

**SERVICE PLAN  
FOR  
CONTRARIAN AIRPORT METROPOLITAN DISTRICT NOS. 1-6  
IN THE CITY OF COLORADO SPRINGS, COLORADO**

Prepared

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## **I. INTRODUCTION**

### **A. Purpose and Intent**

The Districts are independent units 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, their 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. As further specified in this Service Plan it is intended that the Districts will provide and/or finance a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts specifically as set forth in Exhibit D of this Service Plan. Additionally, the Districts are authorized to provide only those ongoing operations and maintenance functions or services included in Exhibit E of this Service Plan.

### **B. Need for the Districts**

There are currently no other existing or alternative governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake some or all of the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the project to effectively provide for the ongoing maintenance or operational functions anticipated to be provided by the Districts. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project and/or the operations and maintenance function and services to be provided in the most economic manner possible.

### **C. Multiple District Structure.**

It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements and will coordinate as necessary in providing any administrative functions and ongoing services or functions as authorized by this Service Plan. The nature of the functions and services to be provided by each District shall be clarified in an IGA between and among the Districts. The maximum term of such IGA shall be forty (40) years from its effective date. All such agreements will be designed to help assure the orderly development of the Public Improvements and essential services in accordance with the requirements of this Service Plan. Said IGA may be amended by mutual agreement of the Districts without the need to amend this Service Plan.

Although multiple Metropolitan District structures may be set up with small initial district boundaries for the purpose of maintaining qualified electors, and to allow for development phasing flexibility in the early stages of a Project, these structures should not be implemented solely for the purpose of maintaining control of a Developer Board of Directors over all the Districts in the Structure.

D. Objective of the City Regarding Districts Service Plan

The City's objective in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements, and to use available revenues or the proceeds of Debt to be issued by the Districts for these purposes.

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.B and C, and in Exhibit D. Generally, the costs of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

Use of the proceeds of Debt by these Districts shall be limited to planning, designing and engineering and paying for, financing or refinancing costs associated with providing the Public Improvements, necessary to support the Project in a manner consistent with the limitations of the City Charter.

Debt which is issued within these parameters, as further described in the Financing 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 Districts and explicit financial constraints that are not to be violated under any circumstances.

**II. DEFINITIONS**

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

Authority: An entity with separate legal powers or authorities, created by intergovernmental agreement (IGA) between or among Districts, or between or among one or more Districts, and another governmental entity.

Basis Point: One hundredth of one percent, used primarily to describe a difference in interest rates, as in the difference between annual interest rates of 2.0% and 2.5% is 50 basis points.

Board: The board of directors of each District.

City: The City of Colorado Springs, acting legislatively through its City Council or administratively through its mayor or chief of staff consistent with Colorado Revised Statutes and the City Charter.

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

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

C.R.S.: Colorado Revised Statutes

Combination of Districts: Any combination of Metropolitan Districts, BIDs and/or GIDs that overlay each other that are organized by petition of a property developer that are specific to property within a single development project and do not serve any property outside of that project such as regional service district or non-developer controlled existing district.

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 an encumbrance on, the proceeds of ad valorem property tax or End User Debt Service Fee imposed by the District, or pledged for the purposes of meeting the obligation (Debt specifically excludes Developer Funding Agreements or assessment lien bonds issued by a Special Improvement 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 County Assessor.

Debt Mill Levy: For the purpose of this Policy and its associated plans the debt mill levy is that portion of the overall mill levy of a District, pledged, dedicated or otherwise used to repay formally issued Debt or Long Term Financial Obligations.

Developer Board of Directors Members: Elected or appointed District board of directors' members who are, or are related parties to, the original or subsequent developer(s) of a majority of a District's property, and who may have a substantial interest in proceeds of the District's Debt, Developer Funding Agreements or other contractual obligations.

Developer Funding Agreements: Short or long-term obligations of Districts entered into between Districts and developers related to advancement or reimbursement of Public Improvements or operations and maintenance costs. Such agreements may or may not accrue interest, but do not qualify as formally issued Debt as defined under this Policy or under TABOR.

District No. 1: Contrarian Airport Metropolitan District No. 1.

District No. 2: Contrarian Airport Metropolitan District No. 2.

District No. 3: Contrarian Airport Metropolitan District No. 3.

District No. 4: Contrarian Airport Metropolitan District No. 4.

District No. 5: Contrarian Airport Metropolitan District No. 5.

District No. 6: Contrarian Airport Metropolitan District No. 6.

District or Districts: Any one or all of the District Nos. 1 through 6 inclusive.

End User: A property owner anticipated to have a long term, multi-year responsibility for the tax and/or fee obligations of a District. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an end user. A master property developer or business entity that constructs homes or commercial structures for occupancy or ownership primarily by third parties, is not an end user.

End User Debt Service Fees: Any fees, rates, tolls or charges assessed, pledged or otherwise obligated to End Users by a District for the payment of Debt. End User Debt Service Fees do not include public improvement fees (PIFs) or similar fees, when imposed on retail customers and pledged to District Debt.

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 Districts.

Fees: Any fee imposed by the Districts for services, programs or facilities provided by the Districts, pursuant to Section V.A.1 and as described in Exhibit E.

Financing 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.

Future Inclusion Area Boundaries: The boundaries of the area described in the Inclusion Area Boundary Map.

Future Inclusion Area Boundary Map: The map attached hereto as Exhibit C-2, describing the property proposed for inclusion within the Districts.

Index Interest Rate: The AAA 30-year MMD (Municipal Market Data) index interest rate.

Interest Rate: The annual rate of charge applied to District Debt or other District financial obligations.

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



Initial Districts Boundary Map: The map attached hereto as Exhibit C-1, describing the Districts' initial boundaries.

Land Development Entitlement: A City-approved master plan, concept plan or other more detailed land use plan, zoning or combinations thereof, applicable to a substantial proportion of the property to be included in Districts and sufficient to support the need for the Districts along with relevant public improvements financing assumptions and proposed limits.

Limited Service Plan Amendment: Service Plan amendments that address only one or a limited number of specific modifications of this Service plan, while referencing this Service Plan as remaining in force and effect.

Long Term Financial Obligations: Any District financial obligations including but not limited to Debt, Developer Funding Agreements and applicable contracts, that are regarded as multi-year obligations standard accounting practice.

Material Modification: A major modification of a previously approved Metropolitan District service plan, as defined in Section 32-1-207(2)(a), C.R.S. along with any other service plan provisions, limits or content specifically identified as material modifications in the service plan or the City's approving resolution. Material modifications include but are not necessarily limited to; all mill levy caps and maximum mill imposition terms, debt authorization limits, any significant additions to the identified and authorized functions or services of the Districts, boundary modifications not authorized by the service plan or BID or GID ordinances, and any other limits specifically identified in the service plan.

Maximum Debt Mill Levy: The maximum mill levy a District or Combination of Districts is permitted to impose upon the taxable property in the District for the payment of Debt as set forth in Section V.I. below. For the purpose of this Policy, a mill levy certified for contractual obligations is part of the Maximum Debt Mill Levy.

Maximum Debt Mill Levy Imposition Term: The maximum number of years a District is authorized to have a Debt Mill Levy in place, as set forth in Section V.J. below.

Maximum Operating Mill Levy: The maximum mill levy a District or Combination of Districts is permitted to impose for operating and maintenance expenses as set forth in Section VI.H. below.

Mill Levy Adjustment: Any statutory, legislative or constitutional changes that adjust or impact that assessed or actual valuation of property or the assessment ratio pursuant to which taxes are calculated.

Operating District: A District that is part of a multiple District organizational structure, with the primary purpose(s) of coordinating or making decisions that impact the other Districts that are part of the structure.

Privately Placed Debt: Debt that is not marketed to multiple independent accredited investors as defined in rule 501(a) promulgated under the securities Act of 1933 by a registered bond underwriter or placed directly with a chartered lending institution or credit union.

Project: The development or property commonly referred to as Contrarian as of the date of approval of this Service Plan and as proposed by the Land Development Entitlement.

Public Improvements: Any capital or site improvements, (or directly related planning or engineering costs) legally determined to be eligible for ownership, maintenance and/or financing by the Districts in accordance with the applicable State statutes.

Related Party Privately Placed Debt- Privately Placed Debt that is or will be directly placed with and held by a party related to the issuing District.

Resident Board of Directors Members- Elected or appointed District board of directors' members who are not related parties to the original or subsequent developer(s) of a majority of the District's property, and who do not have a substantial interest in proceeds of District Debt, Developer Funding Agreements or other contractual obligations. In addition to resident homeowners, this definition is intended to include non-resident property owners, including businesses, which are substantially liable for District taxes or fees and who do not have a direct interest in the proceeds of District Debt, Developer Agreements or contractual obligations.

Residential District: Any District including land or improvements assessed for residential purposes by the El Paso County Assessor.

Service Area: The property within the Initial Districts Boundary Map and the Future Inclusion Area Boundary Map.

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

Service Plan Amendment: An amendment to the Service Plan approved by City Council in accordance with the applicable State law.

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

Special District Act: Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as currently written and as may be amended in the future

Special Improvement District: A district formed by and within a District for the purposes of assessing the cost of specified Public Improvements, as authorized pursuant to Section 32-1-1101.7, C.R.S. The assessment imposed in a Special Improvement District shall be paid prior to transfer to an End User.

State: The State of Colorado.

Subdistrict: A district established within a Title 32 special district pursuant to Section 32-1-1101(1) (f), C.R.S. as may be amended.

TABOR: Article X § 20 of the Colorado Constitution, also known as the Taxpayers Bill of Rights, as its provisions legally pertain to Districts.

Total Debt Issuance Limitation: The maximum total principal amount of Debt that may be issued and outstanding by a District, Districts or Combination of Districts at any one time, as established by the City in District Plans. However, in the event a refinancing of previously issued Debt results in an increase in the principal amount directly necessary to refinance that Debt, only the original principal amount of that Debt may be counted for the purpose of this calculation. The amount of debt a Special Improvement District issues shall not count against the Districts' Total Debt Issuance Limitation.

### **III. BOUNDARIES**

The area of the Initial Districts Boundaries includes approximately 320 acres and the total area proposed to be included in the Future Inclusion Area Boundaries is approximately 320 acres. Legal descriptions of the Initial Districts Boundaries and the Future Inclusion Area Boundaries are attached hereto as Exhibit A. A vicinity map is attached hereto as Exhibit B. A map of the Initial Districts Boundaries is attached hereto as Exhibit C-1 and a map of the Future Inclusion Area Boundaries is attached hereto as Exhibit C-2. It is anticipated that the Districts' Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S, and Section 32-1-501, et seq., C.R.S, subject to the limitations set forth in Section V below.

As further addressed in Section V.A.9 of this Service Plan, without prior written consent of the City, no property shall be included in the Districts if it is not part of either the Initial Districts Boundaries or the Future Inclusion Area.

### **IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION**

The Service Area consists of approximately 320 acres of what is anticipated to be developed as residential, commercial, and industrial land. The current assessed valuation of the Service Area is \$0 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financing Plan. The population of the Districts at build-out is estimated to be approximately 4,995 (2.5 x 1,998 residences) people and the total non-residential development is anticipated to be approximately 1,548,993 square feet.

Approval of this Service Plan by the City does not guarantee future approval of the development plans within the Service Area as may be identified in this Service Plan or any of the exhibits attached thereto.

## **V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES**

### **A. Powers of the Districts and Service Plan Amendment**

The Districts shall have the power and authority to provide or finance the Public Improvements and related operation and maintenance services within and outside the boundaries of the Districts 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 Districts is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the applicable provisions of the City Code. The Districts 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 E attached hereto. In the City's sole discretion, an IGA between the City and the Districts may be required in order to better describe the conditions under which these permitted services will be provided by the Districts. If the Districts are authorized to operate and maintain certain park and recreation improvements set forth in Exhibit E, any fee imposed by the Districts 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 Districts. However, the Districts 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. District facilities shall not be used for non-public purposes without proper remuneration to the Districts.

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

This purpose is interpreted to be inclusive of the costs of designing, engineering, and/or financing the Public Improvements as authorized by this Service Plan.

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.

Authority is granted for these Districts to issue Debt in one or more future phases subject to the limits included in this Service Plan without the requirement for City Council approval at the time of issuance, provided that these issuances are in substantial conformance with the Summary of Public Improvements and Financing Plan included in Exhibit D of this Service Plan, and also

provided that this service plan has been approved by a vote of at least two thirds of the entire City Council.

3. Use of Bond Proceeds and Other Revenue of the Districts Limitation. Proceeds from the sale of debt instruments and other revenue of the Districts may not be used to pay landowners within the Districts for any real property required to be dedicated for public use by annexation agreements or City Code. Examples of ineligible reimbursements include, but are not limited to: the acquisition of rights of way, easements, water rights, land for required stormwater facilities, parkland, or open space, unless consent from the City Council is given. Proceeds from the sale of debt instruments and other revenue of the Districts 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.

4. Recovery Agreement Limitation. Should the Districts construct infrastructure subject to a recovery agreement with the City or other entity, the Districts may retain all benefits under the recovery agreement. Any subsequent reimbursement for public improvements installed or financed by the Districts will remain the property of the Districts to be applied toward repayment of their Debt, if any. Any reimbursement revenue not necessary to repay the Districts' Debt may be utilized by the Districts to construct additional public improvements permitted under the approved Service Plan.

5. Construction Standards Limitation. The Districts 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 Districts 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. Developer Funding Agreement Limitation. The Districts Developer Funding Agreements shall be limited to a term of no greater than twenty (20) years, after which time any remaining balances must be either converted to Debt or shall no longer be considered an obligation of the Districts. Additionally, the interest rate for Developer Funding Agreements shall not exceed the Index Rate by more than 400 Basis Points for the year the Interest Rate is being applied, and interest shall not compound.

7. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt for capital related costs, the Districts 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 Districts' Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) 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.

Related Party Privately Placed Debt shall not be issued unless it has an optional call date of no more than five (5) years after the date of issuance, at which time the board(s) of any District(s) obligated for repayment of the Related Party Privately Placed Debt shall be notified of the options for financing.

8. Related Party Privately Placed Debt Interest Rate Limitation.

In addition to the limitations on Privately Placed Debt in V.A.7 above, the interest rate for Related Party Privately Placed Debt shall not exceed the Index Rate by more than 400 Basis Points at the time of issuance without the prior written consent of City Council.

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

10. Overlap Limitation. The Districts 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 Districts 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 Districts.

11. Initial Debt Limitation.

On or before the date on which there is an Land Development Entitlement, the Districts 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.

12. Council Debt Authorization Limitation.

The Debt issued by these Districts shall be subject to the approval of the City Council concurrent with the time of issuance unless previously authorized subject to Section V.A.2. City Council's review of these proposed Debt instruments shall be conducted to ensure compliance with the Service Plan and all applicable laws.

13. Total Debt Issuance Limitation. Consistent with the information and analysis in Exhibit D the Districts shall not issue Debt in an aggregate principal amount in excess of \$400,000,000, provided that the foregoing shall not include any increase in the principal amount of previously issued Debt directly associated with its refunding or refinancing.

14. Fee Limitation. The Districts may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for any authorized administrative, operations or maintenance functions. However, no End User Debt Service Fees shall be imposed by the Districts.

15. Revenue Limitation. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, 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 Districts without any limitation.

16. Sales Tax Limitation No District will be allowed to impose a sales tax.

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

18. 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, C.R.S. 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 Modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

19. Eminent Domain Powers Limitation. The Districts shall not exercise the power of eminent domain, except upon the prior written consent of the City.

20. Concealed Carry Prohibition. The Districts shall not adopt or enact an ordinance, resolution, rule or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the Districts as provided in Section 18-12-214, C.R.S.

21. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts 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 a Land Development Entitlement for the property within the Districts, the cost estimates and Financing Plan are sufficiently flexible to enable the Districts 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 Land Development Entitlements for the property. Actions of the Districts which violate

the limitations set forth in Section IV shall be deemed to be Material Modifications this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts.

22. Special Improvement Districts. The Districts shall have the authority to create Special Improvement Districts pursuant to Section 32-1-1101.7, C.R.S.

B. Preliminary Plan for Public Improvements

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and outside the boundaries of the Districts, to be more specifically defined in a Land Development Entitlement. 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 Land Development Entitlement on the property in the Service Area and is approximately \$245,024,000 and is further described in the Summary of Public Improvements included in Exhibit D.

All of the Public Improvements described herein will be designed in such a way as to assure that their standards will be compatible with those of the City and shall be in accordance with the requirements of the Land Development Entitlement, subsequent City approvals, City Code or other applicable regulations and criteria. 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.

The summary of Public Improvements shall include an estimate by category, of the quantities and projected costs of all Public Improvements potentially eligible for District cost reimbursement or financing by the Districts.

The location and anticipated phasing of major Public Improvements should also be depicted on a map of the Service Area. Cost estimates may allow for reasonable contingencies and for projected inflation to then-current dollars expected at the projected time(s), of the issuance of Debt and construction.

C. Financing Plan

The Financing Plan for the Districts shall be included in Exhibit D, and provided in a form that projects the anticipated amount(s) and timing of issuance of Debt through the life of Districts based on projected development or redevelopment absorption and projected available District revenues as constrained by Service Plan limits including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Term for Residential Districts. Financing Plans for newly developing areas shall specifically address the potential vulnerability of the development forecasts to market downturns, particularly at the early stages of the forecast period.

The projected costs from the Summary of Public Improvements and the Financing Plan shall provide the basis for the Total Debt Issuance Limitation in Section V.A.13



D. Maximum Interest Rate.

The Interest Rate on any Debt is expected to be at or below the market rate at the time the Debt is issued. 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.

E. Limited-Default Provisions

Debt issued by one or more Districts 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 Districts to increase the Maximum Debt Mill Levy in any District or, in Residential Districts, the Maximum Debt Mill Levy Imposition Term.

F. 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.

G. 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 Districts for payment of Debt, and shall be determined as follows:

For all Districts or overlapping Combinations of Districts, the Maximum Debt Mill Levy shall be calculated as follows:

1. The Maximum Debt Mill Levy certified for any District or Combination of Districts shall be limited to no more than 50.0 mills. This levy may be subject to upward or downward adjustments addressing any Mill Levy Adjustment or any abatement occurring after, but not before July 12, 2022.

2. At such time as the Debt to Actual Market Value Ratio within a 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 Resident Board of Directors Members. 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.

H. Maximum Operating Mill Levy

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed. Additionally, the Districts may also require ongoing revenues for the maintenance of properties or facilities and, for ongoing services and functions as authorized in Exhibit E. The first year's operating budget is estimated to be \$100,000 which is anticipated to be derived from property taxes and other revenue which may include proceeds from Developer Funding Agreements.

The Maximum Operating Mill Levy for the payment of Residential District administrative, operating or maintenance expenses shall be 20 mills; provided this levy may be subject to upward or downward adjustments addressing any Mill Levy Adjustment or any abatement occurring after, but not before July 12, 2022.

The Maximum Operating Mill Levy for the payment of Commercial District administrative, operating or maintenance expenses shall be 10 mills unless justification supporting a higher mill levy is included as part of the District's financial plan; and also provided that this levy may be subject to upward or downward adjustments addressing any Mill Levy Adjustment or any abatement occurring after, but not before July 12, 2022

I. Maximum Overlapping Mill Levies for a Combination of Districts

Neither the Maximum Debt Mill Levy nor the Maximum Operating Mill Levy shall be exceeded in the aggregate by any Combination of Districts except as expressly approved by City Council based on unique or special circumstances or if one or more of the Combination of Districts or another overlapping District has been ordered by a court having jurisdiction to impose a specified mill levy in order to satisfy a judgement or bankruptcy plan.

J. 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 Mill Levy unless (1) a majority of the Board of Directors of the District imposing the mill levy are Resident Board of Directors Members, 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.

K. Debt Instrument Disclosure Requirement

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

L. 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.

M. Developer Financial Assurances

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

**VI. ANNUAL REPORT**

A. General

Consistent with Colorado Revised Statutes § 32-1-207(3)(c)(II), each District shall be responsible for submitting an annual report to the City Clerk no later than October 1 of each year following the year in which the Order and Decree creating the Districts has been issued. The Districts 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. The report may be submitted in electronic format as long as it and its associated documents are also available on the Districts' website.

B. Additional City Annual Report Requirements.

In addition to the annual report requirements as required by Colorado Revised Statutes, the City may adopt additional requirements by separate Council resolution with such requirements being binding upon this District.

**VII. DISTRICT WEBSITES**

The Districts shall establish and maintain a website consistent with provisions Section 32-1-104.5, C.R.S., as currently drafted or amended in the future. In addition to the requirements as set forth by statute, the applicable contents of this site shall be in place and available prior to property being sold or conveyed to an End User.

To the extent not already required by Colorado Revised Statutes, the City additionally requires the following information:

- A. Copy of the District's most recent service plan and any amendments thereof, along with a brief and clear description of their role and purpose.
- B. Board members should be distinguished as either Developer or Resident Board Members.
- C. A summary of the existing and potential future primary functions and services of the Districts.
  - 1. It is recommended, but not required that the District's website include a clear listing or graphic depiction of any facilities or properties owned or maintained by the Districts.
- D. Clear and simple summary of the existing and projected financial obligations of District tax and/or fee payers to include:
  - 1. Existing or future mill levies, their purposes, how long they are expected to be in place, and likelihood of increases or decreases.
  - 2. Summary of outstanding long term financial obligations of the Districts including Debt and Developer Funding Agreements with terms and interest rates
  - 3. Statement as to whether additional long-term financial obligations are, are not or may be anticipated by the Districts.
- E. Copies of or links to all current intergovernmental agreements (IGAs).

## **VIII. DISCLOSURE TO PURCHASERS**

The Districts will use reasonable efforts to assure that all developers of the property located within the Districts provide written notice to all purchasers of property in the Districts regarding the Maximum Debt Mill Levy, as well as a general description of the Districts' authority to impose and collect rates, Fees, tolls and charges.

## **IX. DISTRICT TRANSITION**

In cases where Combinations of Districts are bound by an inter-governmental agreement (IGA) that confers significant managerial or financial control to an Operating District, the Operating District is encouraged to establish Project development thresholds after which one or more Board of Directors positions on the Operating District board are made available to a Resident Board of Directors Member, for the purposes of supporting coordination and the ultimate transition of the structure and governance of Districts following Project buildout.

## **X. DISSOLUTION**

Upon an independent determination of the City Council that the purposes for which any one or all of the Districts were created have been accomplished, that 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 Districts have provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to C.R.S.

## **XI. CONCLUSION**

A. It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., along with additional information as may have been provided with the petition for this Service Plan establishes that:

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

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

D. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and

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

F. 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.

G. The facility and service standards of the Districts 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), C.R.S.

H. The proposal is in substantial compliance with the Comprehensive Plan adopted pursuant to the City Code.

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

J. The creation of the Districts is in the best interests of the area proposed to be served.

## **EXHIBIT A**

### Legal Descriptions

## Exhibit A

### LEGAL DESCRIPTION CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 1

A tract of land located in the East  $\frac{3}{4}$  of Section 28, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, described as follows:

*(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AS BEARING S89°31'37"W, 2630.88 FEET)*

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N50°57'13"W, 8,802.75 feet to the TRUE POINT OF BEGINNING;

Thence N00°04'34"E, 1,296.82 feet to a point of curve to the left;

Thence Northerly, 665.01 feet along the arc of said curve to the left, said arc having a radius of 1,425.00 feet and a central angle of 26°44'18" and being subtended by a chord that bears N13°17'34"W, 658.99 feet;

Thence N26°39'43"W, 635.27 feet;

Thence N64°34'05"E, 1,524.07 feet to a point on a westerly Right-of-Way line of Marksheffel Road;

Thence S42°38'12"E, 466.59 feet along said westerly Right-of-Way line of said Marksheffel Road;

Thence S59°25'02"W, 244.02 feet;

Thence S30°35'23"E, 288.27 feet;

Thence Southerly, 1,071.72 feet along the arc of a curve concave to the West, said arc having a radius of 2,000.07 feet, a central angle of 30°42'05", and being subtended by a chord that bears S15°14'31"E, 1,058.94 feet;

Thence S00°06'32"W, 1,430.90 feet;

Thence N89°41'47"W, 1,469.87 feet to the TRUE POINT OF BEGINNING.

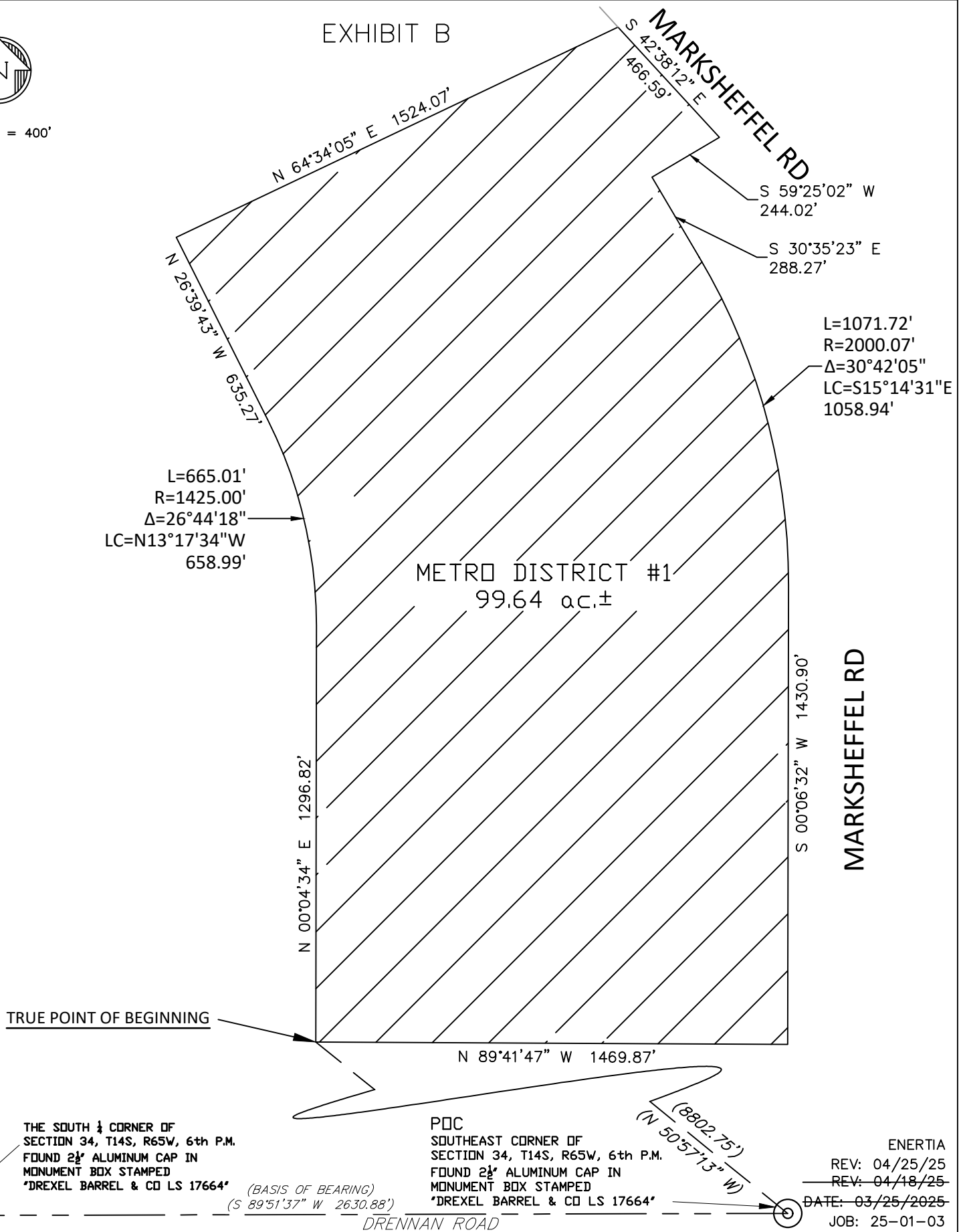
Area = 4,340,442.81 square feet ( 99.64 acres), more or less.

Randall D. Hency, PLS 27605  
For and on behalf of  
Polaris Surveying, Inc.  
1903 Lelaray Street, Suite 102  
Colorado Springs, Co. 80909



SCALE 1" = 400'

## EXHIBIT B



## EXHIBIT MAP CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 1

**POLARIS SURVEYING, INC.**  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225



## EXHIBIT A

### LEGAL DESCRIPTION CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 2

A tract of land located in the East  $\frac{3}{4}$  of Section 28, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, described as follows:

*(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AS BEARING S89°31'37"W, 2630.88 FEET)*

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N56°54'41"W, 10,173.78 feet to the TRUE POINT OF BEGINNING;

Thence N00°04'05"E, 2,359.98 feet;

Thence S89°55'26"E, 958.99 feet;

Thence N64°34'05"E, 321.88 feet;

Thence S26°39'43"E, 635.27 feet to a point of curve to the right;

Thence Southerly, 665.01 feet along the arc of said curve to the right, said arc having a radius of 1,425.00 feet and a central angle of 26°44'18" and being subtended by a chord that bears S13°17'34"E, 658.99 feet;

Thence S00°04'34"W, 1,296.82 feet;

Thence N89°41'47"W, 1,687.35 feet to the TRUE POINT OF BEGINNING.

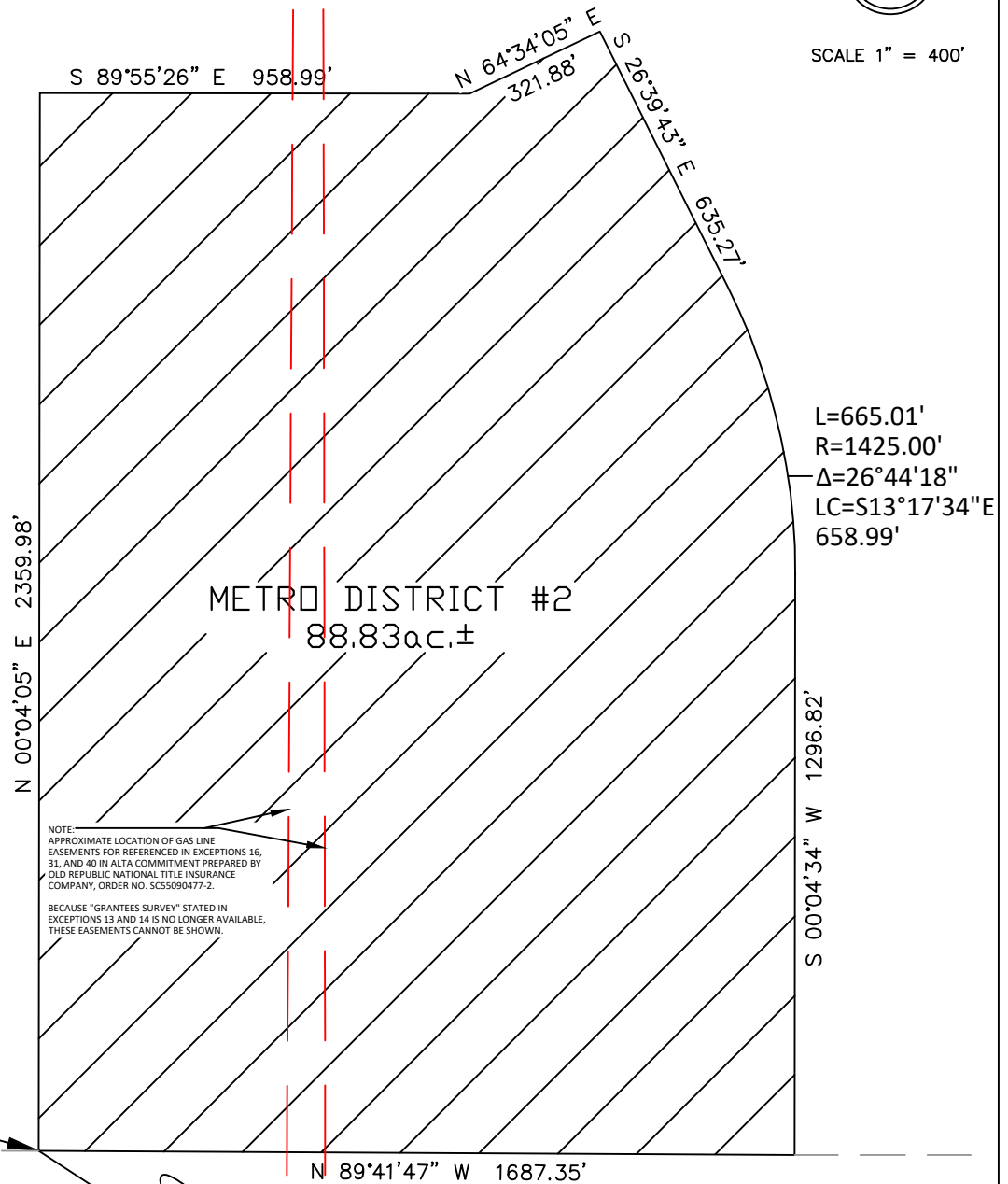
Area = 3,869,649.40 square feet (88.83 acres), more or less.

Randall D. Hency, PLS 27605  
For and on behalf of  
Polaris Surveying, Inc.  
1903 Lelaray Street, Suite 102  
Colorado Springs, Co. 80909

# EXHIBIT B



SCALE 1" = 400'



TRUE POINT OF BEGINNING

THE SOUTH  $\frac{1}{2}$  CORNER OF  
SECTION 34, T14S, R65W, 6th P.M.  
FOUND  $\frac{3}{4}$ " ALUMINUM CAP IN  
MONUMENT BOX STAMPED  
"DREXEL BARREL & CO LS 17664"

POC

SOUTHEAST CORNER OF  
SECTION 34, T14S, R65W, 6th P.M.  
FOUND  $\frac{3}{4}$ " ALUMINUM CAP IN  
MONUMENT BOX STAMPED  
"DREXEL BARREL & CO LS 17664"

(BASIS OF BEARING)  
(S 89°51'37" W 2630.88')

DRENNAN ROAD

(10173.78')  
(N 56°54'41" W)

ENERTIA

DATE: 03/25/2025

REV: 04/25/2025 — REV: 04/18/2025 — JOB: 25-01-03

EXHIBIT MAP  
CONTRARIAN AIRPORT METROPOLITAN  
DISTRICT NO. 2

**POLARIS SURVEYING, INC.**  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

## EXHIBIT A

### LEGAL DESCRIPTION CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 3

A tract of land located in the East  $\frac{3}{4}$  of Section 28, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, described as follows:

*(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AS BEARING S89°31'37"W, 2630.88 FEET)*

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N34°06'14"W, 10,513.77 feet to a point on a westerly Right-of-Way line for Marksheffel Road and the TRUE POINT OF BEGINNING;

Thence S64°34'05"W, 1,845.95 feet;

Thence N89°55'26"W, 138.17 feet;

Thence Northerly, 281.60 feet along the arc of a curve concave to the East, said arc having a radius of 639.19 feet, a central angle of 25°14'32", and being subtended by a chord that bears N12°32'42"W, 279.33 feet;

Thence N00°04'34"E, 340.94 feet;

Thence N64°34'05"E, 1,563.51 feet to a point on a westerly Right-of-Way line of said Marksheffel Road;

Thence S42°38'12"E, 669.46 feet along a westerly Right-of-Way line of said Marksheffel Road to the TRUE POINT OF BEGINNING.

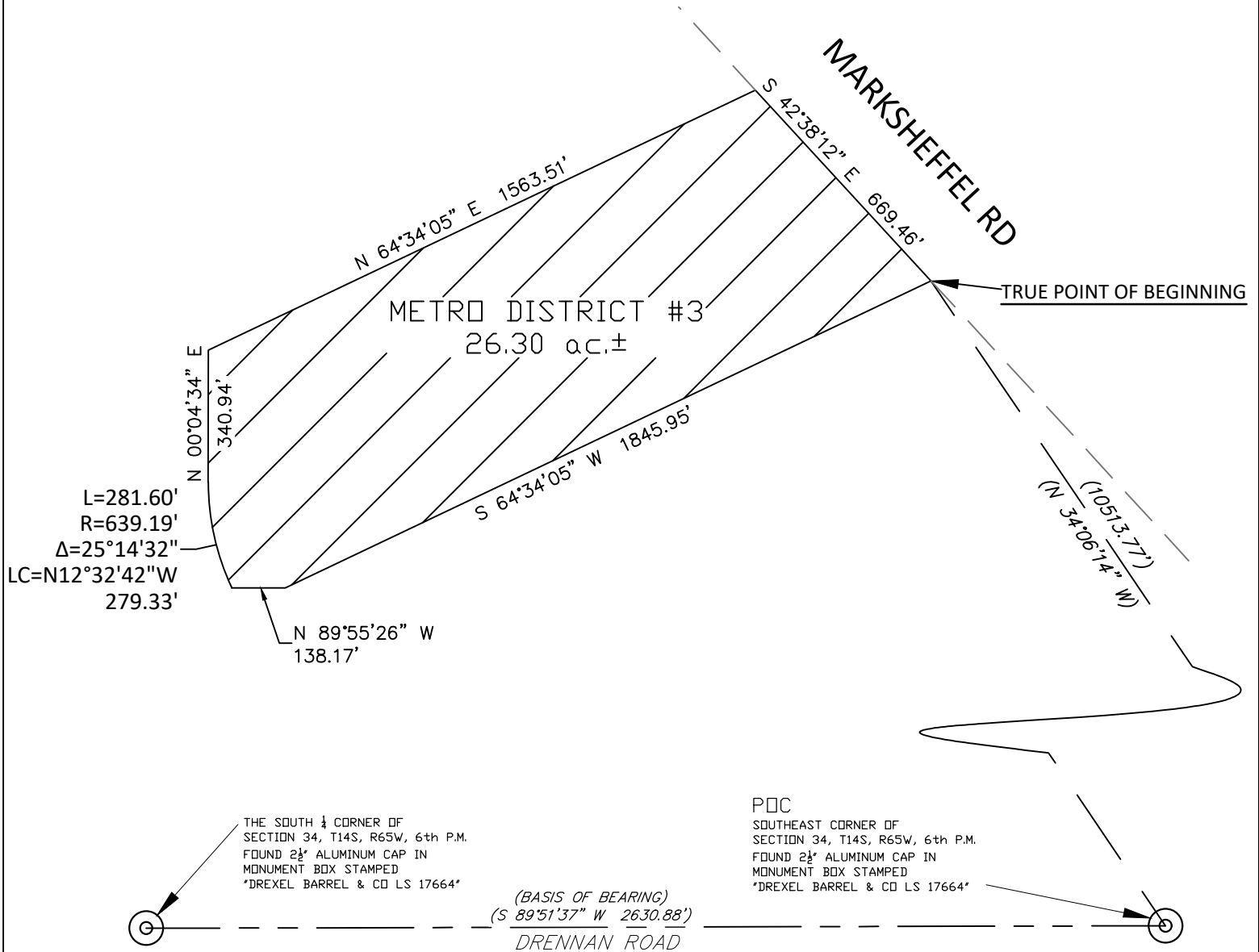
Area = 1,145,844.49 square feet ( 26.30 acres), more or less.

Randall D. Hency, PLS 27605  
For and on behalf of  
Polaris Surveying, Inc.  
1903 Lelaray Street, Suite 102  
Colorado Springs, Co. 80909



# EXHIBIT B

SCALE 1" = 400'



ENERTIA  
REV: 04/25/2025  
~~DATE: 03/25/2025~~  
JOB: 25-01-03

EXHIBIT MAP  
CONTRARIAN AIRPORT METROPOLITAN  
DISTRICT NO. 3

**POLARIS SURVEYING, INC.**  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

## EXHIBIT A

### LEGAL DESCRIPTION CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 4

A tract of land located in the East  $\frac{3}{4}$  of Section 28, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, described as follows:

*(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AS BEARING S89°31'37"W, 2630.88 FEET)*

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N47°06'53"W, 11,629.41 feet to the TRUE POINT OF BEGINNING;

Thence N00°07'49"E, 1,608.99 feet;

Thence S89°55'26"E, 758.27 feet;

Thence S00°04'34"W, 1,336.41 feet to a point of curve to the left;

Thence Southerly, 281.60 feet along the arc of said curve to the left, said arc having a radius of 639.19 feet and a central angle of 25°14'32" and being subtended by a chord that bears S12°32'42"E, 279.33 feet;

Thence N89°55'26"W, 820.82 feet to the TRUE POINT OF BEGINNING.

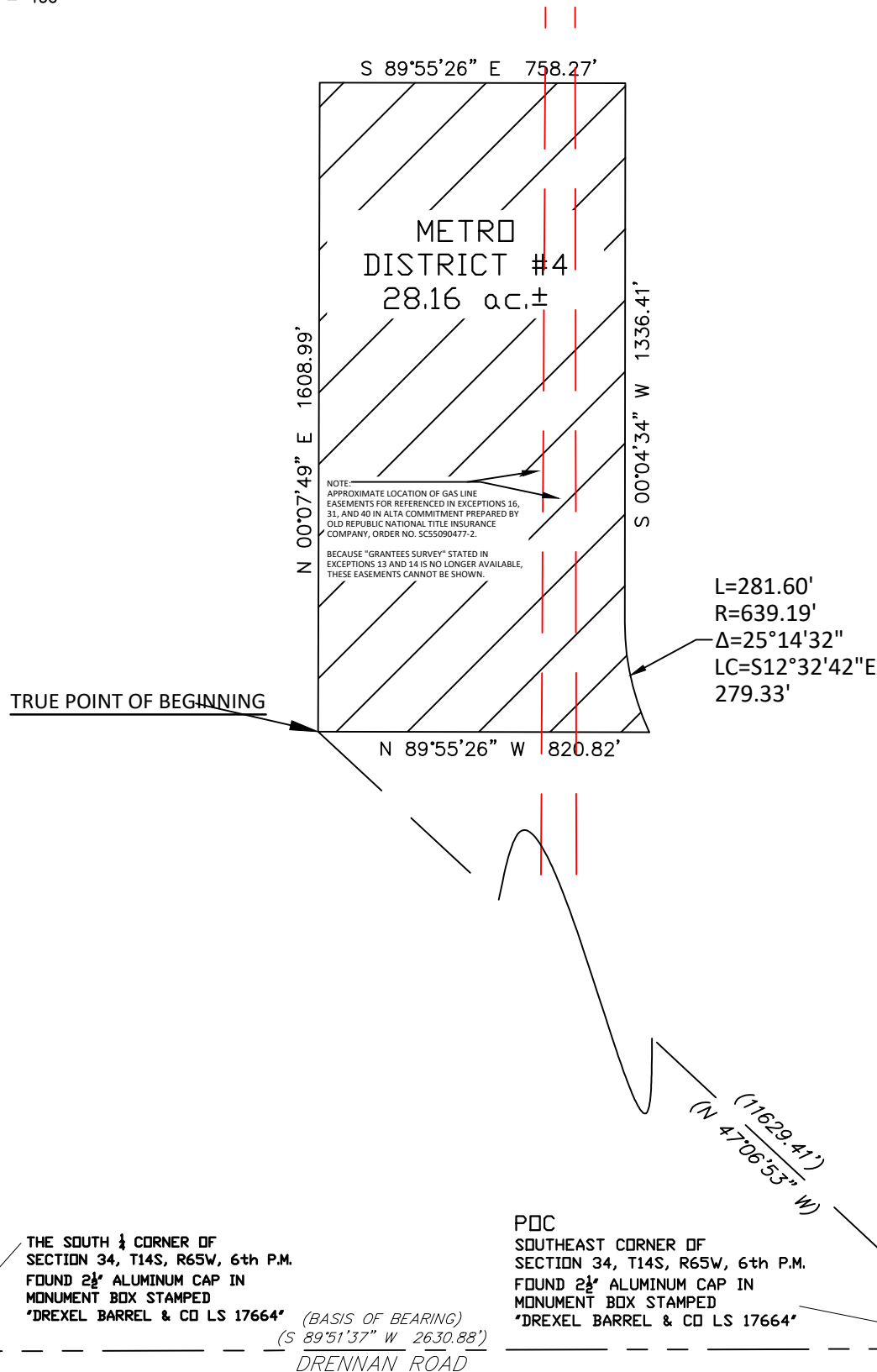
Area = 1,226,704.30 square feet ( 28.16 acres), more or less.

Randall D. Hency, PLS 27605  
For and on behalf of  
Polaris Surveying, Inc.  
1903 Lelaray Street, Suite 102  
Colorado Springs, Co. 80909



# EXHIBIT B

SCALE 1" = 400'



## EXHIBIT MAP CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 4

**POLARIS SURVEYING, INC.**  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

ENERTIA  
REV: 04/25/2025  
DATE: 03/25/2025  
JOB: 25-01-03

## EXHIBIT A

### LEGAL DESCRIPTION CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 5

A tract of land located in the Southeast  $\frac{1}{4}$  of Section 21 and the Northeast  $\frac{1}{4}$  of Section 28, all of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, described as follows:

*(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AS BEARING S89°31'37"W, 2630.88 FEET)*

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N34°36'47"W, 11,176.26 feet to a point on a westerly Right-of-Way line for Marksheffel Road and the TRUE POINT OF BEGINNING;

Thence S64°34'05"W, 1,563.51 feet;

Thence N00°04'34"E, 1,876.66 feet to a point of curve to the right;

Thence Northeasterly, 351.59 feet along the arc of said curve to the right, said arc having a radius of 339.50 feet and a central angle of 59°20'11" and being subtended by a chord that bears N29°44'40"E, 336.09 feet;

Thence N59°24'45"E, 201.17 feet to a point on a westerly Right-of-Way line for said Marksheffel Road;

Thence S30°43'57"E, 1,252.60 feet along a westerly Right-of-Way line for said Marksheffel Road;

Thence Southeasterly, 677.65 feet along the arc of a curve concave to the Northeast and along a westerly Right-of-Way line for said Marksheffel Road, said arc having a radius of 3,423.95 feet, a central angle of 11°20'23", and being subtended by a chord that bears S39°24'23"E, 676.54 feet, to the TRUE POINT OF BEGINNING.

Area = 1,762,096.17 square feet ( 40.45 acres), more or less.

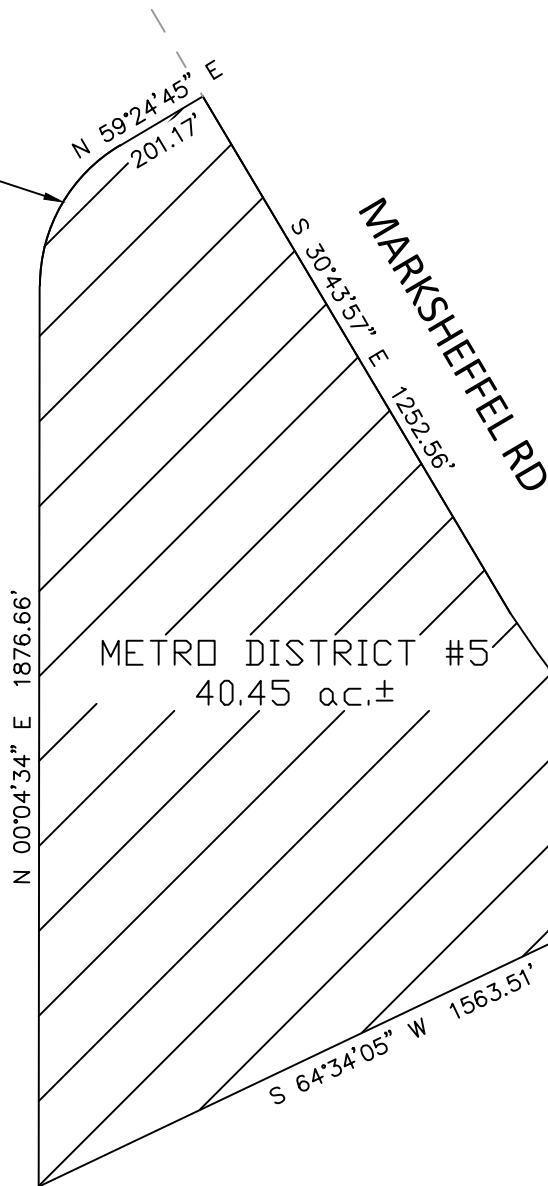
Randall D. Hency, PLS 27605  
For and on behalf of  
Polaris Surveying, Inc.  
1903 Lelaray Street, Suite 102  
Colorado Springs, Co. 80909

# EXHIBIT B



SCALE 1" = 400'

L=351.59'  
R=339.50'  
 $\Delta=59^{\circ}20'11''$   
LC=N29°44'40"E  
336.09'



THE SOUTH  $\frac{1}{4}$  CORNER OF  
SECTION 34, T14S, R65W, 6th P.M.  
FOUND 2½" ALUMINUM CAP IN  
MONUMENT BOX STAMPED  
"DREXEL BARREL & CO LS 17664"

(BASIS OF BEARING)  
(S 89°51'37" W 2630.88')  
DRENNAN ROAD

P.O.C.  
SOUTHEAST CORNER OF  
SECTION 34, T14S, R65W, 6th P.M.  
FOUND 2½" ALUMINUM CAP IN  
MONUMENT BOX STAMPED  
"DREXEL BARREL & CO LS 17664"

ENERTIA  
REV: 04/25/25  
REV: 04/01/25  
DATE: 03/25/2025  
JOB: 25-01-03

EXHIBIT MAP  
CONTRARIAN AIRPORT METROPOLITAN  
DISTRICT NO. 5

**POLARIS SURVEYING, INC.**  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225



## EXHIBIT A

### LEGAL DESCRIPTION CONTRARIAN AIRPORT METROPOLITAN DISTRICT NO. 6

A tract of land located in the South  $\frac{1}{4}$  of Section 21 and the North  $\frac{1}{4}$  of Section 28, all of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, described as follows:

*(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AS BEARING S89°31'37"W, 2630.88 FEET)*

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N38°59'30"W, 13,533.11 feet to the Northwest Corner of the East  $\frac{1}{2}$ , of the East  $\frac{1}{2}$ , of the Northwest  $\frac{1}{4}$  of said Section 28 and the TRUE POINT OF BEGINNING;

Thence N00°05'40"W, 729.16 feet;

Thence N59°24'45"E, 716.46 feet to a point on a westerly Right-of-Way line for Marksheffel Road;

Thence S30°35'15"E, 946.31 feet along said westerly Right-of-Way line;

Thence S59°24'45"W, 201.17 feet;

Thence Southwesterly, 351.59 feet along the arc of said curve to the left, said arc having a radius of 339.50 feet and a central angle of 59°20'11" and being subtended by a chord that bears S29°44'40"W, 336.09 feet;

Thence S00°04'34"W, 881.19 feet;

Thence N89°55'26"W, 758.27 feet to a point on the West line of the E $\frac{1}{2}$ , of the E $\frac{1}{2}$ , of the Northwest  $\frac{1}{4}$  of said Section 28;

Thence N00°07'49"E, 995.25 feet along the West line of the East  $\frac{1}{2}$ , of the East  $\frac{1}{2}$ , of the Northwest  $\frac{1}{4}$  of said Section 28 to the TRUE POINT OF BEGINNING.

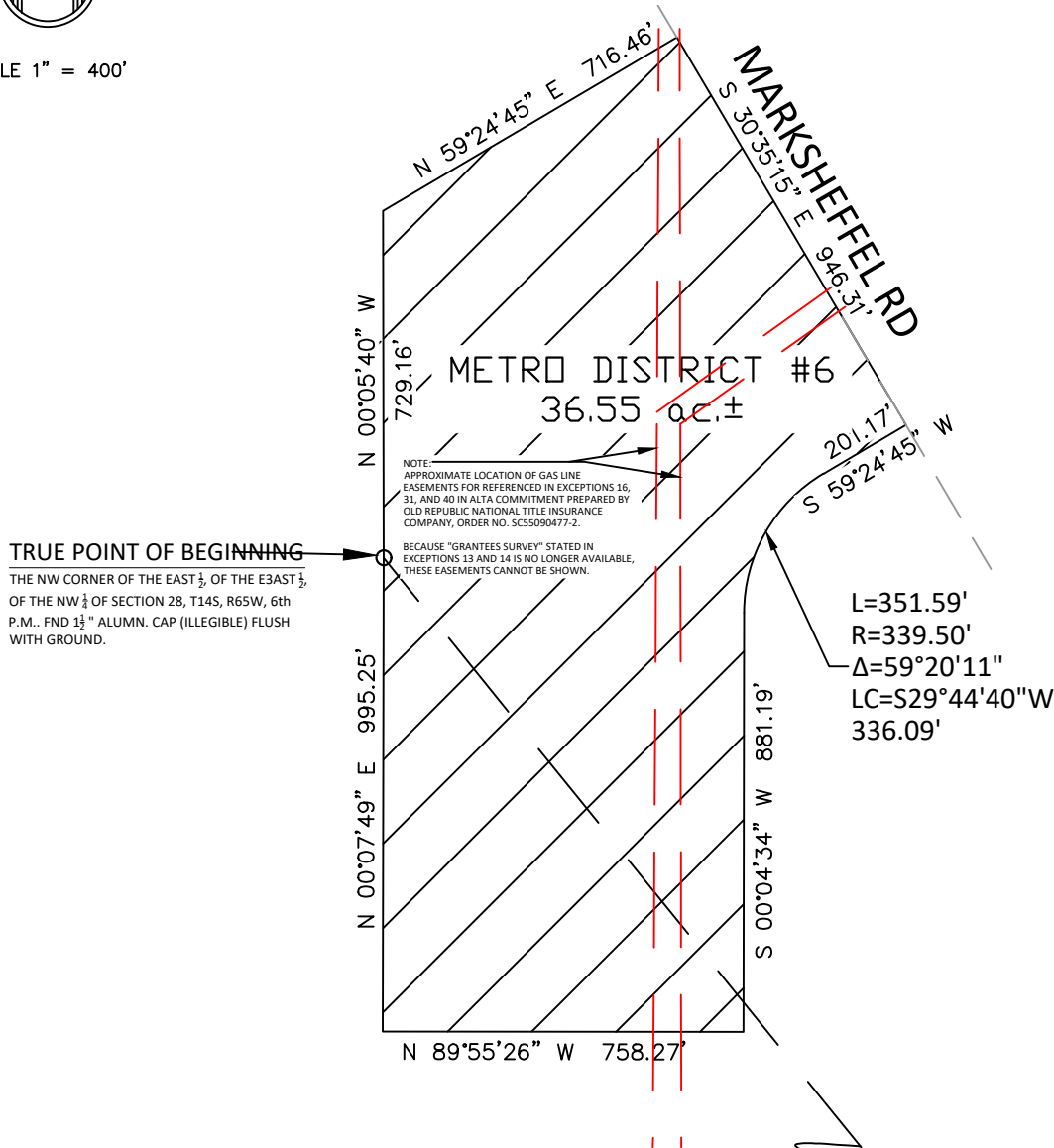
Area = 1,592,091.71 square feet ( 36.55 acres), more or less.

Randall D. Hency, PLS 27605  
For and on behalf of  
Polaris Surveying, Inc.  
1903 Lelaray Street, Suite 102  
Colorado Springs, Co. 80909



# EXHIBIT B

SCALE 1" = 400'



## TRUE POINT OF BEGINNING

THE NW CORNER OF THE EAST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF SECTION 28, T14S, R65W, 6th P.M., FND  $1\frac{1}{2}$ " ALUMN. CAP (ILLEGIBLE) FLUSH WITH GROUND.

NOTE:  
APPROXIMATE LOCATION OF GAS LINE  
EASEMENTS FOR REFERENCED IN EXCEPTIONS 16,  
31, AND 40 IN ALTA COMMITMENT PREPARED BY  
OLD REPUBLIC NATIONAL TITLE INSURANCE  
COMPANY, ORDER NO. SC55090477-2.

BECAUSE "GRANTEES SURVEY" STATED IN  
EXCEPTIONS 13 AND 14 IS NO LONGER AVAILABLE,  
THESE EASEMENTS CANNOT BE SHOWN.

L=351.59'  
R=339.50'  
Δ=59°20'11"  
LC=S29°44'40"W  
336.09'

THE SOUTH  $\frac{1}{4}$  CORNER OF  
SECTION 34, T14S, R65W, 6th P.M.  
FOUND  $2\frac{1}{2}$ " ALUMINUM CAP IN  
MONUMENT BOX STAMPED  
"DREXEL BARREL & CO LS 17664"

(BASIS OF BEARING)  
(S 89°51'37" W 2630.88')

DRENNAN ROAD

POC  
SOUTHEAST CORNER OF  
SECTION 34, T14S, R65W, 6th P.M.  
FOUND  $2\frac{1}{2}$ " ALUMINUM CAP IN  
MONUMENT BOX STAMPED  
"DREXEL BARREL & CO LS 17664"

(N 135°33'11")  
(N 38°59'30" W)

ENERTIA

REV: 04/25/2025

DATE: 03/25/2025

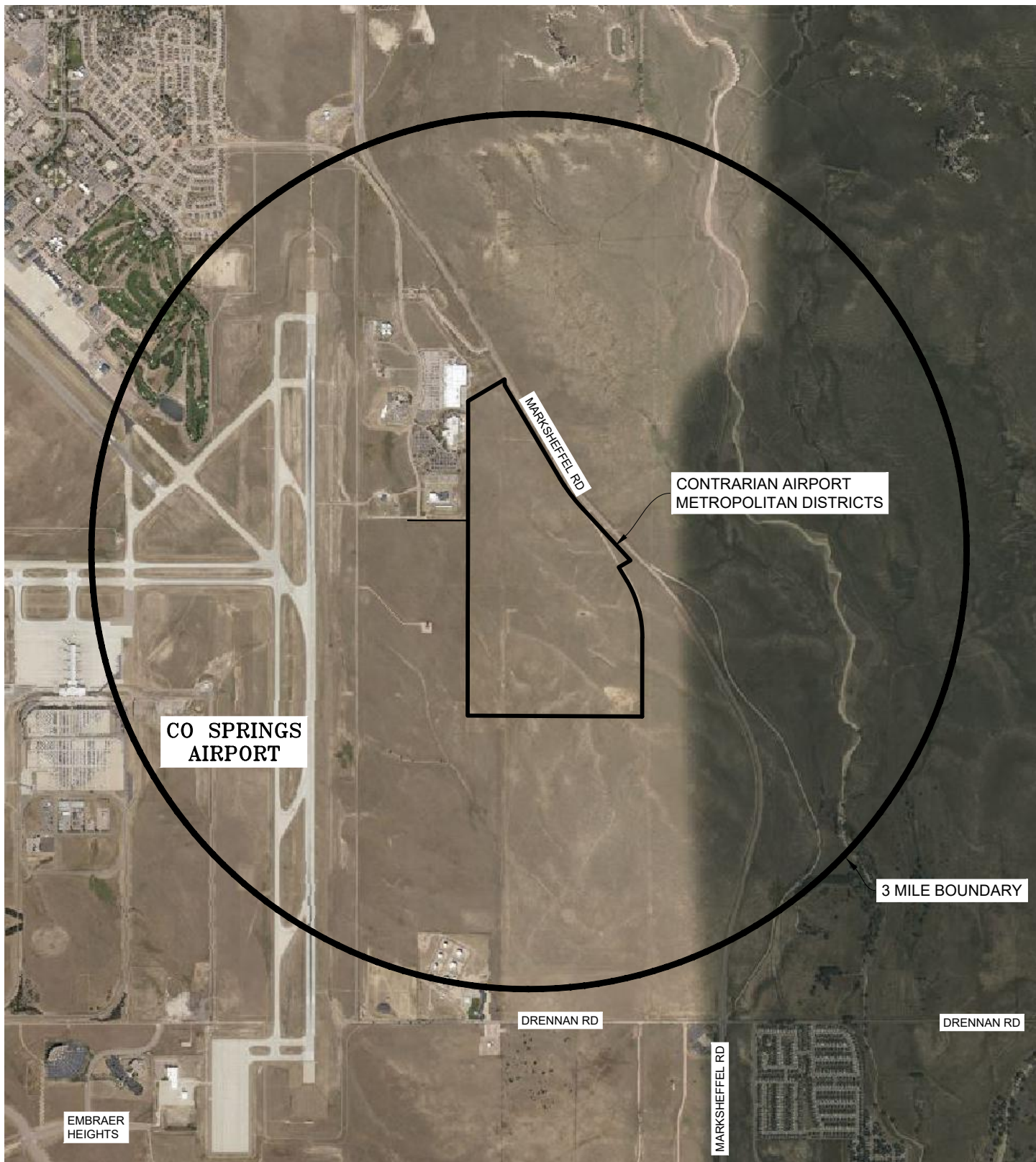
JOB: 25-01-03

EXHIBIT MAP  
CONTRARIAN AIRPORT METROPOLITAN  
DISTRICT NO. 6

**POLARIS SURVEYING, INC.**  
1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

## **EXHIBIT B**

### Colorado Springs Vicinity Map






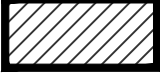


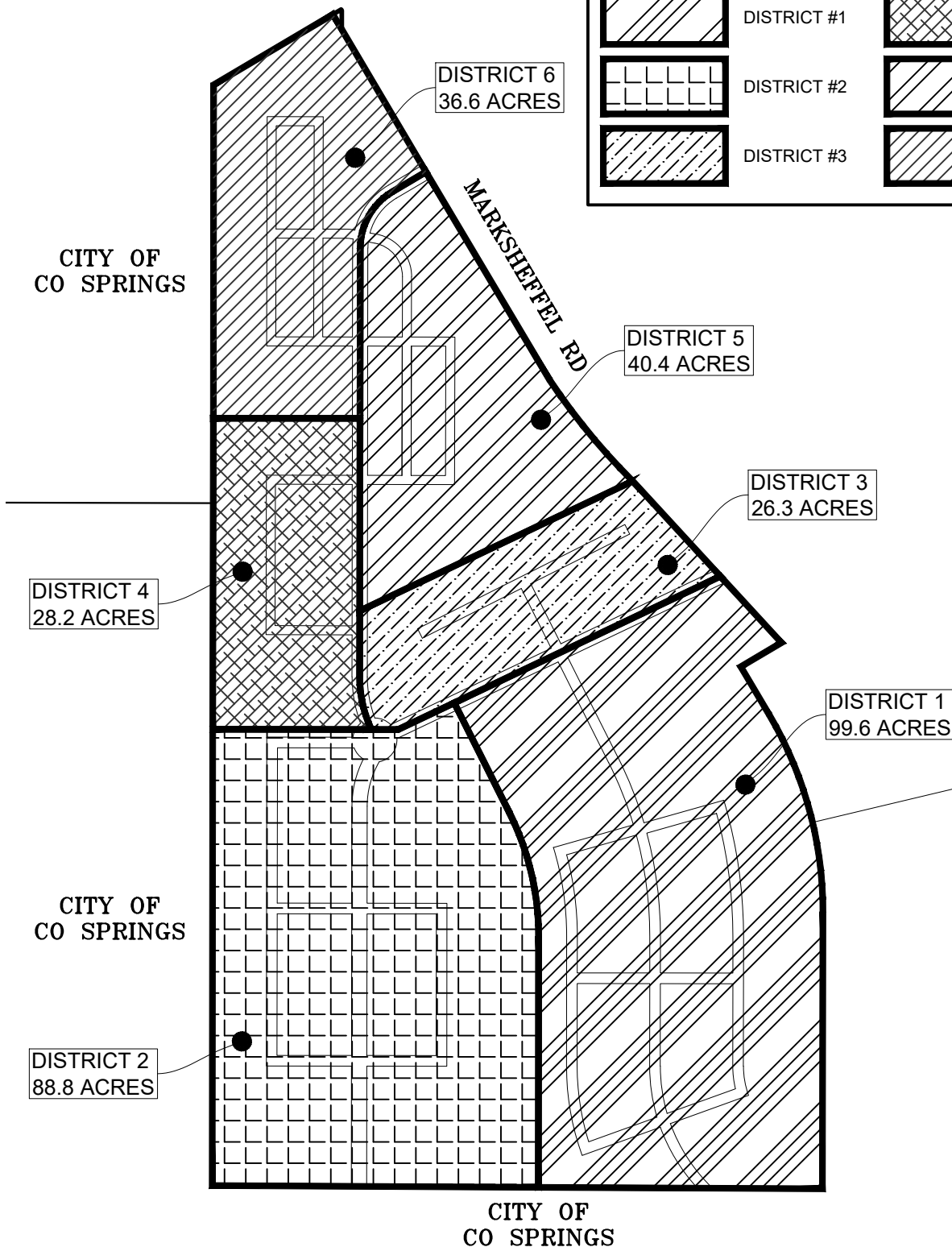
**NOTE:**

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

**EXHIBIT C-1**

Initial Districts Boundary Map

METRO DISTRICT LEGEND			
	DISTRICT #1		DISTRICT #4
	DISTRICT #2		DISTRICT #5
	DISTRICT #3		DISTRICT #6




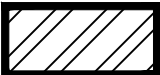
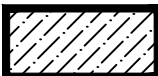
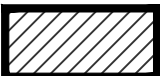


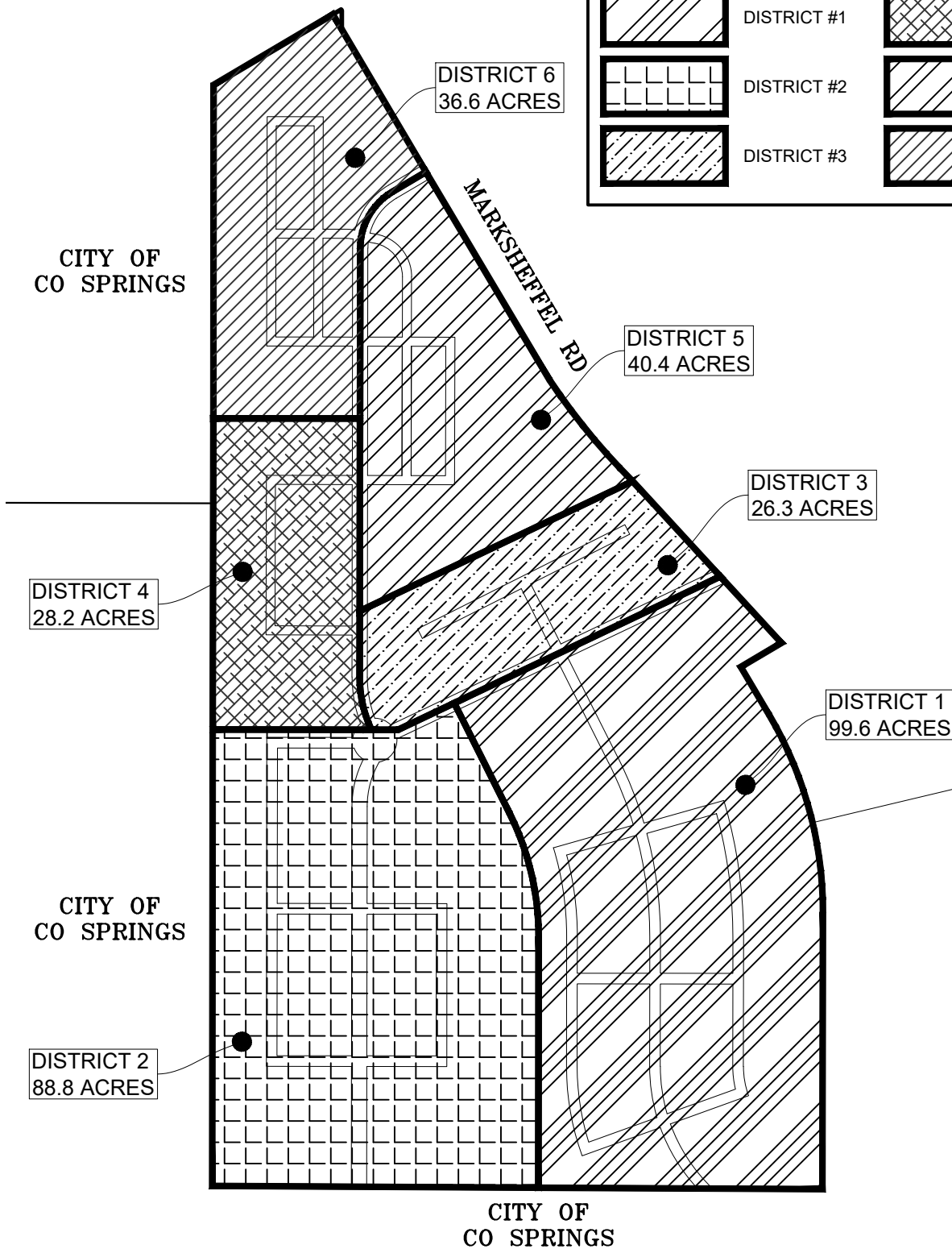
**NOTE:**

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

## **EXHIBIT C-2**

Future Inclusion Area Boundary Map

METRO DISTRICT LEGEND			
	DISTRICT #1		DISTRICT #4
	DISTRICT #2		DISTRICT #5
	DISTRICT #3		DISTRICT #6



**NOTE:**  
 THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



## **EXHIBIT D**

### **Summary of Public Improvements to be Financed by the Districts and Financing Plan**



## CONTRARIAN AIRPORT METROPOLITAN DISTRICT 1-6 ENGINEER'S ESTIMATE

OVERALL COST ESTIMATE SUMMARY		ESTIMATE
METRO DISTRICT 1	\$	70,256,315.64
METRO DISTRICT 2	\$	42,037,126.37
METRO DISTRICT 3	\$	10,287,810.18
METRO DISTRICT 4	\$	17,197,765.47
METRO DISTRICT 5	\$	24,521,311.45
METRO DISTRICT 6	\$	18,553,655.30
SUB-TOTAL		\$ 182,853,984.42
ARCHITECTURAL & ENGINEERING DESIGN	8% \$	14,628,318.75
TESTING/INSPECTION	3% \$	5,485,619.53
CA/CM	8% \$	14,628,318.75
CONTINGENCIES	15% \$	27,428,097.66
<b>TOTAL ENGINEER'S ESTIMATE</b>		<b>\$ 245,024,339.12</b>

### PUBLIC IMPROVEMENT COSTS / DIVISION OF COSTS:

OVERALL COST ESTIMATE INCLUDES COSTS FOR PUBLIC IMPROVEMENTS ACROSS ALL DISTRICTS. NOTWITHSTANDING THE COMBINED ESTIMATE OF COSTS, IT IS ANTICIPATED THERE WILL BE A GENERAL DIVISION OF SUCH COSTS AS BETWEEN THE DISTRICTS, SUCH THAT THE COSTS PAID BY EACH DISTRICT WILL BE BASED UPON ITS RELATIVE DEBT CAPACITY.

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST, THE CLIENT UNDERSTANDS THAT THE ENGINEER HAS NO CONTROL OVER COST OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE ENGINEER'S QUALIFICATIONS AND EXPERIENCE. THE ENGINEER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS

### IMPROVEMENT PHASING:

THE DEVELOPMENT, DUE TO ITS SIZE, PROXIMITY TO EXISTING INFRASTRUCTURE AND REQUIRED PUBLIC IMPROVEMENTS FOR DEVELOPMENT, IS PLANNED TO CONSTRUCT THE PUBLIC IMPROVEMENTS IN MULTIPLE PHASES. THE MAPS INCLUDED AS A PART OF THE PRELIMINARY ENGINEERING SURVEY IDENTIFY THE POTENTIAL LOCATION AND INFRASTRUCTURE LAYOUT OF THE PUBLIC IMPROVEMENTS. THESE MAPS ARE CONCEPTUAL AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL DESIGN, PHASING, LOCATION AND COMPLETION OF THE PUBLIC IMPROVEMENTS WILL BE DETERMINED BY THE DISTRICT, IN ITS SOLE DISCRETION, TO COINCIDE WITH THE DEVELOPMENT OF THE PROJECT, THE AVAILABILITY OF FUNDING SOURCES, AND IS SUBJECT TO RECEIPT OF ALL NECESSARY APPROVALS OF ANY GOVERNING JURISDICTION. ANY DEVIATION FROM THE PRELIMINARY ENGINEERING SURVEY SHALL NOT CONSTITUTE A MATERIAL MODIFICATION OF THE SERVICE PLAN.

# METRO DISTRICT 1 QUANTITIES

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST, THE CLIENT UNDERSTANDS THAT THE ENGINEER HAS NO CONTROL OVER COST OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE ENGINEER'S QUALIFICATIONS AND EXPERIENCE. THE ENGINEER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS

<b>METRO DISTRICT 1 AREA =</b>	<b>99.6</b>	<b>ACRES</b>
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TYPE	INDUSTRIAL
RIGHT-OF-WAY	59.00
LENGTH	8,270.00
PAVEMENT	40.00
PAVEMENT + C&G	45.00
SIDEWALK	6.00
LANDSCAPE STRIP	10.00

TYPE	MINOR ARTERIAL
RIGHT-OF-WAY	108.00
LENGTH	1,875.00
PAVEMENT	69.00
PAVEMENT + C&G	74.00
SIDEWALK	8.00
LANDSCAPE STRIP	20.00

TYPE	MARKSHEFFEL
RIGHT-OF-WAY	108.00
LENGTH	5,300.00
PAVEMENT	34.00
PAVEMENT + C&G	39.00
SIDEWALK	0.00
NATURAL BUFFER	75.00

ROADWAY INDUSTRIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
SUBGRADE PREPARATION	SY	41,350	\$ 1.00	\$ 41,350.00	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	41,350	\$ 50.00	\$ 2,067,500.00	
FINE GRADE BASE COARSE	SY	41,350	\$ 6.00	\$ 248,100.00	
10" ASPHALT PAVEMENT	SY	36,756	\$ 140.00	\$ 5,145,777.78	
ROUNDABOUT	LS	0	\$ -	\$ -	
TRAFFIC SIGNAL	EA	0	\$ -	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	16,540	\$ 60.00	\$ 992,400.00	
BACK OF CURB DRAINS	LF	16,540	\$ 40.00	\$ 661,600.00	
8' CROSSPAN	EA	12	\$ 9,000.00	\$ 108,000.00	
CORNER PEDESTRIAN RAMP	EA	56	\$ 2,400.00	\$ 134,400.00	
DETACHED SIDEWALK	SY	11,027	\$ 136.00	\$ 1,499,626.67	
SIGNAGE & STRIPING	LS	1	\$ 30,000.00	\$ 30,000.00	
<b>SUB - TOTAL ROADWAY INDUSTRIAL</b>				<b>\$ 11,005,754.44</b>	

ROADWAY MINOR ARTERIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	All of Minor Arterial between RAB and Marksheffel Road placed within Metro District#1.
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	15,417	\$ 1.00	\$ 15,416.67	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	15,417	\$ 50.00	\$ 770,833.33	
FINE GRADE BASE COARSE	SY	15,417	\$ 6.00	\$ 92,500.00	
10" ASPHALT PAVEMENT	SY	14,375	\$ 140.00	\$ 2,012,500.00	
ROUNDBOUT	LS	1	\$ 80,000.00	\$ 80,000.00	
TRAFFIC SIGNAL	EA	0	\$ -	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	3,750	\$ 60.00	\$ 225,000.00	
BACK OF CURB DRAINS	LF	3,750	\$ 40.00	\$ 150,000.00	
8' CROSSPAN	EA	2	\$ 9,000.00	\$ 18,000.00	
CORNER PEDESTRIAN RAMP	EA	10	\$ 2,400.00	\$ 24,000.00	
DETACHED SIDEWALK	SY	3,333	\$ 136.00	\$ 453,333.33	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MINOR ARTERIAL				\$ 3,928,583.33	

ROADWAY MARKSHEFFEL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	All of Marksheffel Road improvements placed within Metro District#1.
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	22,967	\$ 1.00	\$ 22,966.67	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	22,967	\$ 50.00	\$ 1,148,333.33	
FINE GRADE BASE COARSE	SY	22,967	\$ 6.00	\$ 137,800.00	
10" ASPHALT PAVEMENT	SY	20,022	\$ 140.00	\$ 2,803,111.11	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	2	\$ 300,000.00	\$ 600,000.00	
8" VERTICAL CURB WITH 2' PAN	LF	5,300	\$ 60.00	\$ 318,000.00	
BACK OF CURB DRAINS	LF	5,300	\$ 40.00	\$ 212,000.00	
8' CROSSPAN	EA	0	\$ 9,000.00	\$ -	
CORNER PEDESTRIAN RAMP	EA	0	\$ 2,400.00	\$ -	
DETACHED SIDEWALK	SY	0	\$ 136.00	\$ -	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MARKSHEFFEL				\$ 5,329,211.11	

DRAINAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Assumed storm sizes within Industrial and Minor Arterial streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
24" R.C.P. (CLASS III)	LF	2,029	\$ 234.00	\$ 474,786.00	
36" R.C.P. (CLASS III)	LF	3,044	\$ 260.00	\$ 791,310.00	
48" R.C.P. (CLASS III)	LF	3,044	\$ 290.00	\$ 882,615.00	
5' TYPE R INLET	EA	34	\$ 15,000.00	\$ 507,250.00	
5' DIAMETER MANHOLE	EA	10	\$ 17,000.00	\$ 172,465.00	
6' DIAMETER MANHOLE	EA	10	\$ 17,000.00	\$ 172,465.00	
7' DIAMETER MANHOLE	EA	10	\$ 9,000.00	\$ 91,305.00	
			\$ -	\$ -	
ROADSIDE CHANNEL	LF	34	\$ 140.00	\$ 4,760.00	No storm within Marksheffel Road. This Road will include a roadside channel. Entire channel included with Metro District#1.
			\$ -		
DETENTION POND	EA	3	\$ 500,000.00	\$ 1,500,000.00	
					Pond EA price should include grading, dissipation structure, trickle channel, outlet structure, etc.
SUB - TOTAL DRAINAGE				\$ 4,673,956.00	

SANITARY					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Sanitary within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF-SITE SANITARY	%	31%	\$ 6,500,000.00	\$ 2,015,000.00	"OFF-SITE SANITARY" includes an estimated 2-miles of 15" PVC Pipe plus cost recovery fees for a total cost of \$6,500,000. The Metro Districts all share in this cost, weighted on a percentage basis based on acreage.
12" P.V.C. PIPE (0'-10' DEEP)	LF	10,145	\$ 80.00	\$ 811,600.00	
4' DIAMETER MANHOLE	EA	51	\$ 15,000.00	\$ 760,875.00	
UNDERDRAIN SYSTEM	LF	10,145	\$ 50.00	\$ 507,250.00	
VACUUM TESTING/CAMERA	LF	10,145	\$ 30.00	\$ 304,350.00	
SUB - TOTAL SANITARY				\$ 4,476,075.00	

WATER					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Water within Industrial and Minor Arterial streets. None within Marksheffel Road.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF SITE WATER	AC	0	\$ 18,755.86	\$ 5,814.32	
12" P.V.C. CL-150 W/BEDDING, FITTINGS, ET	LF	10,145	\$ 80.00	\$ 811,600.00	
12" GATE VALVE & BOX	EA	41	\$ 8,000.00	\$ 324,640.00	
CONNECT TO EXISTING (ROAD CLOSURE)	EA	2	\$ 9,000.00	\$ 18,000.00	
12" P.V.C. CL-150 STUBS	EA	10	\$ 9,400.00	\$ 94,000.00	
FIRE HYDRANT ASSEMBLY	EA	29	\$ 25,000.00	\$ 724,642.86	
8" PLUG W/2" BLOW OFF ASSEMBLY	EA	10	\$ 10,000.00	\$ 100,000.00	
<b>SUB - TOTAL WATER</b>				<b>\$ 2,155,697.17</b>	

1. WATER LINE INCLUDES ALL FITTINGS, TEES, CROSSES, ETC.
2. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.

LANDSCAPE, TRAILS & SIGNAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 25,000.00	\$ 25,000.00	12-foot soft surface (gravel) trail
SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00	
ROADWAY LANDSCAPE	SF	240,400	\$ 8.00	\$ 1,923,200.00	
NATURAL BUFFER	SF	397,500	\$ 4.00	\$ 1,590,000.00	
ENHANCED LANDSCAPE	SF	2,000	\$ 50.00	\$ 100,000.00	
PRIMARY PROJECT SIGN	EA	2	\$ 60,000.00	\$ 120,000.00	
SECONDARY PROJECT SIGN	EA	4	\$ 30,000.00	\$ 120,000.00	
PUBLIC ART, COMMUNITY FEATURE	EA	1	\$ 150,000.00	\$ 150,000.00	
ROUNDAABOUT INTERSECTION ENHANCEMENT	EA	1	\$ 100,000.00	\$ 100,000.00	
COMMUNITY WALKS & TRAILS	SF	55,200	\$ 50.00	\$ 2,760,000.00	
IRRIGATION	SF	639,900	\$ 8.00	\$ 5,119,200.00	
LANDSCAPE ELECTRICAL	SF	639,900	\$ 8.00	\$ 5,119,200.00	
SLEEVEING	LF	8,400	\$ 6.00	\$ 50,400.00	
<b>SUB - TOTAL LANDSCAPE, TRAILS &amp; SIGNAGE</b>				<b>\$ 17,187,000.00</b>	

GRADING (GRADING FOR PUBLIC IMPROVEMENTS. INCLUDES SPREAD OF ANY EXCESS MATERIAL)					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	4-foot over excavation across all streets. Assume 12-inches of topsoil.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OVER EXCAVATE	CY	106,311	\$ 11.50	\$ 1,222,577.78	
IMPORT/EXPORT	AC	99.6	\$ 156,298.84	\$ 15,567,364.80	
STRIPING OF TOPSOIL	CY	160,688	\$ 4.50	\$ 723,096.00	
MASS GRADING	CY	500,000	\$ 7.50	\$ 3,750,000.00	
EROSION CONTROL	LS	1	\$ 160,000.00	\$ 160,000.00	
SUB - TOTAL GRADING				\$ 21,500,038.58	

METRO DISTRICT 1 SUMMARY		
ROADWAY INDUSTRIAL	\$	11,005,754.44
ROADWAY MINOR ARTERIAL	\$	3,928,583.33
ROADWAY MARKSHEFFEL	\$	5,329,211.11
DRAINAGE	\$	4,673,956.00
SANITARY	\$	4,476,075.00
WATER	\$	2,155,697.17
LANDSCAPE, TRAILS & SIGNAGE EXHIBIT	\$	17,187,000.00
GRADING	\$	21,500,038.58

**METRO DISTRICT 1 SUB-TOTAL**

**\$ 70,256,315.64**

# METRO DISTRICT 2 QUANTITIES

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST, THE CLIENT UNDERSTANDS THAT THE ENGINEER HAS NO CONTROL OVER COST OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE ENGINEER'S QUALIFICATIONS AND EXPERIENCE. THE ENGINEER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS

<b>METRO DISTRICT 2 AREA =</b>	<b>88.8</b>	<b>ACRES</b>
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TYPE	INDUSTRIAL
RIGHT-OF-WAY	59.00
LENGTH	4,420.00
PAVEMENT	40.00
PAVEMENT + C&G	45.00
SIDEWALK	6.00
LANDSCAPE STRIP	10.00

TYPE	MINOR ARTERIAL
RIGHT-OF-WAY	108.00
LENGTH	2,200.00
PAVEMENT	69.00
PAVEMENT + C&G	74.00
SIDEWALK	8.00
LANDSCAPE STRIP	20.00

TYPE	LOCAL
RIGHT-OF-WAY	57.00
LENGTH	0.00
PAVEMENT	30.00
PAVEMENT + C&G	35.00
SIDEWALK	5.00
LANDSCAPE STRIP	6.00

ROADWAY INDUSTRIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	22,100	\$ 1.00	\$ 22,100.00	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	22,100	\$ 50.00	\$ 1,105,000.00	
FINE GRADE BASE COARSE	SY	22,100	\$ 6.00	\$ 132,600.00	
10" ASPHALT PAVEMENT	SY	19,644	\$ 140.00	\$ 2,750,222.22	
ROUNDBABOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	8,840	\$ 60.00	\$ 530,400.00	
BACK OF CURB DRAINS	LF	8,840	\$ 40.00	\$ 353,600.00	
8' CROSSPAN	EA	5	\$ 9,000.00	\$ 45,000.00	
CORNER PEDESTRIAN RAMP	EA	24	\$ 2,400.00	\$ 57,600.00	
DETACHED SIDEWALK	SY	5,893	\$ 136.00	\$ 801,493.33	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
<b>SUB - TOTAL ROADWAY INDUSTRIAL</b>				<b>\$ 5,885,015.56</b>	





SANITARY					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Sanitary within Industrial, Minor Arterial and Local streets.  "OFF-SITE SANITARY" includes an estimated 2-miles of 15" PVC Pipe plus cost recovery fees for a total cost of \$6,500,000. The Metro Districts all share in this cost, weighted on a percentage basis based on acreage.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF-SITE SANITARY	%	28%	\$ 6,500,000.00	\$ 1,820,000.00	
12" P.V.C. PIPE (0'-10' DEEP)	LF	6,620	\$ 80.00	\$ 529,600.00	
4' DIAMETER MANHOLE	EA	33	\$ 15,000.00	\$ 496,500.00	
UNDERDRAIN SYSTEM	LF	6,620	\$ 50.00	\$ 331,000.00	
VACUUM TESTING/CAMERA	LF	6,620	\$ 30.00	\$ 198,600.00	
<b>SUB - TOTAL SANITARY</b>				<b>\$ 3,452,700.00</b>	

WATER					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Water within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF SITE WATER	AC	0	\$ 18,755.86	\$ 5,251.64	
12" P.V.C. CL-150 W/BEDDING, FITTINGS, ETC	LF	6,620	\$ 80.00	\$ 529,600.00	
12" GATE VALVE & BOX	EA	26	\$ 8,000.00	\$ 211,840.00	
CONNECT TO EXISTING (ROAD CLOSURE)	EA	2	\$ 9,000.00	\$ 18,000.00	
12" P.V.C. CL-150 STUBS	EA	10	\$ 9,400.00	\$ 94,000.00	
FIRE HYDRANT ASSEMBLY	EA	19	\$ 25,000.00	\$ 472,857.14	
8" PLUG W/2" BLOW OFF ASSEMBLY	EA	10	\$ 10,000.00	\$ 100,000.00	
<b>SUB - TOTAL WATER</b>				<b>\$ 1,508,548.78</b>	

1. WATER LINE INCLUDES ALL FITTINGS, TEES, CROSSES, ETC.
2. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.

LANDSCAPE, TRAILS & SIGNAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 25,000.00	\$ 25,000.00	12-foot soft surface (gravel) trail
SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00	
ROADWAY LANDSCAPE	SF	176,400	\$ 8.00	\$ 1,411,200.00	
ENHANCED LANDSCAPE	SF	1,000	\$ 50.00	\$ 50,000.00	
PRIMARY PROJECT SIGN	EA	1	\$ 60,000.00	\$ 60,000.00	
SECONDARY PROJECT SIGN	EA	3	\$ 30,000.00	\$ 90,000.00	
PUBLIC ART, COMMUNITY FEATURE	EA	2	\$ 150,000.00	\$ 300,000.00	
COMMUNITY WALKS & TRAILS	SF	10,200	\$ 50.00	\$ 510,000.00	
IRRIGATION	SF	177,400	\$ 8.00	\$ 1,419,200.00	
LANDSCAPE ELECTRICAL	SF	177,400	\$ 8.00	\$ 1,419,200.00	
SLEEVING	LF	3,920	\$ 6.00	\$ 23,520.00	
SUB - TOTAL LANDSCAPE, TRAILS & SIGNAGE				\$ 5,318,120.00	

GRADING (GRADING FOR PUBLIC IMPROVEMENTS. INCLUDES SPREAD OF ANY EXCESS MATERIAL)					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	4-foot over excavation across all streets. Assume 12-inches of topsoil.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OVER EXCAVATE	CY	53,585	\$ 11.50	\$ 616,229.63	
IMPORT/EXPORT	LS	88.8	\$ 156,298.84	\$ 13,879,337.29	
STRIPING OF TOPSOIL	CY	143,264	\$ 4.50	\$ 644,688.00	
MASS GRADING	CY	450,000	\$ 7.50	\$ 3,375,000.00	
EROSION CONTROL	LS	1	\$ 160,000.00	\$ 160,000.00	
SUB - TOTAL GRADING				\$ 18,752,254.92	

METRO DISTRICT 2 SUMMARY	
ROADWAY INDUSTRIAL	\$ 5,885,015.56
ROADWAY MINOR ARTERIAL	\$ 4,525,711.11
DRAINAGE	\$ 2,594,776.00
SANITARY	\$ 3,452,700.00
WATER	\$ 1,508,548.78
LANDSCAPE, TRAILS & SIGNAGE EXHIBIT	\$ 5,318,120.00

GRADING

\$ 18,752,254.92

**METRO DISTRICT 2 SUB-TOTAL**

**\$ 42,037,126.37**

# METRO DISTRICT 3 QUANTITIES

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST, THE CLIENT UNDERSTANDS THAT THE ENGINEER HAS NO CONTROL OVER COST OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE ENGINEER'S QUALIFICATIONS AND EXPERIENCE. THE ENGINEER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS

<b>METRO DISTRICT 3 AREA =</b>	<b>26.3</b>	<b>ACRES</b>
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TYPE	INDUSTRIAL
RIGHT-OF-WAY	59.00
LENGTH	0.00
PAVEMENT	40.00
PAVEMENT + C&G	45.00
SIDEWALK	6.00
LANDSCAPE STRIP	10.00

TYPE	MINOR ARTERIAL
RIGHT-OF-WAY	108.00
LENGTH	0.00
PAVEMENT	69.00
PAVEMENT + C&G	74.00
SIDEWALK	8.00
LANDSCAPE STRIP	20.00

TYPE	LOCAL
RIGHT-OF-WAY	57.00
LENGTH	1,560.00
PAVEMENT	30.00
PAVEMENT + C&G	35.00
SIDEWALK	5.00
LANDSCAPE STRIP	6.00

ROADWAY INDUSTRIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	0	\$ 37,000.00	\$ -	
SURVEY	LS	0	\$ 30,000.00	\$ -	
SUBGRADE PREPARATION	SY	0	\$ 1.00	\$ -	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	0	\$ 50.00	\$ -	
FINE GRADE BASE COARSE	SY	0	\$ 6.00	\$ -	
10" ASPHALT PAVEMENT	SY	0	\$ 140.00	\$ -	
ROUNDABOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	0	\$ 60.00	\$ -	
BACK OF CURB DRAINS	LF	0	\$ 40.00	\$ -	
8' CROSSPAN	EA	0	\$ 9,000.00	\$ -	
CORNER PEDESTRIAN RAMP	EA	0	\$ 2,400.00	\$ -	
DETACHED SIDEWALK	SY	0	\$ 136.00	\$ -	
SIGNAGE & STRIPING	LS	0	\$ 20,000.00	\$ -	
<b>SUB - TOTAL ROADWAY INDUSTRIAL</b>				<b>\$ -</b>	

ROADWAY MINOR ARTERIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	0	\$ 37,000.00	\$ -	Roundabout included with MD#1.
SURVEY	LS	0	\$ 30,000.00	\$ -	
SUBGRADE PREPARATION	SY	0	\$ 1.00	\$ -	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	0	\$ 50.00	\$ -	
FINE GRADE BASE COARSE	SY	0	\$ 6.00	\$ -	
10" ASPHALT PAVEMENT	SY	0	\$ 140.00	\$ -	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	0	\$ 60.00	\$ -	
BACK OF CURB DRAINS	LF	0	\$ 40.00	\$ -	
8' CROSSPAN	EA	0	\$ 9,000.00	\$ -	
CORNER PEDESTRIAN RAMP	EA	0	\$ 2,400.00	\$ -	
DETACHED SIDEWALK	SY	0	\$ 136.00	\$ -	
SIGNAGE & STRIPING	LS	0	\$ 20,000.00	\$ -	
SUB - TOTAL ROADWAY MINOR ARTERIAL				\$ -	

ROADWAY LOCAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	6,067	\$ 1.00	\$ 6,066.67	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	6,067	\$ 50.00	\$ 303,333.33	
FINE GRADE BASE COARSE	SY	6,067	\$ 6.00	\$ 36,400.00	
10" ASPHALT PAVEMENT	SY	5,200	\$ 140.00	\$ 728,000.00	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	1,560	\$ 60.00	\$ 93,600.00	
BACK OF CURB DRAINS	LF	1,560	\$ 40.00	\$ 62,400.00	
8' CROSSPAN	EA	1	\$ 9,000.00	\$ 9,000.00	
CORNER PEDESTRIAN RAMP	EA	6	\$ 2,400.00	\$ 14,400.00	
DETACHED SIDEWALK	SY	1,733	\$ 136.00	\$ 235,733.33	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MARKSHEFFEL				\$ 1,575,933.33	

DRAINAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Assumed storm sizes within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
24" R.C.P. (CLASS III)	LF	312	\$ 234.00	\$ 73,008.00	
36" R.C.P. (CLASS III)	LF	468	\$ 260.00	\$ 121,680.00	
48" R.C.P. (CLASS III)	LF	468	\$ 290.00	\$ 135,720.00	
5' TYPE R INLET	EA	5	\$ 15,000.00	\$ 78,000.00	
5' DIAMETER MANHOLE	EA	2	\$ 17,000.00	\$ 26,520.00	
6' DIAMETER MANHOLE	EA	2	\$ 17,000.00	\$ 26,520.00	
7' DIAMETER MANHOLE	EA	2	\$ 9,000.00	\$ 14,040.00	
			\$ -	\$ -	
DETENTION POND	EA	0	\$ 500,000.00	\$ -	Pond EA price should include grading, dissipation structure, trickle channel, outlet structure, etc.
SUB - TOTAL DRAINAGE				\$ 552,488.00	

SANITARY					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Sanitary within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF-SITE SANITARY	%	8%	\$ 6,500,000.00	\$ 520,000.00	"OFF-SITE SANITARY" includes an estimated 2-miles of 15" PVC Pipe plus cost recovery fees for a total cost of \$6,500,000. The Metro Districts all share in this cost, weighted on a percentage basis based on acreage.
12" P.V.C. PIPE (0'-10' DEEP)	LF	1,560	\$ 80.00	\$ 124,800.00	
4' DIAMETER MANHOLE	EA	8	\$ 15,000.00	\$ 117,000.00	
UNDERDRAIN SYSTEM	LF	1,560	\$ 50.00	\$ 78,000.00	
VACUUM TESTING/CAMERA	LF	1,560	\$ 30.00	\$ 46,800.00	
SUB - TOTAL SANITARY				\$ 963,600.00	

WATER					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Water within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF SITE WATER	AC	0	\$ 18,755.86	\$ 1,500.47	
12" P.V.C. CL-150 W/BEDDING, FITTINGS, ET	LF	1,560	\$ 80.00	\$ 124,800.00	
12" GATE VALVE & BOX	EA	6	\$ 8,000.00	\$ 49,920.00	
CONNECT TO EXISTING (ROAD CLOSURE)	EA	2	\$ 9,000.00	\$ 18,000.00	
12" P.V.C. CL-150 STUBS	EA	10	\$ 9,400.00	\$ 94,000.00	
FIRE HYDRANT ASSEMBLY	EA	4	\$ 25,000.00	\$ 111,428.57	
8" PLUG W/2" BLOW OFF ASSEMBLY	EA	10	\$ 10,000.00	\$ 100,000.00	
<b>SUB - TOTAL WATER</b>				<b>\$ 576,649.04</b>	

1. WATER LINE INCLUDES ALL FITTINGS, TEES, CROSSES, ETC.
2. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.

LANDSCAPE, TRAILS & SIGNAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 25,000.00	\$ 25,000.00	12-foot soft surface (gravel) trail
SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00	
ROADWAY LANDSCAPE	SF	18,720	\$ 8.00	\$ 149,760.00	
ENHANCED LANDSCAPE	SF	200	\$ 50.00	\$ 10,000.00	
PRIMARY PROJECT SIGN	EA	0	\$ 60,000.00	\$ -	
SECONDARY PROJECT SIGN	EA	1	\$ 30,000.00	\$ 30,000.00	
PUBLIC ART, COMMUNITY FEATURE	EA	1	\$ 150,000.00	\$ 150,000.00	
COMMUNITY WALKS & TRAILS	SF	3,600	\$ 50.00	\$ 180,000.00	
IRRIGATION	SF	18,920	\$ 8.00	\$ 151,360.00	
LANDSCAPE ELECTRICAL	SF	18,920	\$ 8.00	\$ 151,360.00	
SLEEVING	LF	840	\$ 6.00	\$ 5,040.00	
<b>SUB - TOTAL LANDSCAPE, TRAILS &amp; SIGNAGE</b>				<b>\$ 862,520.00</b>	



GRADING (GRADING FOR PUBLIC IMPROVEMENTS. INCLUDES SPREAD OF ANY EXCESS MATERIAL)					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	4-foot over excavation across all streets. Assume 12-inches of topsoil.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OVER EXCAVATE	CY	8,089	\$ 11.50	\$ 93,022.22	
IMPORT/EXPORT	LS	26.3	\$ 156,298.84	\$ 4,110,659.58	
STRIPING OF TOPSOIL	CY	42,431	\$ 4.50	\$ 190,938.00	
MASS GRADING	CY	150,000	\$ 7.50	\$ 1,125,000.00	
EROSION CONTROL	LS	1	\$ 160,000.00	\$ 160,000.00	
<b>SUB - TOTAL GRADING</b>				<b>\$ 5,756,619.80</b>	

METRO DISTRICT 3 SUMMARY	
ROADWAY INDUSTRIAL	\$ -
ROADWAY MINOR ARTERIAL	\$ -
ROADWAY LOCAL	\$ 1,575,933.33
DRAINAGE	\$ 552,488.00
SANITARY	\$ 963,600.00
WATER	\$ 576,649.04
LANDSCAPE, TRAILS & SIGNAGE EXHIBIT	\$ 862,520.00
GRADING	\$ 5,756,619.80

**METRO DISTRICT 3 SUB-TOTAL** **\$ 10,287,810.18**

# METRO DISTRICT 4 QUANTITIES

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST, THE CLIENT UNDERSTANDS THAT THE ENGINEER HAS NO CONTROL OVER COST OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE ENGINEER'S QUALIFICATIONS AND EXPERIENCE. THE ENGINEER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS

<b>METRO DISTRICT 4 AREA =</b>	<b>28.2</b>	<b>ACRES</b>
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TYPE	INDUSTRIAL
RIGHT-OF-WAY	59.00
LENGTH	0.00
PAVEMENT	40.00
PAVEMENT + C&G	45.00
SIDEWALK	6.00
LANDSCAPE STRIP	10.00

TYPE	MINOR ARTERIAL
RIGHT-OF-WAY	108.00
LENGTH	1,570.00
PAVEMENT	69.00
PAVEMENT + C&G	74.00
SIDEWALK	8.00
LANDSCAPE STRIP	20.00

TYPE	LOCAL
RIGHT-OF-WAY	57.00
LENGTH	1,625.00
PAVEMENT	30.00
PAVEMENT + C&G	35.00
SIDEWALK	5.00
LANDSCAPE STRIP	6.00

ROADWAY INDUSTRIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	0	\$ 37,000.00	\$ -	
SURVEY	LS	0	\$ 30,000.00	\$ -	
SUBGRADE PREPARATION	SY	0	\$ 1.00	\$ -	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	0	\$ 50.00	\$ -	
FINE GRADE BASE COARSE	SY	0	\$ 6.00	\$ -	
10" ASPHALT PAVEMENT	SY	0	\$ 140.00	\$ -	
ROUNDABOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	0	\$ 60.00	\$ -	
BACK OF CURB DRAINS	LF	0	\$ 40.00	\$ -	
8' CROSSPAN	EA	0	\$ 9,000.00	\$ -	
CORNER PEDESTRIAN RAMP	EA	0	\$ 2,400.00	\$ -	
DETACHED SIDEWALK	SY	0	\$ 136.00	\$ -	
SIGNAGE & STRIPING	LS	0	\$ 20,000.00	\$ -	
<b>SUB - TOTAL ROADWAY INDUSTRIAL</b>				<b>\$ -</b>	

ROADWAY MINOR ARTERIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Roundabout included with MD#1.
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	12,909	\$ 1.00	\$ 12,908.89	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	12,909	\$ 50.00	\$ 645,444.44	
FINE GRADE BASE COARSE	SY	12,909	\$ 6.00	\$ 77,453.33	
10" ASPHALT PAVEMENT	SY	12,037	\$ 140.00	\$ 1,685,133.33	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	3,140	\$ 60.00	\$ 188,400.00	
BACK OF CURB DRAINS	LF	3,140	\$ 40.00	\$ 125,600.00	
8' CROSSPAN	EA	4	\$ 9,000.00	\$ 36,000.00	
CORNER PEDESTRIAN RAMP	EA	14	\$ 2,400.00	\$ 33,600.00	
DETACHED SIDEWALK	SY	2,791	\$ 136.00	\$ 379,591.11	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MINOR ARTERIAL				\$ 3,271,131.11	

ROADWAY LOCAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	6,319	\$ 1.00	\$ 6,319.44	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	6,319	\$ 50.00	\$ 315,972.22	
FINE GRADE BASE COARSE	SY	6,319	\$ 6.00	\$ 37,916.67	
10" ASPHALT PAVEMENT	SY	5,417	\$ 140.00	\$ 758,333.33	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	1,625	\$ 60.00	\$ 97,500.00	
BACK OF CURB DRAINS	LF	1,625	\$ 40.00	\$ 65,000.00	
8' CROSSPAN	EA	2	\$ 9,000.00	\$ 18,000.00	
CORNER PEDESTRIAN RAMP	EA	10	\$ 2,400.00	\$ 24,000.00	
DETACHED SIDEWALK	SY	1,806	\$ 136.00	\$ 245,555.56	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MARKSHEFFEL				\$ 1,655,597.22	

DRAINAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Assumed storm sizes within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
24" R.C.P. (CLASS III)	LF	639	\$ 234.00	\$ 149,526.00	
36" R.C.P. (CLASS III)	LF	959	\$ 260.00	\$ 249,210.00	
48" R.C.P. (CLASS III)	LF	959	\$ 290.00	\$ 277,965.00	
5' TYPE R INLET	EA	11	\$ 15,000.00	\$ 159,750.00	
5' DIAMETER MANHOLE	EA	3	\$ 17,000.00	\$ 54,315.00	
6' DIAMETER MANHOLE	EA	3	\$ 17,000.00	\$ 54,315.00	
7' DIAMETER MANHOLE	EA	3	\$ 9,000.00	\$ 28,755.00	
			\$ -	\$ -	
DETENTION POND	EA	0	\$ 500,000.00	\$ -	Pond EA price should include grading, dissipation structure, trickle channel, outlet structure, etc.
SUB - TOTAL DRAINAGE				\$ 1,050,836.00	

SANITARY					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Sanitary within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF-SITE SANITARY	%	9%	\$ 6,500,000.00	\$ 585,000.00	"OFF-SITE SANITARY" includes an estimated 2-miles of 15" PVC Pipe plus cost recovery fees for a total cost of \$6,500,000. The Metro Districts all share in this cost, weighted on a percentage basis based on acreage.
12" P.V.C. PIPE (0'-10' DEEP)	LF	3,195	\$ 80.00	\$ 255,600.00	
4' DIAMETER MANHOLE	EA	16	\$ 15,000.00	\$ 239,625.00	
UNDERDRAIN SYSTEM	LF	3,195	\$ 50.00	\$ 159,750.00	
VACUUM TESTING/CAMERA	LF	3,195	\$ 30.00	\$ 95,850.00	
SUB - TOTAL SANITARY				\$ 1,412,825.00	

WATER					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Water within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF SITE WATER	AC	0	\$ 18,755.86	\$ 1,688.03	
12" P.V.C. CL-150 W/BEDDING, FITTINGS, ET	LF	3,195	\$ 80.00	\$ 255,600.00	
12" GATE VALVE & BOX	EA	13	\$ 8,000.00	\$ 102,240.00	
CONNECT TO EXISTING (ROAD CLOSURE)	EA	2	\$ 9,000.00	\$ 18,000.00	
12" P.V.C. CL-150 STUBS	EA	10	\$ 9,400.00	\$ 94,000.00	
FIRE HYDRANT ASSEMBLY	EA	9	\$ 25,000.00	\$ 228,214.29	
8" PLUG W/2" BLOW OFF ASSEMBLY	EA	10	\$ 10,000.00	\$ 100,000.00	
<b>SUB - TOTAL WATER</b>				<b>\$ 876,742.31</b>	

1. WATER LINE INCLUDES ALL FITTINGS, TEES, CROSSES, ETC.
2. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.

LANDSCAPE, TRAILS & SIGNAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 25,000.00	\$ 25,000.00	12-foot soft surface (gravel) trail
SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00	
ROADWAY LANDSCAPE	SF	82,300	\$ 8.00	\$ 658,400.00	
ENHANCED LANDSCAPE	SF	700	\$ 50.00	\$ 35,000.00	
PRIMARY PROJECT SIGN	EA	0	\$ 60,000.00	\$ -	
SECONDARY PROJECT SIGN	EA	1	\$ 30,000.00	\$ 30,000.00	
PUBLIC ART, COMMUNITY FEATURE	EA	2	\$ 150,000.00	\$ 300,000.00	
COMMUNITY WALKS & TRAILS	SF	5,400	\$ 50.00	\$ 270,000.00	
IRRIGATION	SF	83,000	\$ 8.00	\$ 664,000.00	
LANDSCAPE ELECTRICAL	SF	83,000	\$ 8.00	\$ 664,000.00	
SLEEVING	LF	840	\$ 6.00	\$ 5,040.00	
<b>SUB - TOTAL LANDSCAPE, TRAILS &amp; SIGNAGE</b>				<b>\$ 2,661,440.00</b>	

GRADING (GRADING FOR PUBLIC IMPROVEMENTS. INCLUDES SPREAD OF ANY EXCESS MATERIAL)					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	4-foot over excavation across all streets. Assume 12-inches of topsoil.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OVER EXCAVATE	CY	25,638	\$ 11.50	\$ 294,834.44	
IMPORT/EXPORT	LS	28.2	\$ 156,298.84	\$ 4,407,627.38	
STRIPING OF TOPSOIL	CY	45,496	\$ 4.50	\$ 204,732.00	
MASS GRADING	CY	150,000	\$ 7.50	\$ 1,125,000.00	
EROSION CONTROL	LS	1	\$ 160,000.00	\$ 160,000.00	
<b>SUB - TOTAL GRADING</b>				<b>\$ 6,269,193.83</b>	

METRO DISTRICT 4 SUMMARY	
ROADWAY INDUSTRIAL	\$ -
ROADWAY MINOR ARTERIAL	\$ 3,271,131.11
ROADWAY LOCAL	\$ 1,655,597.22
DRAINAGE	\$ 1,050,836.00
SANITARY	\$ 1,412,825.00
WATER	\$ 876,742.31
LANDSCAPE, TRAILS & SIGNAGE EXHIBIT	\$ 2,661,440.00
GRADING	\$ 6,269,193.83

**METRO DISTRICT 4 SUB-TOTAL**

**\$ 17,197,765.47**

# METRO DISTRICT 5 QUANTITIES

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST, THE CLIENT UNDERSTANDS THAT THE ENGINEER HAS NO CONTROL OVER COST OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE ENGINEER'S QUALIFICATIONS AND EXPERIENCE. THE ENGINEER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS

<b>METRO DISTRICT 5 AREA =</b>	<b>40.4</b>	<b>ACRES</b>
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TYPE	INDUSTRIAL
RIGHT-OF-WAY	59.00
LENGTH	0.00
PAVEMENT	40.00
PAVEMENT + C&G	45.00
SIDEWALK	6.00
LANDSCAPE STRIP	10.00

TYPE	MINOR ARTERIAL
RIGHT-OF-WAY	108.00
LENGTH	1,440.00
PAVEMENT	69.00
PAVEMENT + C&G	74.00
SIDEWALK	8.00
LANDSCAPE STRIP	20.00

TYPE	LOCAL
RIGHT-OF-WAY	57.00
LENGTH	2,875.00
PAVEMENT	30.00
PAVEMENT + C&G	35.00
SIDEWALK	5.00
LANDSCAPE STRIP	6.00

ROADWAY INDUSTRIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	0	\$ 37,000.00	\$ -	
SURVEY	LS	0	\$ 30,000.00	\$ -	
SUBGRADE PREPARATION	SY	0	\$ 1.00	\$ -	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	0	\$ 50.00	\$ -	
FINE GRADE BASE COARSE	SY	0	\$ 6.00	\$ -	
10" ASPHALT PAVEMENT	SY	0	\$ 140.00	\$ -	
ROUNDABOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	0	\$ 60.00	\$ -	
BACK OF CURB DRAINS	LF	0	\$ 40.00	\$ -	
8' CROSSPAN	EA	0	\$ 9,000.00	\$ -	
CORNER PEDESTRIAN RAMP	EA	0	\$ 2,400.00	\$ -	
DETACHED SIDEWALK	SY	0	\$ 136.00	\$ -	
SIGNAGE & STRIPING	LS	0	\$ 20,000.00	\$ -	
SUB - TOTAL ROADWAY INDUSTRIAL				\$ -	

ROADWAY MINOR ARTERIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Roundabout included with MD#1.
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	11,840	\$ 1.00	\$ 11,840.00	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	11,840	\$ 50.00	\$ 592,000.00	
FINE GRADE BASE COARSE	SY	11,840	\$ 6.00	\$ 71,040.00	
10" ASPHALT PAVEMENT	SY	11,040	\$ 140.00	\$ 1,545,600.00	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	2,880	\$ 60.00	\$ 172,800.00	
BACK OF CURB DRAINS	LF	2,880	\$ 40.00	\$ 115,200.00	
8' CROSSPAN	EA	4	\$ 9,000.00	\$ 36,000.00	
CORNER PEDESTRIAN RAMP	EA	16	\$ 2,400.00	\$ 38,400.00	
DETACHED SIDEWALK	SY	2,560	\$ 136.00	\$ 348,160.00	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MINOR ARTERIAL				\$ 3,018,040.00	

ROADWAY LOCAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	11,181	\$ 1.00	\$ 11,180.56	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	11,181	\$ 50.00	\$ 559,027.78	
FINE GRADE BASE COARSE	SY	11,181	\$ 6.00	\$ 67,083.33	
10" ASPHALT PAVEMENT	SY	9,583	\$ 140.00	\$ 1,341,666.67	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	2,875	\$ 60.00	\$ 172,500.00	
BACK OF CURB DRAINS	LF	2,875	\$ 40.00	\$ 115,000.00	
8' CROSSPAN	EA	6	\$ 9,000.00	\$ 54,000.00	
CORNER PEDESTRIAN RAMP	EA	26	\$ 2,400.00	\$ 62,400.00	
DETACHED SIDEWALK	SY	3,194	\$ 136.00	\$ 434,444.44	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MARKSHEFFEL				\$ 2,904,302.78	



DRAINAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Assumed storm sizes within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
24" R.C.P. (CLASS III)	LF	863	\$ 234.00	\$ 201,942.00	
36" R.C.P. (CLASS III)	LF	1,295	\$ 260.00	\$ 336,570.00	
48" R.C.P. (CLASS III)	LF	1,295	\$ 290.00	\$ 375,405.00	
5' TYPE R INLET	EA	14	\$ 15,000.00	\$ 215,750.00	
5' DIAMETER MANHOLE	EA	4	\$ 17,000.00	\$ 73,355.00	
6' DIAMETER MANHOLE	EA	4	\$ 17,000.00	\$ 73,355.00	
7' DIAMETER MANHOLE	EA	4	\$ 9,000.00	\$ 38,835.00	
			\$ -	\$ -	
DETENTION POND	EA	1	\$ 500,000.00	\$ 500,000.00	Pond EA price should include grading, dissipation structure, trickle channel, outlet structure, etc.
SUB - TOTAL DRAINAGE				\$ 1,892,212.00	

SANITARY					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Sanitary within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF-SITE SANITARY	%	13%	\$ 6,500,000.00	\$ 845,000.00	"OFF-SITE SANITARY" includes an estimated 2-miles of 15" PVC Pipe plus cost recovery fees for a total cost of \$6,500,000. The Metro Districts all share in this cost, weighted on a percentage basis based on acreage.
12" P.V.C. PIPE (0'-10' DEEP)	LF	4,315	\$ 80.00	\$ 345,200.00	
4' DIAMETER MANHOLE	EA	22	\$ 15,000.00	\$ 323,625.00	
UNDERDRAIN SYSTEM	LF	4,315	\$ 50.00	\$ 215,750.00	
VACUUM TESTING/CAMERA	LF	4,315	\$ 30.00	\$ 129,450.00	
SUB - TOTAL SANITARY				\$ 1,936,025.00	

WATER					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Water within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF SITE WATER	AC	0	\$ 18,755.86	\$ 2,438.26	
12" P.V.C. CL-150 W/BEDDING, FITTINGS, ET	LF	4,315	\$ 80.00	\$ 345,200.00	
12" GATE VALVE & BOX	EA	17	\$ 8,000.00	\$ 138,080.00	
CONNECT TO EXISTING (ROAD CLOSURE)	EA	2	\$ 9,000.00	\$ 18,000.00	
12" P.V.C. CL-150 STUBS	EA	10	\$ 9,400.00	\$ 94,000.00	
FIRE HYDRANT ASSEMBLY	EA	12	\$ 25,000.00	\$ 308,214.29	
8" PLUG W/2" BLOW OFF ASSEMBLY	EA	10	\$ 10,000.00	\$ 100,000.00	
SUB - TOTAL WATER				\$ 1,082,932.55	

1. WATER LINE INCLUDES ALL FITTINGS, TEES, CROSSES, ETC.
2. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.

LANDSCAPE, TRAILS & SIGNAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 25,000.00	\$ 25,000.00	12-foot soft surface (gravel) trail
SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00	
ROADWAY LANDSCAPE	SF	92,100	\$ 8.00	\$ 736,800.00	
ENHANCED LANDSCAPE	SF	1,200	\$ 50.00	\$ 60,000.00	
PRIMARY PROJECT SIGN	EA	0	\$ 60,000.00	\$ -	
SECONDARY PROJECT SIGN	EA	2	\$ 30,000.00	\$ 60,000.00	
PUBLIC ART, COMMUNITY FEATURE	EA	2	\$ 150,000.00	\$ 300,000.00	
COMMUNITY WALKS & TRAILS	SF	15,840	\$ 50.00	\$ 792,000.00	
IRRIGATION	SF	93,300	\$ 8.00	\$ 746,400.00	
LANDSCAPE ELECTRICAL	SF	93,300	\$ 8.00	\$ 746,400.00	
SLEEVING	LF	2,240	\$ 6.00	\$ 13,440.00	
SUB - TOTAL LANDSCAPE, TRAILS & SIGNAGE				\$ 3,490,040.00	

GRADING (GRADING FOR PUBLIC IMPROVEMENTS. INCLUDES SPREAD OF ANY EXCESS MATERIAL)					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	4-foot over excavation across all streets. Assume 12-inches of topsoil.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OVER EXCAVATE	CY	30,694	\$ 11.50	\$ 352,981.85	
IMPORT/EXPORT	LS	40.4	\$ 156,298.84	\$ 6,314,473.27	
STRIPING OF TOPSOIL	CY	65,179	\$ 4.50	\$ 293,304.00	
MASS GRADING	CY	400,000	\$ 7.50	\$ 3,000,000.00	
EROSION CONTROL	LS	1	\$ 160,000.00	\$ 160,000.00	
SUB - TOTAL GRADING				\$ 10,197,759.12	

METRO DISTRICT 5 SUMMARY		
ROADWAY INDUSTRIAL	\$	-
ROADWAY MINOR ARTERIAL	\$	3,018,040.00
ROADWAY LOCAL	\$	2,904,302.78
DRAINAGE	\$	1,892,212.00
SANITARY	\$	1,936,025.00
WATER	\$	1,082,932.55
LANDSCAPE, TRAILS & SIGNAGE EXHIBIT	\$	3,490,040.00
GRADING	\$	10,197,759.12

**METRO DISTRICT 5 SUB-TOTAL**

**\$ 24,521,311.45**

# METRO DISTRICT 6 QUANTITIES

IN PROVIDING OPINIONS OF PROBABLE CONSTRUCTION COST, THE CLIENT UNDERSTANDS THAT THE ENGINEER HAS NO CONTROL OVER COST OR THE PRICE OF LABOR, EQUIPMENT OR MATERIALS, OR OVER THE CONTRACTOR'S METHOD OF PRICING, AND THAT THE OPINIONS OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE TO BE MADE ON THE BASIS OF THE ENGINEER'S QUALIFICATIONS AND EXPERIENCE. THE ENGINEER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, TO THE ACCURACY OF SUCH OPINIONS AS COMPARED TO BID OR ACTUAL COSTS

<b>METRO DISTRICT 6 AREA =</b>	<b>36.6</b>	<b>ACRES</b>
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TYPE	INDUSTRIAL
RIGHT-OF-WAY	59.00
LENGTH	0.00
PAVEMENT	40.00
PAVEMENT + C&G	45.00
SIDEWALK	6.00
LANDSCAPE STRIP	10.00

TYPE	MINOR ARTERIAL
RIGHT-OF-WAY	108.00
LENGTH	0.00
PAVEMENT	69.00
PAVEMENT + C&G	74.00
SIDEWALK	8.00
LANDSCAPE STRIP	20.00

TYPE	LOCAL
RIGHT-OF-WAY	57.00
LENGTH	3,275.00
PAVEMENT	30.00
PAVEMENT + C&G	35.00
SIDEWALK	5.00
LANDSCAPE STRIP	6.00

ROADWAY INDUSTRIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	0	\$ 37,000.00	\$ -	
SURVEY	LS	0	\$ 30,000.00	\$ -	
SUBGRADE PREPARATION	SY	0	\$ 1.00	\$ -	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	0	\$ 50.00	\$ -	
FINE GRADE BASE COARSE	SY	0	\$ 6.00	\$ -	
10" ASPHALT PAVEMENT	SY	0	\$ 140.00	\$ -	
ROUNDABOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	0	\$ 60.00	\$ -	
BACK OF CURB DRAINS	LF	0	\$ 40.00	\$ -	
8' CROSSPAN	EA	0	\$ 9,000.00	\$ -	
CORNER PEDESTRIAN RAMP	EA	0	\$ 2,400.00	\$ -	
DETACHED SIDEWALK	SY	0	\$ 136.00	\$ -	
SIGNAGE & STRIPING	LS	0	\$ 20,000.00	\$ -	
SUB - TOTAL ROADWAY INDUSTRIAL				\$ -	

ROADWAY MINOR ARTERIAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	0	\$ 37,000.00	\$ -	Roundabout included with MD#1.
SURVEY	LS	0	\$ 30,000.00	\$ -	
SUBGRADE PREPARATION	SY	0	\$ 1.00	\$ -	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	0	\$ 50.00	\$ -	
FINE GRADE BASE COARSE	SY	0	\$ 6.00	\$ -	
10" ASPHALT PAVEMENT	SY	0	\$ 140.00	\$ -	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	0	\$ 60.00	\$ -	
BACK OF CURB DRAINS	LF	0	\$ 40.00	\$ -	
8' CROSSPAN	EA	0	\$ 9,000.00	\$ -	
CORNER PEDESTRIAN RAMP	EA	0	\$ 2,400.00	\$ -	
DETACHED SIDEWALK	SY	0	\$ 136.00	\$ -	
SIGNAGE & STRIPING	LS	0	\$ 20,000.00	\$ -	
SUB - TOTAL ROADWAY MINOR ARTERIAL				\$ -	

ROADWAY LOCAL					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	
SURVEY	LS	1	\$ 30,000.00	\$ 30,000.00	
SUBGRADE PREPARATION	SY	12,736	\$ 1.00	\$ 12,736.11	
12" AGGREGATE BASE COURSE (CLASS 6)	SY	12,736	\$ 50.00	\$ 636,805.56	
FINE GRADE BASE COARSE	SY	12,736	\$ 6.00	\$ 76,416.67	
10" ASPHALT PAVEMENT	SY	10,917	\$ 140.00	\$ 1,528,333.33	
ROUNDBOUT	LS	0	\$ 80,000.00	\$ -	
TRAFFIC SIGNAL	EA	0	\$ 300,000.00	\$ -	
8" VERTICAL CURB WITH 2' PAN	LF	3,275	\$ 60.00	\$ 196,500.00	
BACK OF CURB DRAINS	LF	3,275	\$ 40.00	\$ 131,000.00	
8' CROSSPAN	EA	8	\$ 9,000.00	\$ 72,000.00	
CORNER PEDESTRIAN RAMP	EA	32	\$ 2,400.00	\$ 76,800.00	
DETACHED SIDEWALK	SY	3,639	\$ 136.00	\$ 494,888.89	
SIGNAGE & STRIPING	LS	1	\$ 20,000.00	\$ 20,000.00	
SUB - TOTAL ROADWAY MARKSHEFFEL				\$ 3,312,480.56	

DRAINAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Assumed storm sizes within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
24" R.C.P. (CLASS III)	LF	655	\$ 234.00	\$ 153,270.00	
36" R.C.P. (CLASS III)	LF	983	\$ 260.00	\$ 255,450.00	
48" R.C.P. (CLASS III)	LF	983	\$ 290.00	\$ 284,925.00	
5' TYPE R INLET	EA	11	\$ 15,000.00	\$ 163,750.00	
5' DIAMETER MANHOLE	EA	3	\$ 17,000.00	\$ 55,675.00	
6' DIAMETER MANHOLE	EA	3	\$ 17,000.00	\$ 55,675.00	
7' DIAMETER MANHOLE	EA	3	\$ 9,000.00	\$ 29,475.00	
			\$ -	\$ -	
DETENTION POND	EA	1	\$ 500,000.00	\$ 500,000.00	Pond EA price should include grading, dissipation structure, trickle channel, outlet structure, etc.
SUB - TOTAL DRAINAGE				\$ 1,575,220.00	

SANITARY					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Sanitary within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF-SITE SANITARY	%	8%	\$ 6,500,000.00	\$ 520,000.00	"OFF-SITE SANITARY" includes an estimated 2-miles of 15" PVC Pipe plus cost recovery fees for a total cost of \$6,500,000. The Metro Districts all share in this cost, weighted on a percentage basis based on acreage.
12" P.V.C. PIPE (0'-10' DEEP)	LF	3,275	\$ 80.00	\$ 262,000.00	
4' DIAMETER MANHOLE	EA	16	\$ 15,000.00	\$ 245,625.00	
UNDERDRAIN SYSTEM	LF	3,275	\$ 50.00	\$ 163,750.00	
VACUUM TESTING/CAMERA	LF	3,275	\$ 30.00	\$ 98,250.00	
SUB - TOTAL SANITARY				\$ 1,366,625.00	

WATER					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	Water within Industrial, Minor Arterial and Local streets.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OFF SITE WATER	AC	0	\$ 18,755.86	\$ 1,500.47	
12" P.V.C. CL-150 W/BEDDING, FITTINGS, ET	LF	3,275	\$ 80.00	\$ 262,000.00	
12" GATE VALVE & BOX	EA	13	\$ 8,000.00	\$ 104,800.00	
CONNECT TO EXISTING (ROAD CLOSURE)	EA	2	\$ 9,000.00	\$ 18,000.00	
12" P.V.C. CL-150 STUBS	EA	10	\$ 9,400.00	\$ 94,000.00	
FIRE HYDRANT ASSEMBLY	EA	9	\$ 25,000.00	\$ 233,928.57	
8" PLUG W/2" BLOW OFF ASSEMBLY	EA	10	\$ 10,000.00	\$ 100,000.00	
SUB - TOTAL WATER				\$ 891,229.04	

1. WATER LINE INCLUDES ALL FITTINGS, TEES, CROSSES, ETC.
2. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES AND VALVES.

LANDSCAPE, TRAILS & SIGNAGE					
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
MOBILIZATION	LS	1	\$ 25,000.00	\$ 25,000.00	12-foot soft surface (gravel) trail
SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00	
ROADWAY LANDSCAPE	SF	39,300	\$ 8.00	\$ 314,400.00	
ENHANCED LANDSCAPE	SF	1,200	\$ 50.00	\$ 60,000.00	
PRIMARY PROJECT SIGN	EA	1	\$ 60,000.00	\$ 60,000.00	
SECONDARY PROJECT SIGN	EA	2	\$ 30,000.00	\$ 60,000.00	
PUBLIC ART, COMMUNITY FEATURE	EA	0	\$ 150,000.00	\$ -	
COMMUNITY WALKS & TRAILS	SF	15,840	\$ 50.00	\$ 792,000.00	
IRRIGATION	SF	40,500	\$ 8.00	\$ 324,000.00	
LANDSCAPE ELECTRICAL	SF	40,500	\$ 8.00	\$ 324,000.00	
SLEEVING	LF	3,360	\$ 6.00	\$ 20,160.00	
SUB - TOTAL LANDSCAPE, TRAILS & SIGNAGE				\$ 1,989,560.00	

Grading (Grading for Public Improvements. Includes Spread of Any Excess Material)					
Description	Unit	Quantity	Unit Price	Total	Notes
MOBILIZATION	LS	1	\$ 37,000.00	\$ 37,000.00	4-foot over excavation across all streets. Assume 12-inches of topsoil.
SURVEY	LS	1	\$ 40,000.00	\$ 40,000.00	
OVER EXCAVATE	CY	16,981	\$ 11.50	\$ 195,287.04	
IMPORT/EXPORT	LS	36.6	\$ 156,298.84	\$ 5,720,537.67	
STRIPING OF TOPSOIL	CY	59,048	\$ 4.50	\$ 265,716.00	
MASS GRADING	CY	400,000	\$ 7.50	\$ 3,000,000.00	
EROSION CONTROL	LS	1	\$ 160,000.00	\$ 160,000.00	
SUB - TOTAL GRADING				\$ 9,418,540.71	

METRO DISTRICT 6 SUMMARY	
ROADWAY INDUSTRIAL	\$ -
ROADWAY MINOR ARTERIAL	\$ -
ROADWAY LOCAL	\$ 3,312,480.56
DRAINAGE	\$ 1,575,220.00
SANITARY	\$ 1,366,625.00
WATER	\$ 891,229.04
LANDSCAPE, TRAILS & SIGNAGE EXHIBIT	\$ 1,989,560.00
GRADING	\$ 9,418,540.71

**METRO DISTRICT 6 SUB-TOTAL**

**\$ 18,553,655.30**



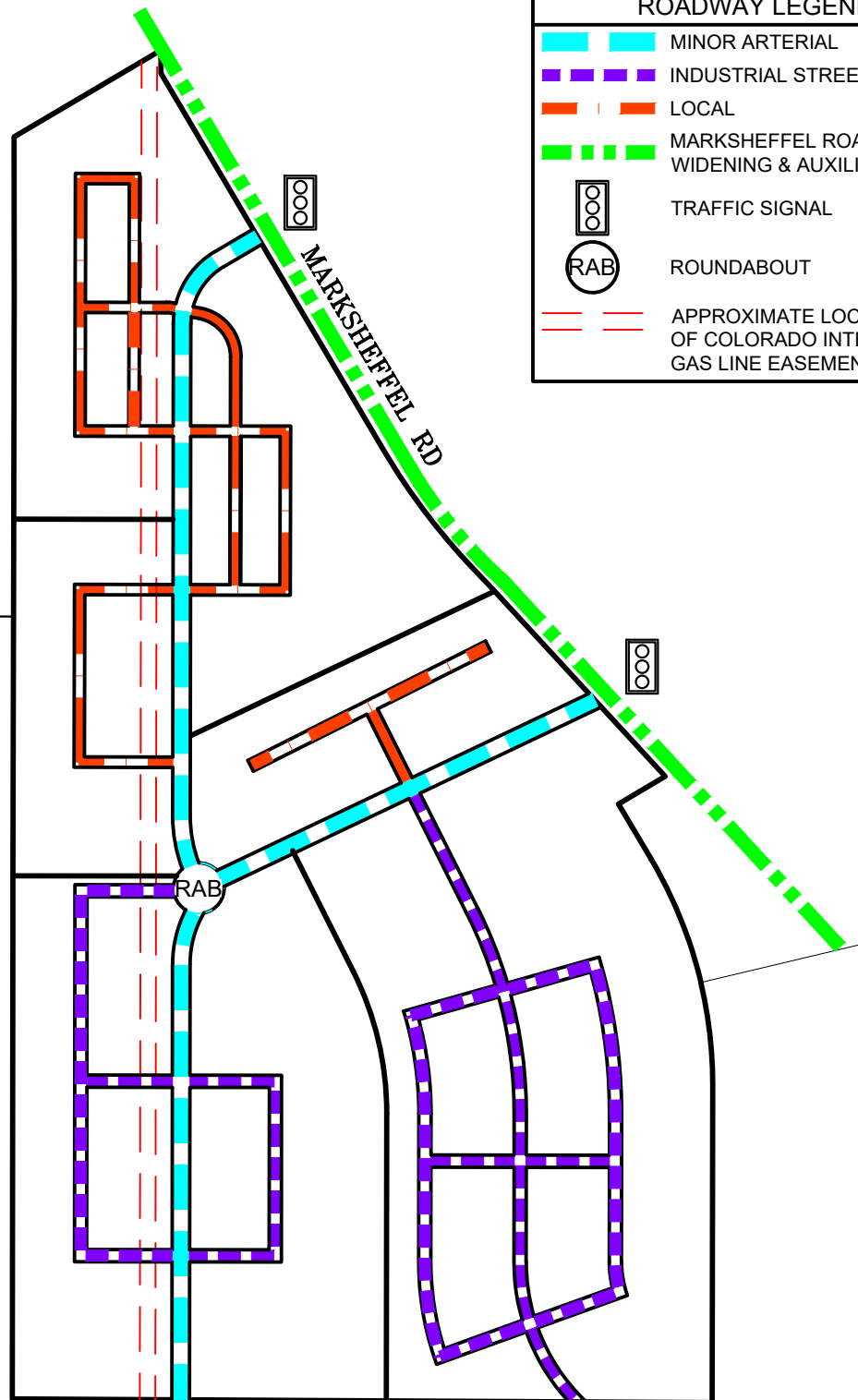
CITY OF  
CO SPRINGS

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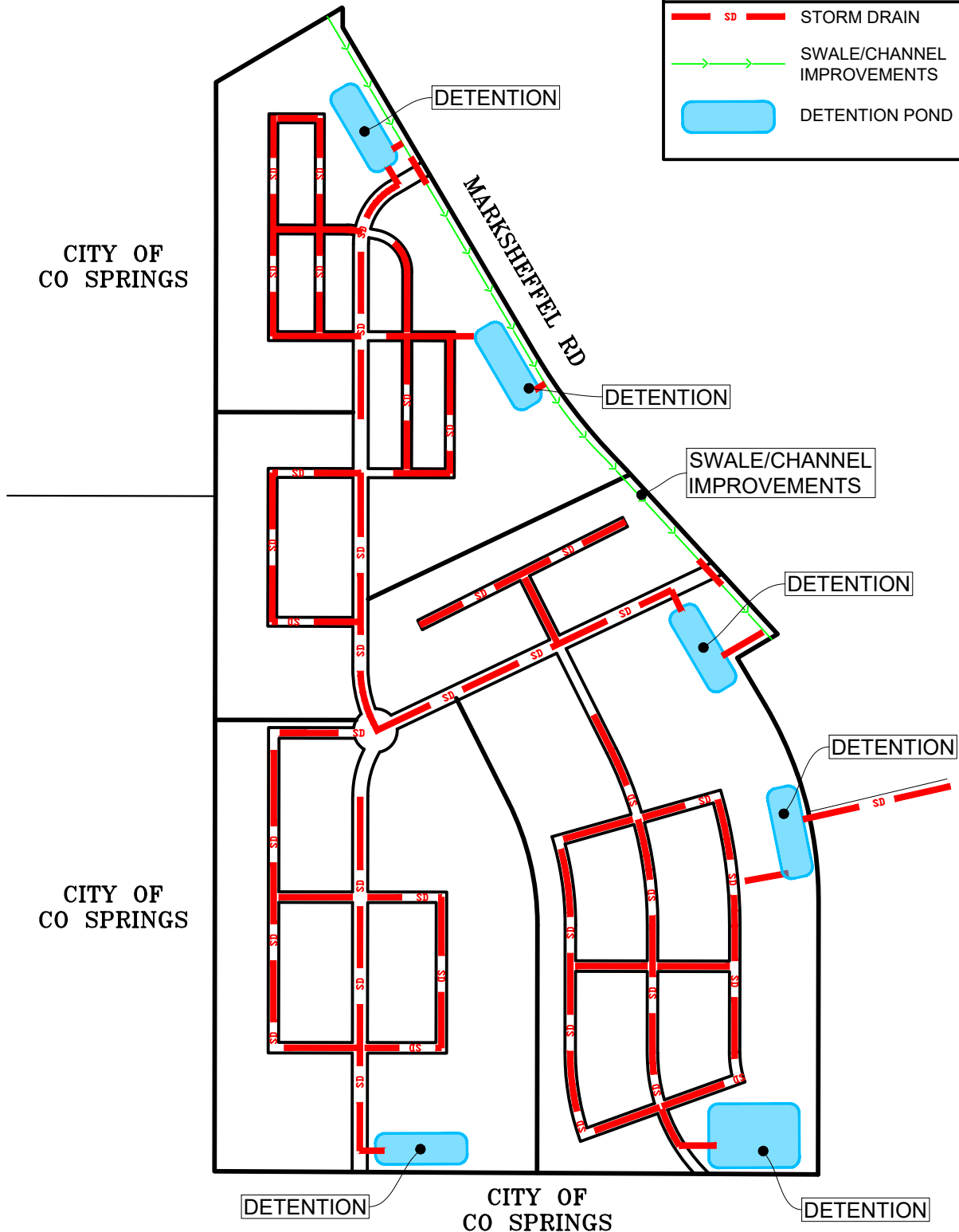
# ROADWAY LEGEND

- — — MINOR ARTERIAL
- — — INDUSTRIAL STREET
- — — LOCAL
- - - - - MARKSHEFFEL ROAD  
WIDENING & AUXILIARY LANES
- ○ ○ TRAFFIC SIGNAL
- RAB ROUNDABOUT
- - - - - APPROXIMATE LOCATION  
OF COLORADO INTERSTATE  
GAS LINE EASEMENT



**NOTE:**  
THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS  
CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS  
INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL  
PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

DRAINAGE LEGEND	
	SD STORM DRAIN
	SWALE/CHANNEL IMPROVEMENTS
	DETENTION POND



**NOTE:**

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# SANITARY LEGEND

 SANITARY SEWER

NOTE: RECOVERY FEES ARE NOT ILLUSTRATED ON THIS EXHIBIT,  
BUT ARE A METRO DISTRICT ELIGIBLE EXPENSE.

CITY OF  
CO SPRINGS


MARKSIEFFEL RD

CITY OF  
CO SPRINGS

CITY OF  
CO SPRINGS

## NOTE:

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CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS  
INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL  
PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

WATER LEGEND	
	WATERLINE
NOTE: RECOVERY FEES ARE NOT ILLUSTRATED ON THIS EXHIBIT, BUT ARE A METRO DISTRICT ELIGIBLE EXPENSE.	

CITY OF  
CO SPRINGS

MARKSHEFFEL RD

CITY OF  
CO SPRINGS









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CO SPRINGS

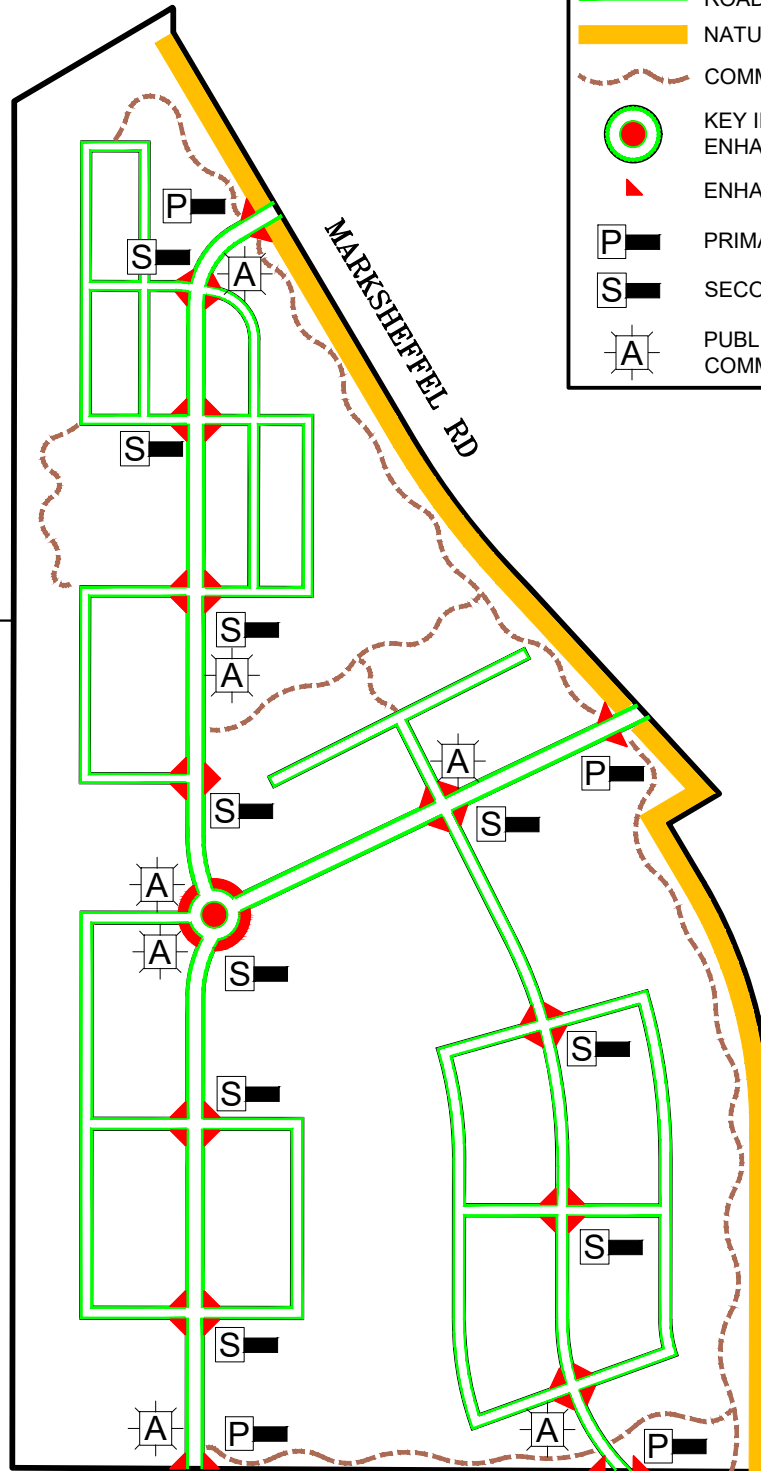
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CITY OF  
CO SPRINGS

CITY OF  
CO SPRINGS

CITY OF  
CO SPRINGS

LANDSCAPE & SIGNAGE LEGEND	
	ROADWAY LANDSCAPE
	NATURAL BUFFER
	COMMUNITY WALKS & TRAILS
	KEY INTERSECTION ENHANCEMENT
	ENHANCED LANDSCAPE
	PRIMARY PROJECT SIGN
	SECONDARY PROJECT SIGN
	PUBLIC ART, COMMUNITY FEATURE



**NOTE:**

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

**Contrarian Airport Metropolitan District No. 1-6  
El Paso County, Colorado**

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**General Obligation Bonds, Series 2026  
General Obligation Refunding & Improvement Bonds, Series 2036**

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**Service Plan**

<b>Bond Assumptions</b>	<b>Series 2026</b>	<b>Series 2036</b>	<b>Total</b>
Closing Date	12/1/2026	12/1/2036	
First Call Date	12/1/2031	12/1/2046	
Final Maturity	12/1/2056	12/1/2066	
Discharge Date	12/2/2066	12/2/2066	
<b>Sources of Funds</b>			
Par Amount	150,420,000	218,060,000	368,480,000
Funds on Hand	0	7,915,000	7,915,000
Total	150,420,000	225,975,000	376,395,000
<b>Uses of Funds</b>			
Project Fund	<b>111,378,600</b>	<b>65,174,700</b>	<b>176,553,300</b>
Refunding Escrow	0	143,635,000	143,635,000
Capitalized Interest	22,563,000	0	22,563,000
Reserve Fund	0	15,875,000	15,875,000
Surplus Deposit	13,120,000	0	13,120,000
Cost of Issuance	3,358,400	1,290,300	4,648,700
Total	150,420,000	225,975,000	376,395,000
<b>Debt Features</b>			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Interest Frequency	Semiannual	Semiannual	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	4.000%	
Annual Trustee Fee	\$4,000	\$4,000	
<b>Biennial Reassessment</b>			
Residential	6.00%	6.00%	
Commercial	2.00%	2.00%	
<b>Tax Authority Assumptions</b>			
Metropolitan District Debt Service Mill Levy Revenue			
Service Plan			
Service Plan Base Year	2025		
Debt Service Mills			
Service Plan Mill Levy Cap	50.000		
Specific Ownership Tax	6.00%		
County Treasurer Fee	1.50%		
Operations			
Mill Levy - Residential	20.000		
Mill Levy - Commercial	10.000		

Contrarian Airport Metropolitan District No. 1-6  
Development Summary

Statutory Actual Value (2025)	Residential				Total	Commercial/Industrial					Total
	Multi-Family	-	-	-		Convention Center/Hotel	Office	Commercial	Distribution Warehouse	Industrial/Manuf acturing	
	\$325,000	-	-	-		\$350	\$200	\$350	\$250	\$300	
2025	-	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-	-
2027	250	-	-	-	250	75,000	70,000	30,000	50,000	75,000	300,000
2028	250	-	-	-	250	75,000	70,000	30,000	50,000	75,000	300,000
2029	250	-	-	-	250	75,000	70,000	30,000	50,000	75,000	300,000
2030	250	-	-	-	250	31,133	70,000	30,000	50,000	75,000	256,133
2031	250	-	-	-	250	-	68,480	29,846	50,000	75,000	223,326
2032	250	-	-	-	250	-	-	-	50,000	75,000	125,000
2033	250	-	-	-	250	-	-	-	13,632	30,902	44,534
2034	248	-	-	-	248	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-
Total Units	1,998	-	-	-	1,998	256,133	348,480	149,846	313,632	480,902	1,548,993
Total Statutory Actual Value	\$649,350,000	-	-	-	\$649,350,000	\$89,646,550	\$69,696,000	\$52,446,100	\$78,408,000	\$144,270,600	\$434,467,250

**Contrarian Airport Metropolitan District No. 1-6**  
**Assessed Value**

	Vacant and Improved Land <sup>1</sup>		Multi Family Residential				
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial Reassessment  6.00%	Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag
2025	0	0	-	-	0	6.700%	0
2026	16,700,000	0	-	-	0	6.250%	0
2027	16,700,000	0	250	-	84,532,500	6.800%	0
2028	16,700,000	4,175,000	250	5,071,950	175,827,600	6.800%	0
2029	15,164,655	4,175,000	250	-	263,775,213	6.800%	5,748,210
2030	14,039,210	4,175,000	250	15,826,513	369,308,291	6.800%	11,956,277
2031	11,625,000	3,791,164	250	-	460,808,988	6.800%	17,936,714
2032	9,392,860	3,509,803	250	27,648,539	581,788,237	6.800%	25,112,964
2033	8,060,000	2,906,250	250	-	676,985,562	6.800%	31,335,011
2034	0	2,348,215	248	40,619,134	813,929,157	6.800%	39,561,600
2035	0	2,015,000	-	-	813,929,157	6.800%	46,035,018
2036	0	0	-	48,835,749	862,764,906	6.800%	55,347,183
2037	0	0	-	-	862,764,906	6.800%	55,347,183
2038	0	0	-	51,765,894	914,530,801	6.800%	58,668,014
2039	0	0	-	-	914,530,801	6.800%	58,668,014
2040	0	0	-	54,871,848	969,402,649	6.800%	62,188,094
2041	0	0	-	-	969,402,649	6.800%	62,188,094
2042	0	0	-	58,164,159	1,027,566,808	6.800%	65,919,380
2043	0	0	-	-	1,027,566,808	6.800%	65,919,380
2044	0	0	-	61,654,008	1,089,220,816	6.800%	69,874,543
2045	0	0	-	-	1,089,220,816	6.800%	69,874,543
2046	0	0	-	65,353,249	1,154,574,065	6.800%	74,067,015
2047	0	0	-	-	1,154,574,065	6.800%	74,067,015
2048	0	0	-	69,274,444	1,223,848,509	6.800%	78,511,036
2049	0	0	-	-	1,223,848,509	6.800%	78,511,036
2050	0	0	-	73,430,911	1,297,279,419	6.800%	83,221,699
2051	0	0	-	-	1,297,279,419	6.800%	83,221,699
2052	0	0	-	77,836,765	1,375,116,185	6.800%	88,215,001
2053	0	0	-	-	1,375,116,185	6.800%	88,215,001
2054	0	0	-	82,506,971	1,457,623,156	6.800%	93,507,901
2055	0	0	-	-	1,457,623,156	6.800%	93,507,901
2056	0	0	-	87,457,389	1,545,080,545	6.800%	99,118,375
2057	0	0	-	-	1,545,080,545	6.800%	99,118,375
2058	0	0	-	92,704,833	1,637,785,378	6.800%	105,065,477
2059	0	0	-	-	1,637,785,378	6.800%	105,065,477
2060	0	0	-	98,267,123	1,736,052,500	6.800%	111,369,406
2061	0	0	-	-	1,736,052,500	6.800%	111,369,406
2062	0	0	-	104,163,150	1,840,215,650	6.800%	118,051,570
2063	0	0	-	-	1,840,215,650	6.800%	118,051,570
2064	0	0	-	110,412,939	1,950,628,589	6.800%	125,134,664
2065	0	0	-	-	1,950,628,589	6.800%	125,134,664
2066	0	0	-	117,037,715	2,067,666,305	6.800%	132,642,744
Total			1,998	1,342,903,284			

1. Vacant land value calculated in year prior to construction as 10% build-out market value



**Contrarian Airport Metropolitan District No. 1-6**  
**Assessed Value**

	Commercial					Total
	Commercial SF Delivered	Biennial Reassessment	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
		2.00%				
2025	-	-	0	27.900%	0	0
2026	-	-	0	27.000%	0	0
2027	300,000	-	89,214,300	25.000%	0	0
2028	300,000	1,784,286	181,997,172	25.000%	0	4,175,000
2029	300,000	-	274,815,730	25.000%	22,303,575	32,226,785
2030	256,133	5,496,315	358,035,524	25.000%	45,499,293	61,630,570
2031	223,326	-	424,639,134	25.000%	68,703,932	90,431,811
2032	125,000	8,492,783	473,335,915	25.000%	89,508,881	118,131,647
2033	44,534	-	488,190,916	25.000%	106,159,784	140,401,045
2034	-	9,763,818	497,954,734	25.000%	118,333,979	160,243,794
2035	-	-	497,954,734	25.000%	122,047,729	170,097,747
2036	-	9,959,095	507,913,829	25.000%	124,488,684	179,835,866
2037	-	-	507,913,829	25.000%	124,488,684	179,835,866
2038	-	10,158,277	518,072,105	25.000%	126,978,457	185,646,471
2039	-	-	518,072,105	25.000%	126,978,457	185,646,471
2040	-	10,361,442	528,433,548	25.000%	129,518,026	191,706,121
2041	-	-	528,433,548	25.000%	129,518,026	191,706,121
2042	-	10,568,671	539,002,219	25.000%	132,108,387	198,027,767
2043	-	-	539,002,219	25.000%	132,108,387	198,027,767
2044	-	10,780,044	549,782,263	25.000%	134,750,555	204,625,098
2045	-	-	549,782,263	25.000%	134,750,555	204,625,098
2046	-	10,995,645	560,777,908	25.000%	137,445,566	211,512,581
2047	-	-	560,777,908	25.000%	137,445,566	211,512,581
2048	-	11,215,558	571,993,466	25.000%	140,194,477	218,705,513
2049	-	-	571,993,466	25.000%	140,194,477	218,705,513
2050	-	11,439,869	583,433,336	25.000%	142,998,367	226,220,065
2051	-	-	583,433,336	25.000%	142,998,367	226,220,065
2052	-	11,668,667	595,102,002	25.000%	145,858,334	234,073,334
2053	-	-	595,102,002	25.000%	145,858,334	234,073,334
2054	-	11,902,040	607,004,042	25.000%	148,775,501	242,283,401
2055	-	-	607,004,042	25.000%	148,775,501	242,283,401
2056	-	12,140,081	619,144,123	25.000%	151,751,011	250,869,385
2057	-	-	619,144,123	25.000%	151,751,011	250,869,385
2058	-	12,382,882	631,527,006	25.000%	154,786,031	259,851,508
2059	-	-	631,527,006	25.000%	154,786,031	259,851,508
2060	-	12,630,540	644,157,546	25.000%	157,881,751	269,251,157
2061	-	-	644,157,546	25.000%	157,881,751	269,251,157
2062	-	12,883,151	657,040,697	25.000%	161,039,386	279,090,956
2063	-	-	657,040,697	25.000%	161,039,386	279,090,956
2064	-	13,140,814	670,181,511	25.000%	164,260,174	289,394,838
2065	-	-	670,181,511	25.000%	164,260,174	289,394,838
2066	-	13,403,630	683,585,141	25.000%	167,545,378	300,188,122
Total	1,548,993	211,167,608				

**Contrarian Airport Metropolitan District No. 1-6**  
**Revenue**

	Total	District Mill Levy Revenue			Expense		Total
		Assessed Value in Collection Year	Debt Mill Levy <sup>1</sup>	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	
			50.000 Cap 50.000 Target	99.50%	6.00%	Annual Trustee Fee 1.50%	
2025	0	0.000	0	0	0	0	0
2026	0	0.000	0	0	0	0	0
2027	0	0.000	0	0	0	(4,000)	(4,000)
2028	4,175,000	55.800	231,800	13,908	(3,477)	(4,000)	238,231
2029	32,226,785	54.634	1,751,885	105,113	(26,278)	(4,000)	1,826,720
2030	61,630,570	54.532	3,344,044	200,643	(50,161)	(4,000)	3,490,526
2031	90,431,811	54.504	4,904,229	294,254	(73,563)	(4,000)	5,120,919
2032	118,131,647	54.411	6,395,487	383,729	(95,932)	(4,000)	6,679,284
2033	140,401,045	54.341	7,591,447	455,487	(113,872)	(4,000)	7,929,062
2034	160,243,794	54.187	8,639,642	518,379	(129,595)	(4,000)	9,024,426
2035	170,097,747	54.031	9,144,649	548,679	(137,170)	(4,000)	9,552,158
2036	179,835,866	53.789	9,624,766	577,486	(144,371)	(4,000)	10,053,880
2037	179,835,866	53.789	9,624,766	577,486	(144,371)	(4,000)	10,053,880
2038	185,646,471	53.735	9,925,782	595,547	(148,887)	(4,000)	10,368,442
2039	185,646,471	53.735	9,925,782	595,547	(148,887)	(4,000)	10,368,442
2040	191,706,121	53.680	10,239,330	614,360	(153,590)	(4,000)	10,696,100
2041	191,706,121	53.680	10,239,330	614,360	(153,590)	(4,000)	10,696,100
2042	198,027,767	53.625	10,566,051	633,963	(158,491)	(4,000)	11,037,523
2043	198,027,767	53.625	10,566,051	633,963	(158,491)	(4,000)	11,037,523
2044	204,625,098	53.568	10,906,623	654,397	(163,599)	(4,000)	11,393,421
2045	204,625,098	53.568	10,906,623	654,397	(163,599)	(4,000)	11,393,421
2046	211,512,581	53.511	11,261,761	675,706	(168,926)	(4,000)	11,764,540
2047	211,512,581	53.511	11,261,761	675,706	(168,926)	(4,000)	11,764,540
2048	218,705,513	53.454	11,632,222	697,933	(174,483)	(4,000)	12,151,672
2049	218,705,513	53.454	11,632,222	697,933	(174,483)	(4,000)	12,151,672
2050	226,220,065	53.396	12,018,805	721,128	(180,282)	(4,000)	12,555,652
2051	226,220,065	53.396	12,018,805	721,128	(180,282)	(4,000)	12,555,652
2052	234,073,334	53.337	12,422,357	745,341	(186,335)	(4,000)	12,977,363
2053	234,073,334	53.337	12,422,357	745,341	(186,335)	(4,000)	12,977,363
2054	242,283,401	53.278	12,843,771	770,626	(192,657)	(4,000)	13,417,740
2055	242,283,401	53.278	12,843,771	770,626	(192,657)	(4,000)	13,417,740
2056	250,869,385	53.218	13,283,990	797,039	(199,260)	(4,000)	13,877,770
2057	250,869,385	53.218	13,283,990	797,039	(199,260)	(4,000)	13,877,770
2058	259,851,508	53.158	13,744,015	824,641	(206,160)	(4,000)	14,358,496
2059	259,851,508	53.158	13,744,015	824,641	(206,160)	(4,000)	14,358,496
2060	269,251,157	53.097	14,224,901	853,494	(213,374)	(4,000)	14,861,021
2061	269,251,157	53.097	14,224,901	853,494	(213,374)	(4,000)	14,861,021
2062	279,090,956	53.036	14,727,765	883,666	(220,916)	(4,000)	15,386,514
2063	279,090,956	53.036	14,727,765	883,666	(220,916)	(4,000)	15,386,514
2064	289,394,838	52.974	15,253,788	915,227	(228,807)	(4,000)	15,936,208
2065	289,394,838	52.974	15,253,788	915,227	(228,807)	(4,000)	15,936,208
2066	300,188,122	52.912	15,804,220	948,253	(237,063)	(4,000)	16,511,410
Total			423,159,253	25,389,555	(6,347,389)	(160,000)	442,041,419

1. Subject to adjustment based on changes in assessment methodology

Contrarian Airport Metropolitan District No. 1-6  
Debt Service

	Total	Net Debt Service			Surplus Fund				Ratio Analysis	
		Series 2026	Series 2036	Total	Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance <sup>1</sup>	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2026	Dated: 12/1/2036							
		Revenue Available for Debt Service								
		Par: \$150,420,000 Proj: \$111,378,600	Par: \$218,060,000 Proj: \$65,174,700  Escr: \$143,635,000				Series 2026: 26,240,000 Series 2036: -			
2025	0			0	0		0	0	n/a	n/a
2026	0	0		0	0		13,120,000	0	n/a	n/a
2027	(4,000)	0		0	(4,000)		13,116,000	0	n/a	3603%
2028	238,231	0		0	238,231		13,354,231	0	n/a	467%
2029	1,826,720	0		0	1,826,720		15,180,951	0	n/a	244%
2030	3,490,526	7,521,000		7,521,000	(4,030,474)		11,150,477	0	46%	166%
2031	5,120,919	7,521,000		7,521,000	(2,400,081)		8,750,396	0	68%	127%
2032	6,679,284	7,521,000		7,521,000	(841,716)		7,908,680	0	89%	107%
2033	7,929,062	7,926,000		7,926,000	3,062		7,911,742	0	100%	94%
2034	9,024,426	9,020,750		9,020,750	3,676		7,915,418	0	100%	87%
2035	9,552,158	9,549,750		9,549,750	2,408		7,917,826	0	100%	81%
2036	10,053,880	10,053,500	0	10,053,500	380	7,915,000	0	3,206	100%	121%
2037	10,053,880	Refunded	10,052,400	10,052,400	1,480		0	1,480	100%	117%
2038	10,368,442		10,364,200	10,364,200	4,242		0	4,242	100%	116%
2039	10,368,442		10,366,400	10,366,400	2,042		0	2,042	100%	111%
2040	10,696,100		10,695,800	10,695,800	300		0	300	100%	110%
2041	10,696,100		10,694,200	10,694,200	1,900		0	1,900	100%	105%
2042	11,037,523		11,034,200	11,034,200	3,323		0	3,323	100%	104%
2043	11,037,523		11,037,000	11,037,000	523		0	523	100%	99%
2044	11,393,421		11,390,400	11,390,400	3,021		0	3,021	100%	98%
2045	11,393,421		11,390,200	11,390,200	3,221		0	3,221	100%	93%
2046	11,764,540		11,759,800	11,759,800	4,740		0	4,740	100%	91%
2047	11,764,540		11,764,200	11,764,200	340		0	340	100%	86%
2048	12,151,672		12,147,200	12,147,200	4,472		0	4,472	100%	84%
2049	12,151,672		12,148,400	12,148,400	3,272		0	3,272	100%	79%
2050	12,555,652		12,552,200	12,552,200	3,452		0	3,452	100%	77%
2051	12,555,652		12,552,200	12,552,200	3,452		0	3,452	100%	72%
2052	12,977,363		12,973,600	12,973,600	3,763		0	3,763	100%	69%
2053	12,977,363		12,974,200	12,974,200	3,163		0	3,163	100%	64%
2054	13,417,740		13,414,800	13,414,800	2,940		0	2,940	100%	61%
2055	13,417,740		13,417,400	13,417,400	340		0	340	100%	56%
2056	13,877,770		13,873,400	13,873,400	4,370		0	4,370	100%	53%
2057	13,877,770		13,874,200	13,874,200	3,570		0	3,570	100%	48%
2058	14,358,496		14,356,800	14,356,800	1,696		0	1,696	100%	44%
2059	14,358,496		14,356,400	14,356,400	2,096		0	2,096	100%	39%
2060	14,861,021		14,856,000	14,856,000	5,021		0	5,021	100%	35%
2061	14,861,021		14,860,000	14,860,000	1,021		0	1,021	100%	30%
2062	15,386,514		15,381,800	15,381,800	4,714		0	4,714	100%	26%
2063	15,386,514		15,385,000	15,385,000	1,514		0	1,514	100%	20%
2064	15,936,208		15,933,800	15,933,800	2,408		0	2,408	100%	16%
2065	15,936,208		15,935,600	15,935,600	608		0	608	100%	10%
2066	16,511,410		16,510,600	16,510,600	810		0	810	100%	0%
Total	442,041,419	59,113,000	388,052,400	447,165,400	(5,123,981)	7,915,000		81,019		

1. Assumes \$13,120,000 Deposit to Surplus Fund at Closing

Contrarian Airport Metropolitan District No. 1-6  
Revenue - Residential

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy	O&M Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Revenue Available for Operations
	(Residential)	20.000 Cap	99.50%	6.00%	1.50%	
2025	0	0.000	0	0	0	0
2026	0	0.000	0	0	0	0
2027	0	0.000	0	0	0	0
2028	2,031,250	0.000	0	0	0	0
2029	7,779,460	14.561	112,707	6,762	(1,691)	117,779
2030	13,987,527	16.844	234,431	14,066	(3,516)	244,980
2031	19,781,218	17.868	351,691	21,101	(5,275)	367,518
2032	26,820,577	18.451	492,399	29,544	(7,386)	514,557
2033	32,748,980	18.855	614,397	36,864	(9,216)	642,044
2034	40,704,070	19.153	775,698	46,542	(11,635)	810,605
2035	47,015,370	19.295	902,625	54,157	(13,539)	943,243
2036	55,347,183	19.706	1,085,212	65,113	(16,278)	1,134,046
2037	55,347,183	19.706	1,085,212	65,113	(16,278)	1,134,046
2038	58,668,014	19.706	1,150,324	69,019	(17,255)	1,202,089
2039	58,668,014	19.706	1,150,324	69,019	(17,255)	1,202,089
2040	62,188,094	19.706	1,219,344	73,161	(18,290)	1,274,214
2041	62,188,094	19.706	1,219,344	73,161	(18,290)	1,274,214
2042	65,919,380	19.706	1,292,505	77,550	(19,388)	1,350,667
2043	65,919,380	19.706	1,292,505	77,550	(19,388)	1,350,667
2044	69,874,543	19.706	1,370,055	82,203	(20,551)	1,431,707
2045	69,874,543	19.706	1,370,055	82,203	(20,551)	1,431,707
2046	74,067,015	19.706	1,452,258	87,135	(21,784)	1,517,610
2047	74,067,015	19.706	1,452,258	87,135	(21,784)	1,517,610
2048	78,511,036	19.706	1,539,394	92,364	(23,091)	1,608,666
2049	78,511,036	19.706	1,539,394	92,364	(23,091)	1,608,666
2050	83,221,699	19.706	1,631,757	97,905	(24,476)	1,705,186
2051	83,221,699	19.706	1,631,757	97,905	(24,476)	1,705,186
2052	88,215,001	19.706	1,729,663	103,780	(25,945)	1,807,497
2053	88,215,001	19.706	1,729,663	103,780	(25,945)	1,807,497
2054	93,507,901	19.706	1,833,442	110,007	(27,502)	1,915,947
2055	93,507,901	19.706	1,833,442	110,007	(27,502)	1,915,947
2056	99,118,375	19.706	1,943,449	116,607	(29,152)	2,030,904
2057	99,118,375	19.706	1,943,449	116,607	(29,152)	2,030,904
2058	105,065,477	19.706	2,060,056	123,603	(30,901)	2,152,758
2059	105,065,477	19.706	2,060,056	123,603	(30,901)	2,152,758
2060	111,369,406	19.706	2,183,659	131,020	(32,755)	2,281,924
2061	111,369,406	19.706	2,183,659	131,020	(32,755)	2,281,924
2062	118,051,570	19.706	2,314,679	138,881	(34,720)	2,418,839
2063	118,051,570	19.706	2,314,679	138,881	(34,720)	2,418,839
2064	125,134,664	19.706	2,453,560	147,214	(36,803)	2,563,970
2065	125,134,664	19.706	2,453,560	147,214	(36,803)	2,563,970
2066	132,642,744	19.706	2,600,773	156,046	(39,012)	2,717,808
Total			56,603,433	3,396,206	(849,051)	59,150,587

**Contrarian Airport Metropolitan District No. 1-6**  
**Revenue - Commercial**

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy	O&M Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Revenue Available for Operations
	(Commercial)	10.000 Cap	99.50%	6.00%	1.50%	
2025	0	0.000	0	0	0	0
2026	0	0.000	0	0	0	0
2027	0	0.000	0	0	0	0
2028	2,143,750	11.160	23,805	1,428	(357)	24,876
2029	24,447,325	11.160	271,468	16,288	(4,072)	283,684
2030	47,643,043	11.160	529,038	31,742	(7,936)	552,845
2031	70,650,593	11.160	784,518	47,071	(11,768)	819,822
2032	91,311,070	11.160	1,013,936	60,836	(15,209)	1,059,564
2033	107,652,065	11.160	1,195,390	71,723	(17,931)	1,249,183
2034	119,539,724	11.160	1,327,393	79,644	(19,911)	1,387,126
2035	123,082,377	11.160	1,366,731	82,004	(20,501)	1,428,234
2036	124,488,684	11.160	1,382,347	82,941	(20,735)	1,444,553
2037	124,488,684	11.160	1,382,347	82,941	(20,735)	1,444,553
2038	126,978,457	11.160	1,409,994	84,600	(21,150)	1,473,444
2039	126,978,457	11.160	1,409,994	84,600	(21,150)	1,473,444
2040	129,518,026	11.160	1,438,194	86,292	(21,573)	1,502,913
2041	129,518,026	11.160	1,438,194	86,292	(21,573)	1,502,913
2042	132,108,387	11.160	1,466,958	88,017	(22,004)	1,532,971
2043	132,108,387	11.160	1,466,958	88,017	(22,004)	1,532,971
2044	134,750,555	11.160	1,496,297	89,778	(22,444)	1,563,630
2045	134,750,555	11.160	1,496,297	89,778	(22,444)	1,563,630
2046	137,445,566	11.160	1,526,223	91,573	(22,893)	1,594,903
2047	137,445,566	11.160	1,526,223	91,573	(22,893)	1,594,903
2048	140,194,477	11.160	1,556,748	93,405	(23,351)	1,626,801
2049	140,194,477	11.160	1,556,748	93,405	(23,351)	1,626,801
2050	142,998,367	11.160	1,587,882	95,273	(23,818)	1,659,337
2051	142,998,367	11.160	1,587,882	95,273	(23,818)	1,659,337
2052	145,858,334	11.160	1,619,640	97,178	(24,295)	1,692,524
2053	145,858,334	11.160	1,619,640	97,178	(24,295)	1,692,524
2054	148,775,501	11.160	1,652,033	99,122	(24,780)	1,726,374
2055	148,775,501	11.160	1,652,033	99,122	(24,780)	1,726,374
2056	151,751,011	11.160	1,685,074	101,104	(25,276)	1,760,902
2057	151,751,011	11.160	1,685,074	101,104	(25,276)	1,760,902
2058	154,786,031	11.160	1,718,775	103,127	(25,782)	1,796,120
2059	154,786,031	11.160	1,718,775	103,127	(25,782)	1,796,120
2060	157,881,751	11.160	1,753,151	105,189	(26,297)	1,832,042
2061	157,881,751	11.160	1,753,151	105,189	(26,297)	1,832,042
2062	161,039,386	11.160	1,788,214	107,293	(26,823)	1,868,683
2063	161,039,386	11.160	1,788,214	107,293	(26,823)	1,868,683
2064	164,260,174	11.160	1,823,978	109,439	(27,360)	1,906,057
2065	164,260,174	11.160	1,823,978	109,439	(27,360)	1,906,057
2066	167,545,378	11.160	1,860,457	111,627	(27,907)	1,944,178
Total			56,183,751	3,371,025	(842,756)	58,712,020

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## SOURCES AND USES OF FUNDS

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

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**GENERAL OBLIGATION BONDS, SERIES 2026**

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**SERVICE PLAN**

Dated Date	12/01/2026
Delivery Date	12/01/2026

**Sources:**

Bond Proceeds:	
Par Amount	150,420,000.00
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	150,420,000.00
	<hr/>

**Uses:**

Project Fund Deposits:	
Project Fund	111,378,600.00
Other Fund Deposits:	
Capitalized Interest Fund	22,563,000.00
Surplus Deposit	<hr/>
	13,120,000.00
	35,683,000.00
Cost of Issuance:	
Other Cost of Issuance	350,000.00
Delivery Date Expenses:	
Underwriter's Discount	3,008,400.00
	<hr/>
	150,420,000.00
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## BOND SUMMARY STATISTICS

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

#### GENERAL OBLIGATION BONDS, SERIES 2026

#### SERVICE PLAN

Dated Date	12/01/2026
Delivery Date	12/01/2026
Last Maturity	12/01/2056
Arbitrage Yield	5.062500%
True Interest Cost (TIC)	5.222049%
Net Interest Cost (NIC)	5.089610%
All-In TIC	5.240924%
Average Coupon	5.000000%
Average Life (years)	22.319
Duration of Issue (years)	13.259
Par Amount	150,420,000.00
Bond Proceeds	150,420,000.00
Total Interest	167,861,500.00
Net Interest	170,869,900.00
Total Debt Service	318,281,500.00
Maximum Annual Debt Service	13,875,750.00
Average Annual Debt Service	10,609,383.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2056	150,420,000.00	100.000	5.000%	22.319
	150,420,000.00			22.319

	TIC	All-In TIC	Arbitrage Yield
Par Value	150,420,000.00	150,420,000.00	150,420,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-3,008,400.00	-3,008,400.00	
- Cost of Issuance Expense		-350,000.00	
- Other Amounts			
Target Value	147,411,600.00	147,061,600.00	150,420,000.00
Target Date	12/01/2026	12/01/2026	12/01/2026
Yield	5.222049%	5.240924%	5.062500%

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## BOND PRICING

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

#### GENERAL OBLIGATION BONDS, SERIES 2026

#### SERVICE PLAN

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2056:					
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030		5.000%	5.000%	100.000
	12/01/2031		5.000%	5.000%	100.000
	12/01/2032		5.000%	5.000%	100.000
	12/01/2033	405,000	5.000%	5.000%	100.000
	12/01/2034	1,520,000	5.000%	5.000%	100.000
	12/01/2035	2,125,000	5.000%	5.000%	100.000
	12/01/2036	2,735,000	5.000%	5.000%	100.000
	12/01/2037	2,870,000	5.000%	5.000%	100.000
	12/01/2038	3,325,000	5.000%	5.000%	100.000
	12/01/2039	3,495,000	5.000%	5.000%	100.000
	12/01/2040	3,995,000	5.000%	5.000%	100.000
	12/01/2041	4,195,000	5.000%	5.000%	100.000
	12/01/2042	4,745,000	5.000%	5.000%	100.000
	12/01/2043	4,985,000	5.000%	5.000%	100.000
	12/01/2044	5,590,000	5.000%	5.000%	100.000
	12/01/2045	5,870,000	5.000%	5.000%	100.000
	12/01/2046	6,535,000	5.000%	5.000%	100.000
	12/01/2047	6,860,000	5.000%	5.000%	100.000
	12/01/2048	7,590,000	5.000%	5.000%	100.000
	12/01/2049	7,970,000	5.000%	5.000%	100.000
	12/01/2050	8,775,000	5.000%	5.000%	100.000
	12/01/2051	9,210,000	5.000%	5.000%	100.000
	12/01/2052	10,095,000	5.000%	5.000%	100.000
	12/01/2053	10,600,000	5.000%	5.000%	100.000
	12/01/2054	11,570,000	5.000%	5.000%	100.000
	12/01/2055	12,145,000	5.000%	5.000%	100.000
	12/01/2056	13,215,000	5.000%	5.000%	100.000
		150,420,000			

Dated Date	12/01/2026
Delivery Date	12/01/2026
First Coupon	06/01/2027

Par Amount	150,420,000.00
Original Issue Discount	

Production	150,420,000.00	100.000000%
Underwriter's Discount	-3,008,400.00	-2.000000%

Purchase Price	147,411,600.00	98.000000%
Accrued Interest		

Net Proceeds	147,411,600.00
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**NET DEBT SERVICE**

**CONTRARIAN METROPOLITAN DISTRICT NO. 1-6**  
**El Paso County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2026**

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**SERVICE PLAN**

<i>Period Ending</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Net Debt Service</i>
12/01/2027	7,521,000	7,521,000	
12/01/2028	7,521,000	7,521,000	
12/01/2029	7,521,000	7,521,000	
12/01/2030	7,521,000		7,521,000
12/01/2031	7,521,000		7,521,000
12/01/2032	7,521,000		7,521,000
12/01/2033	7,926,000		7,926,000
12/01/2034	9,020,750		9,020,750
12/01/2035	9,549,750		9,549,750
12/01/2036	10,053,500		10,053,500
12/01/2037	10,051,750		10,051,750
12/01/2038	10,363,250		10,363,250
12/01/2039	10,367,000		10,367,000
12/01/2040	10,692,250		10,692,250
12/01/2041	10,692,500		10,692,500
12/01/2042	11,032,750		11,032,750
12/01/2043	11,035,500		11,035,500
12/01/2044	11,391,250		11,391,250
12/01/2045	11,391,750		11,391,750
12/01/2046	11,763,250		11,763,250
12/01/2047	11,761,500		11,761,500
12/01/2048	12,148,500		12,148,500
12/01/2049	12,149,000		12,149,000
12/01/2050	12,555,500		12,555,500
12/01/2051	12,551,750		12,551,750
12/01/2052	12,976,250		12,976,250
12/01/2053	12,976,500		12,976,500
12/01/2054	13,416,500		13,416,500
12/01/2055	13,413,000		13,413,000
12/01/2056	13,875,750		13,875,750
	318,281,500	22,563,000	295,718,500

**BOND DEBT SERVICE**

**CONTRARIAN METROPOLITAN DISTRICT NO. 1-6**

**El Paso County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2026**

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**SERVICE PLAN**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2027			3,760,500	3,760,500	
12/01/2027			3,760,500	3,760,500	7,521,000
06/01/2028			3,760,500	3,760,500	
12/01/2028			3,760,500	3,760,500	7,521,000
06/01/2029			3,760,500	3,760,500	
12/01/2029			3,760,500	3,760,500	7,521,000
06/01/2030			3,760,500	3,760,500	
12/01/2030			3,760,500	3,760,500	7,521,000
06/01/2031			3,760,500	3,760,500	
12/01/2031			3,760,500	3,760,500	7,521,000
06/01/2032			3,760,500	3,760,500	
12/01/2032			3,760,500	3,760,500	7,521,000
06/01/2033			3,760,500	3,760,500	
12/01/2033	405,000	5.000%	3,760,500	4,165,500	7,926,000
06/01/2034			3,750,375	3,750,375	
12/01/2034	1,520,000	5.000%	3,750,375	5,270,375	9,020,750
06/01/2035			3,712,375	3,712,375	
12/01/2035	2,125,000	5.000%	3,712,375	5,837,375	9,549,750
06/01/2036			3,659,250	3,659,250	
12/01/2036	2,735,000	5.000%	3,659,250	6,394,250	10,053,500
06/01/2037			3,590,875	3,590,875	
12/01/2037	2,870,000	5.000%	3,590,875	6,460,875	10,051,750
06/01/2038			3,519,125	3,519,125	
12/01/2038	3,325,000	5.000%	3,519,125	6,844,125	10,363,250
06/01/2039			3,436,000	3,436,000	
12/01/2039	3,495,000	5.000%	3,436,000	6,931,000	10,367,000
06/01/2040			3,348,625	3,348,625	
12/01/2040	3,995,000	5.000%	3,348,625	7,343,625	10,692,250
06/01/2041			3,248,750	3,248,750	
12/01/2041	4,195,000	5.000%	3,248,750	7,443,750	10,692,500
06/01/2042			3,143,875	3,143,875	
12/01/2042	4,745,000	5.000%	3,143,875	7,888,875	11,032,750
06/01/2043			3,025,250	3,025,250	
12/01/2043	4,985,000	5.000%	3,025,250	8,010,250	11,035,500
06/01/2044			2,900,625	2,900,625	
12/01/2044	5,590,000	5.000%	2,900,625	8,490,625	11,391,250
06/01/2045			2,760,875	2,760,875	
12/01/2045	5,870,000	5.000%	2,760,875	8,630,875	11,391,750
06/01/2046			2,614,125	2,614,125	
12/01/2046	6,535,000	5.000%	2,614,125	9,149,125	11,763,250
06/01/2047			2,450,750	2,450,750	
12/01/2047	6,860,000	5.000%	2,450,750	9,310,750	11,761,500
06/01/2048			2,279,250	2,279,250	
12/01/2048	7,590,000	5.000%	2,279,250	9,869,250	12,148,500
06/01/2049			2,089,500	2,089,500	
12/01/2049	7,970,000	5.000%	2,089,500	10,059,500	12,149,000
06/01/2050			1,890,250	1,890,250	
12/01/2050	8,775,000	5.000%	1,890,250	10,665,250	12,555,500
06/01/2051			1,670,875	1,670,875	
12/01/2051	9,210,000	5.000%	1,670,875	10,880,875	12,551,750
06/01/2052			1,440,625	1,440,625	
12/01/2052	10,095,000	5.000%	1,440,625	11,535,625	12,976,250
06/01/2053			1,188,250	1,188,250	
12/01/2053	10,600,000	5.000%	1,188,250	11,788,250	12,976,500
06/01/2054			923,250	923,250	
12/01/2054	11,570,000	5.000%	923,250	12,493,250	13,416,500
06/01/2055			634,000	634,000	
12/01/2055	12,145,000	5.000%	634,000	12,779,000	13,413,000
06/01/2056			330,375	330,375	
12/01/2056	13,215,000	5.000%	330,375	13,545,375	13,875,750
	150,420,000		167,861,500	318,281,500	318,281,500

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## CALL PROVISIONS

CONTRARIAN METROPOLITAN DISTRICT NO. 1-6  
El Paso County, Colorado

~~~

GENERAL OBLIGATION BONDS, SERIES 2026

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SERVICE PLAN

Call Table: CALL

<i>Call Date</i>	<i>Call Price</i>
12/01/2036	100.00

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## BOND SOLUTION

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

~~~  
**GENERAL OBLIGATION BONDS, SERIES 2026**

~~~  
**SERVICE PLAN**

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2027		7,521,000	-7,521,000		-4,000	-4,000	
12/01/2028		7,521,000	-7,521,000		238,231	238,231	
12/01/2029		7,521,000	-7,521,000		1,826,720	1,826,720	
12/01/2030		7,521,000		7,521,000	3,490,526	-4,030,474	46.41%
12/01/2031		7,521,000		7,521,000	5,120,919	-2,400,081	68.09%
12/01/2032		7,521,000		7,521,000	6,679,284	-841,716	88.81%
12/01/2033	405,000	7,926,000		7,926,000	7,929,062	3,062	100.04%
12/01/2034	1,520,000	9,020,750		9,020,750	9,024,426	3,676	100.04%
12/01/2035	2,125,000	9,549,750		9,549,750	9,552,158	2,408	100.03%
12/01/2036	2,735,000	10,053,500		10,053,500	10,053,880	380	100.00%
12/01/2037	2,870,000	10,051,750		10,051,750	10,053,880	2,130	100.02%
12/01/2038	3,325,000	10,363,250		10,363,250	10,368,442	5,192	100.05%
12/01/2039	3,495,000	10,367,000		10,367,000	10,368,442	1,442	100.01%
12/01/2040	3,995,000	10,692,250		10,692,250	10,696,100	3,850	100.04%
12/01/2041	4,195,000	10,692,500		10,692,500	10,696,100	3,600	100.03%
12/01/2042	4,745,000	11,032,750		11,032,750	11,037,523	4,773	100.04%
12/01/2043	4,985,000	11,035,500		11,035,500	11,037,523	2,023	100.02%
12/01/2044	5,590,000	11,391,250		11,391,250	11,393,421	2,171	100.02%
12/01/2045	5,870,000	11,391,750		11,391,750	11,393,421	1,671	100.01%
12/01/2046	6,535,000	11,763,250		11,763,250	11,764,540	1,290	100.01%
12/01/2047	6,860,000	11,761,500		11,761,500	11,764,540	3,040	100.03%
12/01/2048	7,590,000	12,148,500		12,148,500	12,151,672	3,172	100.03%
12/01/2049	7,970,000	12,149,000		12,149,000	12,151,672	2,672	100.02%
12/01/2050	8,775,000	12,555,500		12,555,500	12,555,652	152	100.00%
12/01/2051	9,210,000	12,551,750		12,551,750	12,555,652	3,902	100.03%
12/01/2052	10,095,000	12,976,250		12,976,250	12,977,363	1,113	100.01%
12/01/2053	10,600,000	12,976,500		12,976,500	12,977,363	863	100.01%
12/01/2054	11,570,000	13,416,500		13,416,500	13,417,740	1,240	100.01%
12/01/2055	12,145,000	13,413,000		13,413,000	13,417,740	4,740	100.04%
12/01/2056	13,215,000	13,875,750		13,875,750	13,877,770	2,020	100.01%
	150,420,000	318,281,500	-22,563,000	295,718,500	290,567,761	-5,150,739	

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## SOURCES AND USES OF FUNDS

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

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**SERVICE PLAN**

Dated Date	12/01/2036
Delivery Date	12/01/2036

*Sources:*

Bond Proceeds:	
Par Amount	218,060,000.00
Other Sources of Funds:	
Funds on Hand	7,915,000.00
	<u>225,975,000.00</u>

*Uses:*

Project Fund Deposits:	
Project Fund	65,174,700.00
Refunding Escrow Deposits:	
Cash Deposit	143,635,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	15,875,000.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,090,300.00
	<u>225,975,000.00</u>

## BOND SUMMARY STATISTICS

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

##### SERVICE PLAN

Dated Date	12/01/2036
Delivery Date	12/01/2036
Last Maturity	12/01/2066
Arbitrage Yield	4.040000%
True Interest Cost (TIC)	4.077328%
Net Interest Cost (NIC)	4.023464%
All-In TIC	4.084206%
Average Coupon	4.000000%
Average Life (years)	21.309
Duration of Issue (years)	13.959
Par Amount	218,060,000.00
Bond Proceeds	218,060,000.00
Total Interest	185,867,400.00
Net Interest	186,957,700.00
Total Debt Service	403,927,400.00
Maximum Annual Debt Service	32,385,600.00
Average Annual Debt Service	13,464,246.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2066	218,060,000.00	100.000	4.000%	21.309
	218,060,000.00			21.309

	TIC	All-In TIC	Arbitrage Yield
Par Value	218,060,000.00	218,060,000.00	218,060,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,090,300.00	-1,090,300.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	216,969,700.00	216,769,700.00	218,060,000.00
Target Date	12/01/2036	12/01/2036	12/01/2036
Yield	4.077328%	4.084206%	4.040000%

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## BOND PRICING

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

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**SERVICE PLAN**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2066:					
	12/01/2037	1,330,000	4.000%	4.000%	100.000
	12/01/2038	1,695,000	4.000%	4.000%	100.000
	12/01/2039	1,765,000	4.000%	4.000%	100.000
	12/01/2040	2,165,000	4.000%	4.000%	100.000
	12/01/2041	2,250,000	4.000%	4.000%	100.000
	12/01/2042	2,680,000	4.000%	4.000%	100.000
	12/01/2043	2,790,000	4.000%	4.000%	100.000
	12/01/2044	3,255,000	4.000%	4.000%	100.000
	12/01/2045	3,385,000	4.000%	4.000%	100.000
	12/01/2046	3,890,000	4.000%	4.000%	100.000
	12/01/2047	4,050,000	4.000%	4.000%	100.000
	12/01/2048	4,595,000	4.000%	4.000%	100.000
	12/01/2049	4,780,000	4.000%	4.000%	100.000
	12/01/2050	5,375,000	4.000%	4.000%	100.000
	12/01/2051	5,590,000	4.000%	4.000%	100.000
	12/01/2052	6,235,000	4.000%	4.000%	100.000
	12/01/2053	6,485,000	4.000%	4.000%	100.000
	12/01/2054	7,185,000	4.000%	4.000%	100.000
	12/01/2055	7,475,000	4.000%	4.000%	100.000
	12/01/2056	8,230,000	4.000%	4.000%	100.000
	12/01/2057	8,560,000	4.000%	4.000%	100.000
	12/01/2058	9,385,000	4.000%	4.000%	100.000
	12/01/2059	9,760,000	4.000%	4.000%	100.000
	12/01/2060	10,650,000	4.000%	4.000%	100.000
	12/01/2061	11,080,000	4.000%	4.000%	100.000
	12/01/2062	12,045,000	4.000%	4.000%	100.000
	12/01/2063	12,530,000	4.000%	4.000%	100.000
	12/01/2064	13,580,000	4.000%	4.000%	100.000
	12/01/2065	14,125,000	4.000%	4.000%	100.000
	12/01/2066	31,140,000	4.000%	4.000%	100.000
		218,060,000			

Dated Date	12/01/2036	
Delivery Date	12/01/2036	
First Coupon	06/01/2037	
Par Amount	218,060,000.00	
Original Issue Discount		
Production	218,060,000.00	100.000000%
Underwriter's Discount	-1,090,300.00	-0.500000%
Purchase Price	216,969,700.00	99.500000%
Accrued Interest		
Net Proceeds	216,969,700.00	

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## NET DEBT SERVICE

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

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**SERVICE PLAN**

<i>Period Ending</i>	<i>Total Debt Service</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2037	10,052,400		10,052,400
12/01/2038	10,364,200		10,364,200
12/01/2039	10,366,400		10,366,400
12/01/2040	10,695,800		10,695,800
12/01/2041	10,694,200		10,694,200
12/01/2042	11,034,200		11,034,200
12/01/2043	11,037,000		11,037,000
12/01/2044	11,390,400		11,390,400
12/01/2045	11,390,200		11,390,200
12/01/2046	11,759,800		11,759,800
12/01/2047	11,764,200		11,764,200
12/01/2048	12,147,200		12,147,200
12/01/2049	12,148,400		12,148,400
12/01/2050	12,552,200		12,552,200
12/01/2051	12,552,200		12,552,200
12/01/2052	12,973,600		12,973,600
12/01/2053	12,974,200		12,974,200
12/01/2054	13,414,800		13,414,800
12/01/2055	13,417,400		13,417,400
12/01/2056	13,873,400		13,873,400
12/01/2057	13,874,200		13,874,200
12/01/2058	14,356,800		14,356,800
12/01/2059	14,356,400		14,356,400
12/01/2060	14,856,000		14,856,000
12/01/2061	14,860,000		14,860,000
12/01/2062	15,381,800		15,381,800
12/01/2063	15,385,000		15,385,000
12/01/2064	15,933,800		15,933,800
12/01/2065	15,935,600		15,935,600
12/01/2066	32,385,600	15,875,000	16,510,600
	403,927,400	15,875,000	388,052,400



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## BOND DEBT SERVICE

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6 El Paso County, Colorado

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#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

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#### SERVICE PLAN

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2037			4,361,200	4,361,200	
12/01/2037	1,330,000	4.000%	4,361,200	5,691,200	10,052,400
06/01/2038			4,334,600	4,334,600	
12/01/2038	1,695,000	4.000%	4,334,600	6,029,600	10,364,200
06/01/2039			4,300,700	4,300,700	
12/01/2039	1,765,000	4.000%	4,300,700	6,065,700	10,366,400
06/01/2040			4,265,400	4,265,400	
12/01/2040	2,165,000	4.000%	4,265,400	6,430,400	10,695,800
06/01/2041			4,222,100	4,222,100	
12/01/2041	2,250,000	4.000%	4,222,100	6,472,100	10,694,200
06/01/2042			4,177,100	4,177,100	
12/01/2042	2,680,000	4.000%	4,177,100	6,857,100	11,034,200
06/01/2043			4,123,500	4,123,500	
12/01/2043	2,790,000	4.000%	4,123,500	6,913,500	11,037,000
06/01/2044			4,067,700	4,067,700	
12/01/2044	3,255,000	4.000%	4,067,700	7,322,700	11,390,400
06/01/2045			4,002,600	4,002,600	
12/01/2045	3,385,000	4.000%	4,002,600	7,387,600	11,390,200
06/01/2046			3,934,900	3,934,900	
12/01/2046	3,890,000	4.000%	3,934,900	7,824,900	11,759,800
06/01/2047			3,857,100	3,857,100	
12/01/2047	4,050,000	4.000%	3,857,100	7,907,100	11,764,200
06/01/2048			3,776,100	3,776,100	
12/01/2048	4,595,000	4.000%	3,776,100	8,371,100	12,147,200
06/01/2049			3,684,200	3,684,200	
12/01/2049	4,780,000	4.000%	3,684,200	8,464,200	12,148,400
06/01/2050			3,588,600	3,588,600	
12/01/2050	5,375,000	4.000%	3,588,600	8,963,600	12,552,200
06/01/2051			3,481,100	3,481,100	
12/01/2051	5,590,000	4.000%	3,481,100	9,071,100	12,552,200
06/01/2052			3,369,300	3,369,300	
12/01/2052	6,235,000	4.000%	3,369,300	9,604,300	12,973,600
06/01/2053			3,244,600	3,244,600	
12/01/2053	6,485,000	4.000%	3,244,600	9,729,600	12,974,200
06/01/2054			3,114,900	3,114,900	
12/01/2054	7,185,000	4.000%	3,114,900	10,299,900	13,414,800
06/01/2055			2,971,200	2,971,200	
12/01/2055	7,475,000	4.000%	2,971,200	10,446,200	13,417,400
06/01/2056			2,821,700	2,821,700	
12/01/2056	8,230,000	4.000%	2,821,700	11,051,700	13,873,400
06/01/2057			2,657,100	2,657,100	
12/01/2057	8,560,000	4.000%	2,657,100	11,217,100	13,874,200
06/01/2058			2,485,900	2,485,900	
12/01/2058	9,385,000	4.000%	2,485,900	11,870,900	14,356,800
06/01/2059			2,298,200	2,298,200	
12/01/2059	9,760,000	4.000%	2,298,200	12,058,200	14,356,400
06/01/2060			2,103,000	2,103,000	
12/01/2060	10,650,000	4.000%	2,103,000	12,753,000	14,856,000
06/01/2061			1,890,000	1,890,000	
12/01/2061	11,080,000	4.000%	1,890,000	12,970,000	14,860,000
06/01/2062			1,668,400	1,668,400	
12/01/2062	12,045,000	4.000%	1,668,400	13,713,400	15,381,800
06/01/2063			1,427,500	1,427,500	
12/01/2063	12,530,000	4.000%	1,427,500	13,957,500	15,385,000
06/01/2064			1,176,900	1,176,900	
12/01/2064	13,580,000	4.000%	1,176,900	14,756,900	15,933,800
06/01/2065			905,300	905,300	
12/01/2065	14,125,000	4.000%	905,300	15,030,300	15,935,600
06/01/2066			622,800	622,800	
12/01/2066	31,140,000	4.000%	622,800	31,762,800	32,385,600
	218,060,000		185,867,400	403,927,400	403,927,400

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## CALL PROVISIONS

CONTRARIAN METROPOLITAN DISTRICT NO. 1-6  
El Paso County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

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### SERVICE PLAN

Call Table: CALL

<i>Call Date</i>	<i>Call Price</i>
12/01/2046	100.00

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## SUMMARY OF BONDS REFUNDED

CONTRARIAN METROPOLITAN DISTRICT NO. 1-6  
El Paso County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

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### SERVICE PLAN

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 2026A Current Interest, 26A, TERM56:					
	12/01/2056	5.000%	143,635,000	12/01/2036	100.000
			143,635,000		

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## ESCROW REQUIREMENTS

CONTRARIAN METROPOLITAN DISTRICT NO. 1-6  
El Paso County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

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### SERVICE PLAN

<i>Period Ending</i>	<i>Principal Redeemed</i>	<i>Total</i>
12/01/2036	143,635,000	143,635,000.00
	143,635,000	143,635,000.00

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## BOND SOLUTION

### CONTRARIAN METROPOLITAN DISTRICT NO. 1-6

El Paso County, Colorado

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### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

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#### SERVICE PLAN

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2037	1,330,000	10,052,400		10,052,400	10,053,880	1,480	100.01%
12/01/2038	1,695,000	10,364,200		10,364,200	10,368,442	4,242	100.04%
12/01/2039	1,765,000	10,366,400		10,366,400	10,368,442	2,042	100.02%
12/01/2040	2,165,000	10,695,800		10,695,800	10,696,100	300	100.00%
12/01/2041	2,250,000	10,694,200		10,694,200	10,696,100	1,900	100.02%
12/01/2042	2,680,000	11,034,200		11,034,200	11,037,523	3,323	100.03%
12/01/2043	2,790,000	11,037,000		11,037,000	11,037,523	523	100.00%
12/01/2044	3,255,000	11,390,400		11,390,400	11,393,421	3,021	100.03%
12/01/2045	3,385,000	11,390,200		11,390,200	11,393,421	3,221	100.03%
12/01/2046	3,890,000	11,759,800		11,759,800	11,764,540	4,740	100.04%
12/01/2047	4,050,000	11,764,200		11,764,200	11,764,540	340	100.00%
12/01/2048	4,595,000	12,147,200		12,147,200	12,151,672	4,472	100.04%
12/01/2049	4,780,000	12,148,400		12,148,400	12,151,672	3,272	100.03%
12/01/2050	5,375,000	12,552,200		12,552,200	12,555,652	3,452	100.03%
12/01/2051	5,590,000	12,552,200		12,552,200	12,555,652	3,452	100.03%
12/01/2052	6,235,000	12,973,600		12,973,600	12,977,363	3,763	100.03%
12/01/2053	6,485,000	12,974,200		12,974,200	12,977,363	3,163	100.02%
12/01/2054	7,185,000	13,414,800		13,414,800	13,417,740	2,940	100.02%
12/01/2055	7,475,000	13,417,400		13,417,400	13,417,740	340	100.00%
12/01/2056	8,230,000	13,873,400		13,873,400	13,877,770	4,370	100.03%
12/01/2057	8,560,000	13,874,200		13,874,200	13,877,770	3,570	100.03%
12/01/2058	9,385,000	14,356,800		14,356,800	14,358,496	1,696	100.01%
12/01/2059	9,760,000	14,356,400		14,356,400	14,358,496	2,096	100.01%
12/01/2060	10,650,000	14,856,000		14,856,000	14,861,021	5,021	100.03%
12/01/2061	11,080,000	14,860,000		14,860,000	14,861,021	1,021	100.01%
12/01/2062	12,045,000	15,381,800		15,381,800	15,386,514	4,714	100.03%
12/01/2063	12,530,000	15,385,000		15,385,000	15,386,514	1,514	100.01%
12/01/2064	13,580,000	15,933,800		15,933,800	15,936,208	2,408	100.02%
12/01/2065	14,125,000	15,935,600		15,935,600	15,936,208	608	100.00%
12/01/2066	31,140,000	32,385,600	-15,875,000	16,510,600	16,511,410	810	100.00%
	218,060,000	403,927,400	-15,875,000	388,052,400	388,130,214	77,814	

## EXHIBIT E

### Description of Permitted Services to be Provided by the Districts

Description of Services	IGA Required?
Operation and maintenance services related to landscaping, stormwater and detention facilities, monumentation, and or improvements or property the Districts own	No
Operation and maintenance of park and recreational facilities within the Districts	No
Streetscaping	No
Sidewalk and public space maintenance and amenities	No
Covenant enforcement and design review services	No
Public Art Amenities	No
Mosquito Control	No