

SERVICE PLAN OF
SECTION 14 METROPOLITAN DISTRICT

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TABLE OF CONTENTS

	<u>Page</u>
I. Introduction	1
II. Scope of District Powers	2
III. District Formation and Organizational Structure	5
IV. Need for the District	6
V. District Boundaries	9
VI. Development Projections	22
VII. Description of Services and Cost Summaries	29
VIII. Design and Construction Standards	43
IX. Intergovernmental Agreements	45
X. Financial Analysis	47
XI. Conclusions	50

EXHIBITS, FIGURES AND TABLES

		<u>Page</u>
Exhibit A	District Map	10
Exhibit B	Legal Descriptions	11
Exhibit C	Financial Analysis	51
Figure I	Streets	30
Figure II	Drainage Facilities	33
Figure III	Sanitary Sewer	36
Figure IV	Water Facilities	39
Figure V	Park and Recreational Facilities	42
Table I	Streets and Safety Improvements	31
Table II	Drainage Improvements	34
Table III	Sanitary Sewer Improvements	37
Table IV	Water Improvements	40

SECTION 14 METROPOLITAN DISTRICT
SERVICE PLAN

I. INTRODUCTION

This service plan ("Service Plan") sets forth a proposal for the organization of a metropolitan district ("District") within an unincorporated portion of Jefferson County, Colorado. It is anticipated that certain adjacent parcels of property located within the City and County of Denver ("Denver") eventually will be included into the District. The proposed District, including those areas which will be included after its organization, will serve a portion of the development project known as the Grant Ranch/Bowles Crossing Development ("Project") and contains approximately 230 acres of land to be developed for various uses, including residential, commercial, and office sites. The major purpose of the Service Plan is to produce satisfactory evidence to the Board of County Commissioners of Jefferson County that the following requirements of Section 32-1-203(2), C.R.S., as amended, have been met:

(a) That there is sufficient existing and projected need for organized service in the area to be served by the proposed special district;

(b) That the existing service in the area to be served by the proposed special district is inadequate for present and projected needs;

(c) That the proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries;

(d) That the area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

The Service Plan is submitted in accordance with the requirements of Title 32, Article 1 of the Colorado Revised Statutes, as amended (the "Special District Act").

II. SCOPE OF DISTRICT POWERS

The powers of the District, as listed below, will be exercised to the extent necessary to provide the specific services described in: (1) Section VII of this Service Plan, and (2) the Intergovernmental Agreements referred to in Section IX of this Service Plan ("Services"). The District's powers include:

1. As limited by Sections VII and IX of this Service Plan, the powers of metropolitan districts as described in Sections 32-1-1001 and 32-1-1004, C.R.S., as amended.

2. As limited by Sections VII and IX of this Service Plan, such powers and authority as are otherwise expressly or impliedly granted by Colorado law to metropolitan districts.

3. As limited by this Section, the design, acquisition, installation, construction and maintenance of streets and street improvements, including, but not limited to, curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements. Pursuant to C.R.S. § 32-1-107(2), the District will not, however, provide any of the Services which, as of the date of this Service Plan, have been provided by or are included in the service plans of other metropolitan districts within its boundaries; provided, however, if any of the improvements described in Section VII are also included in the service plan of the South Jeffco Metropolitan District ("South Jeffco"), those specific improvements shall not be services considered as included in this Service Plan unless the District has: (i) prior to South Jeffco's organization, already constructed such improvement(s); or (ii) already obtained financing, designated by District resolution for those improvements, and has offered to enter into or has entered into an intergovernmental agreement with South Jeffco whereby South Jeffco agrees not to provide such improvement construction services.

4. As limited by this Section, the design, acquisition, installation, construction and maintenance of safety protection facilities and services through traffic and

safety controls and devices on streets and highways and at railroad crossings. Pursuant to C.R.S. § 32-1-107(2), the District will not, however, provide any of the Services which, as of the date of this Service Plan, have been provided by or are included in the service plans of other metropolitan districts within its boundaries; provided, however, if any of the improvements described in Section VII are also included in the service plan of the South Jeffco Metropolitan District ("South Jeffco"), those specific improvements shall not be services considered as included in this Service Plan unless the District has: (i) prior to South Jeffco's organization, already constructed such improvement(s); or (ii) already obtained financing, designated by District resolution for those improvements, and has offered to enter into or has entered into an intergovernmental agreement with South Jeffco whereby South Jeffco agrees not to provide such improvement construction services.

5. As limited by Sections VII of this Service Plan (and only to the extent the Grant Water and Sanitation District determines, by resolution or contract, that it will not provide the specific services thereunder), the design, acquisition, installation, construction and maintenance of storm and sanitary sewers, or both, flood and surface drainage, treatment and disposal works and facilities, and all

necessary or proper equipment and appurtenances incident thereto.

6. As limited by Sections VII of this Service Plan (and only to the extent the Grant Water and Sanitation District determines, by resolution or contract, that it will not provide the specific services thereunder), the design, acquisition, installation, construction and maintenance of a system for water supply, for domestic and other public and private purposes, and all necessary or proper reservoirs, treatment works and facilities, equipment and appurtenances incident thereto.

7. The design, acquisition, installation, construction and maintenance of park and recreational facilities and programs.

8. The elimination and control of mosquitoes.

III. DISTRICT FORMATION AND ORGANIZATIONAL STRUCTURE

It is proposed that three metropolitan districts be formed concurrently to serve the Project. The Raccoon Creek Metropolitan District ("Raccoon Creek"), encompassing the Raccoon Creek Golf Course and several reservoirs, is expected to be the single entity providing overall general and construction management of district facilities and coordination of on-going District services for the entire Project. The Section 14 Metropolitan District, consisting of primarily

commercial development, and the Bowles Metropolitan District ("Bowles"), consisting of primarily residential development, will provide the funding for those services in accordance with each area's development needs.

To the extent of the intergovernmental agreements discussed in Section IX, the functions and activities of the three districts will be coordinated by a single administrative organization providing comprehensive planning and guided by contractual arrangements among the districts. Specifically, two District Facilities Construction and Service Agreements, one between Raccoon Creek and the District, and one between Raccoon Creek and Bowles, are anticipated. These Agreements relate to the funding, construction and maintenance of facilities to be located within the Section 14 and Bowles Metropolitan Districts, as well as to certain off-site facilities which benefit both Districts.

IV. NEED FOR THE DISTRICT

The land to be included within the boundaries of the District is located entirely within Jefferson County, Colorado. It is anticipated that additional property, lying within the boundaries of Denver, will eventually be included into the District pursuant to the procedures set forth in Part 4 of Article 1 of Title 32, C.R.S. Because the initial boundaries of the District are entirely within Jefferson

County, jurisdiction over the Service Plan, as well as any Service Plan amendments, will remain with the Jefferson County Commissioners.

The Project area is generally undeveloped and has few, if any, public facilities. Within the Project area there are currently no governmental entities which consider it to be practical, feasible, or in their best interest to extend existing street, safety, drainage, water, sewer, park and recreational, or mosquito control facilities into the Project on a basis comparable to that being proposed by the Service Plan. Indeed, pursuant to Jefferson County and Denver land use requirements, the construction of such public facilities must be accomplished and financed independently of Denver or Jefferson County. Section 14 Metropolitan District, Raccoon Creek Metropolitan District, and Bowles Metropolitan District, through coordinated planning efforts, construction supervision and financing, will provide the means for accomplishing these requirements.

The need for multiple districts in the Project area stems both from the type of development and the length of time in which development will occur. The provision and costs of District services vary depending upon the type of development. Development within the Section 14 Metropolitan District will be primarily commercial. Development within the Bowles Metropolitan District will be primarily resi-

dential. Thus, by utilizing those two districts, the cost of the infrastructure can be localized to the type of development. Also, the financial burden of constructing infrastructure improvements can be phased with the phasing of the development. The anticipated use of the Raccoon Creek Metropolitan District as the central operations district assures that the administration and control of the facilities will not be fragmented while the costs of specific improvements remain associated with the benefitting district. In the end, this mechanism will guarantee responsible expansion and control of the overall Project in the manner approved by the County.

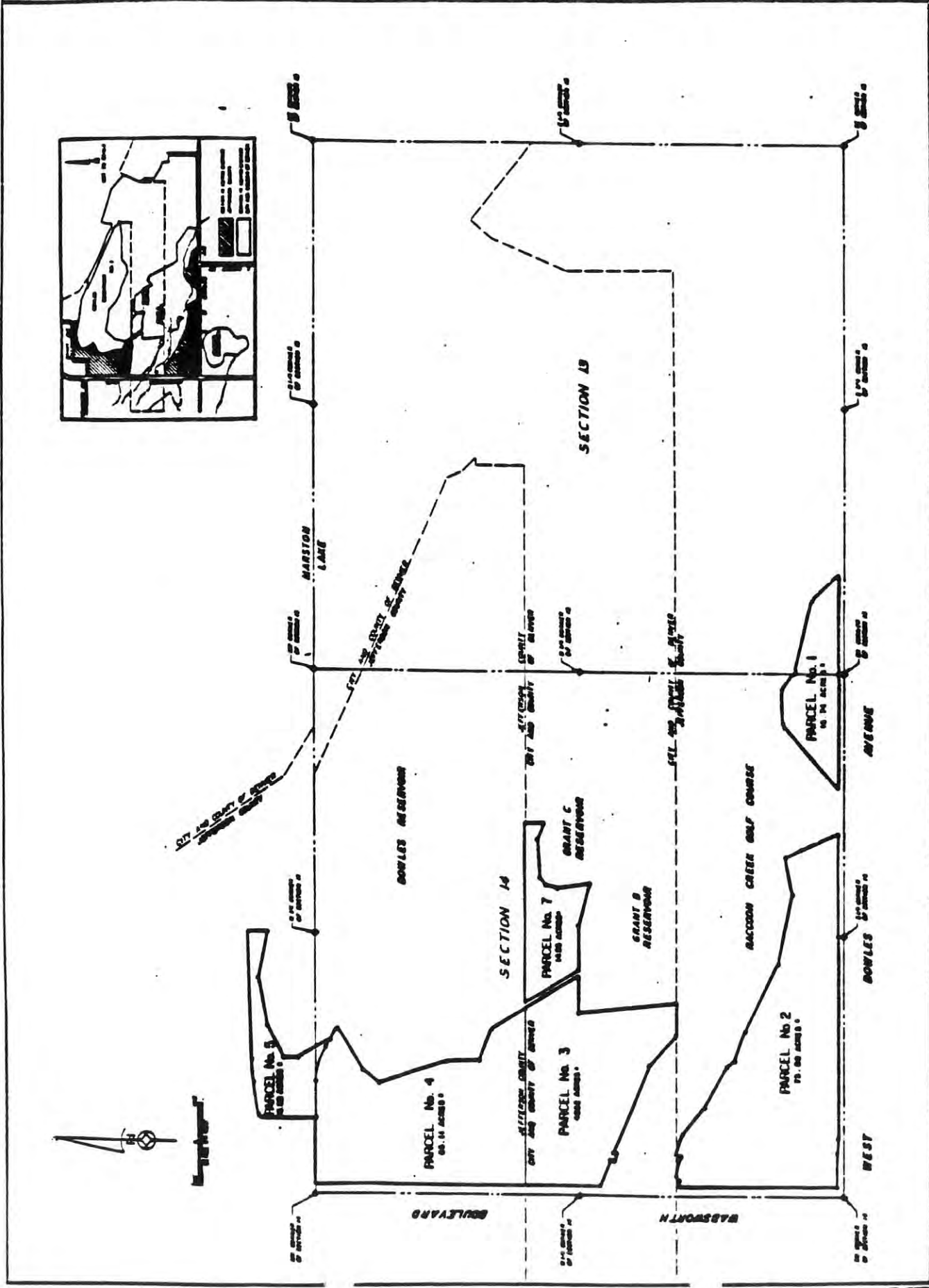
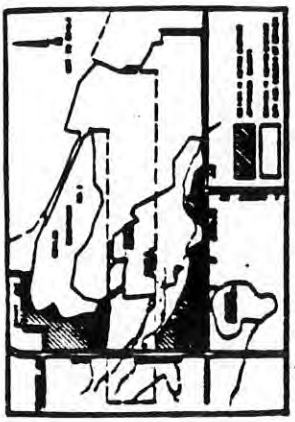
The entire Project lies within the boundaries of the Grant Water and Sanitation District. However, pursuant to C.R.S. §32-1-107(2), the District will not provide any of the Services provided by Grant Water and Sanitation District. It is anticipated that the District will enter into an Intergovernmental Agreement with Grant Water and Sanitation District, more fully described in Section IX of the Service Plan, whereunder the District will construct needed water and sewer lines and related facilities for the Project, while the Grant Water and Sanitation District will provide potable water, water treatment, and sanitary sewer collection and treatment services for the Project. Pursuant to C.R.S. § 32-1-107(2), the District will not provide any of the

services described in Section VII of this Service Plan which, as of the date of this Service Plan, have been provided by Grant Water and Sanitation District.

V. DISTRICT BOUNDARIES

The District will be known as the Section 14 Metropolitan District. The property which will initially be within the boundaries of the District is entirely within Jefferson County, and generally includes a 167.01 acre area, comprised of Parcels 1, 2, 4, and 5 shown on the map immediately following this section. The property expected to be included into the District after formation lies entirely within the City and County of Denver and is shown as Parcel 3 and 7 on that map. It should be noted that there are only 6 parcels within the ultimate District boundaries and the parcel numbers shown on the following map and legal descriptions correspond with the numbers used in connection with other development plans submitted to Jefferson County and Denver. Reference should be made to the detailed legal descriptions on the pages following the map in this section for a more precise description of the District boundaries and the area anticipated to be included. The current assessed valuation of the property which will be within the District is estimated at \$101,010.00. The current assessed valuation of the property to be included is estimated at \$12,390.00.

SHEET 1	DATE 1954	JOB NUMBER 1000	SECTION 14 NORTH DISTRICT	
			PLANNING A	
WESTERN STATES SURVEYING, INC.			SECTION 14 NORTH DISTRICT	



Legal Description
for
Section 14 Metro District
Lying in Jefferson County

PARCEL NO. 1

A parcel of land situated in Sections 13 and 14, Township 5 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description, the North line of Section 14 shall be assumed to bear S. 89°55'34" E.

Commencing at the Southwest corner of said Section 13, on the centerline of West Bowles Avenue;

Thence N. 0°39'53" E., along the East line of said Section 14, a distance of 60.00 feet to the North Right-of-Way (R.O.W.) line of West Bowles Avenue which is the TRUE POINT OF BEGINNING of the parcel herein described;

Thence N. 89°35'04" W., along said North R.O.W. line, a distance of 0.52 feet;

Thence S. 89°55'04" W., continuing along said North R.O.W. line, a distance of 1148.96 feet;

Thence N. 49°59'04" E., a distance of 853.10 feet;

Thence N. 88°54'02" E., a distance of 338.66 feet;

Thence S. 54°46'56" E., a distance of 199.04 feet to said East line of Section 14;

Thence continuing S. 54°46'56" E., a distance of 32.23 feet;

Thence S. 76°35'52" E., a distance of 726.31 feet;

Thence S. 44°26'43" E., a distance of 362.61 feet to said North R.O.W. line of West Bowles Avenue;

Thence N. 89°35'04" W., along said North R.O.W. line, a distance of 991.89 feet to the TRUE POINT OF BEGINNING.

containing 729,201 square feet (16.74014 acres) more or less.

Western States Surveying, Inc.
7030 South Yosemite Street
Suite 204
Englewood, Colorado 80112



James P. Rihanek
James Rihanek, P.L.S. #23053

5/26/86
Date

Legal Description
for
Section 14 Metro District
Lying in Jefferson County

PARCEL NO. 2

A parcel of land situated in Sections 13 and 14, Township 5 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description, the North line of Section 14 shall be assumed to bear S. 89°55'34" E.

Commencing at the Southwest corner of said Section 14, at the centerline intersection of West Bowles Avenue and Colorado State Highway 121;

Thence N. 55°10'00" E., a distance of 122.80 feet to the East Right-of-Way (R.O.W.) line of said Colorado State Highway 121 and the North R.O.W. line of West Bowles Avenue which is the TRUE POINT OF BEGINNING of the parcel herein described;

Thence N. 0°38'49" E., along said East R.O.W. line, a distance of 1570.96 feet;

Thence S. 85°02'43" E., a distance of 57.04 feet;

Thence N. 54°34'11" E., a distance of 62.76 feet;

Thence S. 76°37'04" E., a distance of 200.90 feet;

Thence N. 31°00'00" E., a distance of 54.24 feet;

Thence S. 71°47'26" E., a distance of 204.91 feet;

Thence S. 50°41'43" E., a distance of 352.64 feet;

Thence S. 61°56'35" E., a distance of 468.04 feet;

Thence S. 38°08'55" E., a distance of 100.10 feet;

Thence S. 70°46'15" E., a distance of 314.47 feet;

Thence S. 64°33'23" E., a distance of 755.50 feet;

Thence S. 78°37'02" E., a distance of 718.50 feet;

Thence N. 78°42'13" E., a distance of 378.64 feet;

Thence S. 23°41'12" E., a distance of 573.46 feet to said North R.O.W. line of West Bowles Avenue;

Thence S. 89°55'04" W., along said North R.O.W. line, a distance of 1031.86 feet;

Thence S. 89°55'06" W., continuing along said North R.O.W. line, a distance of 2045.70 feet;

Thence N. 86°16'03" W., continuing along said North R.O.W. line, a distance of 150.33 feet;

Thence S. 89°55'06" W., continuing along said North R.O.W. line, a distance of 349.10 feet to the TRUE POINT OF BEGINNING.

containing 3,218,048 square feet (73.87622 acres) more or less.

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5/26/86
Date

Legal Description
for
Section 14 Metro District
Lying in Jefferson County

PARCEL NO. 4

A parcel of land situated in Sections 13 and 14, Township 5 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description, the North line of Section 14 shall be assumed to bear S. 89°55'34" E.

Commencing at the Northwest corner of said Section 14 on the centerline of Colorado State Highway 121;

Thence S. 89°55'35" E., along the North line of said Section 14, a distance of 100.00 feet to the East Right-of-Way (R.O.W.) line of said Colorado State Highway 121 which is the TRUE POINT OF BEGINNING of the parcel herein described;

Thence continuing along said North line, S. 89°55'35" E., 1043.58 feet to a point of curvature;

Thence along the arc of a curve to the right having a radius of 647.53 feet, a central angle of 32°05'20", an arc length of 362.65 feet and whose chord bears S. 73°52'54" E., a distance of 357.93 feet to a point of tangency;

Thence S. 57°50'14" E., a distance of 223.74 feet to a point on the Easterly boundary line of Bowles Reservoir, as recorded under Reception No. 85028956 in the Records of said Jefferson County;

Thence S. 59°24'57" W., along said Easterly boundary, a distance of 494.75 feet;

Thence S. 40°03'38" W., continuing along said Easterly boundary, a distance of 214.24 feet;

Thence S. 18°21'48" E., continuing along said Easterly boundary, a distance of 704.57 feet;

Thence S. 1°10'28" E., continuing along said Easterly boundary, a distance of 328.87 feet;

Thence S. 68°37'03" E., continuing along said Easterly boundary, a distance of 342.35 feet;

Thence S. 31°34'00" E., a distance of 398.82 feet to the Northerly line of that certain annexation into the City and County of Denver as recorded in Book 27, Page 50, Records of said County;

Thence N. 89°59'49" W., along said Northerly line, a distance of 1793.00 feet to said East R.O.W. line of Colorado State Highway 121;

Thence N. 0°38'49" E., along said East R.O.W. line, a distance of 2097.67 feet to the TRUE POINT OF BEGINNING.

containing 2,749,003 square feet (63.10842 acres) more or less.



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7/7/86
Date

Legal Description
for
Section 14 Metro District
Lying in Jefferson County

PARCEL NO. 5

A parcel of land situated in Sections 11 and 14, Township 5 South, Range 69 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description, the North line of Section 14 shall be assumed to bear S. 89°55'34" E.

Commencing at the Southwest corner of said Section 11, on the centerline of Colorado State Highway 121;

Thence S. 89°55'34" E., along the South line of said Section 11, a distance of 772.50 feet to the TRUE POINT OF BEGINNING of the parcel herein described;

Thence N. 0°41'36" E., 526.21 feet to a point of curvature;

Thence along the arc of a curve to the right having a radius of 40.00 feet, a central angle of 81°54'27", an arc length of 57.18 feet and whose chord bears N. 41°38'50" E., a distance of 52.44 feet to a point of tangency;

Thence N. 82°36'03" E., a distance of 327.66 feet to a point of curvature;

Thence along the arc of a curve to the right having a radius of 2170.00 feet, a central angle of 5°59'10", an arc length of 226.72 feet and whose chord bears N. 85°35'38" E., a distance of 226.61 feet to a point of tangency;

Thence N. 88°35'13" E., a distance of 1290.74 feet to a point on the North-South centerline of said Section 11;

Thence S. 1°01'38" W., along said North-South centerline of Section 11, a distance of 183.44 feet to a point on the Northeasterly boundary line of Bowles Reservoir, as recorded under Reception No. 85028956 in the Records of said Jefferson County;

Thence N. 78°59'48" W., along said Northeasterly boundary, a distance of 470.84 feet;

Thence S. 80°02'43" W., continuing along said Northeasterly boundary, a distance of 490.26 feet;

Thence S. 63°43'53" W., continuing along said Northeasterly boundary, a distance of 365.91 feet;

Thence S. 0°01'24" E., continuing along said Northeasterly boundary, a distance of 140.69 feet;

Thence S. 29°58'45" E., continuing along said Northeasterly boundary, a distance of 375.39 feet;

Thence N. 57°50'14" W., a distance of 92.90 feet to a point of curvature;

Thence along the arc of a curve to the left having a radius of 647.53 feet, a central angle of 32°05'20", an arc length of 362.65 feet and whose chord bears N. 73°52'54" W., a distance of 357.93 feet to a point of tangency on the South line of said Section 11;

Thence N. 89°55'34" W., a distance of 371.09 feet to the TRUE POINT OF BEGINNING.

containing 578,469 square feet (13.27983 acres) more or less.



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Date

Legal Description
for
Section 14 Metro District
Lying in City and County
of Denver

PARCEL NO. 3

A parcel of land situated in Section 14, Township 5 South, Range 69 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description, the North line of Section 14 shall be assumed to bear S. 89°55'34" E.

Commencing at the Northwest corner of said Section 14 on the centerline of Colorado State Highway 121;

Thence S. 89°55'35" E., along the North line of said Section 14, a distance of 100.00 feet to the East Right-of-Way (R.O.W.) line of said Colorado State Highway 121;

Thence S. 0°38'49" E., along said East R.O.W. line, a distance of 2097.67 feet to the Northerly line of that certain annexation into the City and County of Denver as recorded in Book 27, Page 50, Records of said County which is the TRUE POINT OF BEGINNING of the parcel herein described;

Thence S. 89°59'49" E., along said Northerly line, a distance of 1793.00 feet;

Thence S. 31°34'00" E., a distance of 616.77 feet;

Thence S. 89°36'23" W., a distance of 374.04 feet;

Thence S. 5°56'10" E., a distance of 976.95 feet;

Thence N. 89°59'58" W., a distance of 323.10 feet;

Thence N. 48°53'45" W., a distance of 410.67 feet;

Thence N. 67°48'07" W., a distance of 952.14 feet;

Thence S. 13°07'24" W., a distance of 34.44 feet;

Thence N. 75°00'51" W., a distance of 80.35 feet;

Thence N. 14°59'09" E., a distance of 44.00 feet;

Thence N. 69°00'46" W., a distance of 281.75 feet to said East R.O.W. line;

Thence N. 0°38'49" E., along said East R.O.W. line, a distance of 739.56 feet to the TRUE POINT OF BEGINNING.

containing 2,113,497 square feet (48.51921 acres) more or less.



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7/7/86
Date

Legal Description
for
Section 14 Metro District
Lying in City & County
of Denver

PARCEL NO. 7

A parcel of land situated in Section 14, Township 5 South, Range 69 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description, the North line of Section 14 shall be assumed to bear S. 89°55'34" E.

Commencing at the Northwest corner of said Section 14 on the centerline of Colorado State Highway 121;

Thence S. 89°55'35" E., along the North line of said Section 14, a distance of 100.00 feet to the East Right-of-Way (R.O.W.) line of said Colorado State Highway 121;

Thence S. 0°38'49" E., along said East R.O.W. line, a distance of 2097.67 feet to the Northerly line of that certain annexation into the City and County of Denver as recorded in Book 27, Page 50, Records of said County;

Thence S. 89°59'49" E., along said Northerly line, a distance of 1863.42 feet to a point which is the TRUE POINT OF BEGINNING of the parcel herein described;

Thence continuing S. 89°59'49" E., along said Northerly line, a distance of 1800.80 feet;

Thence S. 0°00'00" W., a distance of 178.01 feet;

Thence N. 67°54'32" W., a distance of 168.99 feet;

Thence S. 86°16'28" W., a distance of 386.18 feet;

Thence S. 53°29'38" W., a distance of 99.29 feet;

Thence S. 16°04'51" W., a distance of 123.40 feet;

Thence S. 8°07'32" E., a distance of 317.33 feet;

Thence N. 75°22'34" W., a distance of 433.61 feet;

Thence S. 89°36'29" W., a distance of 447.58 feet;

Thence N. 31°34'00" W., a distance of 616.20 feet to the TRUE POINT OF BEGINNING.

containing 633,793 square feet (14.54987 acres) more or less.

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7/7/86
Date

VI. DEVELOPMENT PROJECTIONS

A. Jefferson County.

The Official Development Plan and Graphic Area Plan for the overall Project are shown as Exhibits to the service plan of the Raccoon Creek Metropolitan District. Development of the Project is being coordinated by Section 14 Development Company and Grant Properties I, Ltd. Although any conflicts of interest will be disclosed as required by law, it is expected that the initial directors of the District will be persons affiliated with the developers and such conflicts may arise. With regard to the Section 14 Metropolitan District, the land within the original boundaries of the District is entirely within Jefferson County, is undeveloped, and is currently zoned A-2 and P.U.D. For purposes of this Service Plan the area currently zoned A-2 is assumed to be primarily commercial/office when ultimately developed, but this assumption shall in no manner bind the County with regard to any land use decisions. The assessed valuation projections for that area will remain unchanged regardless of whether residential or commercial/office is ultimately built. The primary land uses within the area will be residential and commercial/office, estimated to contain a total of 927 dwelling units, and 1,454,115 square feet of office and retail space. The estimated ultimate residential and employment populations of the area are 1,488 and 3,385,

respectively. Also, it is anticipated that approximately 5.9 acres of open space, and approximately 10.2 acres of roadways will exist.

The following table shows the projected land uses and population of the initial area of the District at ultimate development (before inclusion of the area within the City and County of Denver). Assessed valuation projections are set forth in Section X.

INITIAL DISTRICT TYPE OF LAND USE	ACRES	DWELLING UNITS ("D.U.") OR SQUARE FEET ("SQ. FT.")	PROJECTED POPULATION OR EMPLOYMENT
A. <u>Residential Development</u>			
1. Multi-Family Detached	16.7	501 D.U.	977
2. Congregate Housing	14.2	426	511
RESIDENTIAL TOTALS	30.9	927	1,488
B. <u>Commercial</u>			
1. Commercial/Office	103.7	1,241,115 Sq. Ft.	3002
2. Commercial/Recreation	16.3	213,000	383
COMMERCIAL TOTALS	120.0	1,454,115	3,385
C. <u>Other</u>			
1. Designated Open Space	5.9		
2. Roadways	10.2		
OTHER TOTAL	16.1		
TOTAL ACREAGE	167.0		

B. City and County of Denver.

The land within the City and County of Denver is undeveloped and is currently zoned B-4 and R2A. The primary land uses within the area will be residential and commercial/office, estimated to contain a total of 381 dwelling units, and 2,112,660 square feet of commercial/office and retail space. The estimated ultimate residential and employment populations of the area are 743 and 4,919 respectively. Also, it is anticipated approximately 3.9 acres of roadways will exist.

The following table shows the projected land uses and populations, at ultimate development, of the area anticipated to be included. Assessed valuation projections are set forth in Section X.

DENVER PORTION TYPE OF LAND USE	ACRES	DWELLING UNITS ("D.U.") OR SQUARE FEET ("SQ. FT.")	PROJECTED POPULATION OR EMPLOYMENT
A. <u>Residential Development</u>			
1. Multi-Family Detached	12.7	381 D.U.	743
2. Congregate Housing	0.0	0.0	0.0
RESIDENTIAL TOTALS	12.7	381	743
B. <u>Commercial</u>			
1. Commercial/Office	46.5	2,112,660 Sq. Ft.	4,919
2. Commercial/Recreation	0.0	0.0	0.0
COMMERCIAL TOTALS	46.5	2,112,660	4,919
C. <u>Other</u>			
1. Designated Open Space	0.0		
2. Roadways	3.9		
OTHER TOTAL	3.9		
TOTAL ACREAGE	63.1		

C. Ultimate District.

The following table shows the projected land uses and population of the ultimate area of the District, after inclusion of the area within the City and County of Denver. Assessed valuation projections are set forth in Section X.

ULTIMATE DISTRICT TYPE OF LAND USE	ACRES	DWELLING UNITS ("D.U.") OR SQUARE FEET ("SQ. FT.")	PROJECTED POPULATION OR EMPLOYMENT
A. <u>Residential Development</u>			
1. Multi-Family Detached	29.4	882 D.U.	1,720
2. Congregate Housing	14.2	426	511
RESIDENTIAL TOTALS	43.6	1,308	2,231
B. <u>Commercial</u>			
1. Commercial/Office	150.2	3,353,775 Sq. Ft.	7,921
2. Commercial/Recreation	16.3	213,000	383
COMMERCIAL TOTALS	166.5	3,566,775	8,304
C. <u>Other</u>			
1. Designated Open Space	5.9		
2. Roadways	14.1		
OTHER TOTAL	20.0		
TOTAL ACREAGE	230.1		

D. Projected Build-Out Schedule.

The table on the immediately following page shows the anticipated construction schedule. The actual build-out

will, of course, depend upon market conditions and governmental approvals regarding zoning, density, etc.

SECTION 14 METROPOLITAN DISTRICT
PROJECTED BUILD-OUT SCHEDULE

Square Feet Commercial/Living Units

1987 1988 1989 1990 1991 1992 1996 2000

Jefferson County

Commercial	579,615	50,000	551,535	-0-	272,965		
Retirement HSG	100	100	150	150	26		
Multi-Family	_____	<u>100</u>	<u>100</u>	<u>150</u>	<u>151</u>		
Totals	579,615 100	50,000 200	551,535 250	-0- 300	272,965 177		

Denver

Commercial		447,700				500,370	555,960	611,650
Multi-Family		<u>50</u>	<u>100</u>	<u>150</u>	<u>81</u>	_____	_____	_____
Totals		447,700 50	100	150	81	500,370	555,960	611,650

Combined

Commercial	529,615	497,700	551,535		272,965	500,370	555,960	611,560
Retirement HSG	100	100	150	150	26			
Multi-Family	_____	<u>150</u>	<u>200</u>	<u>300</u>	<u>232</u>	_____	_____	_____
Totals	529,615 100	497,700 250	551,535 350	450	272,965 258	500,370	555,960	611,560

VII. DESCRIPTION OF SERVICES AND COST SUMMARIES

A. Introduction.

The District will exercise its statutory powers, as listed in Section II of this Service Plan, to provide the services and facilities described in this section of the Service Plan. All descriptions of the specific improvements to be constructed and related costs are estimates and are subject to modification as engineering, development plans, and construction scheduling may require.

B. Streets and Street and Safety Services.

The District will construct certain arterial, local and collector streets with necessary and appurtenant traffic and safety controls. The specific improvements to be constructed are set forth in Figure I, which immediately follows this section B. Eventually, it is anticipated that if such facilities have been constructed in accordance with applicable standards, Jefferson County and the City and County of Denver, as appropriate, will accept the facilities for operation and maintenance purposes. The estimated costs for street and safety improvements are shown in Table I, which immediately follows Figure I.

Planning Department 14007 Goshals Ave. Irvine, CA 92618 Phone: (949) 253-1234 Fax: (949) 253-1235	
Project:	14007 GOSHALS AVENUE
Date:	11/11/03
Scale:	1" = 100'
Drawing No.:	14007 GOSHALS AVENUE
Revision:	1
Author:	[Name]
Checker:	[Name]
Designer:	[Name]
Approver:	[Name]

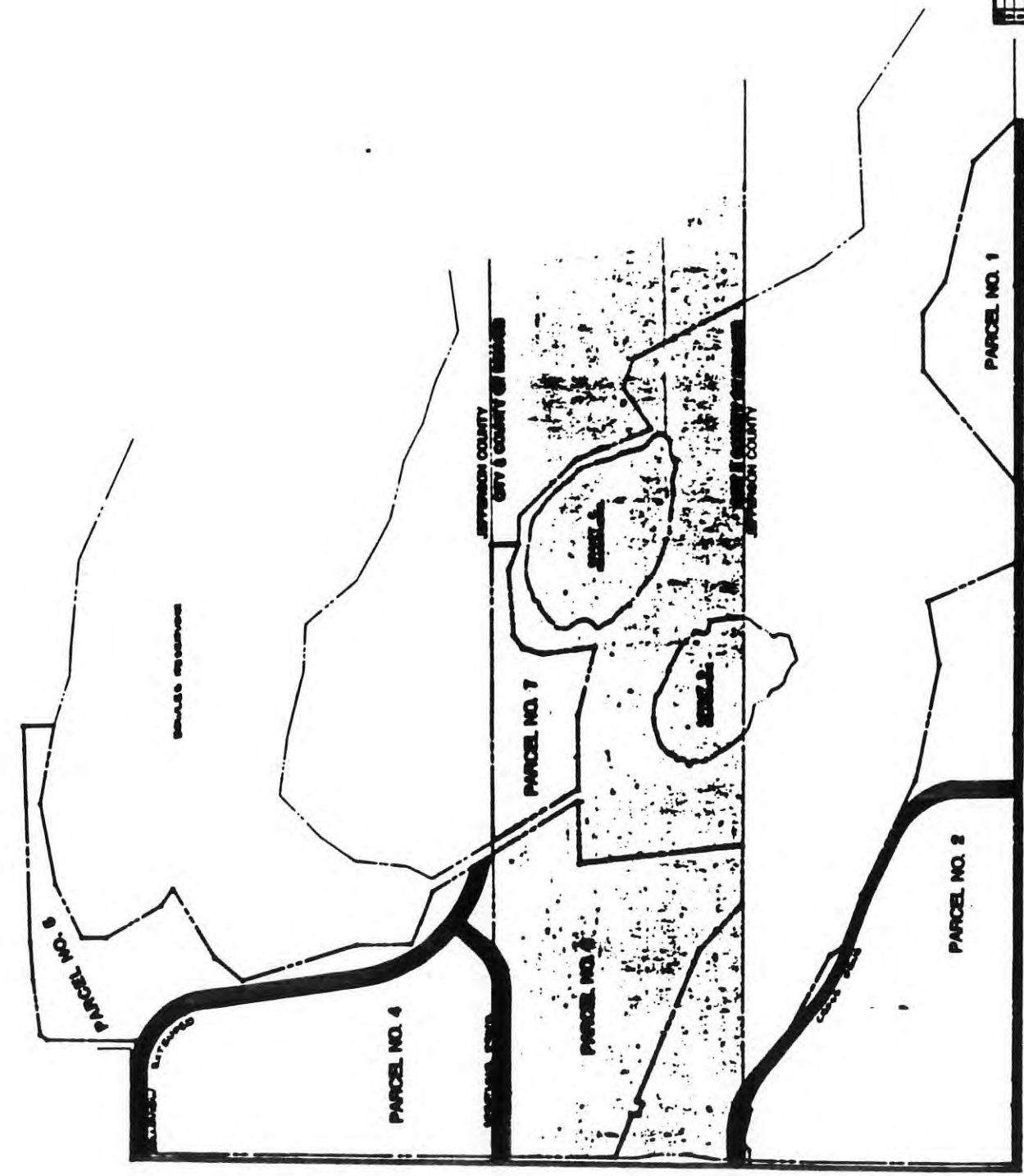


TABLE I
STREETS AND SAFETY IMPROVEMENTS*

JEFFERSON COUNTY

Wadsworth Blvd. (Highway 121)	\$ 312,118
West Bowles Ave.	636,580
Collector Streets	845,381
Signalization	<u>135,000</u>
Total Jefferson County	\$1,929,079

DENVER

Wadsworth Blvd. (Highway 121)	\$ 75,115
Collector Streets (Crestline Drive)	168,304
Signalization	<u>75,000</u>
Total Denver	\$ 318,419

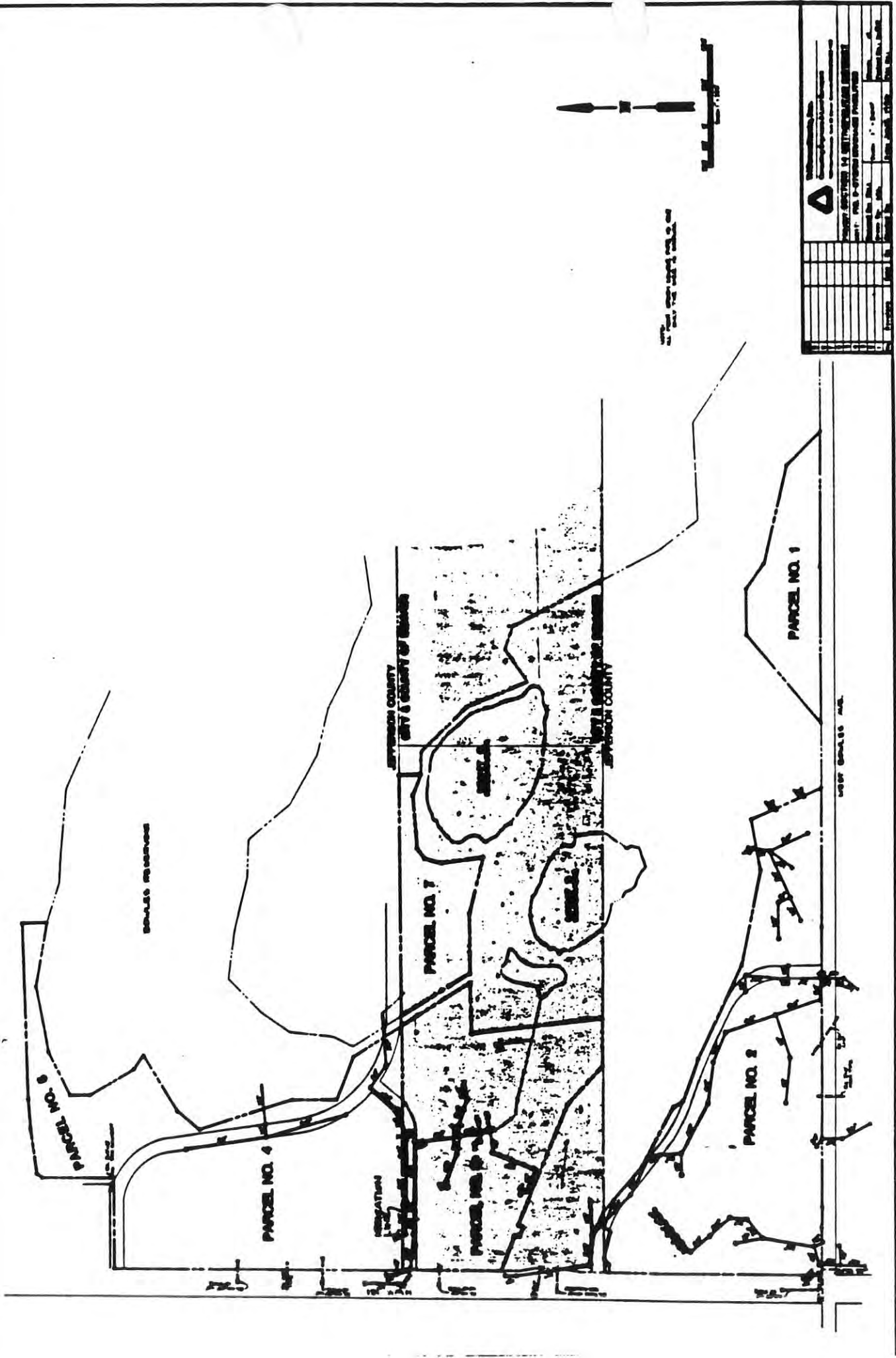
COMBINED

Street and Traffic Control	\$2,247,498
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*Includes engineering and other professional costs.

C. Storm Drainage and Irrigation Services.

The District will construct certain storm drainage and irrigation facilities, which primarily include flood and surface drainage systems, irrigation lines and pumps, and retention ponds. The storm drainage and irrigation facilities will be constructed under the sanitation, street improvement, and park and recreational powers of the District. The specific improvements to be constructed are shown in Figure II, which immediately follows this subsection C. If such facilities have been constructed in accordance with applicable standards, it is anticipated that Jefferson County and the City and County of Denver will accept the facilities for operation and maintenance purposes. The estimated costs for these improvements are shown in Table II, which immediately follows Figure II.



CITY OF SEASIDE, OREGON DEPARTMENT OF PUBLIC WORKS 1000 SEASIDE AVENUE, SEASIDE, OREGON 97138 PHONE: (503) 738-2200 FAX: (503) 738-2201	
PROJECT NO. 14 PROJECT NAME: SEASIDE DATE: 1/1/00 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES SCALE: AS SHOWN	SHEET NO. 1 OF 1

TABLE II
STORM DRAINAGE AND IRRIGATION IMPROVEMENT*

JEFFERSON COUNTY

Drainage Facilities	\$ 779,096
Bowles Avenue Culvert	223,104
(Costs shared with Bowles Metropolitan District)	
Irrigation Facilities	29,878
Restoration - Golf Course	28,670
Total Jefferson County	<u>\$1,060,748</u>

DENVER

Drainage Facilities	\$ 242,514
Irrigation Facilities	28,375
Bowles Avenue Culvert	
(Cost shared with Bowles Metropolitan District)	148,736
Restoration - Golf Course	28,670
Total Denver	<u>\$ 448,295</u>

COMBINED

Storm Drainage and Irrigation	\$1,509,043
-------------------------------	-------------

*Includes engineering and other professional costs.

D. Sewer Service.

The District will construct certain sanitary sewer facilities, which will primarily include sanitary sewer lines. The specific improvements to be constructed are shown in Figure III, which immediately follows this subsection D. Grant Water and Sanitation District will provide sewage collection and treatment and, if the facilities have been constructed in accordance with applicable standards, will accept such facilities for operation and maintenance purposes. The estimated costs of the sewer improvements are shown on Table III, which immediately follows Figure III.

The construction of the local sanitary sewer collection system will be the responsibility of individual builders and developers. Currently, wastewater treatment service will be performed at the Littleton-Englewood Regional Treatment Plant under contract with the Grant Water and Sanitation District.

DEPARTMENT OF SURVEYING AND MAPPING OFFICE OF THE SURVEYOR GENERAL 101 N. 1st Street, Suite 100 Lincoln, NE 68502 Phone: (402) 441-2000 Fax: (402) 441-2001 Email: info@surveyor.state.ne.us	
Project No.	
Parcel No.	
Section No.	
Township	
Range	
County	
Date	
Scale	
Author	
Reviewer	
Checked	
Approved	

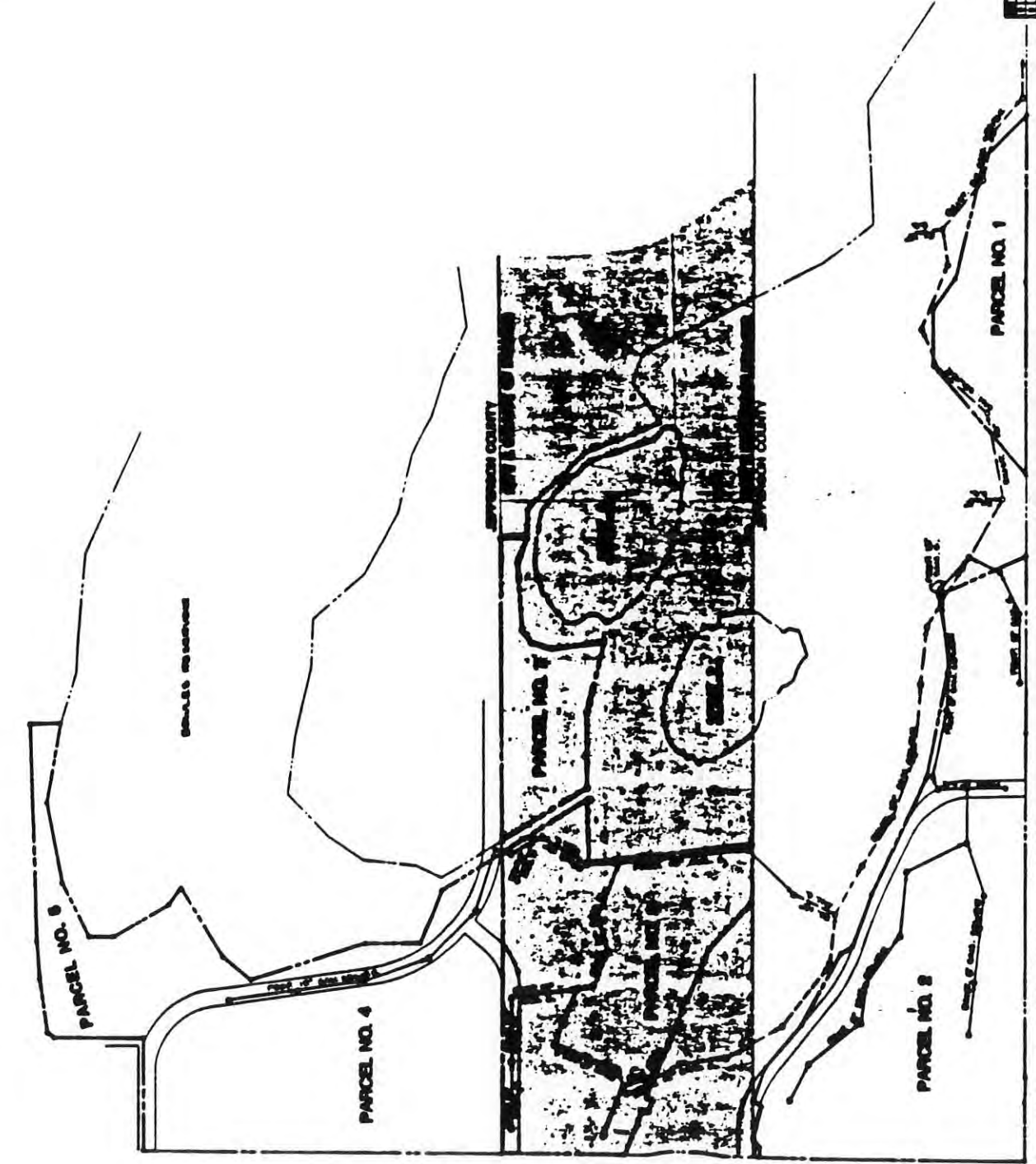


TABLE III
SANITARY SEWER IMPROVEMENTS*

JEFFERSON COUNTY

Sewer Facilities	\$ 224,053
------------------	------------

DENVER

Sewer Facilities	\$ 120,869
------------------	------------

COMBINED

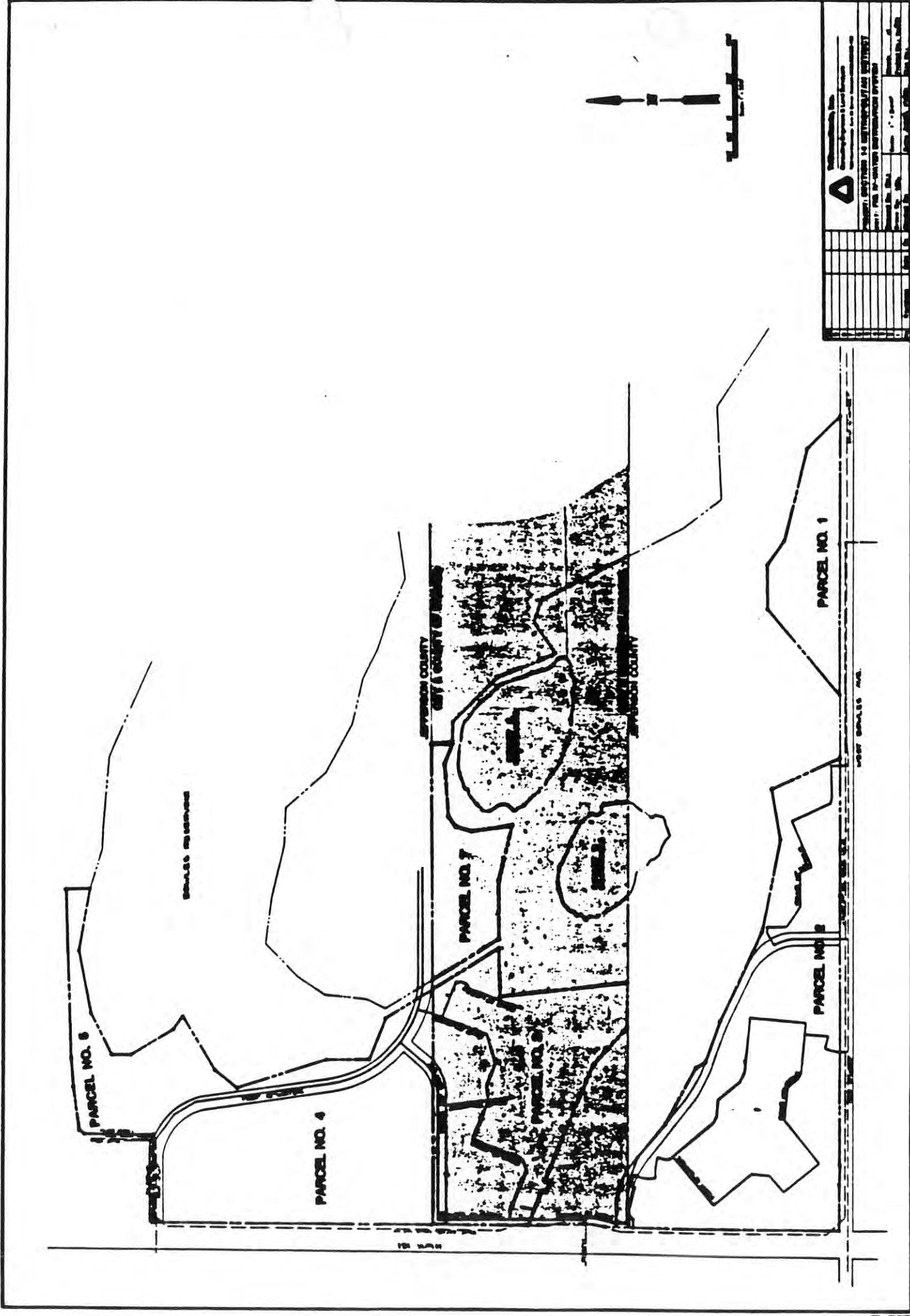
Sanitary Sewer Facilities	\$ 344,922
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*Includes engineering and other professional costs.

E. Water Service.

The District will construct certain water facilities which will primarily include major transmission mains and water lines. The specific improvements to be constructed are shown in Figure IV, which immediately follows this subsection E. The Grant Water and Sanitation District will supply water and water treatment services through its agreements with the City and County of Denver and, if the facilities have been constructed in accordance with applicable standards, will accept such facilities for operation and maintenance purposes. The estimated costs for water improvements are shown in Table IV, which immediately follows Figure IV.

Should the City and County of Denver provide water service directly to the area of the District within the City and County of Denver, the water distribution system constructed by the District will be altered to provide system separation between Jefferson County and Denver. Since the City and County of Denver would pay for the water system serving the Denver portion, there should be no financial impact on the portion of the District serving Jefferson County.



OFFICE OF THE CITY CLERK 150 WEST CLAWSON AVENUE DENVER, COLORADO 80202	
CITY OF DENVER 150 WEST CLAWSON AVENUE DENVER, COLORADO 80202	
DATE: 01/11/07 TIME: 10:00 AM DRAWN BY: J. [unreadable] CHECKED BY: J. [unreadable]	PROJECT NO.: 07-001 SHEET NO.: 01

TABLE IV
WATER DISTRIBUTION IMPROVEMENTS*

JEFFERSON COUNTY

Water Mains and Appurtenances	\$ 340,169
Conduit #95 (total cost shared with Bowles Metropolitan District)	228,096
Total Jefferson County	<u>\$ 568,265</u>

DENVER

Water Mains and Appurtenances	\$ 104,983
-------------------------------	------------

COMBINED

Water Mains and Appurtenances	\$ 673,248
-------------------------------	------------

*Includes engineering and other professional costs.

F. Parks and Recreation.

The District will construct and operate certain park and recreational facilities which will primarily include open space, trails, and landscaping. The specific improvements to be constructed are shown on Figure V which immediately follows this subsection F. The trail system will be constructed in a manner compatible with any trail system constructed in the Clement Park area. Once the anticipated improvements and facilities have been constructed, they will be operated and maintained by the District independently or through an intergovernmental agreement with the Raccoon Creek Metropolitan District. The estimated ultimate costs of constructing the park and recreation facilities are \$888,080.00, all such facilities to be located within Jefferson County. The District's costs associated with these facilities and services are included in the financial analysis. In addition, the District may contribute to the funding for construction and maintenance of edge landscaping around and a marina in Bowles reservoir and acquisition and maintenance of Raccoon Creek Golf Course.

It should be noted that the inclusion of these services within this Service Plan shall in no manner prevent negotiations with Foothills Metropolitan Recreation and Park District whereby certain of these enumerated services can, through intergovernmental agreement, be provided by Foothills Metropolitan Recreation and Park District.

G. Total Cost Summary.

The following table shows the estimated total cost of constructing all facilities and improvements described in Section VI, based upon subtotals given in subsections B, C, D, E, and F:

TOTAL COST			
<u>Item</u>	<u>Jefferson County</u>	<u>Denver</u>	<u>Total Cost</u>
SUBTOTAL STREETS	\$1,929,079	\$318,419	\$2,247,498
SUBTOTAL DRAINAGE	1,060,748	448,295	1,509,043
SUBTOTAL SANITARY SEWER	224,053	120,869	344,922
SUBTOTAL WATER	568,265	104,983	673,248
SUBTOTAL PARKS AND RECREATION	444,040	444,040	888,080
CONSTRUCTION CONTINGENCY	211,309	71,830	283,139
GRAND TOTAL	\$4,437,494	\$1,508,436	\$5,945,930

VIII. DESIGN AND CONSTRUCTION STANDARDS

In order to ensure that the proposed District's facility and improvement design standards are compatible with those of the Grant Water and Sanitation District, Jefferson County, and the City and County of Denver, the following design criteria will be applied to construction within the proposed District:

GRANT RANCH

SECTION 14 METROPOLITAN DISTRICT

-  PROPOSED PUBLIC PARK AND RECREATION FACILITIES
-  ADDITIONAL PRIVATE RECREATION FACILITIES
-  PROPOSED PUBLIC TRAIL SYSTEM



A. Streets and Street and Safety Improvements.

The applicable portions of street and safety improvements shall conform to: (1) City and County of Denver, Department of Public Works, Rules and Regulations Governing Standard Construction Specifications and Drawings, and (2) Jefferson County Land Development Regulations.

B. Storm Drainage Facilities.

The storm drainage improvements shall conform to the Urban Storm Drainage Criteria Manual.

C. Sanitary Sewer Facilities.

The applicable portions of sanitary sewer facilities shall conform to: (1) City and County of Denver, Department of Public Works Wastewater Management Division, "Sanitary Sewer Design" Technical Manual, and (2) Grant Water & Sanitation District standards which incorporate City and County of Denver Department of Public Works Wastewater Management Division "Sanitary Sewer Design "Technical Manual".

D. Water Facilities.

The applicable portions of water facilities shall conform to the Board of Water Commissioners, Engineering

Standards, Denver Water Board and/or the Rules and Regulations of the Grant Water and Sanitation District.

E. Park and Recreational Facilities.

The materials and construction of all Park and Open Space facilities described in Section VI of this Service Plan shall conform to applicable provisions of (1) Zoning Resolution of Jefferson County, January 1984 edition, as amended; and (2) Land Development Regulation of Jefferson County adopted July 24, 1978, as amended thereafter.

IX. INTERGOVERNMENTAL AGREEMENTS

The District will have the ability to and anticipates entering into two Intergovernmental Agreements. The Agreements will become effective upon their approval and execution.

The first Agreement will be with the Raccoon Creek Metropolitan District ("Raccoon Creek"), anticipated to be the central, coordinating district for the entire Project. Pursuant to that Agreement, Raccoon Creek is expected, on behalf of the District, to construct, operate and maintain the certain facilities and improvements provided by the District and specified in Section VII of this Service Plan. The construction and service costs associated with these facilities will be paid by the District through general

obligation bond issues, property taxes and other sources of revenue. Any such Agreement is expected to provide that the construction and service costs will be estimated by Raccoon Creek on an annual basis for purposes of budgeting and appropriation, with provision for review and revision by the District. Funds received from the District equal to these estimated costs are anticipated to be deposited by Raccoon Creek into interest-bearing accounts to be used solely in connection with the facilities to be constructed for the District. Any funds so deposited which exceed actual construction and service costs for that year are to be returned to the District. With regard to construction and maintenance of certain improvements which jointly benefit the District and the Bowles Metropolitan District ("Bowles"), the Agreement is expected to provide that the District will share these construction, acquisition and maintenance costs with Bowles. Before becoming effective, the Agreement must, in accordance with Colorado Law, be approved by the District electors and its final provisions will, of course, be dependent upon negotiations between the districts.

A second Agreement is anticipated with the Grant Water and Sanitation District ("Grant W&S"). Pursuant to the Agreement, the District will be responsible for constructing the water and sanitation facilities described in Sections VII.C., VII.D. and VII.E. of the Service Plan

("Services"). Pursuant to C.R.S. § 32-1-107(2), the District will not provide any Services which, as of the date of this Service Plan, have been provided by Grant W&S. Grant W&S is expected to acknowledge in the Agreement that all land within the proposed District, including that proposed for inclusion, is also within its boundaries, and that it agrees to supply potable water, water treatment and sewage collection and treatment services to the District in a manner sufficient to meet their reasonable needs, and on the same basis and at the same rates as Grant W&S provides these services to the rest of its inhabitants similarly situated. Under the Agreement, a representative of Grant W&S is expected to be authorized to enter property within the proposed District to inspect facilities and improvements in the process of construction. Once certain portions of the water and sanitation facilities are complete, the District will request Grant W&S to inspect and preliminarily accept those facilities for operation and maintenance purposes. Upon expiration of a one-year warranty period and final acceptance of the facilities by Grant W&S, the facilities are to be conveyed to Grant W&S or such other entity as may be designated by Grant W&S.

X. FINANCIAL ANALYSIS

The estimated costs, including engineering and land acquisition costs, of the facilities and improvements to be

constructed, acquired and installed are set forth in Section VII of this Service Plan. The estimated costs of initial operation and organization of the District, including legal services, are shown in the accompanying Exhibit C. during the District's first budget year. It is anticipated that the construction and installation of facilities and improvements for the District will be financed by the issuance of general obligation bonds in accordance with the Special District Act. The proposed maximum interest rate will be 16% and the maximum underwriting discount will be 4%. The exact structure, interest rates, and discount will be established at the time the bonds are sold by the District and will reflect market conditions at the time of sale.

It is proposed that a total of \$16,000,000 of indebtedness be submitted to the electors of the District for approval to fund a portion or all of the necessary facilities and improvements. In addition, the amount of indebtedness authorization necessary for the electors to approve the anticipated Intergovernmental Agreements will be submitted at an election. The Financing Plan assumes an immediate ability to issue \$7,625,000 in bonds. The balance of the bond authorization is necessary to cover future construction delays and contingencies and cost inflation. The amount of bonds authorized and issued will be based on final engineer-

ing estimates, contingent projects and actual construction costs.

The District will have the power to assess fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended. In addition, the District may impose its own tap fees and service charges. The proposed District will have the fees and charges discussed above and a mill levy as its sources of revenue to retire the indebtedness. The major portion of any mill levy will be used to pay principal and interest on District indebtedness. The remaining portion of any mill levy will consist of an operations mill levy. This levy will be necessary for routine District expenses. The attached financial analysis shows the estimated mill levy and demonstrates the economic viability of the District with the referenced revenue sources and growth projections.

The proceeds of the District's bond issues will be used to capitalize interest, pay necessary and customary legal services and issuing expenses. The remainder of the funds plus any interest earned will be used to fund construction and related professional costs. Exhibit C shows the financing plan and debt service schedule for the District.

XI. CONCLUSIONS

It is submitted that this Service Plan for Section 14 Metropolitan District meets the requirements of Section 32-1-201, et seq., C.R.S., as amended (the "Control Act"). It is further submitted that, based on the above information and upon the counsel of financial and land use advisers, the following conclusions can be made with regard to the proposed District:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.

2. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

3. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries.

4. The area to be included in the proposed District will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

Therefore, it is requested that the Board of County Commissioners of Jefferson County, Colorado, which has jurisdiction to approve the Service Plan by virtue of Section 32-1-204.5, C.R.S., as amended, adopt a resolution approving this Service Plan for Section 14 Metropolitan District as submitted.

**SECTION 14 - COMBINED
ESTIMATED FINANCING PLAN**

EXHIBIT C

COLLECTION YEAR	PROJECTED ASSESSED VALUATION	MILL LEVY	TAX REVENUES	CAPITALIZED INTEREST	FACILITY FEES/2	INTEREST INC. ON CUMULAT. SURPLUS/1	TOTAL REVENUES AVAIL. FOR DEBT SERVICE	OPERATIONS AND MAINTENANCE	DEBT SERVICE	ANNUAL SURPLUS	CUMULATIVE SURPLUS	COLLECTION YEAR								
													1986	1987	1988	1989	1990	1991	1992	1993
1986				91,010,675	975,000	90	91,405,675	645,000	970,313	9715,313	9715,313	1986								
1987					107,500	92,919	343,444	59,700	705,313	(821,569)	293,744	1987								
1988	64,347,113	26	9113,925		17,675	17,675	566,876	52,200	715,313	(290,636)	93,107	1988								
1989	11,020,901	26	206,751		5,386	5,386	887,363	51,200	729,308	106,775	199,082	1989								
1990	26,933,762	26	544,276		11,993	11,993	948,744	301,200	752,075	(84,531)	115,352	1990								
1991	29,355,028	26	763,752		6,971	6,971	1,032,001	301,200	772,450	(61,649)	73,703	1991								
1992	39,426,154	26	1,025,000		4,472	4,472	1,254,143	301,200	970,313	(117,570)	56,133	1992								
1993	68,066,180	26	1,249,721		3,368	3,368	1,253,356	301,200	974,613	(22,657)	33,677	1993								
1994	97,999,518	25	1,249,908		2,021	2,021	1,300,342	301,200	970,938	28,265	61,001	1994								
1995	51,932,656	25	1,298,321		3,713	3,713	1,288,124	301,200	974,950	3,974	65,055	1995								
1996	53,183,701	26	1,276,411		3,951	3,951	1,265,728	301,200	970,725	(6,197)	59,658	1996								
1997	57,353,401	22	1,261,777		3,579	3,579	1,237,190	301,200	968,725	(32,755)	26,923	1997								
1998	58,743,391	21	1,233,611		1,615	1,615	1,264,414	301,200	968,488	(5,273)	21,650	1998								
1999	60,133,201	21	1,262,799		1,299	1,299	1,293,206	301,200	974,550	17,336	39,186	1999								
2000	61,523,101	21	1,291,907		2,351	2,351	1,294,338	301,200	975,988	17,350	56,336	2000								
2001	61,523,101	21	1,291,907		3,300	3,300	1,295,367	301,200	972,000	21,367	77,703	2001								
2002	61,523,101	21	1,291,907		4,662	4,662	1,296,649	301,200	974,988	28,462	98,165	2002								
2003	61,523,101	21	1,291,907		5,890	5,890	1,297,877	301,200	971,625	25,652	123,217	2003								
2004	61,523,101	21	1,291,907		7,393	7,393	1,237,857	301,200	972,713	(36,856)	87,161	2004								
2005	61,523,101	20	1,230,664		5,230	5,230	1,235,693	301,200	972,325	(37,832)	49,329	2005								
2006	61,523,101	20	1,230,664									2006								
				91,010,675	81,056,000	9137,919	823,090,416	85,047,300	817,993,788											

1/ INTEREST INCOME ASSUMES A RATE OF 6.2 PER ANNUM.

2/ FACILITY FEES ARE \$750 PER UNIT.