

**SERVICE PLAN
FOR
CHAPEL HEIGHTS METROPOLITAN DISTRICT
IN THE CITY OF COLORADO SPRINGS, COLORADO**

Prepared

by

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I. INTRODUCTION

A. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

The District is not being created to provide ongoing operations and maintenance services other than those specifically set forth in Exhibit D to this Service Plan.

B. Need for the District

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District Service Plan

The City's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy for commercial and residential properties, and/or repaid by Fees, as long as such Fees are not imposed upon or collected from Taxable Property owned or occupied by an End User for the purpose of creating a capital cost payment obligation as further described in Section V.A.11. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed but only as specified in Exhibit D to this Service Plan.

It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and if any District has authorized operating functions under an intergovernmental

agreement with the City, to retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenue collected from a mill levy which shall not exceed the Maximum Debt Mill Levy in any District and which shall not exceed the Maximum Debt Mill Levy Imposition Term in Residential Districts. It is the intent of this Service Plan to assure to the extent possible that no property in any District bears an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount, and that no property in a Residential District bears an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration 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 District.

II. DEFINITIONS

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

Approved Development Plan: a Master Plan and other more detailed land use approvals established by the City for identifying, among other things, Public Improvements necessary for facilitating the development of property within the Service Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time.

Board: the board of directors of one District.

Bond, Bonds or Debt: bonds or other obligations for the payment of which any District has promised to impose an *ad valorem* property tax mill levy.

City: the City of Colorado Springs, Colorado.

City Code: the City Code of the City of Colorado Springs, Colorado.

City Council: the City Council of the City of Colorado Springs, Colorado.

Commercial District: a District containing property classified for assessment as nonresidential. (NOTE: all districts which include or are expected to include any residential property must be defined as a Residential District and not a Commercial District).

Debt: any bond, note debenture, contract or other multiple-year financial obligation of a District which is payable in whole or in part from, or which constitutes a lien or encumbrance on the proceeds of ad valorem property tax imposed by a District.

Debt to Actual Market Value Ratio: the ratio derived by dividing the then-outstanding principal amount of all Debt of the District by the actual market valuation of the taxable

property of the District, as such actual market valuation is certified from time to time by the appropriate county assessor.

District: the Chapel Heights Metropolitan District.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

External Financial Advisor: a consultant that (1) 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; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer of the District.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.11. below.

Financial Plan: the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) how the Debt is expected to be incurred; and (c) the estimated operating revenue derived from property taxes for the first budget year.

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

Initial District Boundary Map: the map attached hereto as Exhibit C, describing the District's initial boundaries.

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

Maximum Debt Mill Levy Imposition Term: the maximum term for imposition of a Debt Service mill levy in a Residential District as set forth in Section VI.F below.

Maximum Operating Mill Levy: the maximum mill levy of the District is permitted to impose for payment of operating and maintenance expenses as set forth in Section VI.J below.

Project: the development or property commonly referred to as Chapel Heights.

Public Improvements: a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V

below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of the District.

Residential District: a District containing property classified for assessment as residential. (NOTE: all districts which include or are expected to include any residential property must be defined as Residential Districts and not Commercial Districts).

Service Plan: the service plan for the District approved by City Council.

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

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

State: the State of Colorado.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 42.04 acres. A legal description of the Initial District Boundaries is attached hereto as Exhibit A. A map of the Initial District Boundaries is attached hereto as Exhibit C. A vicinity map is attached hereto as Exhibit B. It is anticipated that the District's Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., CRS, and Section 32-1-501, et seq., CRS, subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The current assessed valuation of the Initial District Boundaries is \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is estimated to be approximately 1,100 people.

Approval of this Service Plan by the City does not imply approval of the development of a specific area within the District, 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, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

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

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The District shall not be authorized to operate and maintain any part or all of the Public Improvements after such dedication, including park and recreation improvements, unless the provision of such ongoing operation and maintenance is specifically identified in Exhibit D attached hereto. In the City's sole discretion, an IGA between the City and the District may be required in order to better describe the conditions under which these permitted services will be provided by the District. If the District is authorized to operate and maintain certain park and recreation improvements set forth in Exhibit D, any fee imposed by the District for access to such park and recreation improvements shall not result in non-District Colorado Springs residents paying a user fee that is greater than, or otherwise disproportionate to, similar Fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative fee as necessary to cover additional expenses associated with non-District Colorado Springs residents to ensure that such costs are not the responsibility of the District residents. All such Fees shall be based upon the determination of the District imposing such fee that such fee does not exceed a reasonable annual market fee for users of such facilities. Notwithstanding the foregoing, all parks and trails shall be open to the general public including non-District Colorado Springs residents free of charge.

2. City Charter Limitations. In accordance with Article 7-100 of the City Charter, the District shall not issue any Debt instrument for any purpose other than construction of capital improvements with a public purpose necessary for development.

As further set forth in Article 7-100 of the City Charter, the total Debt of any proposed District shall not exceed 10 percent of the total assessed valuation of the taxable property within the District unless approved by at least a two-thirds vote of the entire City Council.

3. Use of Bond Proceeds and Other Revenue of the District Limitation. Proceeds from the sale of debt instruments and other revenue of the District may not be used to pay landowners within the District for any real property required to be dedicated for public use by annexation agreements or land use codes. Examples of ineligible reimbursements include, but are not limited to: the acquisition of rights of way, easements, water rights, land for prudent line drainage, parkland, or open space, unless consent from the City Council is given. Proceeds from the sale of debt instruments and other revenue of the District also may not be used to pay for the construction of any utility infrastructure except for those categories of utility infrastructure covered by utility tariffs, rules, and regulations. Additionally, if the landowner/developer constructs the public infrastructure and conveys it to the District in return for a reimbursement obligation from the District, prior to making such reimbursement for such amounts, the District must receive the report of an independent engineer or accountant confirming that the amount of the reimbursement is reasonable.

4. Recovery Agreement Limitation. Should the District construct infrastructure subject to a recovery agreement with the City or other entity, the District shall retain all benefits under the recovery agreement. Any subsequent reimbursement for public

improvements installed or financed by the District will remain the property of the District to be applied toward repayment of its Debt, if any. Any reimbursement revenue not necessary to repay the District Debt may be utilized by the District to construct additional public improvements permitted under the approved Service Plan.

5. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The District will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

6. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt for capital related costs, the District 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), CRS) 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.

7. Inclusion Limitation. The District shall not include within any of their boundaries any property outside the Service Area without the prior written consent of the City Council.

8. Overlap Limitation. The District shall not consent to the organization of any other district organized under the Special District Act within the Service Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the District.

9. Initial Debt Limitation. On or before the date on which there is an Approved Development Plan, the District 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 funds; or (c) impose and collect any Fees used for the purpose of repayment of Debt.

10. Total Debt Issuance Limitation. The issuance of all bonds or other debt instruments of District shall be subject to the approval of the City Council. City Council's review of the bonds or other debt instruments of the Districts shall be conducted to ensure compliance with the Service Plan and all applicable laws. The District shall not issue Debt in an aggregate principal amount in excess of \$20,000,000.00, provided that the foregoing shall not

include the principal amount of Debt issued for the purpose of refunding or refinancing lawfully issued Debt.

11. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or nonprofit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the District without any limitation.

13. Consolidation Limitation. The District shall not file a request with any court to consolidate with another Title 32 district without the prior written consent of the City.

14. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, CRS. 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).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or, for Residential Districts, the Maximum Debt Mill Levy Imposition Term, shall be deemed a material departure from this Service Plan pursuant to Section 32-1-207, CRS and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

15. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. While the assumptions upon which this Service Plan are generally based are reflective of an Approved Development Plan for the property within the District, the cost estimates and Financing Plan are

sufficiently flexible to enable the District to provide necessary services and facilities without the need to amend this Service Plan as development plans change. Modification of the general types of services and facilities, and changes in proposed configurations, locations, or dimensions of various facilities and improvements shall be permitted to accommodate development needs consistent with then-current Approved Development Plans for the property. Actions of the District which violate the limitations set forth in V.A.1-12 above or in VI.B-F. shall be deemed to be material departures from this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

16. Eminent Domain Powers Limitation. Currently, the District does not expect to use the power of eminent domain. The District shall not exercise the power of eminent domain except upon the prior written consent of the City.

B. Preliminary Engineering Survey

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the Approved Development Plan on the property in the Service Area and is approximately \$9,791,108.00.

The District shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and shall be in accordance with the requirements of the Approved Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the City's requirements, and construction scheduling may require. Upon approval of this Service Plan, the District will continue to develop and refine cost estimates contained herein and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates assume construction to applicable local, State or Federal requirements.

VI. FINANCIAL PLAN

A. General

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenue and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenue derived from the Maximum Debt Mill Levy and other legally available revenue, within the

Maximum Debt Mill Levy Term for Residential Districts. The total Debt that the District shall be permitted to issue shall not exceed the total Debt issuance limitation set forth in Section V.A.10 hereof, and shall be permitted to be issued on a schedule and in such year or years as the District determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the District may be payable from any and all legally available revenue of the District, including general ad valorem taxes and Fees to be imposed upon all taxable property of the District. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in the Special District Act or other State statutes. No District will be allowed to impose a sales tax.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt is not expected to exceed 18%. The proposed maximum underwriting discount will be 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. No-Default Provisions

Debt issued by a District shall be structured so that failure to pay debt service when due shall not of itself constitute an event of default or result in the exercise of remedies. The foregoing shall not be construed to prohibit events of default and remedies for other occurrences including, without limitation, (1) failure to impose or collect the Maximum Debt Mill Levy or such portion thereof as may be pledged thereto, or to apply the same in accordance with the terms of the Debt, (2) failure to impose or collect other revenue sources lawfully pledged to the payment thereof or to apply the same in accordance with the terms of the Debt, (3) failure to abide by other covenants made in connection with such Debt, or (4) filing by a District as a debtor under any bankruptcy or other applicable insolvency laws. Notwithstanding the foregoing, Debt will not be structured with a remedy which requires the District to increase the Maximum Debt Mill Levy in any District or, in Residential Districts, the Maximum Debt Mill Levy Imposition Term.

D. Eligible Bondholders

All District bonds or other debt instrument, if not rated as investment grade, must be issued in minimum denominations of \$100,000 and sold only to either accredited investors as defined in rule 501 (a) promulgated under the Securities Act of 1933 or to the developer(s) of property within the District.

E. Maximum Debt Mill Levy

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

1. For Residential District the Maximum Debt Mill Levy shall be calculated as follows:

(a) The Maximum Debt Mill Levy shall be 30 mills; provided that if, on or after January 1, 2006, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board of the issuing District in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2006, 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.

(b) At such time as the Debt to Actual Market Value Ratio within the District is equal to or less than three percent (3%), the Board may request City Council approval for the right to pledge such mill levy as is necessary to pay the Debt service on such Debt, without limitation of rate. At the time of such request, a majority of the members of the Board must consist of homeowners owning property within the District. Once Debt has been determined to meet the above criterion, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, such District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in such District's Debt to Actual Market Value Ratio.

2. For Commercial Districts the Maximum Debt Mill Levy shall be calculated as follows:

(a) The Maximum Debt Mill Levy shall be 50 mills; provided that if, on or after January 1, 2006, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board of the issuing District in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2006, 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.

To the extent that the District is composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, CRS, the term "District" as used in this Section VI.E. shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this Section VI.E.

F. Maximum Debt Mill Levy Imposition Term

Residential Districts shall not impose a Debt Service mill levy which exceeds 40 years after the year of the initial imposition of such Debt Service mill levy unless (1) a majority of the Board of Directors of the District imposing the mill levy are residents of such District, and

(2) such Board has voted in favor of issuing Debt with a term which requires or contemplates the imposition of a Debt service mill levy for a longer period of time than the limitation contained herein. There shall be no Maximum Debt Mill Levy Imposition Term in Commercial Districts.

G. Debt Repayment Sources

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), CRS, as amended from time to time. In no event shall the debt service mill levy in any District exceed the Maximum Debt Mill Levy or, for a Residential District, the Maximum Debt Mill Levy Imposition Term.

H. Debt Instrument Disclosure Requirement

In the text of each Bond and any other instrument representing and constituting Debt, the District 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 boundaries of the District.

I. Security for Debt

No Debt or other financial obligation of any District will constitute a debt or obligation of the City in any manner. The faith and credit of the City will not be pledged for the repayment of any Debt or other financial obligation of any District. This will be clearly stated on all offering circulars, prospectuses, or disclosure statements associated with any securities issued by any District. The District shall not utilize the City of Colorado Springs' name in the name of the District.

J. Maximum Operating Mill Levy

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be \$100,000.00 which is anticipated to be derived from property taxes and other revenue.

The Maximum Operating Mill Levy for the payment of the District operating and maintenance expenses shall be 15 mills; provided that if, on or after January 1, 2006, there are changes in the

method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such operating and maintenance expenses may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2006, 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.

K. Developer Financial Assurances

The mere existence of the District will not be considered a substitute for financial assurances required under applicable City land use ordinances and regulations.

VII. ANNUAL REPORT

A. General

Each District shall be responsible for submitting an annual report to the Director of the City's Budget Department no later than August 1 of each year following the year in which the Order and Decree creating the District has been issued. The District may cooperate in the creation and submittal of the report, provided the presentation of information in the report clearly identifies the applicable information pertaining to each District.

B. Reporting of Significant Events

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

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
2. Intergovernmental agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.
3. Copies of the District's rules and regulations, if any, as of December 31 of the prior year.
4. A summary of any litigation which involves the any District's Public Improvements as of December 31 of the prior year.
5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.
6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.
7. The assessed valuation of the District for the current year.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

9. Audit of the District financial statements for the year ending December 31 of the previous year prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

10. Notice of any uncured events of noncompliance by the District under any Debt instrument, which continue beyond a 90-day period.

11. Any inability of the District to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a 90-day period.

12. Copies of any Certifications of an External Financial Advisor provided as required by the Privately Placed Debt Limitation provision.

VIII. DISSOLUTION

Upon an independent determination of the City Council that the purposes for which the District was created have been accomplished, the District agrees to file petitions in the appropriate District Court for dissolution pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURE TO PURCHASERS

The District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers of property in the District regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, Fees, tolls and charges. The form of notice shall be substantially in the form of Exhibit E hereto; provided that such form may be modified by the District so long as a new form is submitted to the City prior to modification. Within 90 days of District formation, the District will record the approved Disclosure form with the El Paso County Clerk and Recorder against all property included in the District and provide a copy to the City Clerk's Office.

X. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), CRS, and Section 122-35 of the City Code, establishes that:

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

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

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

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

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

6. The facility and service standards of the District are compatible with the facility and service standards of the City within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), CRS

7. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.

8. The proposal is in compliance with any duly adopted City, regional or State long-range water quality management plan for the area.

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

EXHIBIT A

Legal Description

PARCEL A:

LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S40° 27'01" W, A DISTANCE OF 4,219.34 FEET (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF SAID SECTION 23, WHICH WAS ASSUMED TO BE N 0° 25'09" W); SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MURRAY BOULEVARD AS RECORDED IN SANDPIPER SUBDIVISION FILING NO. 1 AS RECORDED IN PLAT BOOK M-3 AT PAGE 85 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 48° 50'09", A RADIUS OF 394.95 FEET, AND AN ARC LENGTH OF 336.64 FEET, (CHORD OF SAID CURVE BEARS N 51° 59'20" W); THENCE S 55° 23'06" W, 223.03 FEET; THENCE S 80° 25'40" E, 447.08 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1,069.74 FEET; THENCE ANGLE RIGHT 90° 26'50" EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28°

52'25", A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00'00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00'00" (SOUTH 60° 39'27" EAST) 313.83 FEET; THENCE NORTH 29° 20'33" EAST, 313.68 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 00° 00'00" EAST, 1,159.22 FEET; THENCE NORTH 59° 13'03" EAST, 752.58 FEET, THENCE SOUTH 12° 28'18" WEST, 294.82 FEET; THENCE SOUTH 29'33" WEST, 1,305.93 FEET TO THE POINT OF BEGINNING, EXCEPT A PORTION CONVEYED IN SAID DEED RECORDED AUGUST 28, 1986 UNDER RECEPTION NO. [1445110](#) AND NOW PLATTED AS FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, RECORDED SEPTEMBER 30, 1985 UNDER RECEPTION NO. [1305207](#), AND EXCEPT THAT PORTION OF SUBJECT PROPERTY NOW PLATTED AS NAZARENE BIBLE COLLEGE SUBDIVISION FILING NO. 2, RECORDED AUGUST 08, 2002 UNDER RECEPTION NO. [202130722](#), COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT A

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1069.74 FEET; THENCE ANGLE RIGHT $90^{\circ} 26' 50''$ EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF $28^{\circ} 52' 25''$, A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT $90^{\circ} 00' 00''$ NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT $90^{\circ} 00' 00''$ (SOUTH $60^{\circ} 39' 27''$ EAST) 313.83 FEET; THENCE NORTH $29^{\circ} 20' 33''$ EAST, 313.68 FEET; THENCE NORTH $00^{\circ} 00' 00''$ EAST, 1,159.22 FEET; TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH $69^{\circ} 13' 03''$ EAST, 1087.58 FEET; THENCE NORTH $27^{\circ} 08' 24''$ WEST, 616.62 FEET; THENCE NORTH $79^{\circ} 59' 13''$ WEST, 828.66 FEET TO INTERSECT A CURVE TO THE RIGHT; THENCE SOUTH $10^{\circ} 00' 47''$ WEST TO THE FORWARD TANGENT OF A CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $69^{\circ} 10' 53''$, A RADIUS OF 585.00 FEE, AN ARC DISTANCE OF 706.35 FEET; THENCE SOUTH $10^{\circ} 8' 20''$ EAST, 40.00 FEET; THENCE SOUTH $43^{\circ} 35' 50''$ EAST, 782.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT PORTION CONVEYED BY DEED RECORDED APRIL 02, 1982 IN BOOK 3549 AT PAGE [298](#) AND NOW BEING A PORTION OF CRESTLINE HEIGHTS FILING NO 4, RECORDED JUNE 19, 1996 UNDER RECEPTION NO. [96076353](#) AND A PORTION OF CRESTLINE HEIGHTS FILING NO. 5, RECORDED JUNE 11, 1997 UNDER RECEPTION NO. [97066444](#), COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT A

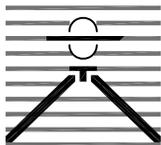
EXHIBIT B

Colorado Springs Vicinity Map



Vicinity Map

NTS



CHAPEL HEIGHTS VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:
6-7-19

DWG. NO.

JOB NO:

2128

VMAP

EXHIBIT A

SHEET 1 OF 1

EXHIBIT C

Initial District Boundary Map

ALTA/NSPS LAND TITLE SURVEY

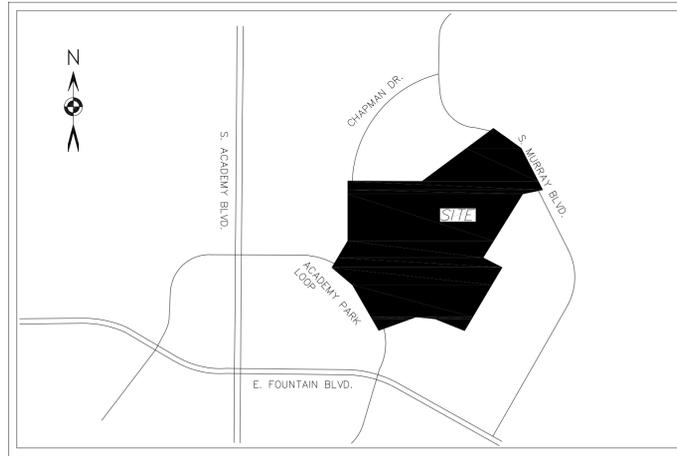
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION (AS PROVIDED)

PARCEL A:
LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
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COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1,069.74 FEET; THENCE ANGLE RIGHT 90° 26'50" EASTERLY, 1,092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28° 52'25", A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00'00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00'00" (SOUTH 60° 39'27" EAST), 313.83 FEET; THENCE NORTH 29° 20'33" EAST, 313.68 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 00° 00'00" EAST, 1,159.22 FEET; THENCE NORTH 59° 13'03" EAST, 752.58 FEET, THENCE SOUTH 12° 28'18" WEST, 294.82 FEET; THENCE SOUTH 29° 33' WEST, 1,305.93 FEET TO THE POINT OF BEGINNING, EXCEPT A PORTION CONVEYED IN SAID DEED RECORDED AUGUST 28, 1986 UNDER RECEPTION NO. 1445110 AND NOW PLATTED AS FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, RECORDED SEPTEMBER 30, 1985 UNDER RECEPTION NO. 1305207, AND EXCEPT THAT PORTION OF SUBJECT PROPERTY NOW PLATTED AS NAZARENE BIBLE COLLEGE SUBDIVISION FILING NO. 2, RECORDED AUGUST 08, 2002 UNDER RECEPTION NO. 202130722, COUNTY OF EL PASO, STATE OF COLORADO AND THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1,069.74 FEET; THENCE ANGLE RIGHT 90° 26' 50" EASTERLY, 1,092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28° 52' 25", A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00' 00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00' 00" (SOUTH 60° 39' 27" EAST) 313.83 FEET; THENCE NORTH 29° 20' 33" EAST, 313.68 FEET; THENCE NORTH 00° 00'00" EAST, 1,159.22 FEET; TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 69° 13' 03" EAST, 1,087.58 FEET; THENCE NORTH 27° 08' 24" WEST, 616.62 FEET; THENCE NORTH 79° 59' 13" WEST, 828.66 FEET TO INTERSECT A CURVE TO THE RIGHT; THENCE SOUTH 10° 00' 47" WEST TO THE FORWARD TANGENT OF A CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 10' 53", A RADIUS OF 585.00 FEET, AN ARC DISTANCE OF 706.35 FEET; THENCE SOUTH 10° 8' 20" EAST, 40.00 FEET; THENCE SOUTH 43° 35' 50" EAST, 782.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT PORTION CONVEYED BY DEED RECORDED APRIL 02, 1982 IN BOOK 3549 AT PAGE 298 AND NOW BEING A PORTION OF CRESTLINE HEIGHTS FILING NO. 4, RECORDED JUNE 19, 1996 UNDER RECEPTION NO. 96076353 AND A PORTION OF CRESTLINE HEIGHTS FILING NO. 5, RECORDED JUNE 11, 1997 UNDER RECEPTION NO. 97066444, COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- This survey was performed in the field on October 19, 2018.
- The overall subject parcels contain a calculated area of 1,831,448 square feet (42.04 acres) of land, more or less.
Parcel A: 808,510.6 Sq. Ft. (18.56 Acres ±)
Parcel B: 1,022,027.9 Sq. Ft. (23.46 Acres ±)
Parcel B1: 909.1 Sq. Ft. (0.02 Acres ±)
- This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relies upon Title Commitment 23997LTC, with an effective date of November 5, 2018 as provided by Legacy Title Group, LLC.
- Bearings are based on a line between the Southwest corner of Crestline Heights Filing No. 5, monumented with a #5 rebar and aluminum cap, stamped "JR ENG LTD, PLS 10377", and the most Easterly corner of Crestline Heights Filing No. 4, monumented with a #5 rebar and aluminum cap, illegible, and is assumed to bear N 67°50'06" E a distance of 1457.33 feet.
- Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0734F, and No. 08041C0753F, with effective dates of March 17, 1997, indicate these parcels of land to be located in Zone X (Areas determined outside the 500-year floodplain).
- There were 289 regular parking spaces and 12 disabled parking spaces visible at the time of survey.
- Elevations are based on CSU FIMS Benchmark "VP32" (Elevation=6015.67 NGVD29).
- There was no evidence of any recent earthwork or building construction on site at the time of survey.

DEPOSITING CERTIFICATION

Deposited this _____ day of _____, A.D. 201__ at _____ o'clock ____M. in Book _____ of Land Survey Plats, at Page(s) _____, Deposit Number _____ of the records of the Clerk and Recorder's Office of El Paso County, Colorado.

By: Deputy

SURVEYOR'S CERTIFICATION

To:
1) Legacy Title Group, LLC
2) Challenger Colorado, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, and 16 from Table A thereof.

The undersigned further certifies that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

The field work was completed on: October 19, 2018
Date of Plat or Map: October 31, 2018

SCHEDULE B-2 EXCEPTIONS

Schedule B-2 exception items 1, 2, 3, 4, 5, 6, 7, 8 and 9 affect the subject parcel but are not survey related matters and therefore cannot be plotted hereon.

- Reservations as contained in patents of the United States recorded April 14, 1877 in Book 20 at Page 477 and September 9, 1891 in Book 72 at Page 436 and November 8, 1943 in Book 54 at Page 121, in Book 54 at Page 122 and in Book 54 at Page 123.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.
- The effect of certificate of addition to the Fountain Valley Soil Conservation District, recorded April 7, 1947 in Book 957 at Page 360.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.
- Any interest of Roy I. Pring, trustee under that certain Security Agreement dated September 9, 1970, in the parts of Parcels A and B that are in the North half of Section 23, Township 14 South, Range 66 West, as a result of instruments recorded September 1, 1955 in Book 1521 at Page 614 and September 11, 1970 in Book 2364 at Page 232.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.
- Terms, conditions, provisions burdens and obligations as set forth in Annexation Agreement recorded December 28, 1970 in Book 2382 at Page 62.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.
- Easements, conditions, covenants, restrictions, reservations and notes on the plat of Pikes Peak Park Subdivision No. 17 recorded April 26, 1967 under Reception No. 535906 in Book J2 at Page 7.
-AFFECTS SUBJECT PARCEL, HOWEVER, NO EASEMENTS WERE CREATED ON SAID PLAT.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Grant of Right of Way recorded January 21, 1968 in Book 2215 at Page 865.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Easements shown on map for Nazarene Bible College recorded February 2, 1968 in Book 2219 at Page 655.
-AFFECTS SUBJECT PARCEL, HOWEVER, LINES SHOWN ON SAID MAP DO NOT CREATE EASEMENTS AND ONLY DEPICT PROPOSED UTILITY SERVICE LINES.
- Terms, conditions, provisions, burdens and obligations as set forth in letter form Nazarene Bible College to City of Colorado Springs Planning Department recorded August 9, 1971 in Book 2427 at Page 897.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.
- Terms, conditions, provisions, burdens and obligations as set forth in agreement recorded August 9, 1971 in Book 2427 at Page 898.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in agreement and easement recorded July 22, 1973 in Book 2609 at Page 182.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in agreement and easement recorded July 22, 1977 in Book 2943 at Page 337.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Reservation of existing utilities and drainage easements as set forth in ordinance 83-137, an ordinance vacating a portion of Chapman Drive recorded July 14, 1983 in Book 3755 at Page 63.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Reservation of existing utilities and drainage easements as set forth in ordinance 93-96, an ordinance vacating a portion of Murray Boulevard recorded September 16, 1993 in Book 6261 at Page 1421.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Easements, conditions, covenants, restrictions, reservations and notes on the plat of Nazarene Bible College No. 1 recorded March 31, 1994 under Reception No. 94044385.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Permanent Easement Agreement recorded November 6, 2003 under Reception No. 203262457.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Terms, conditions, provisions, burdens and obligations contained in easement recorded May 24, 1965 in Book 2075 at Page 33 and vacated by instrument recorded May 1, 2002, at Reception No. 202070028.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Terms, conditions, provisions, burdens and obligations contained in Annexation Agreement recorded December 28, 1970 in Book 2382 at Page 86.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Grant of Communication Systems Right of Way and Easement recorded May 1, 2002 under Reception No. 202070029.
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Deed of Access Easement recorded May 7, 2002 under Reception No. 202075306.
-DOES NOT AFFECT SUBJECT PARCEL AND IS NOT SHOWN HEREON.
- Deed of Trust from Nazarene Bible College, a Colorado nonprofit corporation to the Public Trustee of El Paso County, Colorado for the use of Wesleyan Investment Foundation, Inc., an Indiana nonprofit corporation to secure \$350,000.00, dated September 21, 2017 and recorded September 21, 2017 at Reception No. 217113979.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.

DATE: 11/19/2018		REVISIONS	
No.	Remarks	Date	By

BARRON LAND
BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com
PROJECT No.: 18-169 SHEET 1 OF 5

Kirk P. Bode
State of Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

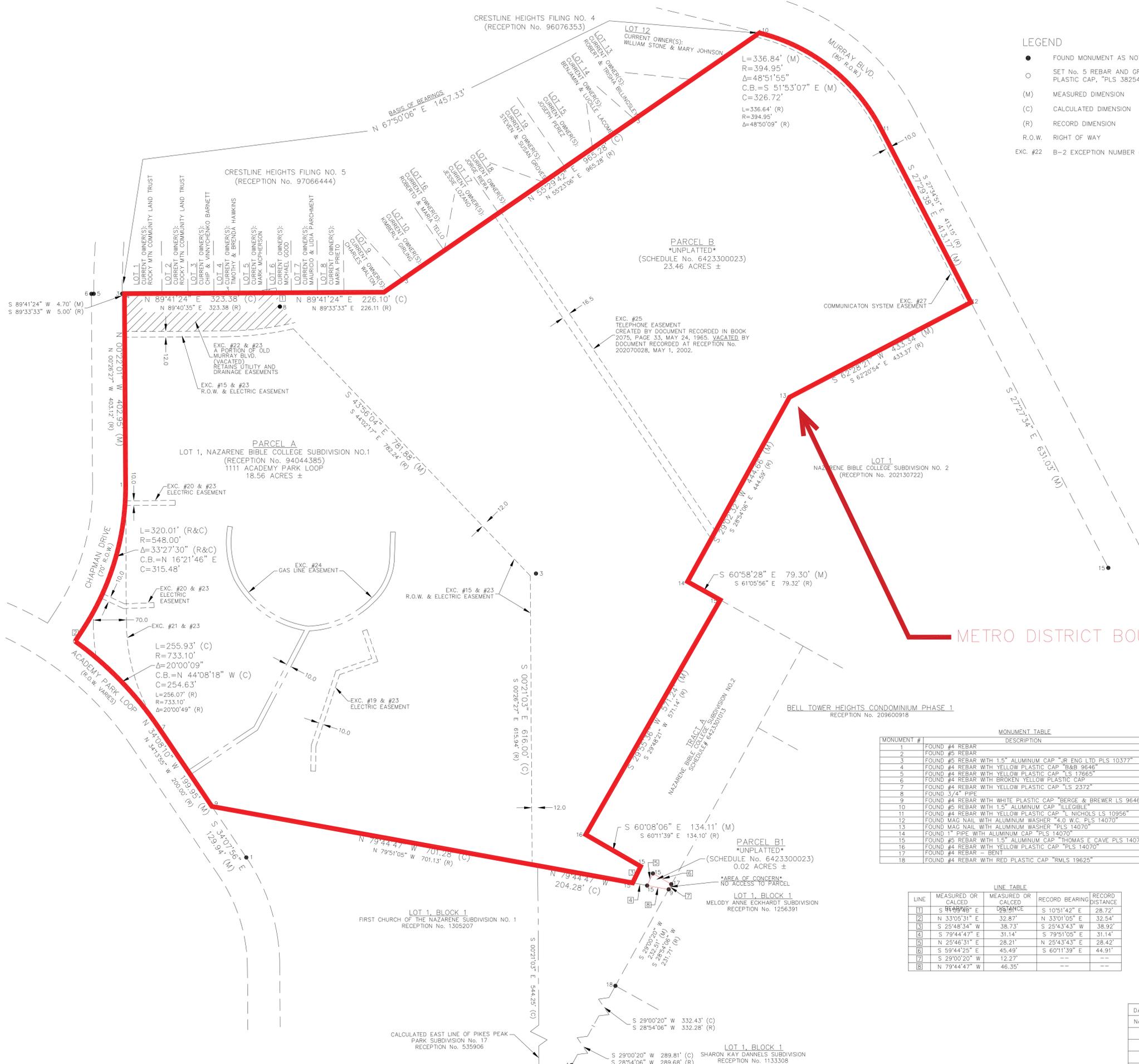
FOR REVIEW PURPOSES ONLY

LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- SET No. 5 REBAR AND GREEN PLASTIC CAP, "PLS 38254"
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- (R) RECORD DIMENSION
- R.O.W. RIGHT OF WAY
- EXC. #22 B-2 EXCEPTION NUMBER (SEE SHEET 1)



1" = 100'



MONUMENT TABLE

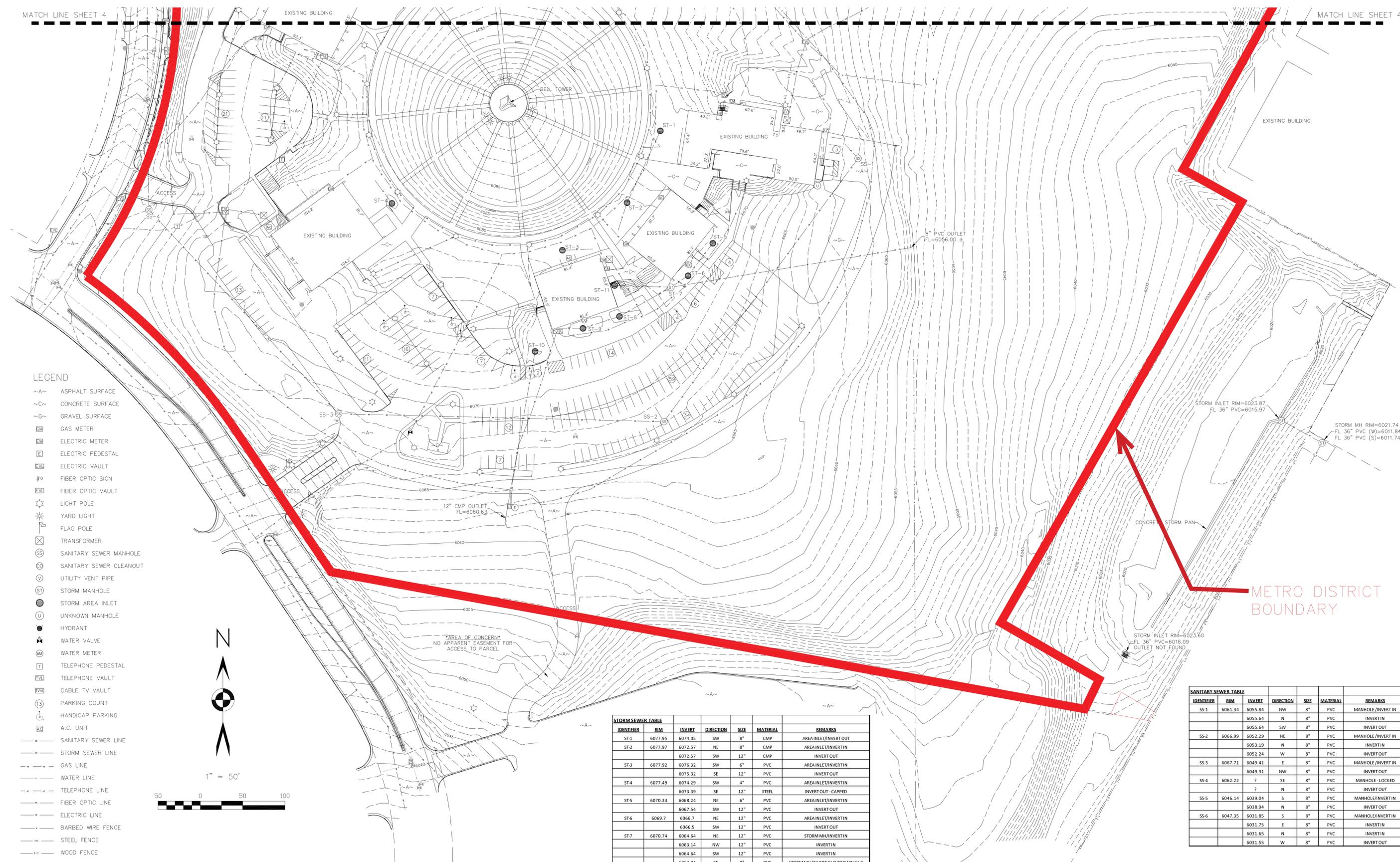
MONUMENT #	DESCRIPTION
1	FOUND #4 REBAR
2	FOUND #5 REBAR
3	FOUND #5 REBAR WITH 1.5" ALUMINUM CAP "JR ENG LTD PLS 10377"
4	FOUND #4 REBAR WITH YELLOW PLASTIC CAP "B&B 9646"
5	FOUND #4 REBAR WITH YELLOW PLASTIC CAP "LS 17665"
6	FOUND #4 REBAR WITH BROKEN YELLOW PLASTIC CAP
7	FOUND #4 REBAR WITH YELLOW PLASTIC CAP "LS 2372"
8	FOUND 3/4" PIPE
9	FOUND #4 REBAR WITH WHITE PLASTIC CAP "BERGE & BREWER LS 9646"
10	FOUND #5 REBAR WITH 1.5" ALUMINUM CAP "ILLEGIBLE"
11	FOUND #4 REBAR WITH YELLOW PLASTIC CAP "L. NICHOLS LS 10956"
12	FOUND MAG NAIL WITH ALUMINUM WASHER "4.0 W.C. PLS 14070"
13	FOUND MAG NAIL WITH ALUMINUM WASHER "PLS 14070"
14	FOUND "I" PIPE WITH ALUMINUM CAP "PLS 14070"
15	FOUND #5 REBAR WITH 1.5" ALUMINUM CAP "THOMAS E CAVE PLS 14070"
16	FOUND #4 REBAR WITH YELLOW PLASTIC CAP "PLS 14070"
17	FOUND #4 REBAR - BENT
18	FOUND #4 REBAR WITH RED PLASTIC CAP "RMLS 19625"

LINE TABLE

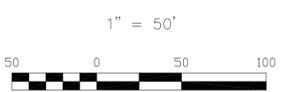
LINE	MEASURED OR CALC'D	MEASURED OR CALC'D DISTANCE	RECORD BEARING	RECORD DISTANCE
[1]	S 89°41'24" E	4.70'	S 10°51'42" E	28.72'
[2]	N 33°05'31" E	32.87'	N 33°01'05" E	32.54'
[3]	S 25°48'34" W	38.73'	S 25°43'43" W	38.92'
[4]	S 79°44'47" E	31.14'	S 79°51'05" E	31.14'
[5]	N 25°46'31" E	28.21'	N 25°43'43" E	28.42'
[6]	S 59°44'25" E	45.49'	S 60°11'39" E	44.91'
[7]	S 29°00'20" W	12.27'	---	---
[8]	N 79°44'47" W	46.35'	---	---

DATE: 11/19/2018		REVISIONS	
No.	Remarks	Date	By

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- LEGEND**
- ~A~ ASPHALT SURFACE
 - ~C~ CONCRETE SURFACE
 - ~G~ GRAVEL SURFACE
 - GM GAS METER
 - EM ELECTRIC METER
 - E ELECTRIC PEDESTAL
 - EV ELECTRIC VAULT
 - FO FIBER OPTIC SIGN
 - FV FIBER OPTIC VAULT
 - LP LIGHT POLE
 - YL YARD LIGHT
 - FP FLAG POLE
 - TR TRANSFORMER
 - SS SANITARY SEWER MANHOLE
 - SC SANITARY SEWER CLEANOUT
 - UP UTILITY VENT PIPE
 - ST STORM MANHOLE
 - SI STORM AREA INLET
 - U UNKNOWN MANHOLE
 - H HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - TP TELEPHONE PEDESTAL
 - TV TELEPHONE VAULT
 - CV CABLE TV VAULT
 - PC PARKING COUNT
 - HP HANDICAP PARKING
 - A.C. UNIT
 - SS SANITARY SEWER LINE
 - SS STORM SEWER LINE
 - GA GAS LINE
 - WA WATER LINE
 - TE TELEPHONE LINE
 - FO FIBER OPTIC LINE
 - EL ELECTRIC LINE
 - BW BARBED WIRE FENCE
 - ST STEEL FENCE
 - WO WOOD FENCE

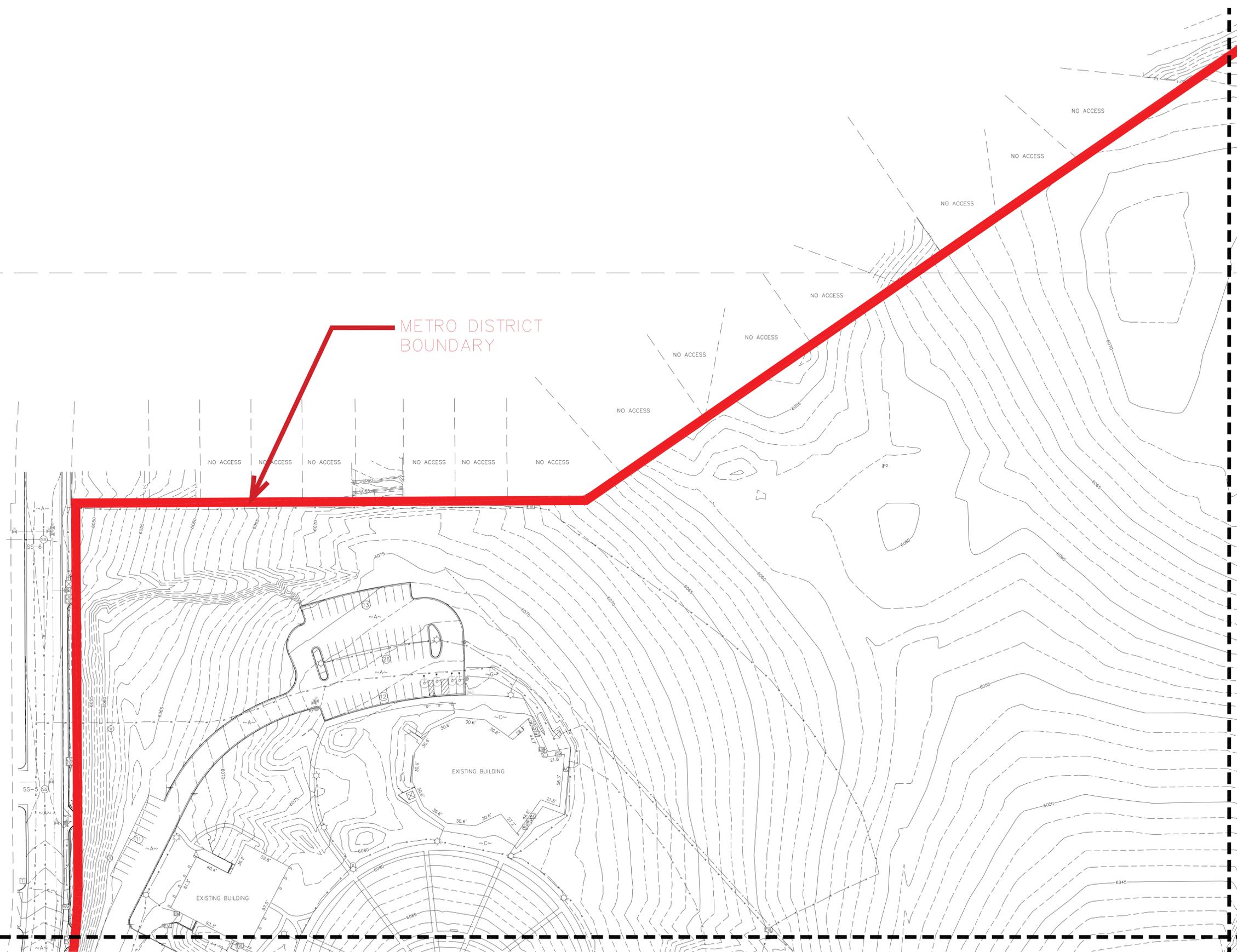


IDENTIFIER	RIM	INVERT	DIRECTION	SIZE	MATERIAL	REMARKS
ST-1	6077.95	6074.05	SW	8"	CMP	AREA INLET/INVERT OUT
ST-2	6077.97	6072.57	NE	8"	CMP	AREA INLET/INVERT IN
		6072.57	SW	12"	CMP	INVERT OUT
ST-3	6077.92	6076.32	SW	6"	PVC	AREA INLET/INVERT IN
		6075.32	SE	12"	PVC	INVERT OUT
ST-4	6077.49	6074.29	SW	4"	PVC	AREA INLET/INVERT IN
		6073.39	SE	12"	STEEL	INVERT OUT - CAPPED
ST-5	6070.34	6068.24	NE	6"	PVC	AREA INLET/INVERT IN
		6067.54	SW	12"	PVC	INVERT OUT
ST-6	6069.7	6066.7	NE	12"	PVC	AREA INLET/INVERT IN
		6066.5	SW	12"	PVC	INVERT OUT
ST-7	6070.74	6064.64	NE	12"	PVC	STORM MH/INVERT IN
		6063.14	NW	12"	PVC	INVERT IN
		6064.64	SW	12"	PVC	INVERT IN
		6063.04	SE	8"	PVC	STORM MH/INVERT OUT TO DAYLIGHT
ST-8	6069.53	6065.93	NE	12"	PVC	AREA INLET/INVERT OUT
		6066.13	SW	12"	PVC	INVERT IN
ST-9	6069.2	6066.8	NE	12"	PVC	AREA INLET/INVERT OUT
		6067.2	W	6"	PVC	INVERT IN
ST-10	6069.76	6067.56	S	12"	CMP	AREA INLET/INVERT OUT TO DAYLIGHT

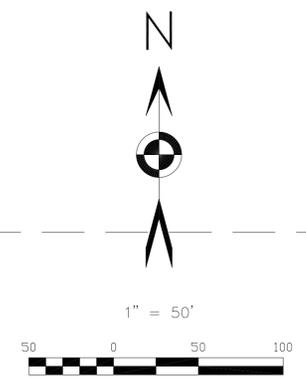
IDENTIFIER	RIM	INVERT	DIRECTION	SIZE	MATERIAL	REMARKS
SS-1	6061.34	6055.84	NW	8"	PVC	MANHOLE/INVERT IN
		6055.64	N	8"	PVC	INVERT IN
		6055.64	SW	8"	PVC	INVERT OUT
SS-2	6066.99	6052.29	NE	8"	PVC	MANHOLE/INVERT IN
		6053.19	N	8"	PVC	INVERT IN
		6052.24	W	8"	PVC	INVERT OUT
SS-3	6067.71	6049.41	E	8"	PVC	MANHOLE/INVERT IN
		6049.31	NW	8"	PVC	INVERT OUT
SS-4	6062.22	?	SE	8"	PVC	MANHOLE - LOCKED
		?	N	8"	PVC	INVERT OUT
SS-5	6046.14	6039.04	S	8"	PVC	MANHOLE/INVERT IN
		6038.94	N	8"	PVC	INVERT OUT
SS-6	6047.35	6031.85	S	8"	PVC	MANHOLE/INVERT IN
		6031.75	E	8"	PVC	INVERT IN
		6031.65	N	8"	PVC	INVERT IN
		6031.55	W	8"	PVC	INVERT OUT

DATE: 11/19/2018		REVISIONS	
No.	Remarks	Date	By

BARRON LAND
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 2790 N. Academy Blvd. Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com



METRO DISTRICT
BOUNDARY



LEGEND

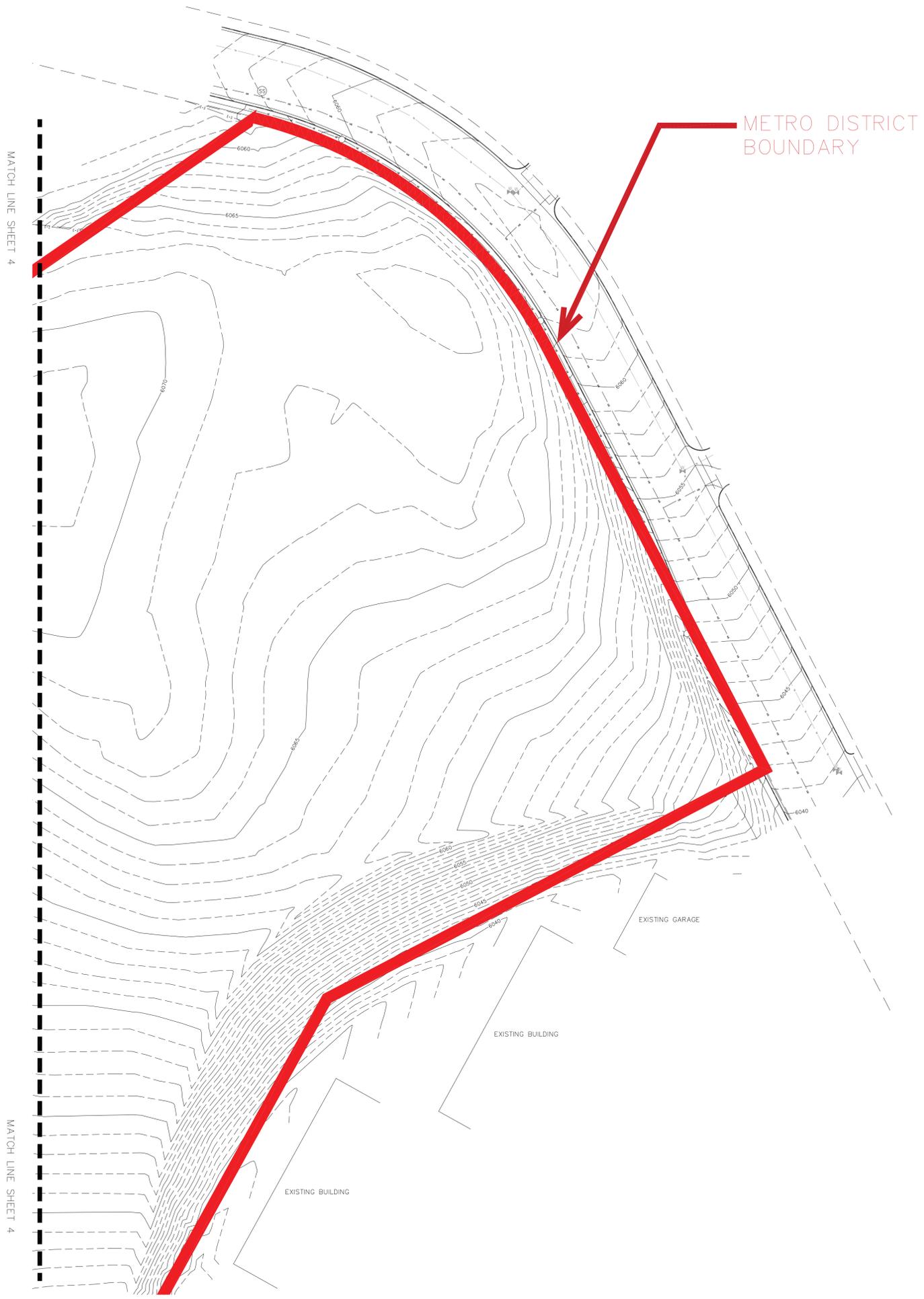
- ~A~ ASPHALT SURFACE
- ~C~ CONCRETE SURFACE
- ~G~ GRAVEL SURFACE
- GM GAS METER
- EM ELECTRIC METER
- E ELECTRIC PEDESTAL
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- GL GAS LINE
- WL WATER LINE
- TL TELEPHONE LINE
- FL FIBER OPTIC LINE
- EL ELECTRIC LINE
- BWF BARBED WIRE FENCE
- SL STEEL FENCE
- WL WOOD FENCE

MATCH LINE SHEET 3

MATCH LINE SHEET 3

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METRO DISTRICT
BOUNDARY



1" = 50'



LEGEND

- ~A~ ASPHALT SURFACE
- ~C~ CONCRETE SURFACE
- ~G~ GRAVEL SURFACE
- Ⓜ GAS METER
- Ⓜ ELECTRIC METER
- Ⓜ ELECTRIC PEDESTAL
- Ⓜ ELECTRIC VAULT
- Ⓜ FIBER OPTIC SIGN
- Ⓜ FIBER OPTIC VAULT
- ☀ LIGHT POLE
- ☀ YARD LIGHT
- ☀ FLAG POLE
- ⊠ TRANSFORMER
- Ⓢ SANITARY SEWER MANHOLE
- Ⓢ SANITARY SEWER CLEANOUT
- Ⓢ UTILITY VENT PIPE
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- Ⓜ WATER METER
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EXHIBIT D

Description of Permitted Services to be Provided by the District

Description of Services	IGA Required (Yes or No)
Covenant Enforcement	No
Park & Recreation Amenities	No
Public Art Amenities	No
Sidewalk & Public Space Maintenance	No
Streetscaping	No

Exhibit E

NOTICE OF SPECIAL DISTRICT DISCLOSURE

(to be provided to every purchaser of real property within the boundaries of the District)

Name of District(s):	Chapel Heights Metropolitan District
Contact Information for District:	c/o Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80203
Type of District(s): (i.e. if dual or three districts concept - insert language regarding limited rights of property owners)	Metropolitan District organized pursuant to C.R.S. § 32-1-101, et. seq. The District will provide operating and maintenance of certain Public Improvements within the Project.
Identify District(s) Improvements Financed by Proposed Bonds (List by major categories, i.e. Roads – Powers Blvd):	Any and all improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally described in the Special District Act.
Identify Services/Facilities Operated/Maintained by District(s):	Covenant Enforcement, Park & Recreation amenities, Public Art Amenities, Sidewalk and Public Space Maintenance, Streetscaping
Mill Levy Cap: (Describe Procedure for any Adjustments to Mill Levy Cap) <i>(Note: This District may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the District.)</i>	Maximum Debt Mill Levy: 30 mills Maximum Operations and Maintenance Mill Levy: 15 mills If there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the mill levy limitations set forth above may be increased or decreased to reflect such changes so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2006, are neither diminished nor enhanced as a result of such changes.
Authorized Debt of the District(s) per Operating or Service Plan:	\$20,000,000
Voter Authorized Debt per Election:	
District Boundaries:	See attached map

<p><u>Sample Calculation of Mill Levy Cap for a Residential Property</u></p> <p>Assumptions: Market value is \$250,000 Mill levy cap is 40 mills</p>	<p><u>Sample Calculation of Mill Levy Cap for a Commercial, Office or Industrial Property</u></p> <p>Assumptions: Market value is \$750,000 Mill levy cap is 60 mills</p> <p align="right">EXHIBIT A</p>
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