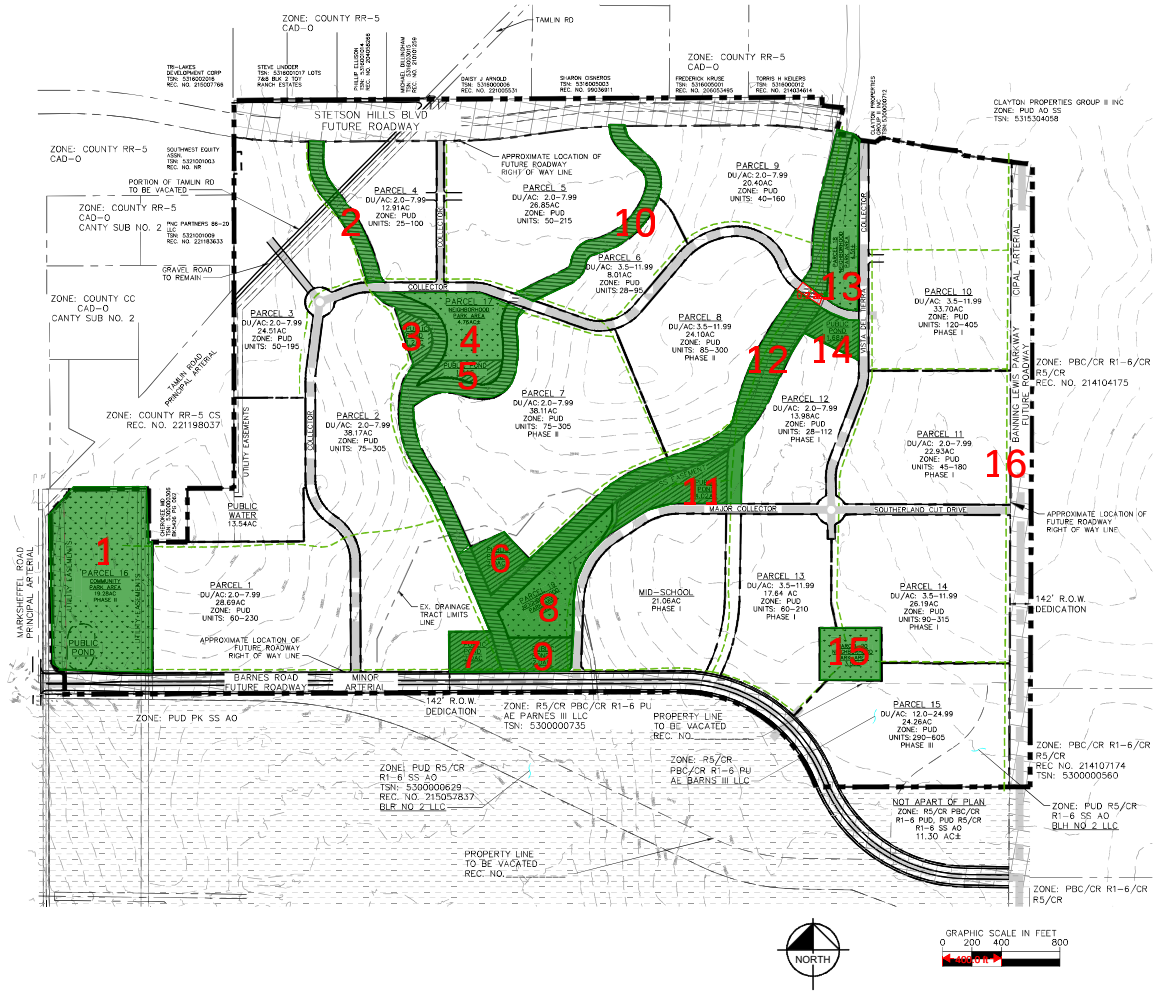
EXHIBIT D

Summary of Public Improvements to be Financed by the District and Financing Plan

FREESTYLE NORTH
PUD CONCEPT PLAN
AT BANNING LEWIS RANCH
JULY 25, 2022



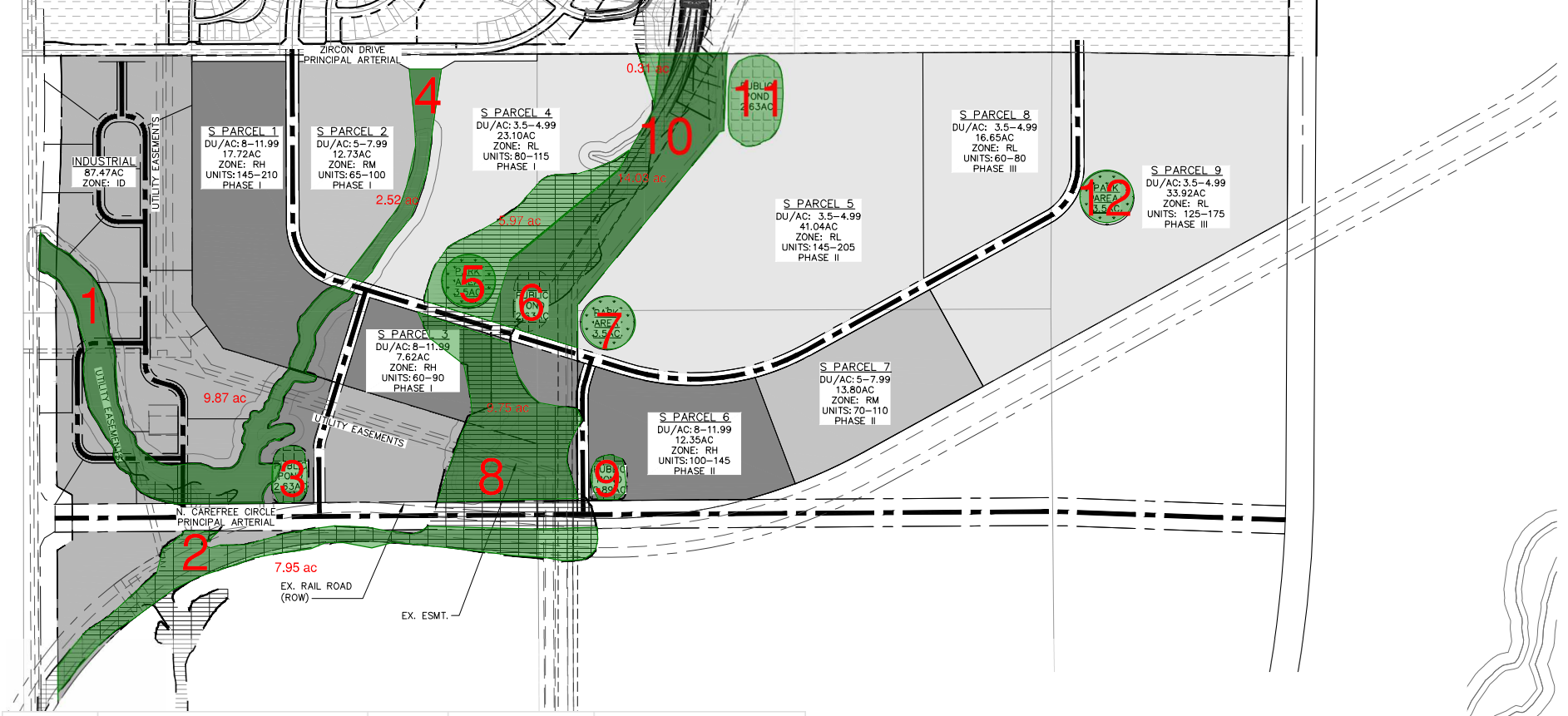
LEGEND

- OVERALL PROPERTY LINE
- PROPOSED PARCEL LINE
- DISTRICT BOUNDARY LINE
- RIGHT-OF-WAY CENTER LINE
- APPROXIMATE TRAIL LINE
- EXISTING EASEMENT LINE(S)
- DRAINAGE WAY
- FUTURE ROADWAY
- PARK AREAS

Map #	Improvement Category	Acre	$ / Acre	Estimate
1	Park - Community	19.28	602,950	11,625,000
2	Trail	8.45	108,000	913,000
3	Trail	1.20	108,000	130,000
4	Park - Neighborhood	4.76	325,000	1,547,000
5	Trail	1.50	108,000	162,000
6	Trail	2.00	108,000	216,000
7	Trail	2.00	108,000	216,000
8	Park - Neighborhood	5.95	325,000	1,934,000
9	Trail	2.00	108,000	216,000
10	Trail	6.00	108,000	648,000
11	Trail	4.02	108,000	435,000
12	Trail	12.10	108,000	1,307,000
13	Park - Neighborhood	4.51	325,000	1,466,000
14	Trail	1.68	108,000	182,000
15	Park - Neighborhood	3.55	325,000	1,154,000
16	Trail	4.60	108,000	497,000
	Total	83.60		22,648,000

COLORADO SPRINGS
City Council Approved
01/10/2023
2:36:20 PM
dsexton

CONCEPT PLAN
SHEET 02 OF 04



Map #	Improvement Category	Acre	$ / Acre	Estimate
1	Trail	9.87	108,000	$1,066,000
2	Trail	7.95	108,000	$859,000
3	Trail	2.63	108,000	$285,000
4	Trail	2.52	108,000	$273,000
5	Park - Neighborhood	3.50	325,000	$1,138,000
6	Trail	2.63	108,000	$285,000
7	Park - Neighborhood	3.50	325,000	$1,138,000
8	Trail	9.75	108,000	$1,053,000
9	Trail	0.89	108,000	$97,000
10	Trail	14.05	108,000	$1,518,000
11	Trail	2.63	108,000	$285,000
12	Park - Neighborhood	3.50	325,000	$1,138,000
		63.42		$9,135,000