0	160,336	57.000
2039	30,439,658	7.000	208,816	12,529	221,345	61,620	0	0	0	159,725	57.000
2040	31,048,451	7.000	212,992	12,780	225,772	62,236	0	0	0	163,536	57.000
2041	31,048,451	7.000	212,992	12,780	225,772	62,858	0	0	0	162,914	57.000
2042	31,669,420	7.000	217,252	13,035	230,287	63,487	0	0	0	166,801	57.000
2043	31,669,420	7.000	217,252	13,035	230,287	64,122	0	0	0	166,166	57.000
2044	32,302,809	7.000	221,597	13,296	234,893	64,763	0	0	0	170,130	57.000
2045	32,302,809	7.000	221,597	13,296	234,893	65,410	0	0	0	169,483	57.000
2046	32,948,865	7.000	226,029	13,562	239,591	66,065	0	0	0	173,526	57.000
2047	32,948,865	7.000	226,029	13,562	239,591	66,725	0	0	0	172,866	57.000
2048	33,607,842	7.000	230,550	13,833	244,383	67,392	0	0	0	176,990	57.000
2049	33,607,842	7.000	230,550	13,833	244,383	68,066	0	0	0	176,316	57.000
2050	34,279,999	7.000	235,161	14,110	249,270	68,747	0	0	0	180,523	57.000
2051	34,279,999	7.000	235,161	14,110	249,270	69,435	0	0	0	179,836	57.000
2052	34,965,599	7.000	239,864	14,392	254,256	70,129	0	0	0	184,127	57.000
2053	34,965,599	7.000	239,864	14,392	254,256	70,830	0	0	0	183,426	57.000
2054	35,664,911	7.000	244,661	14,680	259,341	71,538	0	0	0	187,803	57.000
			6,373,200	382,392	6,755,592	3,253,393	285,076	17,105	302,181	4,513,105	

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
Development Summary
 Future Growth Development Projection - Buildout (updated 8/25/17)



Residential Development										
Product Type	PA1 - MF	PA5 - 55' SFD	PA5 - 67' SFD	PA5 - 75' SFD	PA6 - MF	PA7 - 55' SFD	PA7 - AA Duplex	PA8 - 55' SFD	PA8 - 67' SFD	PA8 - 75' SFD
MV \$ ('17)	\$182,070	\$416,160	\$442,170	\$483,786	\$182,070	\$416,160	\$364,140	\$416,160	\$442,170	\$483,786
2017	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-
2022	28	-	-	-	30	10	10	12	20	24
2023	-	-	-	-	30	-	-	-	-	-
2024	-	-	-	-	10	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-
	28	-	-	-	70	10	10	12	20	24
MV @ Full Buildout (base prices;un-infl.)	\$5,097,960	\$0	\$0	\$0	\$12,744,900	\$4,161,600	\$3,641,400	\$4,993,920	\$8,843,400	\$11,610,864

notes:

Platted/Dev Lots = 10% MV; one-yr prior
 Base MV \$ inflated 2% per annum

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
Development Summary
 Future Growth Development Projection - Buildout (updated 8/25/17)



Product Type	PA9 - MF	PA11 22' TH	PA11 24' TH	PA11 - Avenue	PA12/13 - 50' SFD	PA12/13 - 65' SFD	PA12/13 - 22' TH	PA14 - MF
MV \$ ('17)	\$182,070	\$338,130	\$348,534	\$416,160	\$442,170	\$442,170	\$338,130	\$182,070

Res'l Totals

2017	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-
2022	-	24	33	36	38	36	-	-	301
2023	-	25	33	36	36	36	36	30	262
2024	-	-	33	28	36	36	42	30	215
2025	-	-	-	-	36	42	42	10	130
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
	-	49	99	100	146	150	120	70	908
MV @ Full Buildout (base prices;un-infl.)	\$0	\$16,568,370	\$34,504,866	\$41,616,000	\$64,556,820	\$66,325,500	\$40,575,600	\$12,744,900	\$327,986,100

notes:

Platted/Dev Lots = 10% MV; one-yr prior
 Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8 Combined Results

~~~~~ GENERAL OBLIGATION BONDS, SERIES 2024A SUBORDINATE BONDS, SERIES 2024B ~~~

[Preliminary -- for discussion only]

Dated Date	12/01/2024
Delivery Date	12/01/2024

Sources:	SERIES 2024A	SERIES 2024B	Total
Bond Proceeds:			
Par Amount	22,030,000.00	2,380,000.00	24,410,000.00
	22,030,000.00	2,380,000.00	24,410,000.00
Uses:	SERIES 2024A	SERIES 2024B	Total
Project Fund Deposits:			
Project Funds	20,948,800.00	2,308,600.00	23,257,400.00
Other Fund Deposits:			
Capitalized Interest Fund	440,600.00		440,600.00
Cost of Issuance:			
COI	440,600.00		440,600.00
UWD	200,000.00		200,000.00
Other Cost of Issuance		71,400.00	71,400.00
	640,600.00	71,400.00	712,000.00
	22,030,000.00	2,380,000.00	24,410,000.00

SOURCES AND USES OF FUNDS

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2024A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Growth: 2022-2025)
[Preliminary -- for discussion only]**

Dated Date	12/01/2024
Delivery Date	12/01/2024

Sources:

Bond Proceeds:	
Par Amount	22,030,000.00
	22,030,000.00

Uses:

Project Fund Deposits:	
Project Funds	20,948,800.00
Other Fund Deposits:	
Capitalized Interest Fund	440,600.00
Cost of Issuance:	
COI	440,600.00
UWD	200,000.00
	640,600.00
	22,030,000.00

BOND SUMMARY STATISTICS

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2024A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Growth: 2022-2025)
[Preliminary -- for discussion only]**

Dated Date	12/01/2024
Delivery Date	12/01/2024
First Coupon	06/01/2025
Last Maturity	12/01/2054
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.000000%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.226908%
Average Coupon	4.000000%
Average Life (years)	19.936
Weighted Average Maturity (years)	19.936
Duration of Issue (years)	13.352
Par Amount	22,030,000.00
Bond Proceeds	22,030,000.00
Total Interest	17,568,000.00
Net Interest	17,568,000.00
Bond Years from Dated Date	439,200,000.00
Bond Years from Delivery Date	439,200,000.00
Total Debt Service	39,598,000.00
Maximum Annual Debt Service	1,539,200.00
Average Annual Debt Service	1,319,933.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2054	22,030,000.00	100.000	4.000%	19.936	11/07/2044	38,332.20
	22,030,000.00			19.936		38,332.20

	TIC	All-In TIC	Arbitrage Yield
Par Value	22,030,000.00	22,030,000.00	22,030,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-640,600.00	
- Other Amounts			
Target Value	22,030,000.00	21,389,400.00	22,030,000.00
Target Date	12/01/2024	12/01/2024	12/01/2024
Yield	4.000000%	4.226908%	4.000000%

BOND DEBT SERVICE

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2024A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Growth: 2022-2025)
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2025			440,600	440,600	
12/01/2025			440,600	440,600	881,200
06/01/2026			440,600	440,600	
12/01/2026	165,000	4.000%	440,600	605,600	1,046,200
06/01/2027			437,300	437,300	
12/01/2027	295,000	4.000%	437,300	732,300	1,169,600
06/01/2028			431,400	431,400	
12/01/2028	330,000	4.000%	431,400	761,400	1,192,800
06/01/2029			424,800	424,800	
12/01/2029	340,000	4.000%	424,800	764,800	1,189,600
06/01/2030			418,000	418,000	
12/01/2030	380,000	4.000%	418,000	798,000	1,216,000
06/01/2031			410,400	410,400	
12/01/2031	395,000	4.000%	410,400	805,400	1,215,800
06/01/2032			402,500	402,500	
12/01/2032	435,000	4.000%	402,500	837,500	1,240,000
06/01/2033			393,800	393,800	
12/01/2033	450,000	4.000%	393,800	843,800	1,237,600
06/01/2034			384,800	384,800	
12/01/2034	495,000	4.000%	384,800	879,800	1,264,600
06/01/2035			374,900	374,900	
12/01/2035	515,000	4.000%	374,900	889,900	1,264,800
06/01/2036			364,600	364,600	
12/01/2036	560,000	4.000%	364,600	924,600	1,289,200
06/01/2037			353,400	353,400	
12/01/2037	580,000	4.000%	353,400	933,400	1,286,800
06/01/2038			341,800	341,800	
12/01/2038	630,000	4.000%	341,800	971,800	1,313,600
06/01/2039			329,200	329,200	
12/01/2039	655,000	4.000%	329,200	984,200	1,313,400
06/01/2040			316,100	316,100	
12/01/2040	710,000	4.000%	316,100	1,026,100	1,342,200
06/01/2041			301,900	301,900	
12/01/2041	735,000	4.000%	301,900	1,036,900	1,338,800
06/01/2042			287,200	287,200	
12/01/2042	795,000	4.000%	287,200	1,082,200	1,369,400
06/01/2043			271,300	271,300	
12/01/2043	825,000	4.000%	271,300	1,096,300	1,367,600
06/01/2044			254,800	254,800	
12/01/2044	885,000	4.000%	254,800	1,139,800	1,394,600
06/01/2045			237,100	237,100	
12/01/2045	920,000	4.000%	237,100	1,157,100	1,394,200
06/01/2046			218,700	218,700	
12/01/2046	985,000	4.000%	218,700	1,203,700	1,422,400
06/01/2047			199,000	199,000	
12/01/2047	1,025,000	4.000%	199,000	1,224,000	1,423,000
06/01/2048			178,500	178,500	
12/01/2048	1,095,000	4.000%	178,500	1,273,500	1,452,000
06/01/2049			156,600	156,600	
12/01/2049	1,140,000	4.000%	156,600	1,296,600	1,453,200
06/01/2050			133,800	133,800	
12/01/2050	1,215,000	4.000%	133,800	1,348,800	1,482,600
06/01/2051			109,500	109,500	
12/01/2051	1,260,000	4.000%	109,500	1,369,500	1,479,000
06/01/2052			84,300	84,300	
12/01/2052	1,340,000	4.000%	84,300	1,424,300	1,508,600
06/01/2053			57,500	57,500	
12/01/2053	1,395,000	4.000%	57,500	1,452,500	1,510,000
06/01/2054			29,600	29,600	
12/01/2054	1,480,000	4.000%	29,600	1,509,600	1,539,200
22,030,000			17,568,000	39,598,000	39,598,000

NET DEBT SERVICE

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2024A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Growth: 2022-2025)
[Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2025		881,200	881,200	440,600	440,600
12/01/2026	165,000	881,200	1,046,200		1,046,200
12/01/2027	295,000	874,600	1,169,600		1,169,600
12/01/2028	330,000	862,800	1,192,800		1,192,800
12/01/2029	340,000	849,600	1,189,600		1,189,600
12/01/2030	380,000	836,000	1,216,000		1,216,000
12/01/2031	395,000	820,800	1,215,800		1,215,800
12/01/2032	435,000	805,000	1,240,000		1,240,000
12/01/2033	450,000	787,600	1,237,600		1,237,600
12/01/2034	495,000	769,600	1,264,600		1,264,600
12/01/2035	515,000	749,800	1,264,800		1,264,800
12/01/2036	560,000	729,200	1,289,200		1,289,200
12/01/2037	580,000	706,800	1,286,800		1,286,800
12/01/2038	630,000	683,600	1,313,600		1,313,600
12/01/2039	655,000	658,400	1,313,400		1,313,400
12/01/2040	710,000	632,200	1,342,200		1,342,200
12/01/2041	735,000	603,800	1,338,800		1,338,800
12/01/2042	795,000	574,400	1,369,400		1,369,400
12/01/2043	825,000	542,600	1,367,600		1,367,600
12/01/2044	885,000	509,600	1,394,600		1,394,600
12/01/2045	920,000	474,200	1,394,200		1,394,200
12/01/2046	985,000	437,400	1,422,400		1,422,400
12/01/2047	1,025,000	398,000	1,423,000		1,423,000
12/01/2048	1,095,000	357,000	1,452,000		1,452,000
12/01/2049	1,140,000	313,200	1,453,200		1,453,200
12/01/2050	1,215,000	267,600	1,482,600		1,482,600
12/01/2051	1,260,000	219,000	1,479,000		1,479,000
12/01/2052	1,340,000	168,600	1,508,600		1,508,600
12/01/2053	1,395,000	115,000	1,510,000		1,510,000
12/01/2054	1,480,000	59,200	1,539,200		1,539,200
	22,030,000	17,568,000	39,598,000	440,600	39,157,400

BOND SOLUTION

BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
GENERAL OBLIGATION BONDS, SERIES 2024A
50.000 (target) Mills
Non-Rated, 120x, 30-yr. Maturity
(Future Growth: 2022-2025)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2025		881,200	-440,600	440,600	948,050	507,450	215.17248%
12/01/2026	165,000	1,046,200		1,046,200	1,255,721	209,521	120.02687%
12/01/2027	295,000	1,169,600		1,169,600	1,403,915	234,315	120.03374%
12/01/2028	330,000	1,192,800		1,192,800	1,431,993	239,193	120.05306%
12/01/2029	340,000	1,189,600		1,189,600	1,431,993	242,393	120.37600%
12/01/2030	380,000	1,216,000		1,216,000	1,460,633	244,633	120.11782%
12/01/2031	395,000	1,215,800		1,215,800	1,460,633	244,833	120.13758%
12/01/2032	435,000	1,240,000		1,240,000	1,489,845	249,845	120.14882%
12/01/2033	450,000	1,237,600		1,237,600	1,489,845	252,245	120.38182%
12/01/2034	495,000	1,264,600		1,264,600	1,519,642	255,042	120.16782%
12/01/2035	515,000	1,264,800		1,264,800	1,519,642	254,842	120.14882%
12/01/2036	560,000	1,289,200		1,289,200	1,550,035	260,835	120.23233%
12/01/2037	580,000	1,286,800		1,286,800	1,550,035	263,235	120.45657%
12/01/2038	630,000	1,313,600		1,313,600	1,581,036	267,436	120.35900%
12/01/2039	655,000	1,313,400		1,313,400	1,581,036	267,636	120.37733%
12/01/2040	710,000	1,342,200		1,342,200	1,612,657	270,457	120.15024%
12/01/2041	735,000	1,338,800		1,338,800	1,612,657	273,857	120.45537%
12/01/2042	795,000	1,369,400		1,369,400	1,644,910	275,510	120.11901%
12/01/2043	825,000	1,367,600		1,367,600	1,644,910	277,310	120.27711%
12/01/2044	885,000	1,394,600		1,394,600	1,677,808	283,208	120.30746%
12/01/2045	920,000	1,394,200		1,394,200	1,677,808	283,608	120.34198%
12/01/2046	985,000	1,422,400		1,422,400	1,711,364	288,964	120.31524%
12/01/2047	1,025,000	1,423,000		1,423,000	1,711,364	288,364	120.26451%
12/01/2048	1,095,000	1,452,000		1,452,000	1,745,591	293,591	120.21979%
12/01/2049	1,140,000	1,453,200		1,453,200	1,745,591	292,391	120.12051%
12/01/2050	1,215,000	1,482,600		1,482,600	1,780,503	297,903	120.09329%
12/01/2051	1,260,000	1,479,000		1,479,000	1,780,503	301,503	120.38561%
12/01/2052	1,340,000	1,508,600		1,508,600	1,816,113	307,513	120.38401%
12/01/2053	1,395,000	1,510,000		1,510,000	1,816,113	306,113	120.27240%
12/01/2054	1,480,000	1,539,200		1,539,200	1,852,435	313,235	120.35054%
	22,030,000	39,598,000	-440,600	39,157,400	47,504,381	8,346,981	

SOURCES AND USES OF FUNDS

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
SUBORDINATE BONDS, SERIES 2024B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2054 (Stated) Maturity
(Future Growth: 2022-2025)
[Preliminary -- for discussion only]**

Dated Date	12/01/2024
Delivery Date	12/01/2024

Sources:

Bond Proceeds:	
Par Amount	2,380,000.00
	2,380,000.00

Uses:

Project Fund Deposits:	
Project Funds	2,308,600.00
Cost of Issuance:	
Other Cost of Issuance	71,400.00
	2,380,000.00

BOND PRICING

**BRIGHTON CROSSING METROPOLITAN DISTRICT Nos. 5-8
SUBORDINATE BONDS, SERIES 2024B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2054 (Stated) Maturity
(Future Growth: 2022-2025)
[Preliminary -- for discussion only]**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2054:	12/15/2054	2,380,000	7.000%	7.000%	100.000
		2,380,000			

Dated Date	12/01/2024	
Delivery Date	12/01/2024	
First Coupon	12/15/2024	
Par Amount	2,380,000.00	
Original Issue Discount		
Production Underwriter's Discount	2,380,000.00	100.000000%
Purchase Price	2,380,000.00	100.000000%
Accrued Interest		
Net Proceeds	2,380,000.00	

EXHIBIT E

List of Public Improvements and Estimated Costs

Brighton Crossing

Service Plan Cost Summary

Opinion of Probable Cost Estimate

Date: 30-Oct-17

JN: _ 11015

Brighton Crossing Metro District - Land Development Cash Flow (2017\$)		TOTAL COST
Land Development Costs		
Development Soft Costs		
District Organizational Costs (Service Plan, Election, etc.)		\$600,000
Development Hard Costs		
Community Improvements		
Parks/Open Space/Trails/Irrigation (PA7, PA8, PA12/13, PA11)		\$10,515,000
Rec Center (PA12/13)		\$8,470,000
Beach Club Expansion		\$7,903,000
Monumentation		\$929,000
17ac Community Park		\$4,476,000
Fencing & other Title 32 Eligible Improvements		\$851,000
Horizontal Site Work		
Sanitary Sewer		\$5,640,000
Storm Sewer		\$3,433,000
Potable Water		\$4,849,000
Curb, Gutter, and Sidewalk		\$5,745,000
Roadway pavement		\$9,535,000
Soft Costs + Grading & Erosion Control & other Title 32 Eligible Improvements		\$22,661,000
Drainage Improvements		
Drainage & other Title 32 Eligible Improvements (PA11, PA12/P13, PA8)		\$4,062,000
Off-Site Improvements		
Baseline Road Roadway Improvements		\$4,552,000
Bridge Street Roadway Improvements (East of 50th Ave)		\$1,794,000
45th Avenue Roadway Improvements		\$970,000
Longs Peak St Roadway Improvements		\$1,783,000
Tower Road Roadway Improvements		\$994,000
Southern Drive Roadway Improvements		\$601,000
Traffic Signals (3) & other Title 32 Eligible Improvements		\$750,000
Total Infrastructure Cost		\$101,113,000

Notes:

- 1) District Organizational Cost coordinated with White Bear Ankele Tanaka & Waldron
- 2) Development Hard Costs based on Estimated Unit Pricing for Similar Projects. See specific Notes
- 3) Park & Open space estimated by Redland at \$3.58 per sf
- 4) Horizontal Site Work Estimated from development concept prepared by Redland.
- 5) Drainage Improvements Estimated from per acre foot of total volume published in the Bromley Park Master Drainage Plan
- 6) Offsite Improvements based on evaluation of Construction remaining as of October 2017



720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

R. REDLAND.COM

Brighton Crossing
Projected District Cost Summary
Opinion of Probable Cost Estimate
Date 30-Oct-17
JN: 11015

	Total Area	Required Open Space	Developable Area	Infrastructure District Cost by Area	Calculated Density at 5.2 du per ac	Storm	Water	Sanitary	Streets	Concrete	Other	Total	Open Space
District 5													
Parcel 1	3.41	0.68	2.73	\$ 525,000	14	\$ 35,000	\$ 49,000	\$ 57,000	\$ 97,000	\$ 58,000	\$ 229,000	\$ 525,000	\$ 106,000
Parcel 2	63.70	12.74	50.96	\$ 9,799,000	265	\$ 649,000	\$ 916,000	\$ 1,066,000	\$ 1,802,000	\$ 1,085,000	\$ 4,282,000	\$ 9,800,000	\$ 1,987,000
Subtotal	67.11	13.42	53.69	\$ 10,324,000	279	\$ 683,000	\$ 965,000	\$ 1,123,000	\$ 1,898,000	\$ 1,144,000	\$ 4,511,000	\$ 10,324,000	\$ 2,093,000
District 6													
Parcel 1	139.25	27.85	111.40	\$ 21,421,000	579	\$ 1,418,000	\$ 2,003,000	\$ 2,329,000	\$ 3,938,000	\$ 2,373,000	\$ 9,360,000	\$ 21,421,000	\$ 4,343,000
Subtotal	139.25	27.85	111.40	\$ 21,421,000	579	\$ 1,418,000	\$ 2,003,000	\$ 2,329,000	\$ 3,938,000	\$ 2,373,000	\$ 9,360,000	\$ 21,421,000	\$ 4,343,000
District 7													
Parcel 1, 2, 3	130.77	26.15	104.62	\$ 20,118,000	544	\$ 1,332,000	\$ 1,881,000	\$ 2,188,000	\$ 3,699,000	\$ 2,228,000	\$ 8,790,000	\$ 20,118,000	\$ 4,079,000
Subtotal	130.77	26.15	104.62	\$ 20,118,000	544	\$ 1,332,000	\$ 1,881,000	\$ 2,188,000	\$ 3,699,000	\$ 2,228,000	\$ 8,790,000	\$ 20,118,000	\$ 4,079,000
Project Sub Total	337.13	67.42	269.71	\$ 51,863,000	1402	\$ 3,433,000	\$ 4,849,000	\$ 5,640,000	\$ 9,535,000	\$ 5,745,000	\$ 22,662,000	\$ 51,864,000	\$ 10,514,000
						\$ 3,433,000	\$ 4,849,000	\$ 5,640,000	\$ 9,535,000	\$ 5,745,000	\$ 22,661,000	\$ 51,863,000	\$ 10,515,000
Total Cost				\$51,863,000.00									
					Cost per If Road	\$ 30.16	\$ 42.60	\$ 49.55	\$ 83.78	\$ 50.47	\$ 199.10	\$ 455.67	n.a.
					Cost per d.u.	\$ 2,447.81	\$ 3,457.50	\$ 4,021.19	\$ 6,798.88	\$ 4,096.04	\$ 16,158.04	\$ 36,979.46	n.a.
					Cost per ac	\$ 12,728.60	\$ 17,979.00	\$ 20,910.20	\$ 35,354.20	\$ 21,299.40	\$ 84,021.80	\$ 192,293.20	\$ 155,944.80
Represents calculation back check for rounding													

Brighton Crossing

Service Plan Cost Summary - Unit Price Calculation

Opinion of Probable Cost Estimate

Date: 30-Oct-17
JN: 11015

Local Road Perimeter length	2,110	LF
Residential Development Area	5	AC
Typical block unit count	26	d.u.

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Grading				
Cut to Fill	24,226	CY	\$3.80	\$92,059
Grading Subtotal (added to Other)				\$92,059

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Erosion Control				
Silt Fence	1,055	LF	\$2.60	\$2,743
Curb Socks	8	EA	\$55.00	\$464
Inlet Protection	1	EA	\$300.00	\$158
Sediment Basin	5	AC	\$1,500.00	\$7,500
Surface Roughing	5	AC	\$250.00	\$1,250
Temporary Seeding	5	AC	\$350.00	\$1,750
Mulching (crimped)	5	AC	\$500.00	\$2,500
Vehicle Tracking Control Pad	1	EA	\$4,500.00	\$2,250
Rough Cut Street Control	21	EA	\$55.00	\$1,161
Maintenance (Assumed to be 50% of Total EC Costs)	1	PER	50%	\$9,888.00
Erosion Control Subtotal (added to Other)				\$29,664

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Storm Sewer Half Road Frontage				
30" RCP (0-8' depth)	528	LF	\$100.00	\$52,750
5' Dia. Manhole	1	EA	\$4,500.00	\$5,934
10' Type 'R' Inlet	1	EA	\$9,400.00	\$4,959
Storm Sewer Subtotal per 5 ac				\$63,643
Cost Per LF				\$30.16
Cost per D.U.				\$2,447.81
Cost per acre				\$12,728.60

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Water (Half Road Frontage)				
8" C-900 CL 150 w/ Fittings	1,055	LF	\$45.50	\$48,003
8" Gate Valve	11	EA	\$2,500.00	\$26,594
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	3	EA	\$5,200.00	\$13,715
Pressure Testing	1,055	LF	\$1.50	\$1,583

Brighton Crossing

Service Plan Cost Summary - Unit Price Calculation

Opinion of Probable Cost Estimate

Date: 30-Oct-17
JN: 11015

Water Subtotal per 5 ac \$89,895
Cost Per LF \$42.60
Cost per D.U. \$3,457.50
Cost per acre \$17,979.00

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Sanitary Sewer (Half Road Frontage)				
8" SDR-35 PVC (0-12' depth)	1,055	LF	\$55.00	\$58,025
4" Solid Underdrain - Same Trench	1,055	LF	\$26.00	\$27,430
4' Dia. Manhole (0-12' Depth)	4	EA	\$4,200.00	\$14,770
Flush Sewer	1,055	LF	\$0.50	\$528
Air Test	1,055	LF	\$0.60	\$633
Dewatering	1,055	LF	\$3.00	\$3,165

Sanitary Sewer Subtotal per 5 ac \$104,551
Cost Per LF \$49.55
Cost per D.U. \$4,021.19
Cost per acre \$20,910.20

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Street Improvements (Half Road Frontage)				
Subgrade Prep	4,689	SY	\$3.00	\$14,067
Asphalt Grade S (Full depth - 5" section)	18,756	SY-IN	\$4.65	\$87,213
Asphalt Grade SX (Full depth - 2" section)	7,502	SY-IN	\$5.00	\$37,511
Type 2 Curb and Gutter	2,110	LF	\$18.00	\$37,980

Street Subtotal per 5 ac \$176,771
Cost Per LF \$83.78
Cost per D.U. \$6,798.88
Cost per acre \$35,354.20

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Subgrade Prep - Concrete Walk	16,880	SF	\$1.20	\$20,256
6" Thick Concrete Walk	12,660	SF	\$6.30	\$79,758
Intersection Curb Ramp (Directional)	2	EA	\$1,750.00	\$3,483
Signage	6	EA	\$500.00	\$3,000

Curb Gutter Walk Subtotal per 5 ac \$106,497
Cost Per LF \$50.47
Cost per D.U. \$4,096.04
Cost per acre \$21,299

Brighton Crossing

Service Plan Cost Summary - Unit Price Calculation

Opinion of Probable Cost Estimate

Date: 30-Oct-17
JN: 11015

Infrastructure Total Cost per 5 ac \$663,080

Construction Contingency	15%	\$99,462
Mobilization	5%	\$33,154
Surveying	3%	\$19,892
Construction Management and Testing	12%	\$79,570
Design/Planning	10%	\$66,308

Soft Cost and Other Subtotal per 5 ac	\$420,109
Cost Per LF	\$199.10
Cost per D.U.	\$16,158.04
Cost per acre	\$84,021.80

Total Cost per 5 ac \$961,466

Cost per If Road Centerline	\$455.67
Cost per d.u.(55' frontage)	\$36,979.46
Cost per acre	\$192,293.20

Park & Open Space	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Plant Material	0	SF	\$1.50	\$0
Irrigation	0	SF	\$0.88	\$0
Hardscape and Amenities	0	SF	\$1.20	\$0
			<u>\$3.58</u>	

Notes:

- 1) Calculation assumes a 5 acre typical block with 26 units per block
- 2) Mobilization assumes three primary contractors for 1) Grading, 2) Utilities, 3) Paving
- 3) 5 acre dimension based on residential tributary area to meet gutter capacity
- 4) Cut to Fill Volume assumes 5 ft in street right of way
- 5) No Sub excavation Volumes assumed
- 6) No Topsoil Striping's are assumed
- 7) Storm Sewer calculated for 30" average size along 50% of the Road Length
- 8) Paving, Sanitary and Water calculated for half the road section along the full length of the perimeter.
- 9) Cost per unit pricing excludes public amenities and regional improvements (Drainage, Arterials...)
- 10) Detention estimate is assumed as a regional improvement
- 11) Water Valves estimated for all directions at Tees and Crosses
- 12) Assumes Groundwater at 12' depth for subdrain and dewatering
- 13) Pavement Depth based on COB Section 523.01 minimum section
- 14) Sidewalk thickness based on requirement for driveway crossings
- 15) Water fittings assumed at 100 ft increments
- 16) Sanitary Manholes assumed at 1 per 300 ft
- 17) Landscape costs assume square foot cost for vegetation irrigation hardscape and amenities (\$3.58 per sf total)

Brighton Crossing

Service Plan Cost Summary - Offsite Improvements

Opinion of Probable Cost Estimate

Date: 30-Oct-17
JN: 11015

Baseline Road 1/2 Arterial	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Road Length	4,200	LF		
Cut to Fill	37,333	CY	\$3.80	\$141,867
Erosion Control	7.7	AC	\$5,933.00	\$45,684
Subgrade Prep	19,600	SY	\$3.00	\$58,800
Asphalt Grade S (Full depth - 9" section)	151,200	SY-IN	\$4.65	\$703,080
Asphalt Grade SX (Full depth - 2" section)	33,600	SY-IN	\$5.00	\$168,000
Remove & Dispose Ex. Asphalt	14,000	SY	\$5.00	\$70,000
Type 2 Curb and Gutter	4,200	LF	\$18.00	\$75,600
Median Curb and Gutter	4,200	LF	\$16.00	\$67,200
Subgrade Prep - Concrete Walk	50,400	SF	\$1.20	\$60,480
6" Thick Concrete Walk	42,000	SF	\$6.30	\$264,600
Intersection Curb Ramp (Directional)	8	EA	\$1,750.00	\$14,000
Striping	8,400	LF	\$0.33	\$2,772
Signage	14	EA	\$500.00	\$7,000
Street Light (Collector)	8	EA	\$4,000.00	\$32,000
Temporary Diversion	9,333	SY	\$12.00	\$112,000
Speer Canal 10x8 RCB	140	LF	\$1,430.00	\$200,200
Speer Canal Headwall & Wingwalls	100	LF	\$430.00	\$43,000
30" RCP (0-8' depth)	3,150	LF	\$100.00	\$315,000
5' Dia. Manhole	11	EA	\$4,500.00	\$47,250
10' Type 'R' Inlet	11	EA	\$9,400.00	\$98,700
Traffic Signal	0.75	EA	\$250,000.00	\$187,500
Tree Lawn	33,600	SF	\$3.58	\$120,288
Median	67,200	SF	\$3.58	\$240,576
Baseline Road Sub Total				\$3,075,597
Construction Contingency			15%	\$461,340
Mobilization			5%	\$153,780
Surveying			3%	\$92,268
Construction Management and Testing			12%	\$369,072
Design/Planning			10%	\$307,560
Traffic Control			3%	\$92,268
Baseline Road Total				\$4,552,000

Notes

- 1 Uses Section Major Arterial Option 4
- 2 Cut to Fill assumed 80' grading correction area
- 3 Asphalt Pavement is 36' wide
- 4 Assumes abandonment of existing 30' road section

Brighton Crossing

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- 5 Assumes 10' sidewalk
- 6 Assumes 500' street light spacing
- 7 Assumes 20' temporary bypass expansion for traffic during construction
- 8 Assumes full ROW crossing for Spear Ditch crossing
- 9 Assumes storm in 75% of road length
- 10 Assumes 300' spacing for storm manholes & inlets
- 11 Assumes 1/4 signal at 50th & Baseline 1/2 signal at midpoint of improvements
- 12 Assumes one side tree lawn installation
- 13 Assumes full median landscape installation

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Bridge Street 1/2 Arterial				
Road Length	4,100	LF		
Cut to Fill	9,111	CY	\$3.80	\$34,622
Erosion Control	2.8	AC	\$5,933.00	\$16,612
Subgrade Prep	9,111	SY	\$3.00	\$27,333
Asphalt Grade S (Full depth - 9" section)	20,500	SY-IN	\$4.65	\$95,325
Asphalt Grade SX (Full depth - 2" section)	4,556	SY-IN	\$5.00	\$22,778
Remove & Dispose Ex. Asphalt	10,478	SY	\$5.00	\$52,389
Type 2 Curb and Gutter	4,100	LF	\$18.00	\$73,800
Median Curb and Gutter	8,200	LF	\$16.00	\$131,200
Subgrade Prep - Concrete Walk	25,200	SF	\$1.20	\$30,240
6" Thick Concrete Walk	21,000	SF	\$6.30	\$132,300
Intersection Curb Ramp (Directional)	8	EA	\$1,750.00	\$14,000
Striping	8,200	LF	\$0.33	\$2,706
Signage	14	EA	\$500.00	\$7,000
Street Light (Collector)	8	EA	\$4,000.00	\$32,000
Traffic Signal	0.75	EA	\$250,000.00	\$187,500
Tree Lawn	32,800	SF	\$3.58	\$117,424
Median	65,600	SF	\$3.58	\$234,848
			Baseline Road Sub Total	\$1,212,077
Construction Contingency			15%	\$181,812
Mobilization			5%	\$60,604
Surveying			3%	\$36,362
Construction Management and Testing			12%	\$145,449
Design/Planning			10%	\$121,208
Traffic Control			3%	\$36,362
			Baseline Road Total	\$1,794,000

Notes

- 1 Uses Section Major Arterial Option 4

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- 2 Cut to Fill assumed 20' grading correction area
- 3 Erosion Control assumes a 30' disturbance width
- 4 Assumes 20' Subgrade restoration area
- 5 Assumes Half lane of asphalt repair / replace
- 6 Assumes saw cut & removal of asphalt for median construction
- 7 2000 lf of walk is existing
- 8 Assumes 1/4 signal at 45th and 1/2 signal at retail access

N. 45th Ave (Minor Arterial Interim 1/2 width)	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Road Length	2,000	LF		
Cut to Fill	8,889	CY	\$3.80	\$33,778
Erosion Control	1.8	AC	\$5,933.00	\$10,679
Subgrade Prep	3,778	SY	\$3.00	\$11,333
Asphalt Grade S (Full depth - 7" section)	26,444	SY-IN	\$4.65	\$122,967
Asphalt Grade SX (Full depth - 2" section)	7,556	SY-IN	\$5.00	\$37,778
Type 2 Curb and Gutter	2,000	LF	\$18.00	\$36,000
Median Curb and Gutter	800	LF	\$16.00	\$12,800
Subgrade Prep - Concrete Walk	24,000	SF	\$1.20	\$28,800
6" Thick Concrete Walk	20,000	SF	\$6.30	\$126,000
Intersection Curb Ramp (Directional)	6	EA	\$1,750.00	\$10,500
Striping	4,000	LF	\$0.33	\$1,320
Signage	7	EA	\$500.00	\$3,500
Street Light (Collector)	4	EA	\$4,000.00	\$16,000
Tree Lawn	25,000	SF	\$3.58	\$89,500
Median	32,000	SF	\$3.58	\$114,560
N. 45th Ave Sub Total				\$655,515
Construction Contingency			15%	\$98,327
Mobilization			5%	\$32,776
Surveying			3%	\$19,665
Construction Management and Testing			12%	\$78,662
Design/Planning			10%	\$65,552
Traffic Control			3%	\$19,665
N. 45th Ave Total				\$970,000

Notes

- 1 Uses Section Minor Arterial Interim
- 2 Cut to Fill assumes 40' wide grading correction area
- 3 Erosion Control assumes 40' disturbance width
- 4 17' pavement installation width
- 5 Median curb and gutter used for median roundabout

Brighton Crossing

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6 Street lights assumed at 500' spacing

	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Longs Peak St (Minor Arterial Interim 1/2 width))				
Road Length	2,100	LF		
Cut to Fill	9,800	CY	\$3.80	\$37,240
Erosion Control	2.7	AC	\$5,933.00	\$16,019
Subgrade Prep	4,667	SY	\$3.00	\$14,000
Asphalt Grade S (Full depth - 7" section)	27,767	SY-IN	\$4.65	\$129,115
Asphalt Grade SX (Full depth - 2" section)	7,933	SY-IN	\$5.00	\$39,667
Type 2 Curb and Gutter	2,100	LF	\$18.00	\$37,800
Median Curb and Gutter	1,200	LF	\$16.00	\$19,200
Subgrade Prep - Concrete Walk	25,200	SF	\$1.20	\$30,240
6" Thick Concrete Walk	21,000	SF	\$6.30	\$132,300
Intersection Curb Ramp (Directional)	8	EA	\$1,750.00	\$14,000
Striping	4,200	LF	\$0.33	\$1,386
Signage	7	EA	\$500.00	\$3,500
Street Light (Collector)	4	EA	\$4,000.00	\$16,000
Tree Lawn	26,250	SF	\$3.58	\$93,975
Median	33,600	SF	\$3.58	\$120,288
Longs Peak St Sub Total				\$704,730
Construction Contingency			15%	\$105,710
Mobilization			5%	\$35,237
Surveying			3%	\$21,142
Construction Management and Testing			12%	\$84,568
Design/Planning			10%	\$70,473
Traffic Control			3%	\$21,142
Longs Peak St Total				\$1,043,000

Notes

- 1 Cut to Fill assumes 42' wide grading correction area
- 2 Erosion Control assumes 55' disturbance width
- 3 17' pavement installation width
- 4 Median curb and gutter used for median roundabout
- 5 Assumes 10' walk
- 6 Street lights assumed at 500' spacing

UNIT TOTAL

Brighton Crossing

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Longs Peak St (Collector Full Width)	QUANTITY	UNIT	PRICE	COST
Road Length	1,100	LF		
Cut to Fill	10,022	CY	\$3.80	\$38,084
Erosion Control	2.1	AC	\$5,933.00	\$12,459
Subgrade Prep	6,111	SY	\$3.00	\$18,333
Asphalt Grade S (Full depth - 7" section)	37,644	SY-IN	\$4.65	\$175,047
Asphalt Grade SX (Full depth - 2" section)	10,756	SY-IN	\$5.00	\$53,778
Type 2 Curb and Gutter	2,200	LF	\$18.00	\$39,600
Subgrade Prep - Concrete Walk	17,600	SF	\$1.20	\$21,120
6" Thick Concrete Walk	13,200	SF	\$6.30	\$83,160
Intersection Curb Ramp (Directional)	8	EA	\$1,750.00	\$14,000
Striping	4,400	LF	\$0.33	\$1,452
Signage	4	EA	\$500.00	\$2,000
Street Light (Collector)	2	EA	\$4,000.00	\$8,000
Tree Lawn	12,100	SF	\$3.58	\$43,318
Longs Peak St Sub Total				\$510,351
Construction Contingency			15%	\$76,553
Mobilization			5%	\$25,518
Surveying			3%	\$15,311
Construction Management and Testing			12%	\$61,242
Design/Planning			10%	\$51,035
Longs Peak St Total				\$740,000

Notes

- 1 Uses Section Collector Option 1
- 2 Cut to Fill assumes 82' wide grading correction area
- 3 Erosion Control assumes 82' disturbance width
- 4 44' pavement installation width
- 5 Assumes two 6' walks

Southern Street	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Road Length	1,800	LF		
Cut to Fill	4,800	CY	\$3.80	\$18,240
Erosion Control	1.0	AC	\$5,933.00	\$5,933
30" RCP (0-8' depth)	900.0	LF	\$100.00	\$90,000
5' Dia. Manhole	3.0	EA	\$4,500.00	\$13,500
10' Type 'R' Inlet	3.0	EA	\$9,400.00	\$28,200
Subgrade Prep	1,600	SY	\$3.00	\$4,800
Asphalt Grade S (Full depth - 7" section)	9,800	SY-IN	\$4.65	\$45,570

Brighton Crossing

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Asphalt Grade SX (Full depth - 2" section)	2,800	SY-IN	\$5.00	\$14,000
Remove & Dispose Ex. Asphalt	400	SY	\$5.00	\$2,000
Type 2 Curb and Gutter	1,800	LF	\$18.00	\$32,400
Subgrade Prep - Concrete Walk	14,400	SF	\$1.20	\$17,280
6" Thick Concrete Walk	10,800	SF	\$6.30	\$68,040
Intersection Curb Ramp (Directional)	4	EA	\$1,750.00	\$7,000
Striping	3,600	LF	\$0.33	\$1,188
Signage	6	EA	\$500.00	\$3,000
Street Light (Collector)	4	EA	\$4,000.00	\$16,000
Tree Lawn	10,800	SF	\$3.58	\$38,664

Southern St Sub Total \$405,815

Construction Contingency	15%	\$60,872
Mobilization	5%	\$20,291
Surveying	3%	\$12,174
Construction Management and Testing	12%	\$48,698
Design/Planning	10%	\$40,582
Traffic Control	3%	\$12,174

Southern St Total \$601,000

Notes

- 1 Uses Section Collector Option 1
- 2 Cut to Fill assumes a 24' wide grading correction area
- 3 Erosion Control assumes a 24' disturbance width
- 4 Assumes storm sewer installed at 50% of road length
- 5 Assumes 300' spacing for manholes and inlets
- 6 Assumes 7' wide pavement for bike lane and patchback
- 7 Assumes 6' walk
- 8 Street lights assumed at 500' spacing

Tower Road	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Road Length	2,600	LF		
Cut to Fill	11,844	CY	\$3.80	\$45,009
Erosion Control	2.4	AC	\$5,933.00	\$14,239
30" RCP (0-8' depth)	1,300.0	LF	\$100.00	\$130,000
5' Dia. Manhole	4.0	EA	\$4,500.00	\$18,000
10' Type 'R' Inlet	4.0	EA	\$9,400.00	\$37,600
Subgrade Prep	4,622	SY	\$3.00	\$13,867
Asphalt Grade S (Full depth - 7" section)	24,267	SY-IN	\$4.65	\$112,840
Asphalt Grade SX (Full depth - 2" section)	6,933	SY-IN	\$5.00	\$34,667
Remove & Dispose Ex. Asphalt	578	SY	\$5.00	\$2,889

Brighton Crossing

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Type 2 Curb and Gutter	2,600	LF	\$18.00	\$46,800
Subgrade Prep - Concrete Walk	20,800	SF	\$1.20	\$24,960
6" Thick Concrete Walk	15,600	SF	\$6.30	\$98,280
Intersection Curb Ramp (Directional)	6	EA	\$1,750.00	\$10,500
Striping	5,200	LF	\$0.33	\$1,716
Signage	9	EA	\$500.00	\$4,500
Street Light (Collector)	5	EA	\$4,000.00	\$20,000
Tree Lawn	15,600	SF	\$3.58	\$55,848

Southern St Sub Total \$671,715

Construction Contingency	15%	\$100,757
Mobilization	5%	\$33,586
Surveying	3%	\$20,151
Construction Management and Testing	12%	\$80,606
Design/Planning	10%	\$67,172
Traffic Control	3%	\$20,151

Southern St Total \$994,000

Notes

- 1 Uses Section Minor Arterial Interim
- 2 Cut to Fill assumes 41' wide grading correction area
- 3 Erosion Control assumes 41' disturbance width
- 4 Assumes storm sewer installed at 50% of length
- 5 Assumes 300' spacing for manholes and inlets
- 6 assumes 12' wide pavement for lane expansion
- 7 Assumes 6' walk
- 8 Street lights assumed at 500' spacing

Drainage Improvements	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
District 5				
Detention (amortized volume)	6	AC-FT	\$22,000.00	\$129,800
District 6				
60" RCP (0-8' depth)	3,200	LF	\$210.00	\$672,000
Box Base Manhole	11	EA	\$7,500.00	\$80,000
Detention (amortized volume)	6	AC-FT	\$22,000.00	\$129,800
District 7				
Regional Channel	2,500	LF	\$150.00	\$375,000
Detention (amortized volume)	37	AC-FT	\$22,000.00	\$820,600
District 8				
Detention (amortized volume)	27	AC-FT	\$22,000.00	\$594,000
Drainage Improvements Sub Total				\$2,801,200



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Construction Contingency	15%	\$420,180
Mobilization	5%	\$140,060
Surveying	3%	\$84,036
Construction Management and Testing	12%	\$336,144
Design/Planning	10%	\$280,120

Drainage Improvements Total \$4,062,000

Traffic Signals	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Traffic Signal	3	EA	\$250,000.00	\$750,000
Traffic Signal Total				\$750,000

Notes
1 Traffic Signals assume two along Baseline Road and one on Bridge Street

Brighton Crossing

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Rec Center (PA12/13)	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Re Center Pad Site	5	AC		
Rec Center Core & Shell & Finish	30,000	SF	\$170.00	\$5,100,000
Rec Center Site Civil	1.5	AC	\$202,554.00	\$303,831
Rec Center Landscape	108,900	SF	\$3.58	\$389,862
Rec Center Sub Total				\$5,841,554
Construction Contingency			15%	\$876,233
Mobilization			5%	\$292,078
Surveying			3%	\$175,247
Construction Management and Testing			12%	\$700,986
Design/Planning			10%	\$584,155
Rec Center Total				\$8,470,000

Notes:

- 1 Site Civil Assumes 6" Pavement on 30% of site coverage + 50% for Concrete & Storm
- 2 Assumes 50% Open Space for outdoor fields

Beach Club Expansion	QUANTITY	LS	UNIT PRICE	TOTAL COST
Building Cost	1	LS	\$2,500,000.00	\$2,500,000
Furnishings	1.0	LS	\$150,000.00	\$150,000
Mechanical Room	1	LS	\$100,000.00	\$100,000
Lap Pool, Splash Pool w/ Mechanical Equipment	1	LS	\$1,000,000.00	\$1,000,000
Civil Site	1	LS	\$350,000.00	\$350,000
Demolition	1	LF	\$250,000.00	\$250,000
Landscape with Pool Deck	1	LS	\$1,000,000.00	\$1,000,000
Irrigation	1	LS	\$100,000.00	\$100,000
Baseline Road Sub Total				\$5,450,000
Construction Contingency			15%	\$817,500
Mobilization			5%	\$272,500
Surveying			3%	\$163,500
Construction Management and Testing			12%	\$654,000
Design/Planning			10%	\$545,000
Beach Club Expansion Total				\$7,903,000

Notes

- 1 Cost provided from June 27 2017 estimate
- 2 Contingency and soft cost adjusted to consistent estimate assumptions

Brighton Crossing

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Monumentation	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Monument Sign (Major)	4	EA	\$67,700.00	\$270,800
Monument Sign (Minor)	14	EA	\$19,700.00	\$275,800
Monumentation Sub Total				\$546,600
Construction Contingency			15%	\$81,990
Mobilization			5%	\$27,330
Surveying			3%	\$16,398
Construction Management and Testing			12%	\$65,592
Monument Landscape Cost as Percentage			35%	\$191,310
Monumentation Total				\$929,000

Notes

- 1 Pricing from Contractor Estimate provided by Owner

17ac Community Park	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Community Park Unit Pricing	3	AC	\$301,200.00	\$903,600
Park Open Space & Trail	609,840	SF	\$3.58	\$2,183,227
Community Park Sub Total				\$3,086,827
Construction Contingency			15%	\$463,024
Mobilization			5%	\$154,341
Surveying			3%	\$92,605
Construction Management and Testing			12%	\$370,419
Design/Planning			10%	\$308,683
Community Park Total				\$4,476,000

Notes

- 1 Community Park assumes play area, lighting and canopy structure
- 2 Park Open Space & Trail assumes irrigated turf with trail and limited furnishings.



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Service Plan Cost Summary - Offsite Improvements

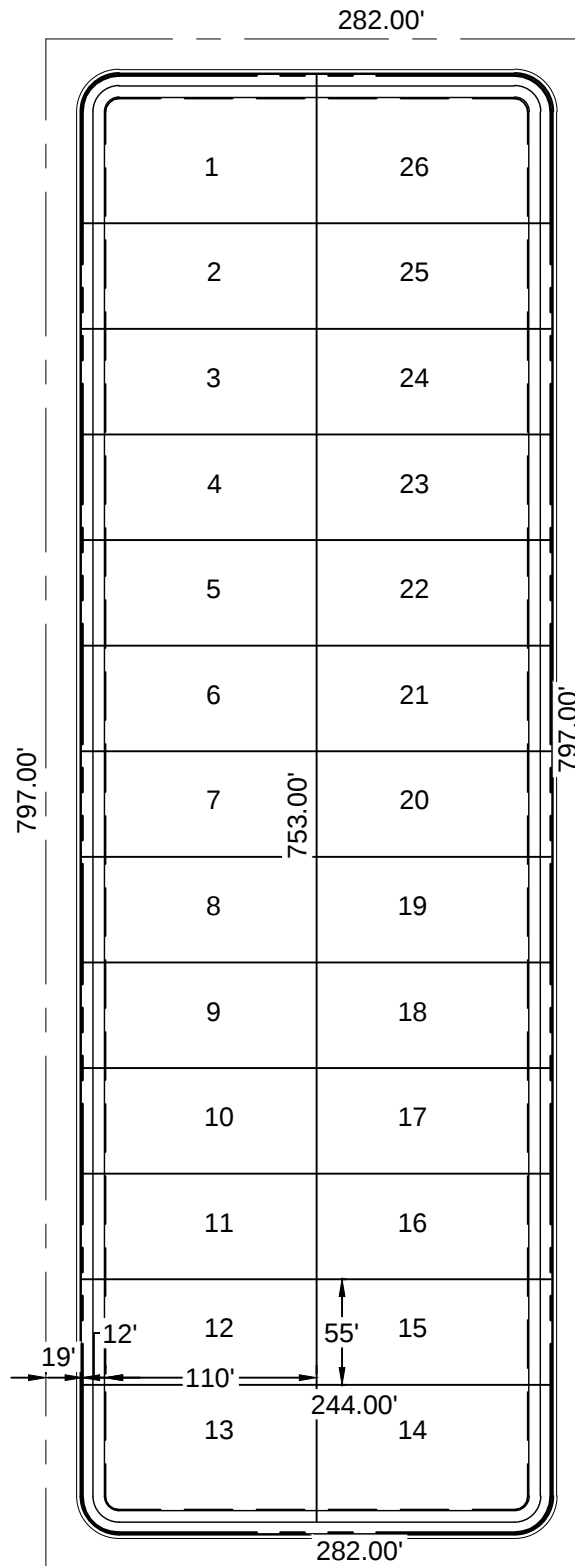
Opinion of Probable Cost Estimate

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	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
Fencing				
Baseline Rd	4,200	LF	\$30.00	\$126,000
Bridge St	4,100.0	LF	\$30.00	\$123,000
45th Ave	2,000.0	LF	\$30.00	\$60,000
Longs Peak St.	4,300.0	LF	\$30.00	\$129,000
Tower Rd	2,600.0	LF	\$30.00	\$78,000
Southern St	1,800	LF	\$30.00	\$54,000
50th Ave	2,000	LF	\$30.00	\$60,000
			Fence Sub Total	\$630,000
Construction Contingency			15%	\$94,500
Mobilization			5%	\$31,500
Surveying			3%	\$18,900
Construction Management and Testing			12%	\$75,600
			Fencing Total	\$851,000

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TYPICAL BLOCK

BRIGHTON CROSSING

DISTRICT COST EVALUATION

BRINGTON CO

DATE 10-17-17

PROJ. NO. 11015

SHEET

1

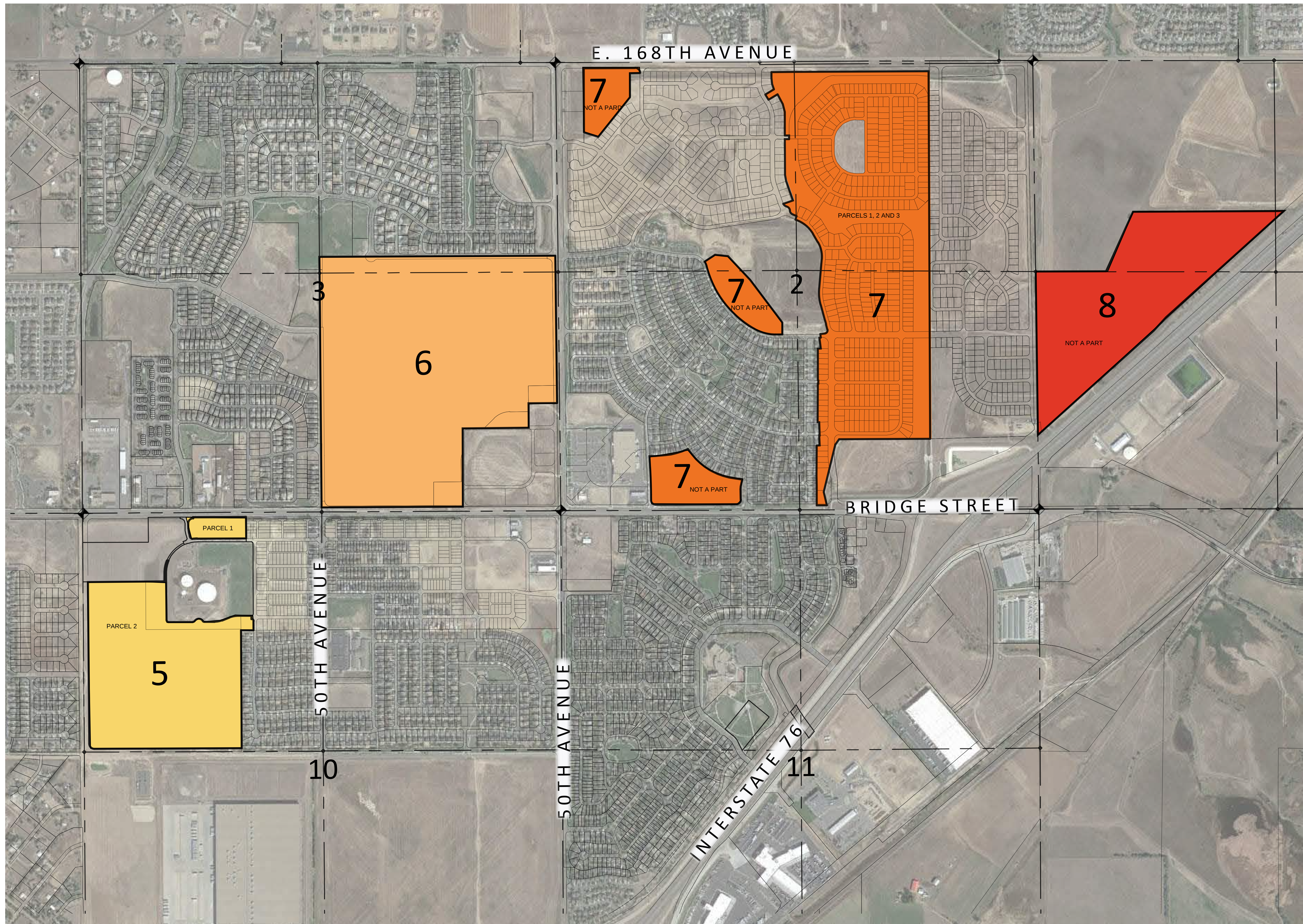
Brighton Crossing Metropolitan Districts

District Boundary Map

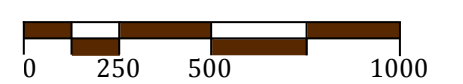
LEGEND:

 Section Corner

-  District 5
-  District 6
-  District 7
-  District 8



AUGUST 30, 2017



Prepared For:

Brookfield
Residential

Prepared By:

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