

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City of Brighton City Clerk**

THIS SPACE FOR RECORDER'S USE ONLY

**BRIGHTON CROSSING FILING NO. 2 DEVELOPMENT AGREEMENT,
FIFTH (5th) AMENDMENT**

THIS FIFTH AMENDMENT (this “Amendment”) is made and entered into this ____ day of _____, _____ by and among the CITY OF BRIGHTON, COLORADO, a home rule municipality of the County of Adams, State of Colorado (hereinafter called the “City”), and BROOKFIELD RESIDENTIAL (COLORADO), LLC, a Nevada limited liability company, authorized to conduct business in the State of Colorado (hereinafter referred to as “Developer”), and BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4, a metropolitan district established under the laws of the State of Colorado (hereinafter called “District No. 4”), BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7, a metropolitan district established under the laws of the State of Colorado (hereinafter called “District No. 7”), and the BRIGHTON CROSSING OPERATIONS BOARD, an independent intergovernmental entity established under the law of the State of Colorado (hereinafter called “BCOB”).

WHEREAS, the final plat, titled Brighton Crossing Filing No. 2, was approved by the Community Development Director for the City on December 30, 2002 (as heretofore amended, the “Plat”).

WHEREAS, on December 17, 2002, CARMA COLORADO INC., a Nevada corporation (“CARMA”) and District No. 4 entered into a Development Agreement with the City (the “Original Agreement”) for Brighton Crossing Filing No. 2 (the “Development”), which was approved by City Council Resolution No. 02-160, and which Agreement was recorded in the real property records of the Clerk and Recorder of Adams County on January 21, 2003 at Reception No. C1083558; and

WHEREAS, on October 20, 2015, Developer (as successor in interest and title to Brookfield Residential, Inc., f/k/a CARMA) and District No. 4 amended the Agreement with the City (the “First Amendment”) for the Development, which was approved by City Council Resolution No. 2015-124, and which First Amendment was recorded in the real property records of the Clerk and Recorder of Adams County on November 10, 2015 at Reception No. 2015000094403; and

WHEREAS, on March 6, 2018, Developer and District No. 4 further amended the Agreement with the City (the “Second Amendment”, and together with the Original Agreement and the First Amendment, the “Agreement”) for the Development, which was approved by City Council Resolution No. 2018-20, and which Second Amendment was recorded in the real property

records of the Clerk and Recorder of Adams County on May 15, 2018, at Reception No. 2018000039337; and

WHEREAS, on March 6, 2018, Developer and District No. 4 further amended the Agreement with the City (the “Third Amendment”, and together with the Original Agreement, the First Amendment and the Second Amendment, the “Agreement”) for the Development, which was approved by City Council Resolution No. 2018-21, and which Third Amendment was recorded in the real property records of the Clerk and Recorder of Adams County on May 15, 2018, at Reception No. 2018000039338; and

WHEREAS, in 2017, Developer and District No. 4 amended the Agreement with the City (the “Fourth Amendment,” and together with the Original Agreement, the First Amendment, the Second Amendment, the Third Amendment, the “Agreement”) for the Development, and which Fourth Amendment was recorded in the real property records of the Clerk and Recorder of Adams County on October 13, 2017, at Reception No. 2017000089856; and

WHEREAS, Developer currently owns the sum total of Phases 18-19 of the Development (as such Phases are described pursuant to the Phasing Plan attached to the Agreement as Exhibit B-2); and

WHEREAS, Section 17-40-250 of the Subdivision Regulations of the City’s *Municipal Code, Article 17: Land Use and Development Code* allows for plat amendments to be submitted to the City for review and approval; and

WHEREAS, an amendment to the Plat relative to certain lots and other property within what was, under the original Agreement, designated as Phases 18-19 of the Development, titled Brighton Crossing Filing No. 2, 8th Amendment (the “Plat Amendment”), as described more fully in **Exhibit A**, has been submitted to the City for review and said plat amendment (which amendment redesignates Phases 18-19 as Phase 13 for the Development) requires approval by the City Council and necessitates an amendment to the Agreement; and

WHEREAS, Phases 1-12 of the Development have been completed or are currently under construction and Phase 13 is addressed hereby; and

WHEREAS, because the Developer is concurrently herewith amending the Plat pursuant to the Plat Amendment, the Developer, District No. 4, District No. 7, the BCOB and the City are entering into this Amendment to set forth their understandings and agreements regarding the improvements to be constructed by or on behalf of Developer, the BCOB and/or a new Title 32 metropolitan district formed for the purpose of constructing said improvements within what was previously Phases 18-19 of the Development, which phases are now being redesignated as Phase 13 (“Phase 13”).

WHEREAS, the Developer, District No. 4 and the City desire to add District No. 7 and the BCOB as parties to this agreement based upon ownership and authority for improvements that has changed as the Development has occurred and District No. 7 and the BCOB wish to join the agreement as Parties; and

WHEREAS, the Developer has submitted a revised Schedule of Public Improvements for the Phase 13 Improvements (defined below); and

WHEREAS, the terms of the original Agreement, First Amendment, Second Amendment, Third Amendment, and Fourth Amendment remain in full force and effect except as specifically modified herein with the addition of District No. 7 and the BCOB as parties to the Agreement; and

WHEREAS, in order to facilitate the development of the Property and the construction of the remaining improvements, which are essential to the City and the Development, the Parties have agreed to modify the Agreement as provided herein.

NOW, THEREFORE, in consideration of the Agreement and the foregoing recitals, which are a substantive and enforceable part of this Fifth Amendment, and for the mutual promises and covenants set forth herein, and for other good and valuable consideration, the City, District No. 4, District No. 7, the BCOB, and the Developer (the “Parties”) hereto promise, covenant, and agree to the following amendments:

- A. The existing Schedule of Improvements attached as Exhibit B1 of the Brighton Crossing Filing No. 2 Development Agreement, dated December 17, 2002, is hereby amended to include the Schedule of Improvements attached hereto as **Exhibit B-1d** (“Phase 13 Improvements”). Notwithstanding said substitution, it is agreed by the parties hereto that the new Schedule of Improvements shall only have the effect of modifying the Phase 13 Improvements (it being specifically acknowledged that improvements for Phases 1-12 remain subject to the Agreement, and any subsequent amendments as they apply. To the extent of any conflict between the Schedule of Improvements attached to the Brighton Crossing Filing No. 2 Development Agreement, dated December 17, 2002, and **Exhibit B-1d**, as pertains solely to the Phase 13 Improvements, **Exhibit B-1d** shall control. Notwithstanding the foregoing, it is the intention of the Schedule of Public Improvements to outline the estimated costs for all public improvements, and other improvements that are public in nature, that the City will secure with a financial guarantee to ensure the successful installation and acceptance of the developer’s requirements during development. Thereby, the City reserves the right to request an updated Schedule of Improvements prior to the commencement of construction, which shall include relative estimated costs, if any improvements required of the developer are inadvertently omitted from this Schedule at the time of acceptance and approval of the Development Agreement.
- B. The existing Phasing Plan shown in Exhibit B-2 of the original Agreement is hereby amended to include the Phasing Plan for the Development attached hereto as **Exhibit B-2d**. Notwithstanding said substitution, it is agreed by the parties hereto that the new Phasing Plan (Exhibit B-2d) shall only have the effect of redesignating what was previously referred to as Phases 18-19 as Phase 13 of the Development. Developer may not deviate from the Phasing Plan (Exhibit B-2d) except by formal approval by the Community Development Director.
- C. In addition to the requirements of Exhibit F Special Provisions of the original Agreement, the following special provisions shall apply:

18. Timing and Maintenance of Drainage Facility. The timing and long-term maintenance of the drainage facilities will be pursuant to the

“Infrastructure Improvements Agreement”, recorded with the Adams County Clerk and Recorder's Office at Reception number 2024000039315 and the document titled “Memorandum of understanding to allow for Improvements and Expansion of Regional Detention Pond 308” between the City of Brighton and Adams County dated June 18, 2024. No residential building permits for Phase 13 shall be submitted or issued until Pond 308 has received initial construction acceptance.

- 19. N. Golden Eagle Parkway.** The Developer, District No. 4, District No. 7 and/or the BCOB, at its sole cost and expense, shall construct, or cause to be constructed, the remainder of N. Golden Eagle Parkway from its intersection with E. Bridge Street to Longs Peak Street. Furthermore, the Developer, District No. 4, District No. 7 and/or BCOB, have obtained permission from Adams County to receive construction review and approval from City of Brighton in anticipation of annexation of N. Golden Eagle Parkway into the City of Brighton, and to construct the un-annexed portion of N. Golden Eagle Parkway as a condition of the issuance of a development permit for the Phase 13 Improvements. N. Golden Eagle Parkway will be constructed contemporaneously with all other Phase 13 Improvements. Notwithstanding the foregoing, the parties will continue to collaborate with Adams County regarding necessary approvals and permissions.
- 20. Annexation of N. Golden Eagle Parkway.** The Developer, District No.4, District No. 7 and/or the BCOB shall cause the annexation of the un-annexed portion of N. Golden Eagle Parkway as a condition of final acceptance of the Phase 13 Improvements.
- 21. Submittal of Sequential Documents.** Following the approval of the Final Plat, the Developer, District No. 4, District No. 7 and/or the BCOB shall submit a change order to the City detailing the design for the un-annexed portion of N. Golden Eagle Parkway and its associated infrastructure, including but not limited to, a crossing over the Speer Canal and a trail connection to E. Bridge Street. Said change order shall be approvable by the City prior to the issuance of a development permit for Phase 13 (but the City acknowledges it may still be pending approval by third-party referral agencies, which shall not delay issuance of a development permit). The Developer, District No. 4, District No. 7 and/or the BCOB acknowledge that receiving a development permit prior to approvals from certain third-party referral agencies will be at their own risk. Any change required from a third-party referral agency shall be reflected in a change order to the approved civil plans and the approved development permit.
- 22. Community Mailboxes.** The Developer, District No. 4, District No. 7 and/or the BCOB, at its sole cost and expense, shall construct a community mailbox(es) at a location(s) and design(s) approved by the US Postal Service within the Development for use by all residents living in Phase 13 of the Development. The community mailbox(es) serving a particular phase shall be installed prior to the City's issuance of residential building permits for such phase.

- 23. Trail and Sidewalk Improvements.** Developer, District No. 4, District No. 7 and/or the BCOB, at its sole cost and expense, shall construct, or cause to be constructed, all sidewalk and trail improvements in connection with the applicable development Phase in accordance with the approved Civil Engineering Documents. The maintenance, repair, and replacement of the trail and sidewalk improvements shall be the sole responsibility of District No. 4, or the adjacent property owner, in perpetuity.
- 24. Water Dedication.** The Developer, at its sole cost and expense, shall satisfy the water dedication requirements for Phase 13 of the Development by providing a fee in lieu of water dedication as allowed by the Original Agreement. Fee in lieu of water dedication for the irrigation of public areas and landscape tracts shall be provided to the City at the time of development permit. All remaining fee in lieu required for domestic use shall be required at the time of individual building permits. All Fee in Lieu payments shall be the fee in effect at the time of such payment.
- 25. Water Taps.** The Developer, District No. 4, District No. 7 and/or the BCOB, at the applicable Party's sole cost and expense, shall be responsible for paying for the Water Taps required in each of the Tracts outlined in the Tract Summary attached hereto as **Exhibit C.** The cost for the Water Taps shall be the price in effect at the time of permit issuance.
- 26. Tract Maintenance.** The Developer, District No. 4, District No. 7 and/or the BCOB, shall be responsible for the maintenance of all other Tracts upon their completion and acceptance consistent with the Tract Summary attached hereto as **Exhibit C.**
- 27. Future Development Signs.** Prior to the issuance of any residential building permits in Phase 13, the Developer, District No. 4, District No. 7 and/or the BCOB, at its sole cost and expense, shall erect a future development sign at the dead end of Colorado River Avenue, just south of its intersection with Royal Pine Street. The sign shall notify residents that the street will be extended in the future in connection with future development.
- 28. Timing of Public Improvements.** All Phase 13 Improvements shall be constructed and receive initial construction acceptance prior to the submittal and issuance of residential building permits for Phase 13.
- 29. Capital Facility Fee Foundation.** The Developer is aware of the School District Capital Facility Fee Foundation, whose purpose is to administer the collection from various development entities of a "Capital Facility Fee" for disbursement to School District 27J to fund a portion of the cost of providing additional capital facilities to service new growth, and has voluntarily agreed to be a participating development entity in that process and, accordingly, enter into a participant agreement with the School District. Fees payable to the Foundation shall be paid directly to the School District as part of each residential building permit. After establishment and assessment of any school fees as aforesaid, as a condition of approval of any residential building permit, the Developer shall provide evidence to the City that such

fees have been paid to the Foundation in accordance with this section, prior to the release of a residential building permit.

- D. Section 6.2 of the Agreement is hereby deleted in its entirety. Inspection fees are subject to the adopted City's Fee Resolution in effect at the time of inspection.
- E. Notices to Developer pursuant to the Agreement shall be sent to:
Brookfield Residential (Colorado), LLC
Attn: Sandi Thomas
6465 S. Greenwood Plaza Blvd, Suite 700
Centennial, CO 80111
Email: Sandi.Thomas@brookfieldpropertiesdevelopment.com
- With a copy to:
Foster Graham Milstein & Calisher, LLP
Attn: Erik Carlson
- 360 S. Garfield St. #600
Denver, Colorado 80209
Email: ecarlson@fostergraham.com
- F. Notices to the District No. 4, District No. 7 or the BCOB pursuant to the Agreement shall be sent to:
Brighton Crossing Metropolitan District No. 4
c/o Pinnacle Consulting Group, Inc.
Attn: Jason Woolard
550 West Eisenhower Boulevard
Loveland, CO 80537
Email: jasonw@pcgi.com
- With a copy to:
White Bear Ankele Tanaka & Waldron
Attn: Blair M. Dickhoner
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
Email:
bdickhoner@wbapc.com
- G. This Amendment shall run with the land and the obligations of the Developer hereunder shall be binding upon Developer's successors and assigns. Upon execution hereof, the City shall cause the same to be recorded at Developer's expense in the office of the Clerk and Recorder of Adams County, Colorado.
- Subject to the amendments herein contained, the Agreement remains in full force and effect.
- H. For clarity, the Parties hereto recognize that, notwithstanding the specification of any undertaking or obligation hereunder or in the Agreement as the responsibility of District No. 4's, District No. 7's or the BCOB's obligations and undertakings with respect to the Phase 13 Improvements may be assigned and/or assumed by a

new Title 32 metropolitan district formed for such purpose.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officials to place their hands and seals upon this Agreement the day and year first above written.

DEVELOPER:

Brookfield Residential (Colorado) LLC,
A Nevada Limited Liability Company

By: _ Sandi Thomas, Senior Vice President

By: _ Peter Lauener, President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Sandi Thomas, Senior Vice President of Brookfield Residential (Colorado), LLC and by Peter Lauener, President of Brookfield Residential (Colorado), LLC.

WITNESS my hand and official seal:

Notary Public

My commission expires: _____

LEGAL DESCRIPTION:

[illegible]

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, WHENCE THE NORTH LINE OF SAID NORTHWEST QUARTER BEARS NORTH 89°15'55" EAST, A DISTANCE OF 263.55 FEET, ALL BEING HEREON AS APPLICABLE THEREIN;

THENCE SOUTH 41°10'45" EAST, A DISTANCE 491.54 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 2, BEING HEREON AS APPLICABLE THEREIN;

THENCE AS DIRECTED ON SAID PARTIAL CROSSING PLANS NO. 2, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814

[illegible][illegible][illegible]

THREE REMAINING SIDS COURSELY RISE OF ONLY NORTH BEING 45 FEET. LAST A DISTANCE OF 45.00 FEET TO THE NORTH OF THE REMAINING SIDS. THE BEARING OF THE SIDS COURSELY BEING 100.00 DEGREES. THE SIDS BEING 15.00 FEET. THE BEARING POINT OF THE SIDS BEING NORTH 89.7244 EAST.

THENCE ALONG SIDS COURSELY NORTH-55-50-AW, THE FOLLOWING TWO (2) COURSES:
1. REPRESENTATIVE ALONG SIDS COURSELY THROUGH A CENTRAL ANGLE OF 89.5325. AN ARC LENGTH OF 20.40 FEET.

ZONING DISTRICT: EAST A BOUNDARY OF 280.54 FEET TO THE EASTLY BOUNDARY OF SAID SECTION CROSSING TRACT NO. 2, 76' MEASUREMENT.

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING: (4) CORNERS:

1. 5,000 FT. 04'00" EAST, A DISTANCE OF 119.97 FEET;
2. 5,000 FT. 04'00" WEST, A DISTANCE OF 100.00 FEET;
3. 5,000 FT. 04'00" WEST, A DISTANCE OF 71.28 FEET;
4. 5,000 FT. 13'00" WEST, A DISTANCE OF 519.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2,
BROOKFORD CROSSING PLAT NO. 2.

THENCE ALONG THE EASTERN, SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT 2 THE FOLLOWING ARE THE CORNERS:

1. SOUTH 13°16'00" WEST, A DISTANCE OF 16.97 FEET;
2. SOUTH 13°28'57" EAST, A DISTANCE OF 127.26 FEET;
3. SOUTH 89°21'16" WEST, A DISTANCE OF 109.65 FEET;
4. NORTH 02°07'00" WEST, A DISTANCE OF 76.09 FEET;
5. NORTH 07°42'45" WEST, A DISTANCE OF 124.22 FEET TO THE SOUTHWEST CORNER OF SAID SECTION;
6. BEARING PLAIN N. 2, 6TH ADJUNCT.

THREE ALONG A RECTILINEAR BOUNDARY OF SUD BROADEN CROSSING PLANE NO. 2, 07M ABOVE THE FOLLOWING POINTS (1) CORNERS:

1. 07M 00'07.45" WEST, A DISTANCE OF 50.78 FEET
2. 07M 00'07.45" WEST, A DISTANCE OF 151.17 FEET
3. 07M 00'07.45" WEST, A DISTANCE OF 220.00 FEET
4. 07M 00'07.45" EAST, A DISTANCE OF 33.47 FEET
5. 07M 02'42.45" WEST, A DISTANCE OF 106.50 FEET
6. 07M 02'42.45" EAST, A DISTANCE OF 415 FEET
7. 07M 02'42.45" EAST, A DISTANCE OF 415 FEET

7. NORTH 02°42' WEST, A DISTANCE OF 144.50 FEET;
8. SOUTH 87°11' WEST, A DISTANCE OF 16.40 FEET;
9. NORTH 00°12' WEST, A DISTANCE OF 427.50 FEET;
10. SOUTH 88°49' EAST, A DISTANCE OF 5.52 FEET;
11. NORTH 01°10' EAST, A DISTANCE OF 30.00 FEET;
12. NORTH 88°49' WEST, A DISTANCE OF 8.39 FEET;
13. NORTH 00°12' WEST, A DISTANCE OF 306.84 FEET;
14. NORTH 88°20' EAST, A DISTANCE OF 31.82 FEET;
15. BEING THE POINT OF BEGINNING.

13 MONTHS @ \$7.10 PER AC. A 1000 POUND YIELD OF THE EXCELLENT CORN. CONTAINING AN AREA OF 33,248 ACRES (1,448,208 SQUARE FEET), MORE OR LESS.

MAVE BY THESE PRESENTS LAND, CO., PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BRIMCOMB CONCRETE PAVING CO., INCORPORATED IN THE STATE OF CALIFORNIA, TO THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF CALIFORNIA, FOR THE USE OF THE PUBLIC, TRACTS, THE PUBLIC WAYS AND LANDS HEREIN SHOWN, AND THE EASEMENTS AS SHOWN FOR DRAINAGE AND RETENTION.

OWNER:

BROOKFIELD RECREATIONAL (COLORADO) LLC, A NEWMOA LIMITED LIABILITY COMPANY

BY: _____ AS _____ TITLE _____

NAME _____

STATE OF _____) SS _____

COUNTY OF _____

_____ 20 _____ BY _____ 45 _____ C
 THE FOREGOING DECLARATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.
 BROOKFIELD RECONSTRUCTION (COLORADO) LLC, A NEWMAY LIMITED LIABILITY COMPANY
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

OWNER:
 SECTION GROSSING METROPOLITAN DISTRICT NO. 7, A COLORADO SPECIAL DISTRICT

BY _____ NAME _____ AS _____ TITLE _____

STATE OF _____ } SS _____
COUNTY OF _____ }

THE FOREGOING DECLARATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY _____

_____ 20____ BY _____ AS _____
 BRITTON CROSSING METROPOLITAN DISTRICT NO. 7, A COLORADO SPECIAL DISTRICT
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LAST REVISED: 09/17/2017

LAST REVISED: 09/17/2022

[illegible]

1. ANTHONY K. REILL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO RECORDS, PRELIMINARY NOTES, OR OTHER EXHIBITS IN EVIDENCE OF KNOWING ME TO EXIST ON OR ACROSS THE HEREIN BEFORE MENTIONED SURVEY, OR ANY PART THEREOF, THAT WOULD BE IN ANY MANNER AFFECT THE SUBJECT SHOWN HEREIN, OR SUCH SURVEY AS HEREIN RECORDED, OR ANY DIRECT OR INDIRECT INTERESTS THEREIN, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

ARMORY K. FEHL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 36636
FOR AND ON BEHALF OF ATPEC CONSULTANTS, INC.
300 E. WENDELL AVE., SUITE 1
DULUTH, CO. 80122
TEL: 303-261-1407

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE TAKEN AFTER ANY OTHER PARTY TO THE SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE COLORADO BOARD OF SURVEYING.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSING FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS, RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREIN IS NOT TO BE CONSIDERED AN OATH. ANY PERSON WHO HAS BEEN ADVISED BY ANY OF THE ABOVE PROFESSIONS OF THE STATE OF COLORADO OF THE REQUIREMENTS FOR THE SURVEY, REPRESENTED HEREON HAS BEEN ADVISED BY THE ABOVE PROFESSIONS OF THE REQUIREMENTS FOR THE SURVEY.

[illegible]

AS REFLECTED IN SCHEDULE B-2 OF PROBATE INFORMATION ENTRY ORDER NO. _____
 ISSUED BY LAND TITLE GUARANTEE COMPANY.
 OFFERING DATE OF _____

ATTORNEY AT LAW _____ DATE _____

REGISTRATION NO. _____

CITY COUNCIL APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT AMENDMENT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIDGTON, COLORADO ON THE _____ DAY OF _____ 20____.

DATE OF	DATE OF
---------	---------

AZIEC
CONSULTANTS, INC.
20000 Lakeside Blvd.
Suite 2000, Lakeside, CA 92040
Phone: (619) 715-1898
Fax: (619) 715-8978
www.aziec.com
Created by: DANA

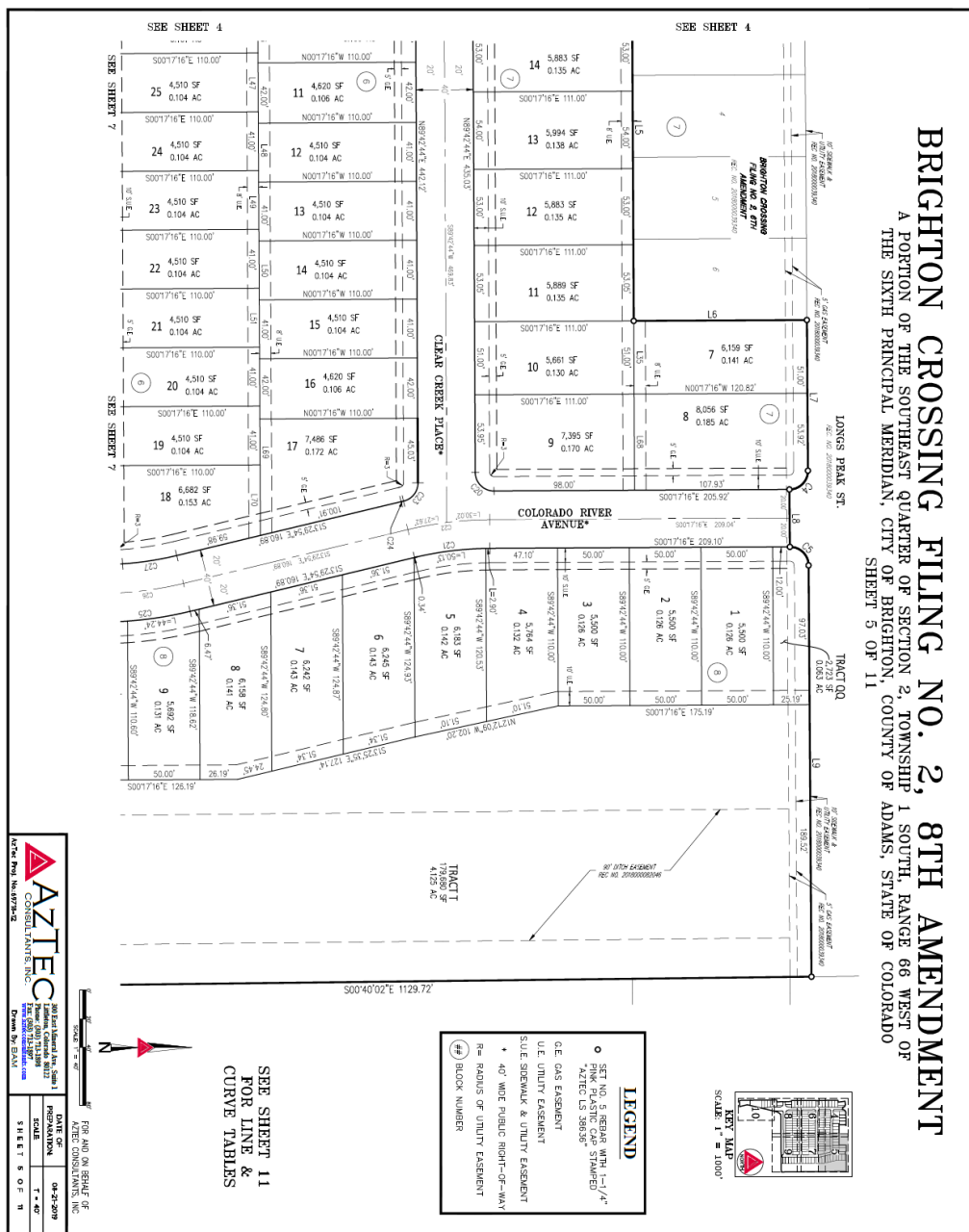
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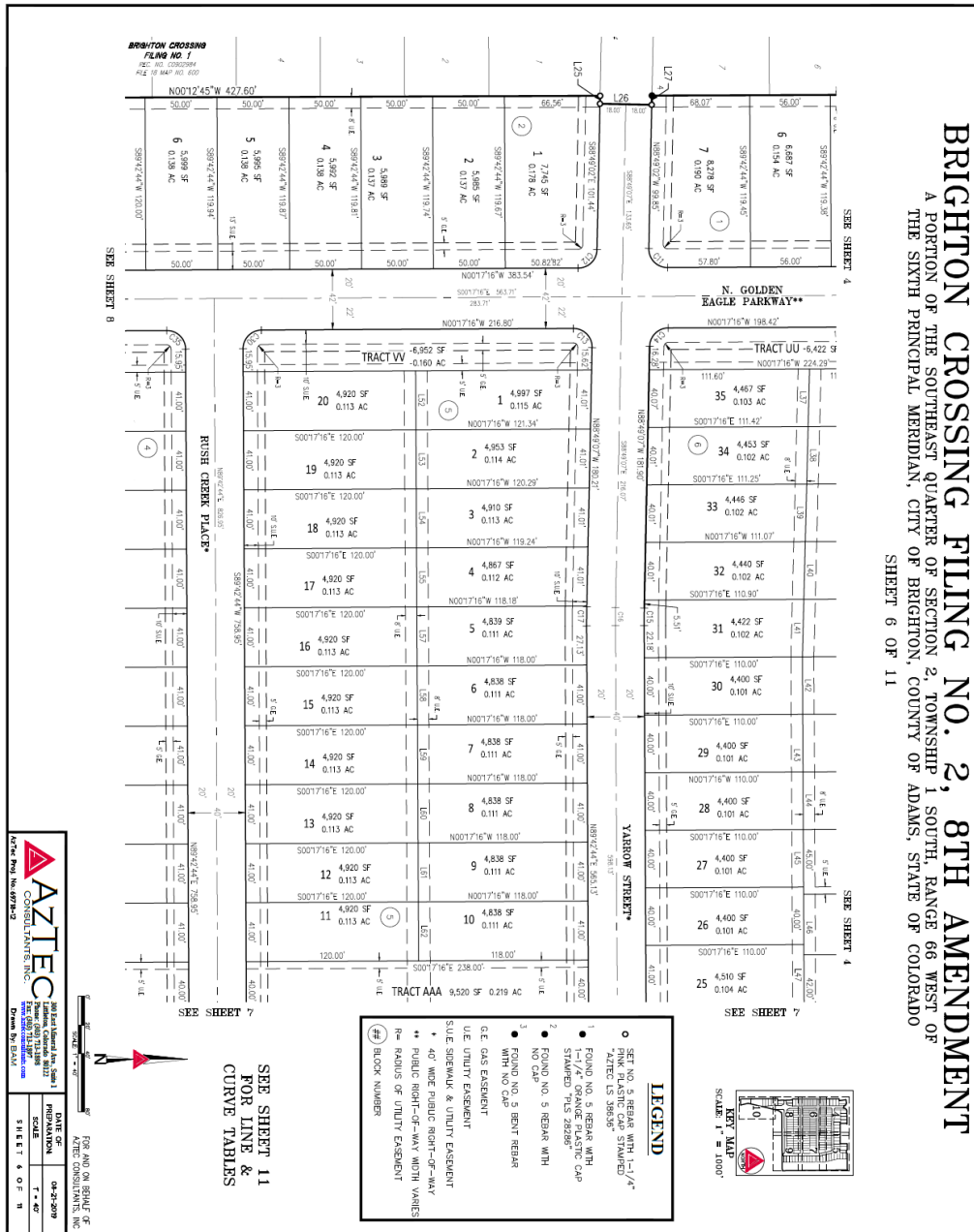

AZTEC
 CONSULTANTS, INC.
 300 East Mainland Ave., Suite 1
 Lindero, Colorado 80122
 Phone: (303) 711-1895
 Fax: (303) 711-1877
www.aztecconsultants.com
 Drawn by BAM

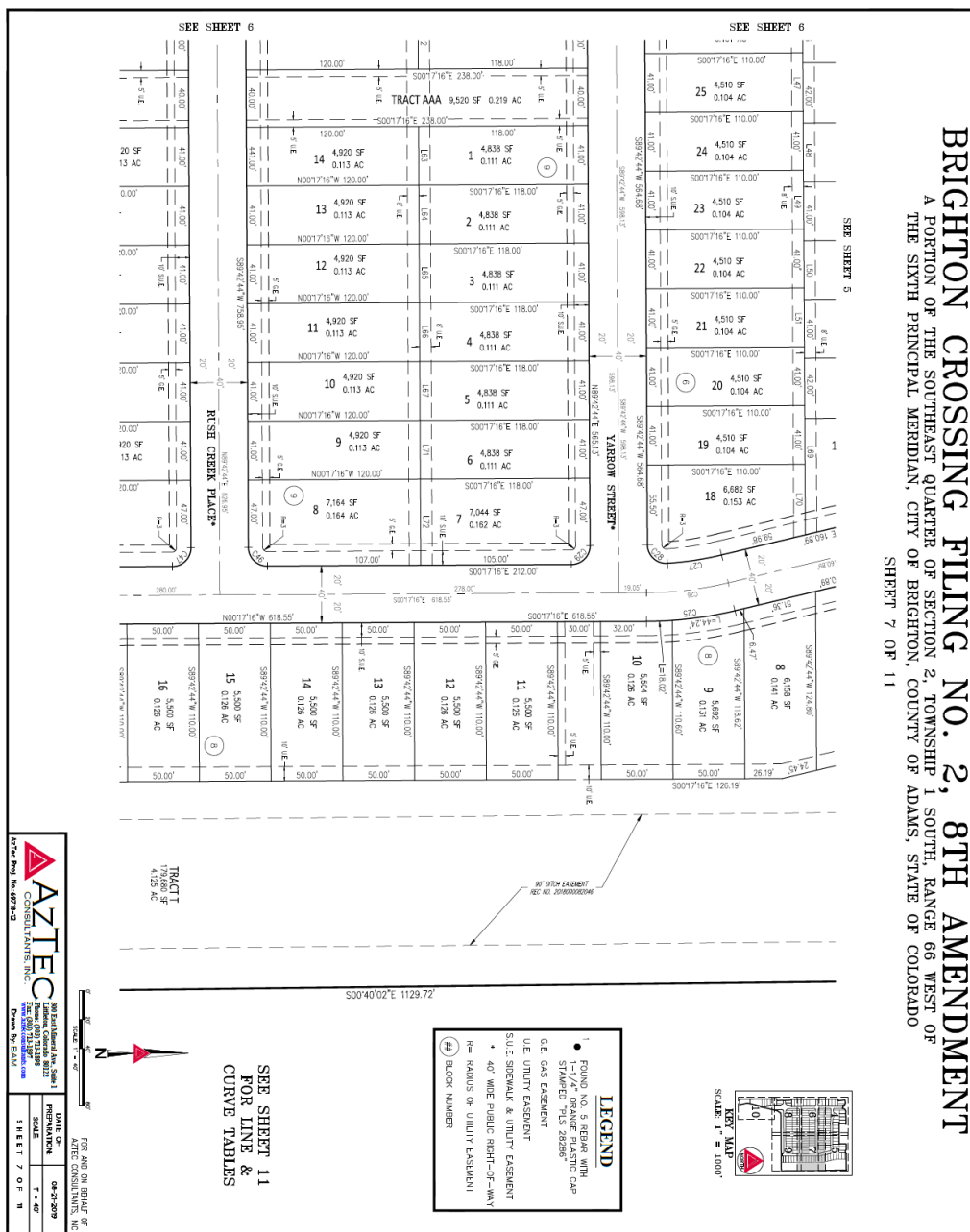
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SCALE	N/A
SHEET 1 OF 11	

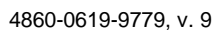
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SCALE	N/A
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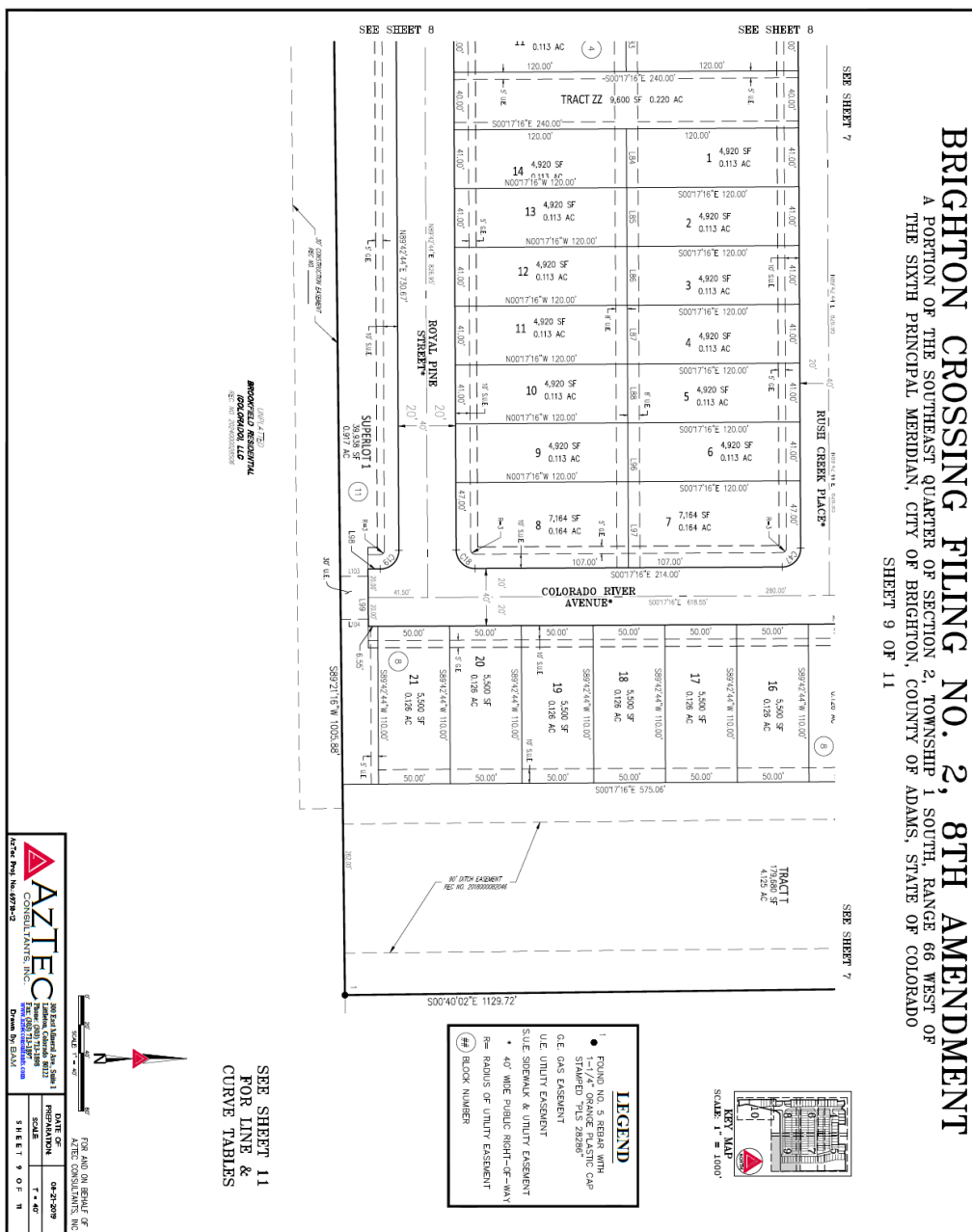








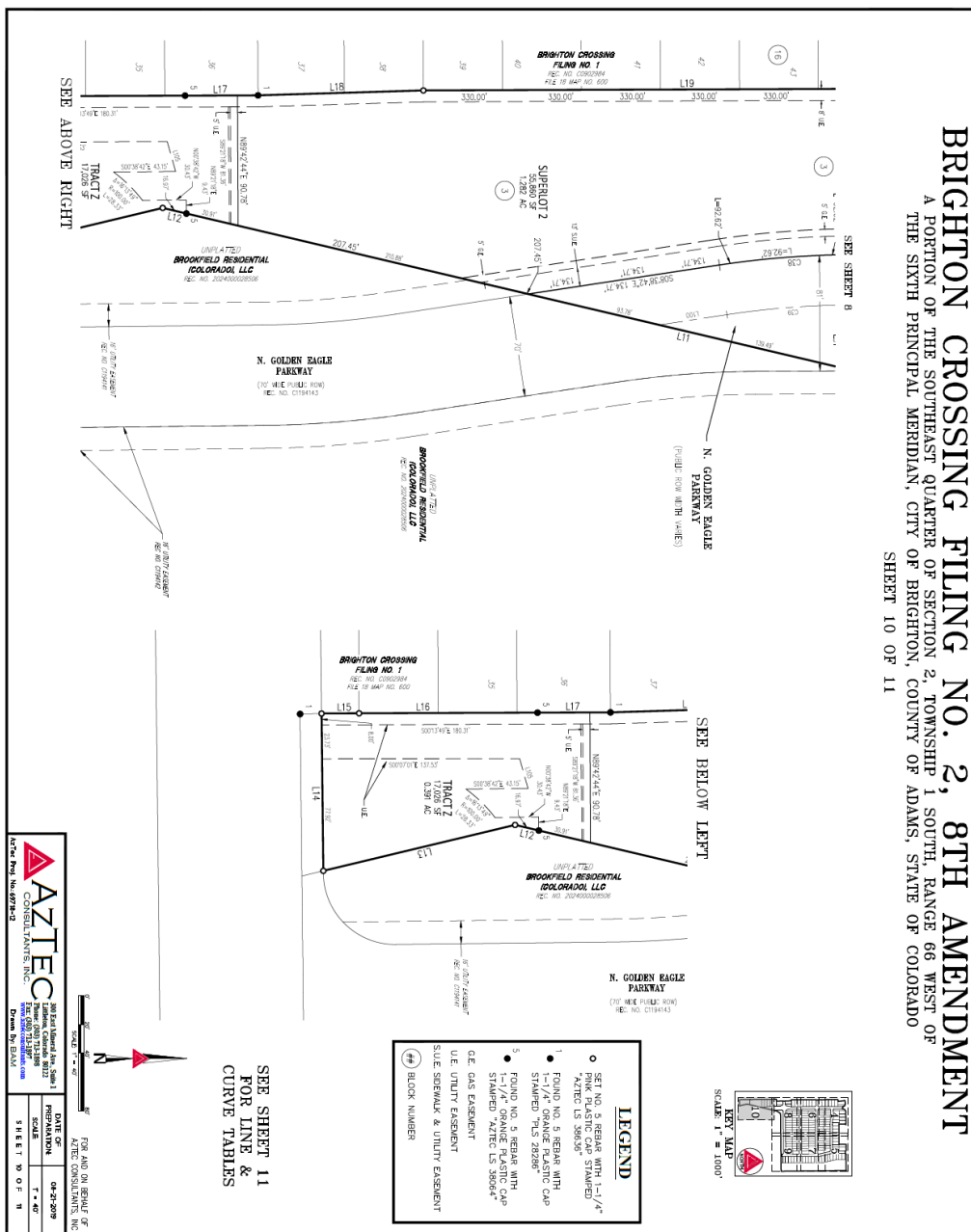




BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1, SOUTH RANGE 66 WEST OF

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 11



BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 11

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N62°24'E	57.27	L31	S89°24'W	38.85	L61	N69°42'E	41.00
L2	S72°24'E	41.73	L32	S89°24'W	37.95	L62	N69°42'E	41.00
L3	N69°20'E	208.39	L33	S89°24'W	37.95	L63	N69°42'E	41.00
L4	S00°71'E	107.07	L34	N69°22'W	36.45	L64	N69°42'E	41.00
L5	N69°24'E	35.00	L35	N69°24'E	51.00	L65	N69°42'E	41.00
L6	N00°71'W	120.72	L36	S01°30'E	5.00	L66	N69°42'E	41.00
L7	N69°20'W	104.92	L37	S89°24'W	40.07	L67	N69°42'E	41.00
L8	N69°24'E	40.00	L38	S89°24'W	40.07	L68	N69°42'E	66.85
L9	S89°20'W	288.54	L39	S89°24'W	40.07	L69	N69°42'E	32.00
L10	S34°33'W	73.28	L40	S89°24'W	40.07	L70	N69°42'E	49.15
L11	S31°6'W	55.74	L41	S89°24'W	40.07	L71	N69°42'E	41.00
L12	S31°6'W	55.74	L42	N69°24'E	40.00	L72	N69°42'E	60.00
L13	S31°28'57"E	137.26	L43	N69°24'E	40.00	L73	S42°71'W	9.88
L14	S89°21'W	108.65	L44	N69°24'E	40.00	L74	N69°42'E	41.00
L15	S00°70'E	26.00	L45	N69°24'E	40.00	L75	N69°42'E	41.00
L16	N00°74'W	124.22	L46	N69°24'E	35.00	L76	N69°42'E	41.00
L17	N00°74'W	50.78	L47	N69°24'E	34.00	L77	N69°42'E	41.00
L18	N00°71'W	115.17	L48	N69°24'E	33.00	L78	N69°42'E	41.00
L19	N00°74'W	330.00	L49	N69°24'E	33.00	L79	N69°42'E	41.00
L20	N69°20'E	33.47	L50	N69°24'E	33.00	L80	N69°42'E	41.00
L21	N62°24'W	108.58	L51	N69°24'E	33.00	L81	N69°42'E	41.00
L22	N67°71'E	4.15	L52	N69°24'E	41.00	L82	N69°42'E	41.00
L23	N62°24'W	145.50	L53	N69°24'E	41.00	L83	N69°42'E	41.00
L24	S87°71'W	18.40	L54	N69°24'E	41.00	L84	N69°42'E	41.00
L25	S89°00'E	5.52	L55	N69°24'E	41.00	L85	N69°42'E	41.00
L26	N01°03'E	36.00	L56	N69°20'E	30.00	L86	N69°42'E	41.00
L27	N68°00'W	6.39	L57	N69°24'E	41.00	L87	N69°42'E	41.00
L28	N69°20'W	31.00	L58	N69°24'E	41.00	L88	N69°42'E	41.00
L29	N00°71'W	118.50	L59	N69°24'E	41.00	L89	S87°70'W	46.14
L30	S89°24'W	2.00	L60	N69°24'E	41.00	L90	N67°71'E	40.00

LINE TABLE		
LINE	BEARING	LENGTH
L91	N69°42'E	11.00
L92	N65°71'W	21.22
L93	N65°71'W	32.33
L94	S00°77'E	40.13
L95	S45°71'E	18.39
L96	N69°42'E	41.00
L97	N69°42'E	60.00
L98	S00°71'E	8.50
L99	S69°24'E	47.71
L100	S69°24'E	17.00
L101	S69°24'E	17.00
L102	S00°77'E	73.85
L103	N00°71'W	19.41
L104	N00°71'W	19.33
L105	S74°27'W	21.54

CONE TABLE			
CONE	DELTA	RADIUS	LENGTH
C1	97°25'2"	40.81	68.44
C2	89°23'2"	59.70	83.60
C3	89°23'2"	13.00	20.42
C4	90°06'3"	13.00	20.42
C5	89°25'5"	13.00	20.39
C6	89°25'5"	13.00	19.97
C7	1°28'10"	653.30	16.75
C8	2°00'0"	500.00	17.45
C9	2°00'0"	500.00	18.15
C10	92°00'0"	13.00	20.87
C11	97°28'10"	13.00	20.75
C12	89°21'50"	13.00	20.00
C13	97°28'10"	13.00	20.75
C14	89°21'50"	13.00	20.00
C15	1°28'10"	460.00	12.31
C16	1°28'10"	500.00	12.82
C17	1°28'10"	500.00	13.34
C18	92°00'0"	13.00	20.42
C19	92°00'0"	13.00	20.42
C20	92°00'0"	13.00	20.42

CONE TABLE			
CONE	DELTA	RADIUS	LENGTH
C21	1°12'38"	230.00	53.03
C22	6°19'30"	250.00	27.60
C23	7°18'54"	13.00	19.90
C24	6°21'32"	270.00	169
C25	1°12'38"	270.00	82.25
C26	1°12'38"	250.00	57.64
C27	9°12'38"	230.00	38.53
C28	9°14'00"	13.00	21.95
C29	9°10'00"	13.00	20.42
C30	92°00'0"	13.00	20.42
C31	1°12'38"	50.50	10.11
C32	1°12'38"	49.70	9.80
C33	1°12'38"	50.50	11.11
C34	1°12'38"	44.70	8.65
C35	92°00'0"	13.00	20.42
C36	7°12'42"	42.50	53.71
C37	9°29'38"	40.00	84.68
C38	9°21'25"	53.50	32.60
C39	9°21'25"	60.00	87.21
C40	7°24'19"	26.00	36.03

CONE TABLE			
CONE	DELTA	RADIUS	LENGTH
C41	92°00'0"	56.00	87.96
C42	28°29'52"	14.50	7.21
C43	15°11'32"	20.50	5.43
C44	17°48'34"	25.50	7.83
C45	28°29'52"	9.50	4.73
C46	89°29'52"	13.00	20.42
C47	92°00'0"	13.00	20.42



AZTEC
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1885 East Harvard Ave. Suite 111
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FAX: (303) 733-8877

DATE OF PREPARATION: 04-23-2019
SHEET: 11 OF 11

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION: 04-23-2019
SHEET: 11 OF 11

EXHIBIT B-1d

Schedule of Improvements

Phase 13

Brighton Crossing Filing No. 2, 8th Amendment - Phase 13

Schedule of Improvements for Publicly Owned/Maintained Infrastructure

Date: 11/15/2024

Item #	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Total Cost
Water Main					
2	Connect to Existing Water Line	4	EA	\$ 3,500.00	\$ 14,000.00
3	Remove Existing Water Line	25	LF	\$ 40.00	\$ 989.00
4	Remove Existing Blow Off	7	EA	\$ 500.00	\$ 3,500.00
5	8" Water Main (CR90 PVC)	6337	LF	\$ 65.00	\$ 398,907.00
6	8" Gate Valve with Box	35	EA	\$ 2,000.00	\$ 70,000.00
7	8" Bends With Thrust Block	7	EA	\$ 650.00	\$ 4,550.00
8	8"x 8" Tee With Thrust Block	7	EA	\$ 1,200.00	\$ 8,400.00
9	8"x8" Cross	1	EA	\$ 675.00	\$ 675.00
10	6" Water Main (Non-Potable)	1386	LF	\$ 84.00	\$ 116,407.00
11	6" Gate Valve with Box	4	EA	\$ 2,550.00	\$ 10,200.00
12	6" Bends With Thrust Block	7	EA	\$ 930.00	\$ 6,510.00
13	3/4" Water Service With Meter Pit	171	EA	\$ 1,810.00	\$ 308,510.00
14	8" Plug With Temp Blow Off	5	EA	\$ 2,100.00	\$ 10,500.00
15	10" Infiltration/Inflow Control Structure, 10' dia, 10' high, 10' deep	11	EA	\$ 9,200.00	\$ 101,200.00
16	3/4" Irrigation Meter Vault	1	EA	\$ 2,900.00	\$ 2,900.00
17	3/4" Type K Copper	48	LF	\$ 38.00	\$ 1,824.00
18	Water Line Lowerings	36	EA	\$ 1,380.00	\$ 49,680.00
19	Flush, Fill & Pressure Test	6337	LF	\$ 1.50	\$ 9,506.00
				SUBTOTAL:	\$ 1,123,358.00

Sanitary Sewer					
20	Connect to Existing Sanitary Line	4	EA	\$ 2,500.00	\$ 10,000.00
21	Remove Existing 8" PVC	125	LF	\$ 100.00	\$ 12,528.00
22	Remove Existing 21" PVC	1282	LF	\$ 100.00	\$ 128,227.00
23	Remove Existing 5' Manhole	5	EA	\$ 1,000.00	\$ 5,000.00
24	8" PVC	2963	LF	\$ 50.00	\$ 148,066.00
25	10" PVC	315	LF	\$ 50.00	\$ 15,750.00
26	12" PVC	606	LF	\$ 75.00	\$ 45,413.00
27	21" PVC	1064	LF	\$ 94.00	\$ 99,996.00
28	4' Diameter Manhole (12'-18' Depth)	34	EA	\$ 6,000.00	\$ 84,000.00
29	5' Diameter Manhole (12'-18' Depth)	8	EA	\$ 6,000.00	\$ 48,000.00
30	4" Sanitary Sewer Service	170	EA	\$ 1,600.00	\$ 272,000.00
31	Air Test, Jet & Camera Sewer	4946	LF	\$ 3.00	\$ 14,837.00
				SUBTOTAL:	\$ 883,818.00

Storm Drainage Lines					
32	Connect to Existing	4	EA	\$ 2,058.00	\$ 8,232.00
33	Remove Existing 18" FES	1	EA	\$ 650.00	\$ 650.00
34	Remove Existing 42" FES	1	EA	\$ 650.00	\$ 650.00
35	Remove Existing 60" FES	2	EA	\$ 850.00	\$ 1,700.00
36	Remove Existing Manhole	1	EA	\$ 970.00	\$ 970.00
37	Remove Existing Riprap	213	SY	\$ 60.00	\$ 12,764.00
38	Remove Existing 42" RCP	196	LF	\$ 60.00	\$ 11,760.00
39	Remove Existing 60" RCP	249	LF	\$ 60.00	\$ 14,954.00

Brighton Crossing Filing No. 2, 8th Amendment - Phase 13**Schedule of Improvements for Publicly Owned/Maintained Infrastructure**

Date: 11/15/2024

Item #	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Total Cost
40	15" RCP (Class III)	45	LF	\$ 65.00	\$ 2,925.00
41	18" RCP (Class III)	1145	LF	\$ 65.00	\$ 75,719.00
42	24" RCP (Class III)	402	LF	\$ 80.00	\$ 32,136.00
43	30" RCP (Class III)	146	LF	\$ 105.00	\$ 36,278.00
44	36" RCP (Class III)	45	LF	\$ 150.00	\$ 6,875.00
45	42" RCP(Class III)	1152	LF	\$ 180.00	\$ 207,434.00
46	48" RCP(Class III)	1294	LF	\$ 225.00	\$ 291,150.00
47	54" RCP(Class III)	598	LF	\$ 285.00	\$ 170,371.00
48	60" RCP(Class III)	837	LF	\$ 307.00	\$ 257,021.00
49	5' Type "R" Inlet (6'-12' Depth)	13	EA	\$ 7,000.00	\$ 91,000.00
50	30" Type "R" Inlet (6'-12' Depth)	30	EA	\$ 30,219.79	\$ 102,398.00
51	15" Type "R" Inlet (6'-12' Depth)	3	EA	\$ 15,000.00	\$ 45,000.00
52	Type C Inlet (6'-12' Depth)	3	EA	\$ 8,800.00	\$ 26,800.00
53	5' Dia Manhole (6'-12' Depth)	5	EA	\$ 5,100.00	\$ 25,500.00
54	6' Dia Manhole (6'-12' Depth)	1	EA	\$ 6,300.00	\$ 6,300.00
55	48" Type "P" Manhole (6'-12' Depth)	1	EA	\$ 15,000.00	\$ 15,000.00
56	54" Type "P" Manhole (6'-12' Depth)	3	EA	\$ 15,000.00	\$ 45,000.00
57	60" Type "P" Manhole (6'-12' Depth)	4	EA	\$ 15,000.00	\$ 60,000.00
58	7'2" x 5'4" Box Base Manhole	4	EA	\$ 14,000.00	\$ 56,000.00
59	7'2" x 6'0" Box Base Manhole	4	EA	\$ 14,000.00	\$ 56,000.00
60	7'-10 1/2" x 7'2" Box Base Manhole	2	EA	\$ 14,000.00	\$ 28,000.00
61	8'4" x 5'4" Box Base Manhole	1	EA	\$ 23,900.00	\$ 23,900.00
62	18" Reinforced Concrete FES	2	EA	\$ 1,875.00	\$ 3,750.00
63	48" Reinforced Concrete FES	1	EA	\$ 4,500.00	\$ 4,500.00
64	54" Reinforced Concrete FES	1	EA	\$ 5,500.00	\$ 5,500.00
65	60" Reinforced Concrete FES	2	EA	\$ 6,200.00	\$ 12,400.00

SUBTOTAL: \$ 1,740,219.00

Lighting					
66	Site Light-70W Ornamental Light on Fiberglass Pole	16	EA	\$ 1,800.00	\$ 28,800.00

SUBTOTAL: \$ 28,800.00

Concrete - Curb/ Gutter/ Sidewalk/ Median					
67	Remove Existing Curb and Gutter	227	LF	\$ 3.00	\$ 682.00
68	Remove Existing Walk	181	SF	\$ 2.00	\$ 363.00
69	6" Mountable Curb	10893	LF	\$ 22.00	\$ 239,654.00
71	Vertical Curb w/ 2' Pan	3634	LF	\$ 18.20	\$ 29,374.00
70	6" Median Concrete	3007	SF	\$ 6.50	\$ 6,547.00
71	Concrete Subgrade Prep	57578	SF	\$ 0.75	\$ 43,184.00
72	Backfill Curb/Gutter & Sidewalk	32595	LF	\$ 0.75	\$ 24,447.00
73	6' Curb Ramp - Type 3B w/ Truncated Domes	35	EA	\$ 1,900.00	\$ 66,500.00
74	8' Curb Ramp - Type 3B w/ Truncated Domes	5	EA	\$ 2,700.00	\$ 13,500.00
75	6' Concrete Cross Pan	5	EA	\$ 6,500.00	\$ 32,500.00
76	8' Concrete Cross Pan	198	SF	\$ 95.00	\$ 28,277.00
77	Trickle Channel (Tract)	400	LF	\$ 32.00	\$ 12,798.00

Brighton Crossing Filing No. 2, 8th Amendment - Phase 13**Schedule of Improvements for Publicly Owned/Maintained Infrastructure**

Date: 11/15/2024

Item #	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Total Cost
78	Roundabout Apron	3081	SF	\$ 6.50	\$ 7,025.00
79	Roundabout Apron Curb & Gutter	456	LF	\$ 28.50	\$ 13,005.00
80	8" Trail (6" Depth) w/ fibrous reinforcement	10858	SF	\$ 6.50	\$ 70,579.00
81	5' Wide Sidewalk	40432	SF	\$ 6.50	\$ 262,808.00
Vertical curb?				SUBTOTAL:	\$ 870,745.00

Streets - Asphalt					
82	Remove Existing Asphalt	1142	SY	\$ 7.00	\$ 7,995.00
83	Sawcut Existing Asphalt	875	LF	\$ 1.50	\$ 1,312.00
84	Mill and Overlay	1142	SY	\$ 10.00	\$ 11,421.00
85	Asphalt Pavement- 4.5" Bottom Lift HBP	23473	SY	\$ 16.00	\$ 375,568.00
86	Asphalt Pavement- 2.5" Top Lift HBP	23473	SY	\$ 12.00	\$ 281,676.00
87	Reset Water Line Valve	46	EA	\$ 200.00	\$ 9,200.00
88	Reset Manhole Lid	14	EA	\$ 560.00	\$ 7,840.00
89	Recompact -Asphalt Subgrade	23473	SY	\$ 10.00	\$ 234,730.00
				SUBTOTAL:	\$ 929,742.00

Retaining Walls					
90	Retaining Wall, Modular Block	7550	SF	\$ 40.00	\$ 301,997.00
				SUBTOTAL:	\$ 301,997.00

Signage and Striping					
90	R1-1 Stop Sign	18	EA	\$ 500.00	\$ 9,000.00
91	W11A-2 Pedestrian Crossing Sign	5	EA	\$ 175.00	\$ 875.00
92	Striping-4" Solid White, Painted	1323	LF	\$ 1.75	\$ 2,314.00
93	Striping-Broken White, Painted	114	LF	\$ 1.15	\$ 132.00
94	Pavement Marker-Crosswalk dot, reflective, Thermoplastic	324	LF	\$ 11.50	\$ 3,726.00
95	Bike Lane Marking Symbol-Thermoplastic	8	EA	\$ 375.00	\$ 3,000.00
				SUBTOTAL:	\$ 19,048.00

PUBLIC TOTAL \$ 5,897,728.00

15% contingency \$ 884,660.00

PUBLIC TOTAL (inc. contg) \$ 6,782,388.00

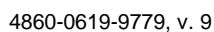


EXHIBIT C

Tract Summary

TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT QQ	2,723	0.063	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT SS	3,312	0.076	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT TT	5,799	0.133	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT UU	6,422	0.147	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT VV	6,952	0.160	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT WW	6,299	0.145	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT XX	3,818	0.088	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT YY	2,404	0.055	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT ZZ	9,600	0.220	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT AAA	9,520	0.219	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹
TRACT T	179,680	4.125	OPEN SPACE	BCMD7 ¹ / BCMD7 ¹ & SBDMD
TRACT Z	17,026	0.391	OPEN SPACE	BROOKFIELD RESIDENTIAL
TOTAL	253,555	5.822		

SBDMD = SOUTH BEEBE DRAW METRO DISTRICT

BCMD7 = BRIGHTON CROSSING METRO DISTRICT NO. 7

1 – BCMD7 OR TITLE 32 METRO DISTRICT SERVING THE BRIGHTON CROSSING DEVELOPMENT.