

Overview of Annexor Obligations

The summaries presented below are not meant to replace the contents of the Annexation Agreement but, rather, show how the Annexation Agreement has been interpreted for the purposes of this Study.

Streets

All public streets within the Ranch are to be paid for and constructed by Annexor to the extent described in the Annexation Agreement. Similarly all rights-of-way must be dedicated to the City at no cost to the City. Only the right-of-way dedication and construction costs associated with the Banning-Lewis Parkway and interchange north of Drennan Road have been identified as shared costs.

Storm Drainage

Any drainage costs are assumed to fall under one of two alternatives for cost sharing and reimbursement. In one alternative, the City established fee will apply within the basin (i.e. Sand Creek and other minor basins). Annexors who construct regional facilities within this basin will be eligible for reimbursement from this fund. In the other alternative, the Banning-Lewis Ranch Flood Control Conservancy District will charge an annual mill levy that can be used for construction and maintenance of regional drainage facilities within the Jimmy Camp Creek Drainage Basin. The only items that will be left to be shared under this Study are the cost of the new Jimmy Camp Creek Drainage Basin Planning Study and the update to the Sand Creek Drainage Basin Study.

Parks, School and Transit

In accordance with the Annexation Agreement, parks and school site dedications, or fees in lieu thereof, will be handled by the normal City Subdivision Regulations that apply to these facilities. A regional park was conveyed to the City prior to any of the current ownership of the Ranch, therefore, is not accounted for in this report. A not-to-exceed 30' multi use trail right-of-way is to be dedicated by Annexor to the City at no cost, but is included as a line-item in this Study.

The Annexation Agreement also requires that Banning-Lewis Ranch Master Plan parcel 268.04 be dedicated to the City for park-and-ride purposes. Accordingly, this parcel has been included in the Facilities/Shared Land category of the Study.

Environmental

Annexor is required to dedicate two sites to the City of 0.25 acre each for air quality monitoring purposes. These have been included in the shared cost estimate.

Support Services, Fire, Police, and CATV

Annexor is required to pay on demand by the City up to \$210,000 for the purpose of constructing a radio repeater station to the east of the City. This cost has been included as a shared cost. Three parcels have been targeted in the Master Plan for conveyance to the City for satellite municipal services. These parcels are 290.02, 329.01 and 329.04. These parcels have been included in the shared cost estimate.

Fire

The Annexation Agreement requires the conveyance of land for and construction of five fully equipped fire stations. These parcels are 293.09, 307.04, 342.09, 331.11, and 270.14. These

parcels have been included in the cost share estimate. The cost for the fire stations was provided by the City's fire department.

Police

The Annexation Agreement requires the conveyance of parcels 274.03, 274.06, 310.10 and 347.08 are to be dedicated as police substation sites. These parcels are included in the cost-sharing estimate. Another site, 342.09, is to be jointly used with fire protection but is accounted for under the fire cost allocation.

Street Division

The Annexation Agreement requires the conveyance of parcels 271.12 and 338.08 to be dedicated to the City for the dumping/disposal of non-putrescible waste. These sites have been included in the shared cost estimates.

Water

The Annexation Agreement requires Annexor to:

- provide any and all property (not to exceed ten thousand square feet per existing well site) for construction and operation of water in the Ranch;
- fully pay for all pump stations and suction storage (see Appendix F); and
- convey to the City parcel Nos. 273.03, 293.07, 307.04, 321.06, and 372.14 for water storage tanks. These parcels have been included in the estimate of costs.

Wastewater

The Annexation Agreement requires Annexor to design and build a regional wastewater treatment plant to serve the area (see Appendix E).

Electric

The Annexation Agreement requires Annexor to:

- dedicate to the City all rights-of-way for installation of electric transmission facilities;
- pay for the costs of, or construction of, road improvements adjacent to utility corridors;
- deed to the City the five major transmission lines as shown on the Master Plan (this obligation may have been fulfilled); and
- dedicate to the City parcel nos. 329.01/329.04, 295.02, 301.05, 309.02, 329.02/329.05, 338.09, and 344.02. These parcels have been included in the estimate of costs