

Peter M. Susemihl
psusemihl@smmclaw.com

TRANSMITTAL FORM AND LETTER
March 30, 2021

PETITIONER: Fillmore Heights, LLC

DISTRICT: Ellston Park Metropolitan District
Colorado Springs, Colorado

DISTRICT SIZE: 29.375 acres

DESCRIPTION: Residential Metropolitan District (new)
Single District Service Plan
No existing residents

Request an April 27, 2021 Budget hearing followed by a City Council.

Justification: Formation of this District is necessary in order to assist with the development and construction of public infrastructure and also, at the request of City Planning, to pay for the ownership, operation and maintenance of the public infrastructure including streets, parks, drainage facilities, and open space. City Planning requires that the District own and maintain the streets, curb, gutter, sidewalks, detention facilities, trails and public landscaping. The estimated costs of the construction of these improvements is approximately \$9.4 million and the estimate of the cost of operations in the first year is \$150,182 which requires a mill levy for operations of 34.0 mills. Attached is the construction budget and the operations budget.

Future Development Plans: Development will consist of all public infrastructure followed by the construction of 85 single family homes and 82 single family attached homes.

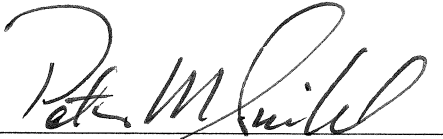
Deviation: The only deviation from the model service plan is an increase in the operations mill levy from 10 mills to 34.0 mills in order to pay the cost of infrastructure maintenance.

With regard to Section X of the Service Plan and C.R.S. 32-1-203(2) and Section 122-35 of the City Code there is existing and projected need for the services in that City Planning wants the District to own and maintain the infrastructure described in Exhibit D of the Service Plan, thus there is no other service in the area. With the recommended mill levies for debt and operations, the District will be able to provide economic and sufficient services and will the financial ability to discharge any indebtedness.

(signature page follows)

March 30, 2021

Page 2 of 2

A handwritten signature in black ink, appearing to read "Peter M. Susemihl". The signature is written in a cursive style with a horizontal line underneath it.

Peter M. Susemihl

Susemihl, McDermott & Downie, P.C.

660 Southpointe

Suite 210

Colorado Springs, CO 80906

(719) 579-6500