

Tuscany Plaza Metropolitan District Cost Certification and Bonding Report



**Report #1
November 28, 2018**

IDES LLC

INDEPENDENT DISTRICT ENGINEERING SERVICES, LLC

355 Union Boulevard, Suite 302
Lakewood, CO 80228

Tuscany Plaza Metropolitan District
Cost Certification and Bonding Report

Table of Contents

Cost Certification and Bonding Report..... Pages 1-3

Attachments

Site Map..... Attachment A

Vendor Participation..... Attachment B

Expenditure Data..... Attachment C

Proof of Payment Affidavit..... Attachment D

Project Photos Attachment E

November 28, 2018

Tuscany Plaza Metropolitan District
C/o White Bear Ankele Tanaka & Waldron
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

TUSCANY PLAZA METROPOLITAN DISTRICT COST CERTIFICATION AND BONDING REPORT #1

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Tuscany Plaza Metropolitan District (District) to provide review of expenditures paid by Izzy, LLC (Developer). This is to summarize and report the expenditures for the Tuscany Plaza Development located in the City of Colorado Springs, Colorado (Project). This Cost Certification Report (Report) summarizes the Engineer's approach and findings for the Project.

The expenditures for public improvements discussed in this Report were paid for by the Developer and are being certified as District eligible in the amount of **\$3,845,110.21**.

This Report generally covers the areas shown on Attachment A.

GOVERNING DOCUMENTS

The following governing documents were used in recommendations for District eligible expenses:

- Funding, Reimbursement and Acquisition Agreement between Tuscany Plaza Metropolitan District and Izzy, LLC, dated December 9, 2010.
- Model Service Plan for Tuscany Plaza Metropolitan District, prepared by White, Bear & Ankele, dated June 8, 2009.
- Templeton Number 1 and Templeton Number 2 Annexation Agreement between the City of Colorado Springs and Powers Professional Park, LLC, dated February 18, 2008.

It should be noted the Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

ACTIVITIES CONDUCTED

For this Report, the following activities were performed:

- Governing Documents provided by the District and the Developer were reviewed as the basis for recommendation for this Report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other Projects constructed in the Denver Metropolitan area for the construction period. The CDOT 2008 Cost Data Book was also referenced.
- The plat was reviewed and it appears improvements included in this Report were constructed on public property or easements.

ASSUMPTIONS

Due to the specific scope authorized for this Report, the following assumptions were made. The District should validate or cause to have validated these assumptions.

1. It is assumed that geotechnical pavement design recommendations have been performed and followed. It is assumed materials testing was performed during construction and the District has verified materials passed all such testing.
2. It is our recommendation the District and Developer agree that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met and the District shall have no SWMP obligations for infrastructure acquired by the District or installed on District tracts, property or easements. No SWMP inspections or recommendations were conducted as part of this Report.
3. It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer and the District shall not have any responsibility to close-out these permits.
4. It is our understanding that the District and Developer agree that all local jurisdiction acceptance will be completed by the Developer as required by the Reimbursement Agreement. The District shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the District.
5. It is assumed that the District or Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project.
6. It is assumed all work product is acceptable and copies of acceptances were or will be submitted to the appropriate jurisdictions.
7. Costs presented do not represent the entire contract value, but rather the District's portion of the public capital costs paid by the Developer.
8. Expenditures that did not have enough information to be verified with this Report may be verified in a future Report.
9. The District has or will cause all infrastructure acceptance requirements to be met as outlined in the Service Plan; District/Developer Agreements; and Board Resolutions/Policies. This Report is one part of the overall Infrastructure Acquisition.
10. This report was prepared with a specific authorized scope of work and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the District eligible expenditures for bonding purposes. A more detailed analysis or submission of additional District eligible expenditures may result in adjustments to our cost certification.
11. Percentages of expenditures that pertain to both District improvements and private lots are based on a contractor proposal breakout for the project area. See Attachment C note 2 for the percentages. These percentages were used for work such as earthwork and SWMP activities.
12. A methane trench was required by the City of Colorado Springs to be constructed along the north edge of the property that adjoins the Templeton Gap Landfill property. This facility is not within any recorded easement or tract, and although within District boundary, is not owned, monitored or maintained by the District. This facility was constructed by the Developer, but is currently not eligible for reimbursement costs through the District, but could be considered if land ownership or a public easement is established.
13. The Service Plan states landscape maintenance is expected to be the responsibility of the land owners. Landscape maintenance within Colorado Springs street rights-of-ways is included in this Report as a District eligible cost.

DISCUSSION

This Report consists of expenditures provided between February of 2008 and November of 2018. The improvements reviewed are generally represented in Attachments A and C.

Vendor Participation

All contractors, consultants, and vendors (Vendors) whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of Vendor participation is included as Attachment B. Vendor subcontractors are

not part of this listing.

Review of Invoices and Summary of Expenditures

To provide a cost certification of District Improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as District or Non-District (not District eligible) and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly. Proof of payment was not provided, although some executed lien waivers accompanied the invoices. Proof of payment, to the satisfaction of the District, is addressed in a Developer's Affidavit in Attachment D.

SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION

The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

Category	District Eligible Expenses	Percentage
Earthwork and Erosion Control Improvements	\$652,098.34	17.0%
Street Improvements	\$1,090,299.72	28.4%
Traffic and Safety Controls	\$117,246.04	3.0%
Water Improvements	\$259,650.98	6.8%
Sanitary Improvements	\$358,869.70	9.3%
Stormwater Improvements	\$366,014.19	9.5%
Flood/Surface/Detention Improvements	\$303,679.07	7.9%
Landscape Improvements	\$697,252.17	18.1%
TOTAL	\$3,845,110.21	100.00%

FIELD INVESTIGATION RESULTS

A field investigation was conducted in October, 2018. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment E. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

RECOMMENDATION

In our professional opinion the expenditures for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as District eligible expenditures as shown in Attachment C and subject to the level of review presented in this Report. These expenditures are certified in the amount of **\$3,845,110.21**.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC



Brandon Collins, P.E.
Attachments

Attachment A

Site Map

ATTACHMENT A

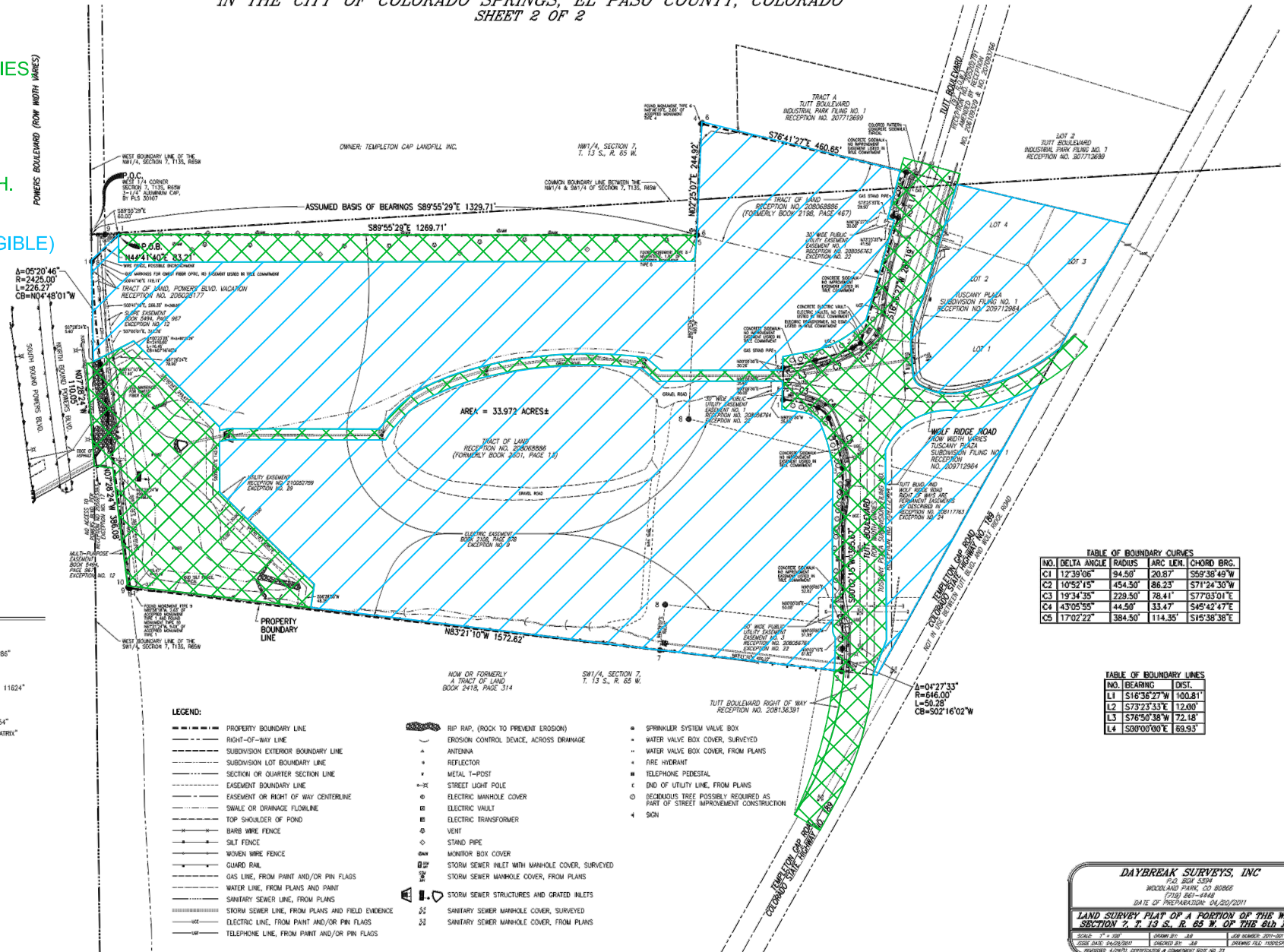
AREA COVERED BY REPORT

 EARTHWORK, ROADWAY, SIDEWALK, UTILITIES DETENTION, LANDSCAPE, HARDSCAPE AND CITY REQUIRED METHANE TRENCH.

 EARTHWORK (9% DISTRICT ELIGIBLE)

LAND SURVEY PLAT

LOCATED IN A PORTION OF THE WEST HALF (W1/2) OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
SHEET 2 OF 2



LEGEND

- 1 SET #4 REBAR WITH RED CAP STAMPED "PLS 19586"
- 2 FOUND #4 REBAR, WITH RED CAP STAMPED "PLS 19586"
- 3 FOUND CONCRETE NAIL WITH WASHER STAMPED "PLS 19586"
- 4 FOUND 9/16" INSIDE DIAMETER IRON PIPE
- 5 FOUND 3/4" INSIDE DIAMETER IRON PIPE
- 6 FOUND #4 REBAR WITH YELLOW CAP STAMPED "UP&E LS 11824"
- 7 FOUND 5/8" INSIDE DIAMETER IRON PIPE
- 8 FOUND 1/2" INSIDE DIAMETER IRON PIPE
- 9 FOUND #4 REBAR WITH YELLOW CAP STAMPED "PLS 38054"
- 10 FOUND REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "NATRIK"

LEGEND:

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SUBDIVISION EXTERIOR BOUNDARY LINE
- SUBDIVISION LOT BOUNDARY LINE
- SECTION OR QUARTER SECTION LINE
- EASEMENT BOUNDARY LINE
- EASEMENT OR RIGHT OF WAY CENTERLINE
- SWALE OR DRAINAGE FLOWLINE
- TOP SHOULDER OF POND
- BARE WIRE FENCE
- SPLIT FENCE
- WOODEN WIRE FENCE
- GUARD RAIL
- GAS LINE, FROM PLANT AND/OR PIN FLAGS
- WATER LINE, FROM PLANS AND PAINT
- SANITARY SEWER LINE, FROM PLANS
- STORM SEWER LINE, FROM PLANS AND FIELD EVIDENCE
- ELECTRIC LINE, FROM PAINT AND/OR PIN FLAGS
- TELEPHONE LINE, FROM PAINT AND/OR PIN FLAGS

- RIP RAP, (ROCK TO PREVENT EROSION)
- EROSION CONTROL DEVICE, ACROSS DRAINAGE
- ANTENNA
- REFLECTOR
- METAL T-POST
- STREET LIGHT POLE
- ELECTRIC MANHOLE COVER
- ELECTRIC VAULT
- ELECTRIC TRANSFORMER
- VENT
- STORM PIPE
- MONITOR BOX COVER
- STORM SEWER INLET WITH MANHOLE COVER, SURVEYED
- STORM SEWER MANHOLE COVER, FROM PLANS
- STORM SEWER STRUCTURES AND GRATED INLETS
- SANITARY SEWER MANHOLE COVER, SURVEYED
- SANITARY SEWER MANHOLE COVER, FROM PLANS

- SPRINKLER SYSTEM VALVE BOX
- WATER VALVE BOX COVER, SURVEYED
- WATER VALVE BOX COVER, FROM PLANS
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- END OF UTILITY LINE, FROM PLANS
- OBSCURE TREE POSSIBLY REQUIRED AS PART OF STREET IMPROVEMENT CONSTRUCTION
- SIGN

NO.	BEARING	ANGLE	RADIUS	ARC LEN.	CHORD BRC.
C1	123°08'	94.50'	20.87'	58°38'46"	
C2	105°21'55"	454.50'	86.23'	57°12'43"	
C3	19°34'35"	228.50'	78.41'	57°28'01"E	
C4	43°05'55"	44.50'	33.47'	54°42'47"E	
C5	17°02'22"	384.50'	114.35'	51°53'38"E	

NO.	BEARING	CHORD	ARC LEN.
L1	S16°36'27"W	100.81'	
L2	S73°23'33"E	12.00'	
L3	S76°50'38"W	72.18'	
L4	S00°00'00"E	69.93'	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME AND INSPECT THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CORRECTION SHOWN HEREON.

DAYBREAK SURVEYS, INC.
 P.O. BOX 5504
 WOODLAND PARK, CO 80866
 (719) 861-4448
 DATE OF PREPARATION: 04/20/2011

JOB NO. 2011-001
 CHECKED BY: JAB
 DRAWING FILE: FDS002P.LIN
 REVISIONS: 4/20/11 CORRECTIONS & COMMENTS MADE ARE AS SHOWN

LAND SURVEY PLAT OF A PORTION OF THE W1/2 SECTION 7, T. 13 S., R. 65 W. OF THE 6th P.M.
 SCALE: 1" = 100'
 JOB NO. 2011-001
 CHECKED BY: JAB
 DRAWING FILE: FDS002P.LIN

Attachment B

Vendor Participation

Attachment B

Vendor Participation

Following is a summary of the contractors, consultants and vendor participation in work and services for the Report. Subcontractors are not listed.

Associated Design Professionals, Inc. Provided Drainage Reports.

Colorado Springs Utilities Fees were reimbursed for participation in offsite waterline construction and connection to existing City facilities.

CTL Thompson, Inc. Provided geotechnical engineering, reporting and testing services.

Haigh Construction Provided general contractor services and construction management.

Kiowa Engineering Corporation Provided civil engineering services.

Kumar & Associates, Inc. Provided geotechnical testing services.

Land Development Consultants, Inc. Provided civil engineering services.

LSC Transportation Consultants, Inc. Provided traffic engineering services and reports.

Oz Architecture-Boulder Provided planning engineering services.

Roundabouts and Traffic Engineering Provided civil engineering design services.

Rockwell Consulting Provided engineering services.

The Larson Group Provided planning and design services.

Attachment C

Expenditure Data

Attachment C

Tuscany Plaza Metropolitan District Engineer's Summary for Cost Certification #1

Invoice ID	Invoice Date	Invoice Provided	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
Associated Design Professionals, Inc.							
8178	6/19/08	Yes	Drainage Report	\$4,004.00	\$4,004.00	\$0.00	
8309	2/18/09	Yes	Drainage Report	\$2,314.50	\$2,314.50	\$0.00	
8334	4/17/09	Yes	Drainage Report	\$904.25	\$904.25	\$0.00	
Subtotal Associated Design Professionals, Inc.				\$7,222.75	\$7,222.75	\$0.00	
Colorado Springs Utilities							
WRA 10-130		N/A	Wolf Ridge Road 12" Waterline Reimbursement	-\$122,742.90	-\$122,742.90	\$0.00	See note 4 below.
Subtotal Colorado Springs Utilities				-\$122,742.90	-\$122,742.90	\$0.00	
CTL/Thompson, Inc.							
285999	8/28/08	Yes	Geotechnical Services	\$1,280.00	\$1,280.00	\$0.00	
284287	7/31/08	Yes	Geotechnical Services	\$2,400.00	\$2,400.00	\$0.00	
288582	10/31/08	Yes	Geotechnical Services	\$1,435.00	\$1,435.00	\$0.00	
293915	4/30/09	Yes	Geotechnical Services	\$512.50	\$512.50	\$0.00	
Subtotal CTL/Thompson, Inc.				\$5,627.50	\$5,627.50	\$0.00	
David Langley Architects							
0836-1	9/9/08	Yes	Architectural Services	\$2,280.00	\$0.00	\$2,280.00	Restaurant building architectural not eligible
Subtotal David Langley Architects				\$2,280.00	\$0.00	\$2,280.00	
Haigh Construction							
C 0802.2	2/29/08	Yes	Consulting Services	\$1,955.29	\$1,955.29	\$0.00	
0802.1	3/20/08	Yes	Construction/Management, Pay Application #1	\$126,560.96	\$39,700.61	\$86,860.35	Methane trench costs not eligible
C 0802.3	3/31/08	Yes	Consulting Services	\$1,463.54	\$1,463.54	\$0.00	
C 0802.4	4/30/08	Yes	Consulting Services	\$3,068.58	\$3,068.58	\$0.00	
C 0802.5	5/31/08	Yes	Consulting Services	\$672.80	\$672.80	\$0.00	
C 0802.6	6/30/08	Yes	Consulting Services	\$457.52	\$457.52	\$0.00	
0802.2	4/30/08	Yes	Construction/Management, Pay Application #2	\$157,793.90	\$157,793.90	\$0.00	
0802.3	5/31/08	Yes	Construction/Management, Pay Application #3	\$59,375.89	\$59,375.89	\$0.00	
0802.4	6/30/08	Yes	Construction/Management, Pay Application #4	\$171,779.06	\$171,779.06	\$0.00	
0802.5	7/31/08	Yes	Construction/Management, Pay Application #5	\$239,991.02	\$239,991.02	\$0.00	
0802.6	8/31/08	Yes	Construction/Management, Pay Application #6	\$112,971.95	\$112,971.95	\$0.00	
0802.7	9/30/08	Yes	Construction/Management, Pay Application #7	\$53,173.36	\$53,173.36	\$0.00	
0802.8	10/31/08	Yes	Construction/Management, Pay Application #8	\$659,512.39	\$565,886.39	\$93,626.00	Phase 2 grading of lots by subcontractor Tab Construction is 9% eligible. See Note 2.
0802.9	11/30/08	Yes	Construction/Management, Pay Application #9	\$457,824.46	\$457,824.46	\$0.00	
0802.10	1/31/09	Yes	Construction/Management, Pay Application #10	\$153,654.08	\$153,654.08	\$0.00	
0802.11	2/28/09	Yes	Construction/Management, Pay Application #11	\$41,428.25	\$40,561.21	\$867.04	Methane trench costs not eligible
0802.12	3/31/09	Yes	Construction/Management, Pay Application #12	\$77,655.13	\$77,295.58	\$359.55	Methane trench costs not eligible
0802.13	4/30/09	Yes	Construction/Management, Pay Application #13	\$47,653.19	\$47,653.19	\$0.00	
0802.14	6/5/09	Yes	Construction/Management, Pay Application #14	\$88,335.04	\$88,335.04	\$0.00	
0802.15	6/30/09	Yes	Construction/Management, Pay Application #15	\$95,412.95	\$95,412.95	\$0.00	
0802.16	8/31/09	Yes	Construction/Management, Pay Application #16	\$163,178.62	\$163,178.62	\$0.00	
0802.17	10/10/09	Yes	Construction/Management, Pay Application #17	\$269,894.51	\$269,894.51	\$0.00	
0802.18	12/13/09	Yes	Construction/Management, Pay Application #18	\$185,115.18	\$185,115.18	\$0.00	
0802.19	2/12/10	Yes	Construction/Management, Pay Application #19	\$22,256.38	\$22,256.38	\$0.00	
0802.20	2/28/10	Yes	Construction/Management, Pay Application #20	\$30,775.18	\$30,775.18	\$0.00	

Attachment C

Tuscany Plaza Metropolitan District Engineer's Summary for Cost Certification #1

Invoice ID	Invoice Date	Invoice Provided	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
0802.21	3/29/10	Yes	Construction/Management, Pay Application #21	\$6,942.81	\$6,942.81	\$0.00	
0802.22	4/30/18	Yes	Construction/Management, Pay Application #22	\$8,461.15	\$8,461.15	\$0.00	
0802.23	7/7/10	Yes	Construction/Management, Pay Application #23	\$45,396.13	\$45,396.13	\$0.00	
1004.01	10/1/10	Yes	Construction Management	\$31,536.47	\$29,984.57	\$1,551.90	Mowing of lots not eligible.
1004.02	10/30/10	Yes	Construction Management	\$33,603.33	\$33,603.33	\$0.00	
1004.03	12/14/10	Yes	Construction Management	\$2,060.56	\$2,060.56	\$0.00	
1004.04	3/1/11	Yes	Construction Management	\$4,404.83	\$4,404.83	\$0.00	
1004.06	6/3/11	Yes	Construction Management	\$7,273.76	\$7,273.76	\$0.00	
1004.07	8/22/11	Yes	Construction Management	\$278,944.60	\$278,944.60	\$0.00	
1004.08	10/31/11	Yes	Construction Management	\$53,848.04	\$53,578.04	\$270.00	Mowing vacant lots not eligible.
1004.09	2/1/12	Yes	Construction Management	\$7,379.09	\$7,379.09	\$0.00	
1004.10	3/31/12	Yes	Construction Management	\$5,488.63	\$5,488.63	\$0.00	
1004.11	5/31/12	Yes	Construction Management	\$5,885.77	\$5,885.77	\$0.00	
1004.12	8/1/12	Yes	Construction Management	\$27,733.43	\$27,733.43	\$0.00	
1004.13	9/1/12	Yes	Construction Management	\$4,261.75	\$4,261.75	\$0.00	
1004.14	11/1/12	Yes	Construction Management	\$4,670.09	\$4,670.09	\$0.00	
1004.15	12/3/12	Yes	Construction Management	\$2,903.25	\$2,903.25	\$0.00	
1004.16	12/31/12	Yes	Construction Management	\$2,599.69	\$2,599.69	\$0.00	
1303.01	1/31/13	Yes	Construction Management	\$1,474.57	\$1,474.57	\$0.00	
1303.02	2/28/13	Yes	Construction Management	\$5,348.44	\$5,348.44	\$0.00	
1303.03	4/1/13	Yes	Construction Management	\$5,154.39	\$5,154.39	\$0.00	
1303.04	6/9/13	Yes	Construction Management	\$5,562.60	\$5,562.60	\$0.00	
1303.05	8/1/13	Yes	Construction Management	\$4,395.63	\$4,395.63	\$0.00	
1303.06	8/31/13	Yes	Construction Management	\$2,141.05	\$2,141.05	\$0.00	
1303.07	9/30/13	Yes	Construction Management	\$2,939.94	\$2,939.94	\$0.00	
1303.08	10/31/13	Yes	Construction Management	\$1,764.70	\$1,764.70	\$0.00	
1303.09	11/31/13	Yes	Construction Management	\$1,471.81	\$1,471.81	\$0.00	
1303.10	12/31/13	Yes	Construction Management	\$1,472.02	\$1,472.02	\$0.00	
1403.01	1/31/14	Yes	Construction Management	\$1,478.04	\$1,478.04	\$0.00	
1403.02	2/28/14	Yes	Construction Management	\$1,472.80	\$1,472.80	\$0.00	
1403.03	3/31/14	Yes	Construction Management	\$1,476.61	\$1,476.61	\$0.00	
1403.04	4/30/14	Yes	Construction Management	\$1,640.96	\$1,640.96	\$0.00	
1403.05	5/30/14	Yes	Construction Management	\$1,803.35	\$1,803.35	\$0.00	
1403.06	6/30/14	Yes	Construction Management	\$1,862.30	\$1,862.30	\$0.00	
1403.07	7/31/14	Yes	Construction Management	\$1,829.46	\$1,829.46	\$0.00	
1403.08	8/31/14	Yes	Construction Management	\$3,620.21	\$3,620.21	\$0.00	
1403.09	9/30/14	Yes	Construction Management	\$2,033.91	\$2,033.91	\$0.00	
1403.10	10/31/14	Yes	Construction Management	\$7,401.22	\$7,401.22	\$0.00	
1403.11	11/30/14	Yes	Construction Management	\$14,778.29	\$14,778.29	\$0.00	
1403.12	12/31/14	Yes	Construction Management	\$1,480.36	\$1,300.36	\$180.00	Mowing vacant lots not eligible.
1503.01	1/31/15	Yes	Construction Management	\$1,538.96	\$1,538.96	\$0.00	
1503.02	2/28/15	Yes	Construction Management	\$47,960.89	\$47,960.89	\$0.00	
1503.03	3/31/15	Yes	Construction Management	\$1,471.54	\$1,471.54	\$0.00	
1503.04	4/30/15	Yes	Construction Management	\$3,191.29	\$3,191.29	\$0.00	
1503.05	5/31/15	Yes	Construction Management	\$2,151.21	\$2,151.21	\$0.00	
1503.06	6/30/15	Yes	Construction Management	\$7,738.13	\$7,738.13	\$0.00	
1503.07	7/31/15	Yes	Construction Management	\$2,665.43	\$2,665.43	\$0.00	
1503.08	8/31/15	Yes	Construction Management	\$1,872.83	\$1,872.83	\$0.00	
1503.09	9/30/15	Yes	Construction Management	\$3,367.57	\$3,367.57	\$0.00	

Attachment C

Tuscany Plaza Metropolitan District Engineer's Summary for Cost Certification #1

Invoice ID	Invoice Date	Invoice Provided	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
1503.10	10/31/15	Yes	Construction Management	\$19,846.37	\$19,846.37	\$0.00	
1503.11	12/31/15	Yes	Construction Management	\$4,966.36	\$4,966.36	\$0.00	
1601.03	1/31/16	Yes	Construction Management	\$3,040.78	\$3,040.78	\$0.00	
1603.02	2/29/16	Yes	Construction Management	\$1,488.06	\$1,488.06	\$0.00	
1603.03	4/30/16	Yes	Construction Management	\$4,319.36	\$4,319.36	\$0.00	
1603.04	6/30/16	Yes	Construction Management	\$4,331.35	\$4,331.35	\$0.00	
1603.05	7/31/16	Yes	Construction Management	\$2,142.28	\$2,142.28	\$0.00	
1603.06	8/31/16	Yes	Construction Management	\$3,598.73	\$3,598.73	\$0.00	
1603.07	9/30/16	Yes	Construction Management	\$2,014.72	\$2,014.72	\$0.00	
1603.08	10/31/16	Yes	Construction Management	\$2,186.37	\$2,186.37	\$0.00	
1603.09	11/30/16	Yes	Construction Management	\$2,247.46	\$2,247.46	\$0.00	
1603.10	12/31/16	Yes	Construction Management	\$1,485.94	\$1,485.94	\$0.00	
1703.01	1/31/17	Yes	Construction Management	\$1,485.94	\$1,485.94	\$0.00	
1703.02	2/28/17	Yes	Construction Management	\$1,639.84	\$1,639.84	\$0.00	
1703.03	4/30/17	Yes	Construction Management	\$3,225.65	\$3,225.65	\$0.00	
1703.04	5/31/17	Yes	Construction Management	\$2,049.20	\$2,049.20	\$0.00	
1703.05	6/30/17	Yes	Construction Management	\$2,226.28	\$2,226.28	\$0.00	
1703.06	7/31/17	Yes	Construction Management	\$2,420.03	\$2,420.03	\$0.00	
1703-07	8/31/17	Yes	Construction Management	\$2,266.35	\$2,266.35	\$0.00	
1703.08	9/29/17	Yes	Construction Management	\$2,500.99	\$2,500.99	\$0.00	
1703-09	10/31/17	Yes	Construction Management	\$5,286.43	\$5,286.43	\$0.00	
1703-10	11/30/17	Yes	Construction Management	\$2,476.08	\$2,476.08	\$0.00	
1703-11	12/31/17	Yes	Construction Management	\$1,485.63	\$1,485.63	\$0.00	
1806-01	1/31/18	Yes	Construction Management	\$184.25	\$184.25	\$0.00	
1806-02	2/28/18	Yes	Construction Management	\$3,004.54	\$3,004.54	\$0.00	
1806-03	3/31/18	Yes	Construction Management	\$1,866.49	\$1,866.49	\$0.00	
1806-04	4/30/18	Yes	Construction Management	\$277.12	\$277.12	\$0.00	
1806-05	5/29/18	Yes	Construction Management	\$3,611.58	\$3,611.58	\$0.00	
1806-06	6/30/18	Yes	Construction Management	\$7,029.50	\$7,029.50	\$0.00	
1806-07	7/31/18	Yes	Construction Management	\$2,638.07	\$2,638.07	\$0.00	
1806-08	8/31/18	Yes	Construction Management	\$21,451.91	\$21,451.91	\$0.00	
1806-09	9/30/18	Yes	Construction Management	\$3,018.35	\$3,018.35	\$0.00	
1806-10	10/31/18	Yes	Construction Management	\$3,069.94	\$3,069.94	\$0.00	
1806-11	11/27/18	Yes	Construction Management	\$16,797.01	\$16,797.01	\$0.00	
Subtotal Haigh Construction				\$4,041,592.08	\$3,857,877.24	\$183,714.84	
Kiowa Engineering Corporation							
1	8/16/08	Yes	Engineering Services	\$2,824.31	\$2,824.31	\$0.00	
2	9/13/08	Yes	Engineering Services	\$6,182.01	\$6,182.01	\$0.00	
3	10/18/08	Yes	Engineering Services	\$7,548.82	\$7,548.82	\$0.00	
		No	Engineering Services	\$1,389.65	\$0.00	\$1,389.65	No invoice provided.
Subtotal Kiowa Engineering Corporation				\$17,944.79	\$16,555.14	\$1,389.65	
Kumar & Associates, Inc.							
152666	3/31/08	Yes	Geotechnical Services	\$5,482.50	\$5,482.50	\$0.00	
153203	6/30/08	Yes	Geotechnical Services	\$209.74	\$209.74	\$0.00	
153250	6/30/08	Yes	Geotechnical Services	\$2,200.00	\$2,200.00	\$0.00	
153059	5/31/08	Yes	Geotechnical Services	\$3,207.25	\$3,207.25	\$0.00	
153323	6/30/08	Yes	Geotechnical Services	\$3,227.22	\$3,227.22	\$0.00	

Attachment C

Tuscany Plaza Metropolitan District Engineer's Summary for Cost Certification #1

Invoice ID	Invoice Date	Invoice Provided	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
152812	4/30/08	Yes	Geotechnical Services	\$698.00	\$698.00	\$0.00	
153203	6/30/08	Yes	Geotechnical Services	\$209.74	\$209.74	\$0.00	
154194	10/27/08	No	Geotechnical Services	\$20.93	\$20.93	\$0.00	
153445	7/25/08	Yes	Geotechnical Services	\$1,215.00	\$1,215.00	\$0.00	
153701	8/25/08	Yes	Geotechnical Services	\$181.91	\$181.91	\$0.00	
153898	9/25/08	Yes	Geotechnical Services	\$18.23	\$18.23	\$0.00	
153700	8/25/08	Yes	Geotechnical Services	\$230.00	\$0.00	\$230.00	Methane trench costs not eligible
153899	9/25/08	Yes	Geotechnical Services	\$3,633.75	\$0.00	\$3,633.75	Methane trench costs not eligible
154193	10/27/08	Yes	Geotechnical Services	\$418.46	\$0.00	\$418.46	Methane trench costs not eligible
154413	11/25/08	Yes	Geotechnical Services	\$445.41	\$0.00	\$445.41	Methane trench costs not eligible
153562	7/31/08	Yes	Geotechnical Services	\$2,181.33	\$2,181.33	\$0.00	
153724	8/27/08	Yes	Geotechnical Services	\$509.34	\$509.34	\$0.00	
154265	10/31/08	Yes	Geotechnical Services	\$3,909.39	\$3,909.39	\$0.00	
155128	3/31/09	Yes	Geotechnical Services	\$700.00	\$0.00	\$700.00	Geological Study for Lots 1-4 not District eligible
155274	4/30/09	Yes	Geotechnical Services	\$2,131.69	\$0.00	\$2,131.69	Methane trench costs not eligible
Subtotal Kumar & Associates, Inc.				\$30,829.89	\$23,270.58	\$7,559.31	
Land Development Consultants, Inc.							
127847	6/6/08	Yes	Engineering	\$1,624.19	\$1,624.19	\$0.00	
Subtotal Land Development Consultants, Inc.				\$1,624.19	\$1,624.19	\$0.00	
LSC Transportation Consultants, Inc.							
40161	7/25/08	Yes	Traffic Engineering	\$461.20	\$461.20	\$0.00	
40308	7/25/08	Yes	Traffic Engineering	\$313.54	\$313.54	\$0.00	
40738	9/11/08	Yes	Traffic Engineering	\$92.50	\$92.50	\$0.00	
40948	10/9/08	Yes	Traffic Engineering	\$777.97	\$777.97	\$0.00	
41838	4/8/09	Yes	Traffic Engineering	\$561.66	\$561.66	\$0.00	
Subtotal LSC Transportation Consultants, Inc.				\$2,206.87	\$2,206.87	\$0.00	
Oz Architecture-Boulder							
402815	5/12/08	Yes	Professional Services	\$7,532.12	\$7,532.12	\$0.00	
Subtotal Oz Architecture-Boulder				\$7,532.12	\$7,532.12	\$0.00	
Paul Thompson							
		No	Signage	\$4,081.20	\$0.00	\$4,081.20	No invoice provided.
Subtotal Paul Thompson				\$4,081.20	\$0.00	\$4,081.20	
Roundabouts and Traffic Engineering							
INV07420-1	12/31/07	Yes	Engineering	\$1,755.00	\$1,755.00	\$0.00	
Subtotal Roundabouts and Traffic Engineering				\$1,755.00	\$1,755.00	\$0.00	
Rockwell Consulting							
0710-009	10/31/07	Yes	Engineering Services	\$450.00	\$450.00	\$0.00	
0711-011	11/28/07	Yes	Engineering Services	\$200.00	\$200.00	\$0.00	
0803-011	4/2/08	Yes	Engineering Services	\$6,950.00	\$6,950.00	\$0.00	
0805-009	6/4/08	Yes	Engineering Services	\$9,900.00	\$9,900.00	\$0.00	
0806-007	7/2/08	Yes	Engineering Services	\$7,900.00	\$7,900.00	\$0.00	
0807-007	7/30/08	Yes	Engineering Services	\$9,325.00	\$9,325.00	\$0.00	
Subtotal Rockwell Consulting				\$34,725.00	\$34,725.00	\$0.00	

Attachment C

Tuscany Plaza Metropolitan District Engineer's Summary for Cost Certification #1

Invoice ID	Invoice Date	Invoice Provided	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
The Larson Group							
5049	1/31/09	Yes	Planning Services	\$2,400.00	\$2,400.00	\$0.00	
5085	4/9/09	Yes	Planning Services	\$6,718.87	\$6,718.87	\$0.00	
5091	4/30/09	Yes	Planning Services	\$337.85	\$337.85	\$0.00	
Subtotal The Larson Group				\$9,456.72	\$9,456.72	\$0.00	
TOTAL				\$4,044,135.21	\$3,845,110.21	\$199,025.00	

Notes:

- 1) Some invoices were not provided for this report. If the invoices are provided, they can be reviewed and certified as District eligible where applicable, in a future report.
- 2) Grading costs that are both District and Non eligible in nature was prorated at the site percentage of 9% District eligible based on Tab Construction proposal #08-1204-R, dated December 12, 2008, which breaks out grading costs for lot areas versus grading at the drainage basin separately for Phase 2 grading. It is calculated that future construction of District roads will constitute 9% of the total lot area within Phase 2.
- 3) General items are considered comprehensive to the overall completion of the project, and are prorated across the categories at a percentage based on total costs in each category. These items include General Conditions, Fee, Overhead and Profit and Supervision and Office as outlined on individual pay applications and invoices. Also included but not limited to, are general professional services such as planning, engineering, survey and geotechnical, restroom facility, utility relocations, and City submittal and recording fees. For invoices or applications where all pay items apply to only one category, all general items were applied to that category only and were not prorated.
- 4) The Developer participated in a \$144,953.74 reimbursement agreement with Colorado Springs Utilities for recovery of construction costs related to offsite improvements of a 12" waterline connection in Wolf Ridge Road. The total reimbursed amount through August, 2018 is shown in the table above.
- 5) Invoice Proof of payment was not provided. Please see Attachment D in this Report.

Attachment D

Proof of Payment

Verification

DEVELOPER'S AFFIDAVIT REGARDING PROOF OF PAYMENT

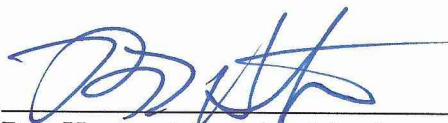
STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The undersigned, having been first duly sworn upon oath, deposes and says:

1. Izzy, LLC, a Colorado limited liability company (the "Developer") is developing a commercial project known as Tuscany Plaza located within the boundaries of the Tuscany Plaza Metropolitan District (the "District").
2. The Developer caused certain public improvements (the "Improvements") to be constructed and completed on behalf of and for the benefit of the District which have been or will be acquired by the City of Colorado Springs, the District, or other entities such as an owners' association pursuant to the terms of that certain Funding, Reimbursement and Acquisition Agreement by and between the District and the Developer dated December 9, 2010 (the "Agreement").
3. Pursuant to the Agreement, the District agreed to reimburse the Developer for the eligible, approved and certified costs associated with the construction of the Improvements.
4. In accordance with Sections 6 and 7 of the Agreement, and specifically Section 7.B (2), the Developer offers as evidence of payment of the incurred costs for the construction of the Improvements in the form of various Unconditional Contractor Materialman's Lien Waivers (the "Lien Waivers"). Pursuant to direction from the District, the Lien Waivers have been submitted to IDES for the purpose of obtaining a certification ("Engineer's Certification") that will certify, among other things, that the costs were in fact incurred by the Developer.
5. The Developer states that the Lien Waivers are being offered as proof of payment because, given the passage of time from when the construction of the Improvement took place to current day, the Developer is no longer in possession of, and thus not able to provide proof of payment of such Improvement costs in the form of canceled checks or historical bank statements.
6. The undersigned obligates and binds himself to indemnify and to save harmless the District against any and all liability, loss, damages, costs and attorney fees by reason of any claims that may be asserted and/or established on account of said District's having relied on this Affidavit.

The foregoing instrument was acknowledged, subscribed and sworn before me this 5th day of November 2018, by Ron Huston as Managing Member of Izzy LLC.

IZZY LLC, a Colorado limited liability company



Ron Huston, Managing Member

STATE OF COLORADO

)

) ss.

CITY AND COUNTY OF DENVER

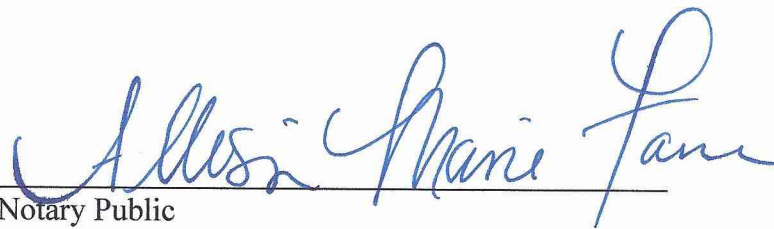
)

The foregoing instrument was acknowledged before me this 5th day of November 2018, by Ron Huston as Managing Member of Izzy LLC.

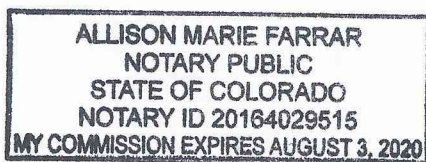
Witness my Hand and official seal.

My Commission Expires: Aug 3, 2020

(SEAL)



Notary Public



Attachment E

Project Photos

Tuscany Plaza Metropolitan District Site Photos



Tutt Blvd Looking North



Tutt/Wolf Ridge Medians and Signage



Textured Concrete and Sidewalk



Tutt Blvd Looking South



Tutt Blvd Center Median and Lighting



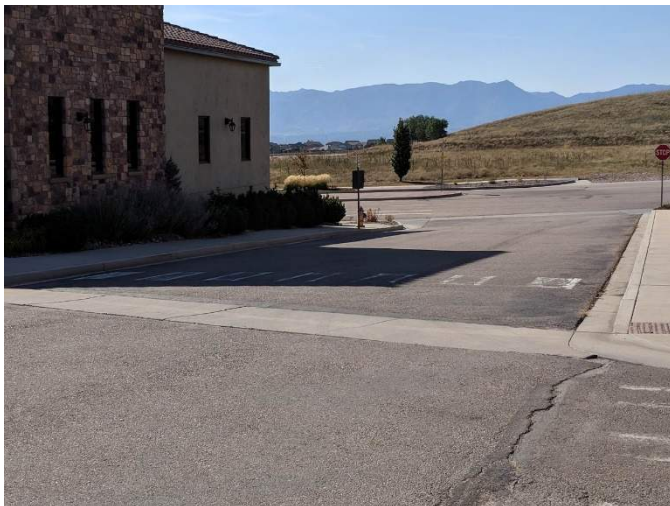
Tutt Blvd North Transition to Existing



Tutt Blvd Landscape



Tutt Blvd Hardscape and Curb/Gutter



Filing 1 Plaza Entrance off Tutt Blvd



Looking East towards Wolf Ridge Rd



Tutt Blvd Looking South



Tutt Blvd Looking North



Wolf Ridge Rd West of Roundabout



Methane Trench Apparatus



Detention Basin Channel



Detention Basin



Detention Basin and Outlet



Detention Basin