

SERVICE PLAN

FOR

GREAT WESTERN PARK METROPOLITAN DISTRICT

(CITY OF BROOMFIELD, COLORADO)

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SERVICE PLAN FOR THE GREAT WESTERN PARK METROPOLITAN DISTRICT

I. INTRODUCTION

Pursuant to the requirements of the Special District Control Act, Section 32-1-201, et seq., Colorado Revised Statutes, this Service Plan consists of a financial analysis and an engineering plan showing how the proposed facilities and services of the proposed Great Western Park Metropolitan District ("District") will be provided and financed. The following items are included in this Service Plan:

1. A description of the services;
2. A financial plan showing how the services are to be financed;
3. A preliminary engineering or architectural survey showing how the services are to be provided;
4. A map of the Initial District Boundaries, defined below, and an estimate of the population and valuation for assessment of the District;
5. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the District are compatible with facility and service standards of the City of Broomfield and of municipalities and special districts which are interested parties pursuant to Section 32-1-204(1), Colorado Revised Statutes;
6. A general description of the estimated cost, if any, of acquiring land, engineering services, legal services, administrative services, proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District; and

7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the District and such other political subdivision.

II. PURPOSE OF THE DISTRICT

It is intended that the District will provide certain essential public purpose facilities for the use and benefit of its taxpayers and service users. The District is expected to finance the construction of Initial Improvements, as hereafter defined, and provide such other services as are described in this Service Plan. The major purpose of the District is to finance and construct public improvements and to dedicate, when appropriate, some of the public improvements to the City of Broomfield, Colorado (the "City") or to such other entity as appropriate for the use and benefit of the District taxpayers and service users.

Adequate service is not, and will not be, available to the property within the Initial District Boundaries, through existing county, municipal or other quasi-municipal corporations within a reasonable time and on a comparable basis. Currently, other than the District there are no other special districts capable of providing the essential public purpose facilities required for development of the property. See Exhibit C attached hereto and incorporated herein, which lists other special districts and interested parties as defined by Section 32-1-204(1), C.R.S.

It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to parts 4 and 5 of Article 1, Title 32, C.R.S.

III. INITIAL DISTRICT BOUNDARIES/MAPS

The area to be served by the District is located in the City generally south of 112th Avenue and west of Simms Street. The total area proposed to be initially included in the District is approximately one hundred sixty-six (166) acres (the "Initial District Boundaries"). A legal

description of the Initial District Boundaries is attached hereto as Exhibit A. A map of the Initial District Boundaries is attached as Exhibit B-1 and a vicinity map is attached as Exhibit B-2. It is anticipated that as property in the vicinity is zoned for commercial development, it will be included in the boundaries of the proposed District. It is anticipated that the future included areas will include certain property located east of Lot 11 and Lot 12 of Great Western Park - Filing No. 1, west of Sims Street and north of Walnut Creek Subdivision, which area is estimated to include sixty-four (64) acres ("Future Inclusion Area"). The Future Inclusion Area is depicted on Exhibit B-2.

The District shall not alter its boundaries by inclusion of additional real property in the Initial District Boundaries without first providing written notice to the City or to the City and County of Broomfield (the "City and County") and to the City Manager and the City Attorney that it has received a petition requesting that additional property be included in the Initial District Boundaries, which petition shall be included in the written notice. After receipt of the notice and petition, the governing body of the City or the City and County shall within forty-five (45) days of receipt of such notice and petition, either (a) adopt a resolution of approval authorizing the inclusion or, (b) the City or the City and County acting through the City Manager and the City Attorney shall submit a written waiver of the City's or the City and County's right to require such resolution or, (c) the City or the City and County acting through the City Manager and the City Attorney shall file a written objection to the inclusion, each action shall be in the City's or the City and County's sole discretion. Any resolution of approval so adopted or waiver or objection shall be appended to the inclusion petition.

The District shall not provide services to areas outside the Initial District Boundaries without first providing written notice to the City or to the City and County and to the City Manager and the City Attorney that it intends to provide service to areas outside the Initial District Boundaries. After receipt of the notice the governing body of the City or the City and County shall within forty-five

(45) days of receipt of such notice and petition, either (a) adopt a resolution of approval authorizing the District to provide service to areas outside the Initial District Boundaries or, (b) the City or the City and County acting through the City Manager and the City Attorney shall submit a written waiver of the City's or the City and County's right to require such resolution or, (c) the City or the City and County acting through the City Manager and City Attorney shall file a written objection to providing services outside the Initial District Boundaries, each action shall be in the City's or the City and County's sole discretion.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS

The property to be included within the Initial District Boundaries has received final plat approval from the City Council for the development of a maximum of 2,296,000 square feet of commercial, research and development and office space. The property within the Initial District Boundaries is now vacant and is not presently served with water, sanitation, street, safety protection, park and recreation, transportation, and television relay and translation facilities and services proposed to be provided by the District, nor does the City or any other special district have any plans to provide such services within a reasonable time and on a comparable basis. The peak daytime population for such property is estimated at 7,653 persons, based on a parking ratio of approximately 1 parking stall per 300 square feet of development and one person per parking stall.

V. DESCRIPTION OF SERVICES

The following paragraphs provide a description of the services provided by the District. The District shall not provide the following services: mosquito control and fire protection services or facilities as defined in the Colorado Revised Statutes.

A. Types of Initial Improvements.

The District plans to provide for the design, acquisition, construction, installation, and financing of certain water, sanitation, street, safety protection, park and recreation, transportation, and television relay and translation improvements and services within and without the boundaries of the District. The improvements will benefit all of the property within the District. A general description of each type of improvement and service to be provided by the District follows this paragraph. Exhibit D lists the initial improvement planned to be provided for by the District and the phasing of construction of such facilities (the "Initial Improvements"). The Initial Improvements generally depicted and described in Exhibits E through I have been presented for illustration only, and the exact design, subphasing of construction and location of the Initial Improvements will be determined at the time of platting and if approved by the City such decisions shall not be considered to be a material modification of this Service Plan. As additional properties are included within the boundaries of the District in accordance with Section III herein above, the District shall have the authority to finance improvements for such properties subject to the limitations of the Inclusion Formula set forth herein below in Section XI, Paragraph A, and subject to the terms of the proposed IGA with the City.

1. Sanitation. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of a local sanitary sewage collection and transmission system which may include, but shall not be limited to, collection mains and laterals, lift stations, force mains transmission lines, and/or storm sewer, flood and surface drainage facilities and systems, including detention/retention ponds and associated landscaping and irrigation facilities, and all necessary, incidental, and appurtenant facilities, land and easements,

together with extensions of and Initial Improvements to said system within and without the boundaries of the District.

It is anticipated that, following acceptance by the City, the City will own, operate and maintain the sanitary sewer Initial Improvements constructed by the District and that the District will own, operate and maintain any storm sewer and detention facilities and Initial Improvements.

2. Water. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of a complete potable and non-potable local water, transmission, and distribution system, which may include, but shall not be limited to, water rights, transmission lines, distribution mains and laterals, pumping facilities, pressure reducing stations, irrigation facilities, storage facilities, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and Initial Improvements to said system within and without the boundaries of the District.

It is anticipated that, following acceptance by the City, the City will own, operate and maintain the potable water system for the development and any future included areas and the District will own, operate and maintain the non-potable water system.

3. Streets. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of street Initial Improvements, including curbs, gutters, culverts, and other drainage facilities, acceleration and deceleration lanes, sidewalks, bike paths and pedestrian ways, median islands, paving, lighting, grading, landscaping, irrigation facilities, and facilities for the storage and staging of snow removal and ice management, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and Initial Improvements to said facilities within and without the boundaries of the District.

It is anticipated that, following acceptance by the City, the City will own and maintain the streets and street Initial Improvements within the District which are constructed by the District. The District may supplement the City's maintenance with respect to snow plowing and other maintenance, as it deems necessary or desirable to benefit its taxpayers and service users. It is further anticipated that all streetscaping Initial Improvements will be maintained by an association of landowners within the Property. The District may supplement the association's maintenance as it deems necessary or desirable to benefit its taxpayers and service users.

4. Safety Protection. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of facilities and/or services for a system of traffic and safety controls and devices on streets and highways, trails and open space including, but not limited to, signalization, signing and striping, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and Initial Improvements to said facilities within and without the boundaries of the District.

Following acceptance, the safety protection Initial Improvements will be transferred to the City and/or the Colorado Department of Transportation for ownership, operation and maintenance.

5. Park and Recreation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of parks and recreational facilities and programs including, but not limited to, parks, bike paths and pedestrian ways, trails, open space, landscaping, cultural activities, water bodies, irrigation facilities, and other active and passive recreational facilities and programs, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and Initial Improvements to said facilities within and without the boundaries of the District. Following acceptance, some of the park and recreation Initial Improvements will be owned, operated and maintained by the City and, subject

to the City's consent, some of the Initial Improvements may be owned, operated and maintained by the District.

6. Transportation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of a system to transport the public by bus, rail, or any other means of conveyance, or combination thereof, or pursuant to contract, including park and ride facilities and parking lots, structures and facilities; together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and Initial Improvements to said facilities or systems within and without the boundaries of the District. Following acceptance, any transportation Initial Improvements will be transferred to the City for ownership, operation and maintenance.

7. Television Relay and Translation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of television relay and translation facilities and programs, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and Initial Improvements to said facilities or programs within and without the boundaries of the District. Following acceptance, any television relay and translation Initial Improvements will be transferred to the City for ownership, operation and maintenance.

8. Other Powers. In addition to the enumerated powers, the Board of Directors (the "Board") of the District shall also have the following authority:

a. Plan Modifications. Subject to the proposed IGA, as hereinafter defined, with the City, to modify the Service Plan as needed, subject to the statutory procedures set forth in Section 32-1-207, C.R.S.

b. Phasing, Deferral. Without modifying this Service Plan, to defer, forego, reschedule, or restructure the financing and construction of certain Initial Improvements and facilities, to better accommodate the pace of growth and resource availability.

c. Additional Services. Except as specifically provided herein, to provide such additional services and exercise such powers as are expressly or impliedly granted to special districts by Colorado law.

B. Standards of Construction/Statement of Compatibility.

1. The sanitary sewer treatment and/or collection facilities will be designed, constructed and maintained in accordance with standards and specifications of the City, the Colorado Department of Health and in accordance with other applicable local, state or federal rules and regulations.

2. The District's water system will be designed, constructed and maintained in accordance with the standards and specifications of the City, the Colorado Department of Health and in accordance with other applicable local, state or federal rules and regulations.

3. All streets and safety protection facilities to be dedicated to the City will be designed and constructed in accordance with the standards and specifications of the City.

4. All storm sewers and facilities will be designed and constructed in accordance with the standards and specifications of the City, Urban Drainage and Flood Control District and other local jurisdictions, as appropriate.

5. All parks and recreational facilities and/or services will be designed and constructed in accordance with engineering and design requirements appropriate for the surrounding terrain, and shall be compatible with standards of the City or other local public entities, as appropriate.

6. All transportation facilities and/or services will be provided in accordance with the standards and specifications of the City, if any, or other local public entities, as appropriate.

7. All television relay and translation facilities and/or programs will be provided in accordance with the standards and specifications of the City, if any, or other public entities, as appropriate.

The District will require its engineers to implement a plan to assure that the standards by which the facilities are to be constructed are compatible with the facilities of the City and any other party which will have jurisdiction over the design and/or constructive of such facilities. The District and its engineer shall consider whether the standards of any of the jurisdictions which are interested parties in the Service Plan proceedings as defined in the Colorado Revised Statutes, a list of which is attached as Exhibit C, are applicable to the facilities. To the extent any of the interested parties' standards are applicable to the facilities, the District's engineer will assure that the standards by which the facilities are to be constructed are compatible with facilities of such jurisdiction.

C. Facilities to be Constructed and/or Acquired.

The District proposes to provide and/or acquire the Initial Improvements. A general description and/or preliminary engineering survey, as appropriate, of the Initial Improvements to be constructed and/or acquired are shown on Exhibits E through I. The District shall have the authority to seek electorate authorization to effectuate all purposes set forth in this Service Plan in order to comply with all applicable constitutional and statutory requirements.

VI. DISSOLUTION

At the request of the City, and in accordance with the terms of the proposed IGA, the District shall initiate and diligently pursue dissolution in accordance with Section 32-1-701, et seq., C.R.S., at such time as: (1) the City agrees to provide substantially the same level of operations and

maintenance of the District's facilities as the District has provided, (2) all of the proposed Initial Improvements and facilities have been constructed, and (3) all debt incurred for such facilities has been repaid or arrangement for repayment has been made.

VII. PROPOSED AND EXISTING AGREEMENTS

A. Intergovernmental Agreement with the City.

The District shall enter into an Intergovernmental Agreement ("IGA") with the City which shall generally provide that: (1) the District shall take all action necessary to dissolve pursuant to Title 32, Article 1, part 7, C.R.S., as amended from time to time in accordance with Section VI of this Service Plan; (2) the District shall not publish, without written consent of the City, a notice under Section 32-1-207 (3), C.R.S. of its intent to undertake construction of any facility, the issuance of bonds or other financial obligation, the levy of taxes, the imposition of rates, fees, tolls and charges, or any other proposed activity of the District which requires that any action to enjoin such activity as a material departure from the Service Plan be brought within forty-five (45) days of such notice; (3) as a consequence of its organization, the District shall specifically assume certain development obligations of the developer of the property within the Initial District Boundaries, Lake Powell Development Company, a Colorado corporation, or its successors or assigns ("Developer"), as set forth in a subdivision agreement; (4) prior to expanding its boundaries or services outside the Initial District Boundaries, the District shall follow the notification procedure set forth in Section III of the Service Plan; (5) will provide for ownership, operation and maintenance by the District of any storm sewer and detention facilities and Initial Improvements, the non-potable water system and park and recreation Initial Improvements and (6) prior to issuing bonds, the District shall provide the City with a copy of the District's Bond Issuance Plan, as hereafter defined, in accordance with Section XI, Paragraph A, of the Service Plan.

VIII. ASSESSED VALUATION

The property within the Initial District Boundaries has a current assessed valuation of Five Hundred Seventy Three Thousand Fifty Dollars (\$573,050). For purposes of the Financial Plan, the property within the Initial District Boundaries has used a conservative assessed valuation of \$0. The projected build-out and assessed valuation for the property within the Initial District Boundaries is set forth in the Financial Plan set forth in Exhibit J. At build-out, the assessed valuation of the property within the Initial District Boundaries is expected to be One Hundred Three Million Five Hundred Eighty-Six Thousand Three Hundred Seventy-Two Dollars (\$103,586,372).

IX. ESTIMATED COSTS OF FACILITIES

The estimated costs of the Initial Improvements to be constructed, installed and/or acquired by the District are set forth in Exhibit D attached hereto. Exhibits E through I illustrate the Initial Improvements to be constructed and/or installed by the District.

X. OPERATION AND MAINTENANCE/ESTIMATED COSTS

Subject to the applicable warranty, the District intends to dedicate certain facilities constructed or acquired, to the appropriate jurisdiction for operations and maintenance. Facilities completed by the District or others within its boundaries may be owned, operated and/or maintained by the District, pursuant to approvals being obtained from the appropriate jurisdiction(s). Estimated costs for operation and maintenance functions for the Initial Improvements are shown on the Financial Plan, attached as Exhibit J. The District may impose a system of fees, rates, tolls, penalties or charges in connection with its provision of services. The Financial Plan reflects that a mill levy of approximately two (2) mills will fund the District's operation and maintenance expenses. The Financial Plan assumes the District will incur approximately Fifty Thousand Dollars (\$50,000) annually in administrative expenses.

XI. FINANCIAL PLAN/PROPOSED INDEBTEDNESS

The Financial Plan attached hereto describes how the Initial Improvements and/or services are to be financed, including the estimated costs, if any, of acquiring land, engineering services, legal services, administrative services, proposed indebtedness and estimated interest rates and discounts, and other major expenses related to the organization and operation of the District. The Financial Plan demonstrates that the District has the ability to finance the Initial Improvements identified herein, and will be capable of discharging the proposed indebtedness on a reasonable basis.

A. General. The provision of facilities by the proposed District will be primarily financed by the issuance of general obligation bonds, secured by the ad valorem taxing authority of the proposed District with limitations as discussed below. In order to finance the Initial Improvements, the Financial Plan demonstrates the issuance of general obligation debt in the total amount of Forty-Four Million Two Hundred Forty-Five Thousand Dollars (\$44,245,000) ("Initial Debt") and the anticipated repayment based on the projected development in the Initial District Boundaries. It is anticipated that the first bond issue will occur in approximately the year 2001 and subsequent bond issues will occur as assessed valuation and development within the proposed District warrant. Prior to the time of the issuance of any general obligation debt, the construction costs for necessary improvements will be paid by the Developer, subject to subsequent acquisition by the proposed District of the completed improvements and payment to the Developer of such construction costs together with accrued interest thereon. The District shall have the authority under this Service Plan to obtain voter approval for the incurrence of the Initial Debt and future debt to address the needs of future inclusions in the total amount of Sixty-One Million Three Hundred Thirty-Three Thousand Dollars (\$61,333,000) of general obligation indebtedness ("Debt Authority"). Debt in excess of the Debt Authority shall be considered a material modification of the Service Plan

which shall be subject to the statutory procedures set forth in Section 32-1-207, C.R.S. The District shall be authorized to utilize \$44,245,000 of the Debt Authority ("Initial Debt Authority") without application of the Inclusion Formula, as hereafter defined. As additional property is included within the boundaries of the District, the District shall be entitled to utilize that portion of the Debt Authority minus the Initial Debt Authority ("Remaining Debt Authority") in accordance with the Inclusion Formula set forth below.

The Inclusion Formula has been determined on a per acre basis. The total debt per acre was calculated by taking the total amount of proposed general obligation debt expected to be issued (\$44,245,000) divided by the total acres within the Initial District Boundaries (166 acres) (i.e., $\$44,245,000 \div 166 = \$267,000$ per acre (rounded)). The Inclusion Formula indicates that a future inclusion area of sixty-four (64) acres can support \$17,088,000 of debt (i.e., $64 \times \$267,000 = \$17,088,000$). If the proposed inclusion includes a portion of an acre, the Inclusion Formula shall be applied on a pro-rata basis.

Therefore, for every additional acre of property that is subsequently included within the District's boundaries, the District shall be authorized to utilize Two Hundred Sixty-Seven Thousand Dollars (\$267,000) of the Remaining Debt Authority, subject to the notification requirements of the proposed IGA as outlined in Section VII hereinabove.

The maximum voted interest rate is anticipated to be twelve percent (12%) and the maximum discount is anticipated to be five percent (5%). The exact interest rates and discounts will be determined at the time the bonds are sold by the District, and will reflect market conditions at the time of sale. The District may also issue notes, certificates, debentures or other evidences of indebtedness, including but not limited to contracts that extend beyond one year, on parity with or subordinate to debt issued pursuant to the Debt Authority, subject to the limitations set forth herein.

Refunding bonds may be issued as determined by the Board. In addition, the District will have authority to issue revenue bonds and other obligations in accordance with state law.

Prior to issuance of any bonds, the District shall submit to the City a financial plan which demonstrates the structure of the proposed bond transaction and the District's plan to pay the proposed bonds ("Bond Issuance Plan"). The City Manager and City Attorney shall have thirty (30) days from the date of receipt of the notice in which to object to the Bond Issuance Plan. In the event the City objects in writing within the thirty (30) day period, the District shall proceed with the bond issuance only with the written consent of the City Manager and City Attorney.

The City shall never be liable for any of the District's debt obligations.

B. Mill Levy and Facilities Fee. The District will assess a mill levy on all taxable property in the District as a primary source of revenue for repayment of debt service and for operations and maintenance. Although the mill levy may vary depending upon the Board's decision to fund the projects contemplated in this Service Plan, it is estimated that a mill levy of approximately two (2) mills for operation and maintenance and a mill levy of approximately twenty-five (25) mills for debt service will produce revenue sufficient to support the District's operations and maintenance and debt retirement throughout the bond repayment period. In addition, the District may capitalize interest to permit payment of interest during the time lapse between development of taxable properties and the collection of tax levies therefrom. Interest income through the reinvestment of construction funds, capitalized interest and annual tax receipts will provide additional funds. These revenue sources should be sufficient to retire the proposed indebtedness if growth occurs as projected; otherwise, increases in the mill levy and/or the imposition of rates, tolls, fees and charges may be necessary, but in no event shall the debt service mill levy exceed the Mill Levy Cap, as defined below.

The "Mill Levy Cap" shall mean the maximum mill levy the District is permitted to promise to impose for payment of general obligation debt, and shall be determined as follows:

1. For debt which exceeds 50% of the District's assessed valuation, the Mill Levy Cap shall be fifty (50) mills; provided however, that in the event the method of calculating assessed valuation is changed after the date of approval of this Service Plan by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

2. For debt which is equal to or less than 50% of the District's assessed valuation, either on the date of issuance or at any time thereafter, the Mill Levy Cap shall be such amount as may be necessary to pay the debt service on such debt, without limitation of rate.

For purposes of the foregoing, once debt has been determined to be within B.2. above so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such debt remain secured by such unlimited mill levy, notwithstanding any subsequent reduction in the assessed valuation of the District.

The District anticipates assessing a one-time "Facilities Fee" against the property within the Initial District Boundaries. All revenues received from the Facilities Fee are expected to be pledged for the repayment of principal and interest on bonds. It is anticipated that the Facilities Fee will be assessed at a rate of \$1.00 per square foot of commercial, research and development and office space

constructed within the Initial District Boundaries, which amounts the District may increase or decrease. The obligation of the property owner to pay the Facilities Fee shall create a perpetual statutory lien on the Property.

The Financial Plan reflects the amount of bonds to be sold to finance the design, completion, construction, acquisition and/or installation of the Initial Improvements, including all costs and expenses related to the anticipated bond issuances. The amount of bonds sold will be based upon the final engineering estimates and/or actual construction contracts. Organizational costs, including legal fees, and capitalized engineering costs, are to be paid from the proceeds of the first bond issue. The interest rates as set forth in the Financial Plan are based upon the advice of Kirkpatrick Pettis, in its capacity as the financial advisor to the District.

The Financial Plan projects the anticipated flow of funds and is based upon estimates of construction and project needs for bond proceeds to finance the Initial Improvements. The District's engineer has evaluated the timing and cost estimate of the Initial Improvements which are necessary to support the proposed absorptions of development as projected in the Financial Plan and has concurred with the assumptions. The Financial Plan sets forth a reasonable estimate of growth within the District and allows the Board a measure of flexibility such that the District need not incur debt in excess of what it needs to meet a growing population's demands for facilities and services.

Provided that the District has complied with the Bond Issuance Plan, all issuances of general obligation bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria as hereinafter defined have been met. Minimum Criteria shall mean that the general obligation bonds are: (1) subject to a Mill Levy Cap, if required by the Service Plan; (2) together with other outstanding general obligation bonds, not in excess of the general obligation debt authorization set forth in this Service Plan, as may be amended from time to time; and (3) together

with other outstanding general obligation bonds, not in excess of the debt authority approved by the District's electorate.

C. Projections of Assessed Valuation. For purposes of developing the Financial Plan set forth herein, it was assumed that a total of 2,296,000 square feet of commercial, research and development and office space will be developed over a twelve (12) year period. Development would begin in the year 2002 with the development of 140,000 square feet and would continue through the year 2013 at the rates set forth in the Financial Plan. It is also assumed that the increase in assessed valuation from new construction will be realized one year after such construction and that tax collections will be realized two years after such construction.

D. Operations. Annual administrative, operational and maintenance expenses are estimated as shown in the Financial Plan. Beginning in the year 2002, the Financial Plan projects that Fifty Thousand Dollars (\$50,000) per year will be sufficient to meet these expenses, which shall be initially funded through an advance from the Developer. It is anticipated that the District will impose an operations and maintenance mill levy of approximately two (2) mills to cover all or a portion of its operation costs. If necessary, however, the District reserves the right to supplement these revenues by increasing the mill levy or with additional revenue sources as permitted by law. The District shall have the authority to repay the Developer for amounts advanced for operations and maintenance expenses and shall obtain electorate approval for such obligation to be deemed a multi-year fiscal obligation, provided such obligation shall be subordinate to the District's general obligation bonds issued for capital Initial Improvements.

The Mill Levy Cap proposed herein for repayment of the bonds does not apply to the District's ability to increase its mill levy as necessary for the provision of operation and maintenance services to its taxpayers and service users. However, there are statutory and constitutional limits on

the District's ability to increase its mill levy for provision of operation and maintenance services without an election.

XII. CONCLUSION

It is submitted that this Service Plan for the Great Western Park Metropolitan District, as required by Section 32-1-203(2), C.R.S., establishes that:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;
- B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs;
- C. The proposed District is capable of providing economical and sufficient service to the area within its boundaries; and
- D. The area to be included in the proposed District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A

Legal Description of the Initial District Boundaries

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED AS FOLLOWS:

PARCELS OF LAND LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4 TROUGH 12 AND TRACTS E, F AND G OF GREAT WESTERN PARK - FILING NO. 1 AS RECORDED AT RECEPTION NO. _____

SAID LOTS 4 THROUGH 12 AND TRACTS E, F AND G CONTAIN 166.19 ACRES, MORE OR LESS.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 69 WEST WHICH IS MONUMENTED AT THE NORTHEAST CORNER OF THE SECTION WITH A 2" PIPE WITH A 2-1/2" CAP (L.S. NUMBER IS ILLEGIBLE) AND AT THE NORTH QUARTER CORNER WITH A 2-3/8" PIPE WITH A 3-1/4" CAP (L.S.23904) AND WHICH BEARS N 89°39'51" E.

JAN. 23, 2001

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

**LEGAL DESCRIPTION OF DISTRICT BOUNDARIES
EXHIBIT A**

EXHIBIT B-1

Initial District Boundary Map

FND 1 1/2" AXLE
W/ ATTACHED 2"
ALUM CAP
LS# 23904
NW COR SEC 8

TRACT H
9.81 AC.
35.01'

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

W. 112TH AVE.

FND 2 3/8" PIPE
W/ 3 1/2" CAP
LS# 23904
NORTH 1/4
COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

POINT OF BEGINNING
FND 2" PIPE
W/ 2 1/2" CAP
ILLEGIBLE
NE COR SEC 8

N00°05'54"W
139.53'

N89°39'46"E 2635.65'
NORTH LINE OF NW 1/4 SEC 8

N89°39'51" E (BASIS OF BEARING)
NORTH LINE OF NE 1/4 SEC 8

N89°39'51"E 2640.60'

TRACT E
3.81 AC.

LOT 4
4.84 AC.

LOT 1
14.14 AC.

TRACT A
6.59 AC.

LOT 6
21.92 AC.

LOT 5
28.34 AC.

CITY OF BROOMFIELD
LOT 13
6.11 AC.

NORTH BRANCH
WALNUT CREEK

LOT 2
31.57 AC.

CITY OF
BROOMFIELD

S89°55'52"W 588.01'
N00°04'08"W 79.91'

N00°04'16"W 70.02'
N00°03'32"W 282.13'

N89°50'35"E 100.04'

N89°56'15"E 474.89' N76°37'09"E 253.93' S70°15'60"E 344.96'

WALNUT CREEK

TRACT C
13.60 AC.

LOT 3
57.79 AC.

N00°03'18"W 249.93'
N00°32'39"E 58.43'

TRACT F
3.98 AC.

N89°33'59"E 282.54'

LOT 7
7.73 AC.

TRACT G
5.55 AC.

TRACT B
2.97 AC.

GREAT WESTERN
RESERVOIR
(CITY OF
BROOMFIELD)

N21°25'03"E 622.34'

LOT 8
28.04 AC.

LOT 12
15.15 AC.

S89°53'06"W 2763.32'
WALNUT CREEK

UNPLATTED
(RICHARD M. KENDRICK III)

S89°54'54"W
69.99'

S00°30'02"E
275.22'

S89°55'25"W
59.98'

N21°25'09"E 589.82'

LOT 10
23.75 AC.

LOT 9
8.59 AC.

FND 2 3/8" PIPE
W/ 3 1/2" CAP
LS# 23904
CENTER SEC 8

SOUTH LINE OF NE 1/4 SEC 8

FND 2" PIPE
W/ 2 1/2" CAP
LS# 7664
EAST 1/4 COR
SEC 8

WALNUT CREEK
SUBDIVISION

UNPLATTED
(RICHARD M. KENDRICK III)

S00°07'56"E 1708.13'
EAST LINE OF SW 1/4 SECTION 8

N89°48'56"E
62.11'

N00°03'00"W 757.32'

LOT 11
16.69 AC.

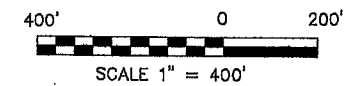
N89°45'37"W 2452.46'
(UNPLATTED)

CITY OF WESTMINSTER
OPEN SPACE

CITY OF
WESTMINSTER

SIMMS ST.

WESTMOOR
TECHNOLOGY
CENTER



DISTRICT BOUNDARY MAP
EXHIBIT B-1

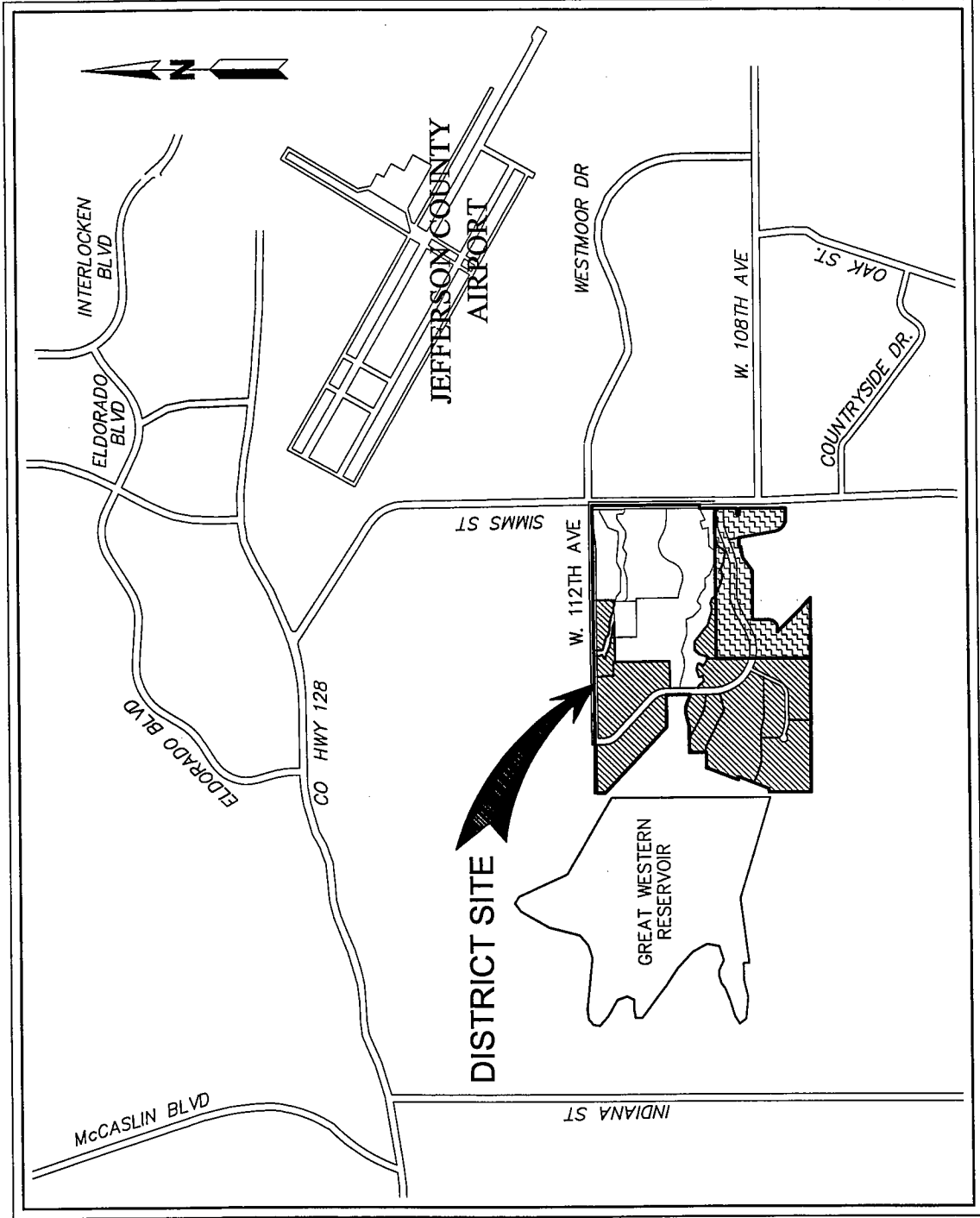
JAN. 23, 2001
MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

DISTRICT EXH-B-1

EXHIBIT B-2

Vicinity Map (including Future Inclusion Area)

**VICINITY MAP
 EXHIBIT B-2**



VICINITY MAP
 N.T.S.



- LEGEND**
-  CURRENT DISTRICT SITE EXTENTS
 -  PARCEL A FUTURE DISTRICT INCLUSION

EXHIBIT C

List of Interested Parties

Districts:

Hyland Hills Metropolitan Park and Recreation District
Louisville Fire Protection District
Superior Metropolitan District No. 1
Superior Metropolitan District No. 2
Interlocken Consolidated Metropolitan District
Broomfield Village Metropolitan District No. 1
Broomfield Village Metropolitan District No. 2
Westglenn Metropolitan District
Countrydale Metropolitan District
North Jeffco Park and Recreation District
West Adams County Fire Protection District
Cherryvale Fire Protection District
Superior Metropolitan District No. 3
The Broadlands Metropolitan District No. 1
The Broadlands Metropolitan District No. 2
Midcities Metropolitan District No. 1
Midcities Metropolitan District No. 2
McKay Landing Metropolitan District No. 1
McKay Landing Metropolitan District No. 2

Municipalities:

Broomfield
Louisville
Superior
Westminster

EXHIBIT D

Description of Facilities and Costs

Great Western Park

January 29, 2001

Revised: February 13, 2001

Revised: March 6, 2001

Phase I Cost Estimate

	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
Street Improvements (Overlot)				
Overlot Grading Package				
- Cut to fill	cy	1,368,000	\$ 1.50	\$ 2,052,000
- Place McData export	cy	61,000	\$ 0.60	\$ 36,600
Re-vegetate lots 4 thru 12, Tracts E, F and G	ac	166	\$ 1,500	<u>\$ 249,000</u>
				Subtotal: \$ 2,337,600
Street Improvements (Simms)				
Simms Improvements - full width	lf	1,976	\$ 653	\$ 1,290,328
- Box culvert; double 8' x 9'	lf	150	\$ 1,050	\$ 157,500
- Box culvert; double 8'x10'	lf	150	\$ 1,180	\$ 177,000
- Gas line relocation	ea	3	\$ 45,000	\$ 135,000
Intersection Improvements				
Simms and W. 112 th				
- Accel lane	lf	450	\$ 85	\$ 38,250
- Left turn lane	lf	300	\$ 85	\$ 25,500
McData Parkway				
- Accel / decel lanes	lf	900	\$ 85	\$ 76,500
- Left turn lanes - 600 lf	lf	600	\$ 85	\$ 51,000
Project entry sign allowance				
- Intersection of 112 th and Simms	ls	1		\$ 20,000
- Simms and Walnut Creek	ls	1		<u>\$ 20,000</u>
				Subtotal: \$ 1,991,078
Street Improvements (West 112th)				
W. 112 th Avenue	lf	4,560	\$ 396	\$ 1,805,760
- 20' paved extension of 112 th for Broomfield	lf	887	\$ 31	\$ 27,497
- Box culvert; double 6' x 9'	lf	160	\$ 1,060	\$ 169,600
Project entry sign allowance				
- Intersection of 112 th and Great Western Pkwy	ls	1		\$ 20,000
Bury overhead electrical service	lf	5,448	\$ 100	\$ 544,800
Gas line relocation - water treatment plant	lf	2,340	\$ 37	<u>\$ 86,580</u>
				Subtotal: \$ 2,654,237

	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
Street Improvements (Great Western Parkway)				
Great Western Parkway (North)				
- Thru lots 5 and 6	lf	2,090	\$ 196	\$ 409,640
Sidewalks	sf	31,136	\$ 3.11	\$ 96,833
Landscaping	sf	51,460	\$ 4.70	\$ 241,862
Lighting	ea	14	\$ 4,190	\$ 58,660
Gas line relocation - 6"	lf	2,200	\$ 37	\$ 81,400
				Subtotal: \$ 888,395
Traffic Signal Improvements				
Simms and West 112 th				\$ 120,000
Simms and McData Parkway				\$ 120,000
Simms and 108 th				\$ 100,000
				Subtotal: \$ 340,000
Potable Water Improvements				
Main water loop - North to tanks				
- Simms and 112 th to North - 12"	lf	2,500	\$ 47.75	\$ 119,375
- Simms and 112 th to Great Western Parkway - 12"	lf	4,346	\$ 47.75	\$ 207,522
- Great Western Parkway to West property line - 16"	lf	887	\$ 52.26	\$ 46,358
- West property line North - 16"	lf	2,500	\$ 52.26	\$ 130,670
Pressure reducing valves	ea	2	\$ 20,000	\$ 40,000
North site - water main in Great Western Pkwy				
- 16" water main	lf	1,800	\$ 55.62	\$ 100,116
Water loop within lots 4 thru 6				
- 12" water main	lf	8,590	\$ 35.25	\$ 301,035
- Fire hydrant assemblies	ea	21	\$3,665.23	\$ 76,970
				Subtotal: \$ 1,022,046
Raw Water Improvements				
Raw water acquisition / well drilling	ls	1		\$ 1,500,000
Replace Dry Creek Valley ditch with 48" RCP	lf	1,930	\$ 107	\$ 206,510
Improve open ditch	lf	802	\$ 10	\$ 8,020
System pumps and electrical	ls	1		\$ 200,000
				Subtotal: \$ 1,914,530

	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
Sanitary Sewer Improvements				
Simms				
- Sanitary sewer forced main from lift station to 2,500 lf North of 112 th	lf	5,300	\$ 45.74	\$ 242,422
Lift Station	ls	1		\$ 750,000
North Site - sanitary sewer in Great Western Pkwy				
- 8" sanitary sewer	lf	500	\$ 25.30	\$ 11,750
- 12" sanitary sewer	lf	780	\$ 28.24	\$ 22,027
- Manholes	ea	4	\$2,300.50	\$ 9,202
Main within lots 4 thru 6				
- 8" sanitary sewer	lf	5,890	\$ 22.57	\$ 132,937
- Manholes	ea	30	\$1,991.82	\$ 59,755
			Subtotal:	\$ 1,228,093

Drainage Improvements

Walnut Creek Improvements

Grade control structures	Each	21	\$ 11,400	\$ 239,400
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Pond Improvements

Retention/detention - Tract E	ls	1		\$ 50,000
Retention/detention - Tract F	ls	1		\$ 50,000
Retention / detention - Lot 4	ls	1		\$ 20,000

Subtotal: \$ 359,400

Miscellaneous Improvements

Miscellaneous	ls	1		\$ 100,000
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Communication Infrastructure

- 6 conduits (4"), 2 with liner				
- North site - lots 4 thru 6	lf	2,973	\$ 75	\$ 222,975
- Fiber connection	ls	1		\$ 100,000

Subtotal: \$ 422,975

Offsite City Improvements

Maintenance Facility

Grading	ls	1		\$ 15,000
Slab and paving	ls	1		\$ 30,000
Relocate structure	ls	1		\$ 30,000

City Parcel Improvements

	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
Grading	cy	200,000	\$ 1.05	\$ 210,000
Payment to City to bury water tank	ls	1		\$ 250,000
Miscellaneous concrete pads	ls	1		\$ 5,000
Berm at firing range	ls	1		\$ 8,000
				Subtotal: \$ 548,000

Parks and Recreation Improvements

Courts	ea	1	\$ 50,000	\$ 50,000
Pavilion	ea	1	\$ 40,000	\$ 40,000
Landscape Improvements				
Natural areas	ac	8.2	\$ 4,000	\$ 32,800
				Subtotal: \$ 122,800

Cost of Work:	Subtotal	\$13,829,154
Design, Testing, Survey	12%	\$ 1,659,498
Contingencies	20%	\$ 2,765,831
Phase I Total Cost:		\$18,254,483

Great Western Park

January 29, 2001

Revised: February 12, 2001

Revised: March 6, 2001

Phase II Cost Estimate

	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
Street Improvements (Great Western Parkway)				
Great Western Parkway (South)				
- 120-0 ROW	lf	1,615	\$ 196	\$ 316,540
- 57-0 ROW	lf	1,781	\$ 135	\$ 240,435
Emergency Vehicle Access				
- Lot 8 to Lot 10	lf	2,946	\$ 63	\$ 185,598
- Walnut Creek subdivision	lf	1,598	\$ 63	\$ 100,674
Sidewalks	sf	38,906	\$ 3.20	\$ 124,500
Landscaping	sf	54,880	\$ 4.70	\$ 257,936
Lighting	ea	21	\$ 4,190	\$ 87,990
Box culvert (double 8'x10')	lf	230	\$ 1,180	\$ 271,400
				Subtotal: \$ 1,585,073
Traffic Signal Improvements				
Great Western Parkway and West 112 th Avenue	ea	1		\$ 100,000
West 112 th Avenue and Intersection 6, lot 4	ea	1		\$ 100,000
Great Western Parkway and Intersection 2 or 3	ea	1		\$ 100,000
Great Western Parkway and Intersection 9	ea	1		\$ 100,000
				Subtotal: \$ 400,000
Potable Water Improvements				
South Site water main in Great Western Pkwy				
- 16" water main	lf	3,450	\$ 63.64	\$ 219,558
- Fire hydrants	ea	3	\$4,682.33	\$ 14,047
Water loop within lots 7 thru 12				
- 12" water main	lf	12,810	\$ 37.26	\$ 447,301
- Fire hydrants	ea	30	\$4,554.70	\$ 136,641
				Subtotal: \$ 817,547
Sanitary Sewer Improvements				
South site sanitary sewer in Great Western Pkwy				
- 8" sanitary sewer	lf	2,300	\$ 22.96	\$ 52,808
- 10" sanitary sewer	lf	1,300	\$ 25.62	\$ 33,306
- Manholes	ea	19	\$2,021.58	\$ 38,410

	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
Main within lots 7 thru 12				
- 8" sanitary sewer	lf	3,050	\$ 23.46	\$ 71,553
- Manholes	ea	20	\$2,059.10	<u>\$ 41,182</u>
			Subtotal:	\$ 237,259

Miscellaneous Improvements

Miscellaneous	ls	1		\$ 50,000
Communication Infrastructure				
- 6 conduits (4"), 2 with liner				
- South site	lf	5,099	\$ 75	\$ 382,425
- Fiber connection	ls	1		<u>\$ 50,000</u>
			Subtotal:	\$ 482,425

Parks and Recreation Improvements

Courts	ea	5	\$ 40,000	\$ 200,000
Pavilions	ea	3	\$ 40,000	\$ 120,000
Trails	lf	4,094	\$ 24	\$ 98,256
Pedestrian bridge	ea	1		<u>\$ 60,000</u>
			Subtotal:	\$ 478,256

Cost of Work:	Subtotal	<u>\$ 4,000,560</u>
Design, Testing, Survey	12%	\$ 480,067
Contingencies	20%	<u>\$ 800,112</u>
Phase II Total Cost:		\$ 5,280,739

EXHIBIT E

Sanitation Improvements

FND 1 1/2" AXLE
W/ ATTACHED 2"
ALUM CAP
LS# 23904
NW COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

W. 112TH AVE.

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

POINT OF BEGINNING
FND 2" PIPE
W/ 2 1/2" CAP
ILLEGIBLE
NE COR SEC 8

CONNECTION TO CITY
OF BROOMFIELD
EXISTING FACILITIES.
(APPRX. 2500 LF)
(PHASE I)

NORTH BRANCH
WALNUT CREEK

CITY OF
WESTMINSTER

WEST LINE OF NW 1/4 SECTION 8

EAST LINE OF SW 1/4 SECTION 8

EAST LINE OF NE 1/4 SECTION 8

CITY OF
BROOMFIELD

PHASE I

PHASE II

WALNUT CREEK

GREAT WESTERN
RESERVOIR
(CITY OF
BROOMFIELD)

WESTMOOR
TECHNOLOGY
CENTER

LIFT
STATION
(PHASE I)

WALNUT CREEK

UNPLATTED
(RICHARD M. KENDRICK III)

FND 2" PIPE
W/ 2 1/2" CAP
LS# 2884
EAST 1/4 COR
SEC 8

SOUTH LINE OF NW 1/4 SECTION 8

SOUTH LINE OF NE 1/4 SEC 8

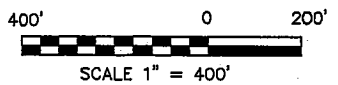
WALNUT CREEK
SUBDIVISION

UNPLATTED
(RICHARD M. KENDRICK III)

EAST LINE OF SW 1/4 SECTION 8

LEGEND

- 8" SEWER
- 10" SEWER
- 12" SEWER
- FORCE MAIN
- MANHOLE



CITY OF WESTMINSTER
OPEN SPACE

(UNPLATTED)

SANITARY SEWER IMPROVEMENTS EXHIBIT E

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

JAN. 23, 2001

DISTRICT E

EXHIBIT F

Water Improvements

FND 1 1/2" AXLE
W/ ATTACHED 2"
ALUM CAP
LS# 23904
NW COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

W. 112TH AVE.

FND 2 3/4" PIPE
W/ 3 1/4" CAP
LS# 23904
NORTH 1/4
COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

POINT OF BEGINNING
FND 2" PIPE
W/ 2 1/2" CAP
ILLEGIBLE
NE COR SEC 8

CONNECTION TO CITY OF
BROOMFIELD EXISTING
WATER SYSTEM
(APPROX. 2500 LF)
(PHASE I)

CONNECTION TO CITY OF
BROOMFIELD EXISTING
WATER SYSTEM
(APPROX. 2500 LF)
(PHASE I)

WEST LINE OF NW 1/4 SECTION 8

EAST LINE OF SW 1/4 SECTION 8

EAST LINE OF NE 1/4 SECTION 8

CITY OF
BROOMFIELD

NORTH BRANCH
WALNUT CREEK

SIMMS ST.

WESTMOOR
TECHNOLOGY
CENTER

PHASE I
PHASE II

WALNUT CREEK

GREAT WESTERN
RESERVOIR
(CITY OF
BROOMFIELD)

WALNUT CREEK
UNPLATTED
(RICHARD M. KENDRICK III)

FND 2" PIPE
W/ 2 1/2" CAP
LS# 7684
EAST 1/4
COR SEC 8

FND 2 3/4" PIPE
W/ 3 1/4" CAP
LS# 23904
CENTER SEC 8

SOUTH LINE OF NE 1/4 SEC 8

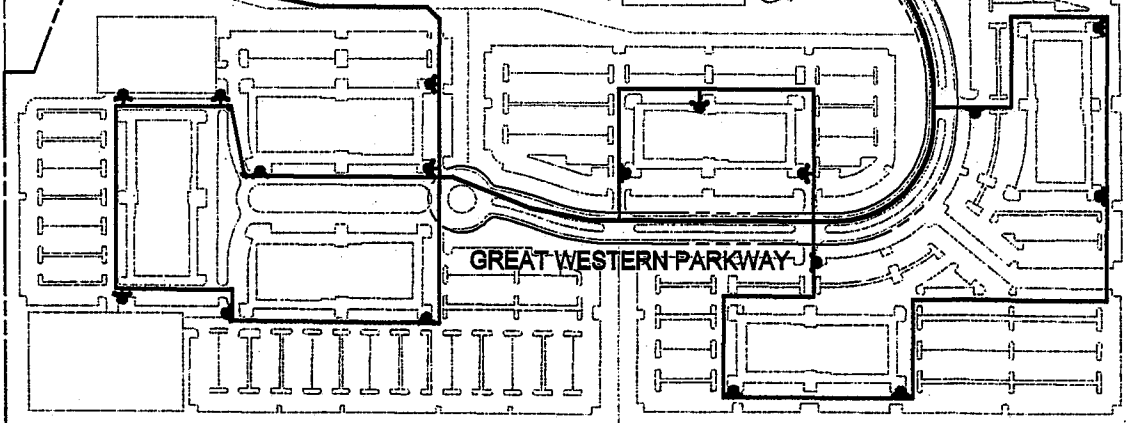
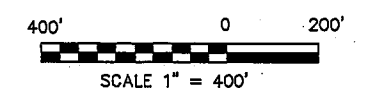
SOUTH LINE OF NW 1/4 SECTION 8

WALNUT CREEK
SUBDIVISION

UNPLATTED
(RICHARD M. KENDRICK III)
EAST LINE OF SW 1/4 SECTION 8

LEGEND

- 12" WATER
- 16" WATER
- IRRIGATION
- FIRE HYDRANT



CITY OF WESTMINSTER
OPEN SPACE

(UNPLATTED)

WATER IMPROVEMENTS EXHIBIT F

JAN. 23, 2001
MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

DISTRICT 04-F

EXHIBIT G

Streets and Safety Protection Improvements

FND 1 1/2" AXLE
W/ ATTACHED 2"
ALUM CAP
LS# 23904
NW COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

W. 112TH AVE.

FND 2 3/4" PIPE
W/ 3 1/4" CAP
LS# 23904
NORTH 1/4
COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

POINT OF BEGINNING
FND 2" PIPE
W/ 2 1/4" CAP
ILLEGIBLE
NE COR SEC 8

WEST LINE OF NW 1/4 SECTION 8

EAST LINE OF SW 1/4 SECTION 8

CITY OF
WESTMINSTER

CITY OF
BROOMFIELD

SIMMS ST.

WESTMOOR
TECHNOLOGY
CENTER

GREAT WESTERN
RESERVOIR
(CITY OF
BROOMFIELD)

PHASE I
↕
PHASE II

WALNUT CREEK

WALNUT CREEK

UNPLATTED
(RICHARD M. KENDRICK III)

FND 2" PIPE
W/ 2 1/4" CAP
LS# 7664
EAST 1/4 COR
SEC 8



SOUTH LINE OF NW 1/4 SECTION 8

FND 2 3/4" PIPE
W/ 3 1/4" CAP
LS# 23904
CENTER SEC 8

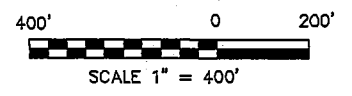
SOUTH LINE OF NE 1/4 SEC 8

WALNUT CREEK
SUBDIVISION

LEGEND

- ROAD IMPROVEMENTS 
- EMERGENCY ACCESS 

NOTE: REFER TO SITE DEVELOPMENT PLAN
FOR ROADWAY TYPICAL SECTIONS.



STREETS AND SAFETY PROTECTION EXHIBIT G

JAN. 23, 2007
MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

DISTRICT 6

CITY OF WESTMINSTER
OPEN SPACE

(UNPLATTED)

UNPLATTED
(RICHARD M. KENDRICK III)

EAST LINE OF SW 1/4 SECTION 8

EXHIBIT H

Drainage Improvements

FND 1 1/2" AXLE
W/ ATTACHED 2"
ALUM CAP
LS# 23904
NW COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

W. 112TH AVE.

FND 2 3/4" PIPE
W/ 3 1/4" CAP
LS# 23904
NORTH 1/4
COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

POINT OF BEGINNING
FND 2" PIPE
W/ 2 1/2" CAP
ILLEGIBLE
NE COR SEC 8

WEST LINE OF NW 1/4 SECTION 8

EAST LINE OF SW 1/4 SECTION 8

EAST LINE OF NE 1/4 SECTION 8

CITY OF
BROOMFIELD

CITY OF
WESTMINSTER

SIMMS ST.

WESTMOOR
TECHNOLOGY
CENTER

PHASE I
PHASE II

WALNUT CREEK

WALNUT CREEK

UNPLATTED
(RICHARD M. KENDRICK III)

FND 2" PIPE
W/ 2 1/2" CAP
LS# 7684
EAST 1/4 COR
SEC 8

GREAT WESTERN
RESERVOIR
(CITY OF
BROOMFIELD)

SOUTH LINE OF NW 1/4 SECTION 8

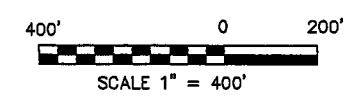
SOUTH LINE OF NE 1/4 SEC 8

WALNUT CREEK
SUBDIVISION

UNPLATTED
(RICHARD M. KENDRICK III)
EAST LINE OF SW 1/4 SECTION 8

LEGEND

- GRADE CONTROL STRUCTURES
- DETENTION PONDS
- BOX CULVERTS



**DRAINAGE IMPROVEMENTS
EXHIBIT H**

JAN. 23, 2001
MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

DISTRICT EN-H

EXHIBIT I

Park and Recreation Improvements

FND 1 1/2" AXLE
W/ ATTACHED 2"
ALUM CAP
LS# 23904
NW COR SEC 8

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

W. 112TH AVE.

JEFFERSON
COUNTY AIRPORT
(UNPLATTED)

POINT OF BEGINNING
FND 2" PIPE
W/ 2 1/2" CAP
ILLEGIBLE
NE COR SEC 8

WEST LINE OF NW 1/4 SECTION 8

NORTH LINE OF NW 1/4 SEC 8

NORTH LINE OF NE 1/4 SEC 8

EAST LINE OF NE 1/4 SECTION 8

CITY OF
WESTMINSTER

CITY OF
BROOMFIELD

GREAT WESTERN PARKWAY

NORTH BRANCH
WALNUT CREEK

SIMMS ST.

GAME COURTS

PHASE I

PHASE II

WESTMOOR
TECHNOLOGY
CENTER

GAME COURTS

GAME COURTS

WALNUT CREEK

GREAT WESTERN
RESERVOIR
(CITY OF
BROOMFIELD)

GAME COURTS

WALNUT CREEK

UNPLATTED
(RICHARD M. KENDRICK III)

FND 2 3/8" PIPE
W/ 3 1/2" CAP
LS# 23904
CENTER SEC 8

FND 2" PIPE
W/ 2 1/2" CAP
LS# 7664
EAST 1/4 COR
SEC 8

SOUTH LINE OF NE 1/4 SEC 8

SOUTH LINE OF NW 1/4 SECTION 8

WALNUT CREEK
SUBDIVISION

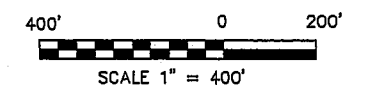
UNPLATTED
(RICHARD M. KENDRICK III)

EAST LINE OF SW 1/4 SECTION 8

LEGEND

GAME COURTS AND
PICNIC PAVILION

TRAIL



CITY OF WESTMINSTER
OPEN SPACE

(UNPLATTED)

PARK AND RECREATION IMPROVEMENTS EXHIBIT I

JAN. 23, 2001
MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, CO
(303) 431-6100

VDISTRICT-PRI-1

EXHIBIT J

Financial Plan

GREAT WESTERN PARK METROPOLITAN DISTRICT
Financing Plan Based on Projection of Commercial Development Assessed Value
 Ser. 2001 & 2004 Bond Issues, Letter of Credit scenario (Great Western only buildout)

YEAR	Great Western Square Footage	G.W. Project Value Incl Land, per sq. ft. @ 2%	Market Value Infr. after Buildout @ 2%	Cumulative Market Value	Total Cumulative Assd Value @ 20.00% of Market (2-yr lag)	Approx. Total Mill Levy 25.0	Mill Levy for Dbl Svc	Mill Levy for Op/Ins	Total Revenue Available	Facility Fee @ \$1.00 per SF	Less Annual Dist. Operating Costs	Interest on Surpluses @ 4.00%	Revenue Available for Debt Service	Ser. 2001		Ser. 2004		Cumulative Surplus Revenue
														Net Debt	Service	Net Debt	Service	
2001		\$0	\$0	\$0	\$0					0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2002	140,000	\$140,000	\$19,600,000	\$0	\$19,600,000	25.0	25.0	n/a	\$0	140,000	\$50,000	\$0	\$90,000	\$0	\$90,000	\$0	\$90,000	\$90,000
2003	160,000	142.80	22,848,000	0	42,448,000	25.0	25.0	2.0	\$0	160,000	50,000	3,600	113,600	\$0	\$113,600	\$0	\$113,600	203,600
2004	320,000	145.66	46,609,920	0	89,057,920	25.0	23.0	2.0	142,100	320,000	50,000	8,144	420,244	\$0	\$420,244	\$0	\$420,244	623,844
2005	256,000	148.57	38,033,695	0	127,091,615	25.0	23.0	2.0	307,748	256,000	50,000	24,954	538,702	419,608	538,702	0	119,094	742,938
2006	192,000	151.54	29,095,776	0	156,187,391	25.0	23.1	1.9	645,670	192,000	50,000	29,718	817,387	386,985	817,387	0	430,402	1,173,340
2007	256,000	154.57	39,570,256	0	195,757,647	25.0	23.6	1.4	921,414	256,000	50,000	46,934	1,174,348	386,985	1,174,348	505,832	281,531	1,454,871
2008	140,000	157.66	22,072,783	0	217,830,431	25.0	23.9	1.1	1,132,359	140,000	50,000	56,195	1,280,553	356,632	1,552,154	1,552,154	(628,233)	826,638
2009	160,000	160.82	25,730,559	0	243,560,990	25.0	24.1	0.9	1,419,243	160,000	50,000	33,066	1,562,308	356,632	1,918,611	1,918,611	(345,967)	480,671
2010	160,000	164.03	26,245,170	0	269,806,160	25.0	24.2	0.8	1,579,271	160,000	50,000	19,227	1,708,497	353,463	2,061,964	1,494,762	(139,727)	340,944
2011	160,000	167.31	26,770,074	0	296,576,233	25.0	24.3	0.7	1,765,817	160,000	50,000	13,638	1,888,455	387,924	2,276,380	1,499,749	1,782	342,726
2012	192,000	170.66	32,766,570	0	329,342,803	25.0	24.4	0.6	1,956,095	192,000	50,000	13,709	2,111,804	435,627	2,547,431	1,674,346	1,631	344,357
2013	160,000	174.07	27,851,585	0	357,194,388	25.0	24.4	0.6	2,150,178	160,000	50,000	13,774	2,273,952	471,380	2,745,332	1,805,611	(3,039)	341,318
2014		0	7,143,888	364,338,275	95,509,413	25.0	24.5	0.5	2,387,735	0	50,000	13,663	2,351,388	485,236	2,836,624	1,865,980	172	341,490
2015		0	7,286,766	371,625,041	103,586,372	25.0	24.5	0.5	2,589,659	0	50,000	13,660	2,553,319	528,115	3,084,434	2,027,700	(2,496)	338,994
2016		0	7,432,501	379,057,542	105,658,100	25.0	24.5	0.5	2,641,452	0	50,000	13,560	2,605,012	538,866	3,143,874	2,066,833	(687)	338,307
2017		0	7,581,151	386,638,693	107,771,262	25.0	24.5	0.5	2,694,282	0	50,000	13,532	2,657,814	548,606	3,202,420	2,112,508	(3,299)	335,008
2018		0	7,732,774	394,371,467	109,926,687	25.0	24.5	0.5	2,748,167	0	50,000	13,400	2,711,567	562,484	3,263,651	2,150,059	(976)	334,032
2019		7,887,429	402,258,896	112,125,221	114,367,725	25.0	24.6	0.4	2,803,131	0	50,000	13,361	2,766,492	575,235	3,338,726	2,194,426	(3,169)	330,863
2020		8,045,178	410,304,074	114,367,725	114,367,725	25.0	24.6	0.4	2,859,193	0	50,000	13,235	2,822,428	581,916	3,420,344	2,245,385	(4,973)	325,990
2021		8,206,081	418,510,155	116,655,080	116,655,080	25.0	24.6	0.4	2,916,377	0	50,000	13,040	2,879,417	597,576	3,486,993	2,286,838	(4,997)	320,993
2022		8,370,203	426,880,358	118,988,181	118,988,181	25.0	24.6	0.4	2,974,705	0	50,000	12,840	2,937,544	606,940	3,545,684	2,334,657	(4,053)	316,939
2023		8,537,607	435,417,965	121,367,945	121,367,945	25.0	24.6	0.4	3,034,199	0	50,000	12,678	2,996,876	620,164	3,605,040	2,383,176	(6,464)	310,475
2024		8,708,359	444,126,325	123,795,304	123,795,304	25.0	24.6	0.4	3,094,883	0	50,000	12,419	3,057,302	632,071	3,711,814	2,432,364	(7,134)	303,342
2025		8,882,526	453,008,851	126,271,210	126,271,210	25.0	24.6	0.4	3,156,780	0	50,000	12,134	3,118,914	647,538	3,836,452	2,476,421	(5,045)	298,297
2026		9,060,177	462,069,028	128,786,634	128,786,634	25.0	24.6	0.4	3,219,916	0	50,000	11,932	3,181,848	661,461	3,953,304	2,525,909	(5,523)	292,774
2027		9,241,381	471,310,409	131,372,567	131,372,567	25.0	24.6	0.4	3,284,314	0	50,000	11,711	3,246,025	673,805	4,070,129	2,580,182	(7,961)	284,813
2028		9,426,208	480,736,617	134,000,018	134,000,018	25.0	24.6	0.4	3,350,500	0	50,000	11,500	3,311,393	684,591	4,185,914	2,633,952	(7,150)	277,662
2029		9,614,732	490,351,349	136,680,019	136,680,019	25.0	24.6	0.4	3,417,000	0	50,000	11,106	3,378,107	698,740	4,294,647	2,686,537	(7,170)	270,492
2030		9,807,027	500,158,376	139,413,619	139,413,619	25.0	24.6	0.4	3,485,340	0	50,000	10,820	3,446,160	716,093	4,400,253	2,738,169	(9,102)	262,390
2031		10,003,168	510,161,544	142,201,891	142,201,891	25.0	24.6	0.4	3,555,047	0	50,000	10,486	3,515,543	731,591	4,501,834	2,793,456	(9,503)	252,887
2032		10,203,231	520,364,775	145,045,929	145,045,929	25.0	24.7	0.3	3,626,148	0	50,000	10,115	3,586,264	0	4,600,165	2,846,165	(13,902)	238,965
2033		10,407,295	530,772,070	147,946,848	147,946,848	25.0	24.7	0.3	3,698,671	0	50,000	9,559	3,658,231	0	4,700,351	3,672,351	(14,120)	224,865
2034		10,615,441	541,387,512	150,905,785	150,905,785	25.0	24.7	0.3	3,772,645	0	50,000	8,985	3,731,639	0	4,794,237	3,744,237	(12,596)	212,267
2035		10,827,750	552,215,262	153,923,900	153,923,900	-	0.0	0.0	0	0	1,650,000	518,594	78,494,133	0	0	0	0	212,267
	2,296,000		357,194,388	195,020,874					77,329,539	2,296,000	1,650,000	518,594	78,494,133	14,646,370	63,635,496	212,267		

SOURCES AND USES OF FUNDS

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2001 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Dated Date 12/01/2001
Delivery Date 12/01/2001

Sources:

Bond Proceeds:	
Par Amount	8,245,000.00

8,245,000.00

Uses:

Project Fund Deposits:	
Project Funds	6,000,000.00

Other Fund Deposits:	
Capitalized Interest (int. @ 5.50%)	1,186,026.22
Debt Service Reserve Fund	668,150.00
	<hr/>
	1,854,176.22

Delivery Date Expenses:	
LOC Fee (1.375%)	117,979.08
Bank Counsel Fee	25,000.00
Other Costs of Issuance	247,350.00
	<hr/>
	390,329.08

Other Uses of Funds:	
Contingency	494.70

8,245,000.00

Notes:

[1] LOC fee at 1.375% through 12/1/03; 1.125% through 12/1/05;
.75% through 12/1/07; .40% through 12/1/19; .25% thereafter.

BOND DEBT SERVICE

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2001 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Dated Date 12/01/2001
Delivery Date 12/01/2001

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2001					
06/01/2002			164,900	164,900	
12/01/2002			164,900	164,900	329,800
06/01/2003			164,900	164,900	
12/01/2003			164,900	164,900	329,800
06/01/2004			164,900	164,900	
12/01/2004			164,900	164,900	329,800
06/01/2005			164,900	164,900	
12/01/2005			164,900	164,900	329,800
06/01/2006			164,900	164,900	
12/01/2006			164,900	164,900	329,800
06/01/2007			164,900	164,900	
12/01/2007			164,900	164,900	329,800
06/01/2008			164,900	164,900	
12/01/2008			164,900	164,900	329,800
06/01/2009			164,900	164,900	
12/01/2009			164,900	164,900	329,800
06/01/2010			164,900	164,900	
12/01/2010	10,000	4.000%	164,900	174,900	339,800
06/01/2011			164,700	164,700	
12/01/2011	45,000	4.000%	164,700	209,700	374,400
06/01/2012			163,800	163,800	
12/01/2012	95,000	4.000%	163,800	258,800	422,600
06/01/2013			161,900	161,900	
12/01/2013	135,000	4.000%	161,900	296,900	458,800
06/01/2014			159,200	159,200	
12/01/2014	155,000	4.000%	159,200	314,200	473,400
06/01/2015			156,100	156,100	
12/01/2015	205,000	4.000%	156,100	361,100	517,200
06/01/2016			152,000	152,000	
12/01/2016	225,000	4.000%	152,000	377,000	529,000
06/01/2017			147,500	147,500	
12/01/2017	245,000	4.000%	147,500	392,500	540,000
06/01/2018			142,600	142,600	
12/01/2018	270,000	4.000%	142,600	412,600	555,200
06/01/2019			137,200	137,200	
12/01/2019	295,000	4.000%	137,200	432,200	569,400
06/01/2020			131,300	131,300	
12/01/2020	315,000	4.000%	131,300	446,300	577,600
06/01/2021			125,000	125,000	
12/01/2021	345,000	4.000%	125,000	470,000	595,000
06/01/2022			118,100	118,100	
12/01/2022	370,000	4.000%	118,100	488,100	606,200
06/01/2023			110,700	110,700	
12/01/2023	400,000	4.000%	110,700	510,700	621,400
06/01/2024			102,700	102,700	
12/01/2024	430,000	4.000%	102,700	532,700	635,400
06/01/2025			94,100	94,100	
12/01/2025	465,000	4.000%	94,100	559,100	653,200
06/01/2026			84,800	84,800	
12/01/2026	500,000	4.000%	84,800	584,800	669,600
06/01/2027			74,800	74,800	
12/01/2027	535,000	4.000%	74,800	609,800	684,600
06/01/2028			64,100	64,100	
12/01/2028	570,000	4.000%	64,100	634,100	698,200
06/01/2029			52,700	52,700	
12/01/2029	610,000	4.000%	52,700	662,700	715,400

BOND DEBT SERVICE

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2001 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2030			40,500	40,500	
12/01/2030	655,000	4.000%	40,500	695,500	736,000
06/01/2031			27,400	27,400	
12/01/2031	1,370,000	4.000%	27,400	1,397,400	1,424,800
	8,245,000		7,790,600	16,035,600	16,035,600

NET DEBT SERVICE

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2001 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.375% declining)	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (Int. @ 5.50%)	Net Debt Service	Annual Net D/S
06/01/2002		164,900	164,900	59,632.24				224,532.24	197,863.77	
12/01/2002		164,900	164,900	59,972.70	20,612.50	3,000		248,485.20	221,744.40	419,608.17
06/01/2003		164,900	164,900	59,644.98				224,544.98	181,596.95	
12/01/2003		164,900	164,900	59,972.70	20,612.50	3,000		248,485.20	205,388.21	386,985.16
06/01/2004		164,900	164,900	49,068.57				213,968.57	181,596.95	
12/01/2004		164,900	164,900	49,068.57	20,612.50	3,000	15,836.67	237,581.07	197,863.77	
06/01/2005		164,900	164,900	48,800.44					221,744.40	
12/01/2005		164,900	164,900	49,068.57	20,612.50	3,000	15,836.67		221,744.40	419,608.17
06/01/2006		164,900	164,900	32,533.62					181,596.95	
12/01/2006		164,900	164,900	32,533.62	20,612.50	3,000	15,836.67		181,596.95	386,985.16
06/01/2007		164,900	164,900	32,712.38					205,388.21	
12/01/2007		164,900	164,900	32,712.38	20,612.50	3,000	15,836.67		205,388.21	386,985.16
06/01/2008		164,900	164,900	17,446.60					166,509.93	
12/01/2008		164,900	164,900	17,446.60	20,612.50	3,000	15,836.67		166,509.93	386,985.16
06/01/2009		164,900	164,900	17,446.60					190,122.43	
12/01/2009		164,900	164,900	17,446.60	20,612.50	3,000	15,836.67		190,122.43	386,985.16
06/01/2010		164,900	164,900	17,351.27					166,414.60	
12/01/2010		164,900	164,900	17,351.27	20,612.50	3,000	15,836.67		166,414.60	386,985.16
06/01/2011	10,000	164,900	174,900	10,844.54					159,907.87	
12/01/2011		164,700	164,700	10,831.39	20,587.50	3,000	15,836.67		159,907.87	353,462.83
06/01/2012	45,000	164,700	209,700	10,890.90					159,694.72	
12/01/2012		163,800	163,800	10,831.39	20,475.00	3,000	15,836.67		159,694.72	387,923.95
06/01/2013	95,000	163,800	258,800	10,831.39					228,229.23	
12/01/2013		161,900	161,900	10,647.28	20,237.50	3,000	15,836.67		228,229.23	435,826.94
06/01/2014	135,000	161,900	296,900	10,705.75					277,032.22	
12/01/2014		159,200	159,200	10,469.72	19,900.00	3,000	15,836.67		277,032.22	471,379.69
06/01/2015	155,000	159,200	314,200	10,527.21					314,669.08	
12/01/2015		156,100	156,100	10,265.86	19,512.50	3,000	15,836.67		314,669.08	485,236.09
06/01/2016	205,000	156,100	361,100	10,322.22					331,403.04	
12/01/2016		152,000	152,000	10,051.11	19,000.00	3,000	15,836.67		331,403.04	528,114.74
06/01/2017	225,000	147,500	377,000	10,051.11					377,585.55	
12/01/2017		147,500	147,500	9,700.31	18,437.50	3,000	15,836.67		377,585.55	538,866.38
06/01/2018	245,000	147,500	392,500	9,763.54					444,848.28	
12/01/2018		142,600	142,600	9,378.07	17,825.00	3,000	15,836.67		444,848.28	548,605.51
06/01/2019	270,000	142,600	412,600	9,429.52					426,342.85	
12/01/2019		137,200	137,200	9,022.94	17,150.00	3,000	15,836.67		426,342.85	562,484.25
06/01/2020	295,000	137,200	432,200	9,072.45					444,848.28	
12/01/2020		131,300	131,300	8,682.30	16,412.50	3,000	15,836.67		444,848.28	575,234.55
06/01/2021	315,000	131,300	446,300	8,682.30					457,770.63	
12/01/2021		125,000	125,000	8,220.63	15,625.00	3,000	15,836.67		457,770.63	581,916.26
06/01/2022	345,000	125,000	470,000	8,265.71					480,191.54	
12/01/2022		118,100	118,100	7,766.87	14,762.50	3,000	15,836.67		480,191.54	597,575.50
06/01/2023	370,000	118,100	488,100	7,809.44					496,910.27	
12/01/2023		110,700	110,700	7,280.22	13,837.50	3,000	15,836.67		496,910.27	606,940.47
06/01/2024	400,000	110,700	510,700	7,320.11					518,020.94	
12/01/2024		102,700	102,700	6,791.11	12,837.50	3,000	15,836.67		518,020.94	620,164.49
06/01/2025	430,000	102,700	532,700	6,791.11					538,416.94	
12/01/2025		94,100	94,100	6,188.55	11,762.50	3,000	15,836.67		538,416.94	632,071.38
06/01/2026	465,000	94,100	559,100	6,222.43					563,085.76	
12/01/2026		84,800	84,800	5,576.95	10,600.00	3,000	15,836.67		563,085.76	647,537.64
06/01/2027	500,000	84,800	584,800	5,607.46					586,920.79	
12/01/2027		74,800	74,800	4,919.31	9,350.00	3,000	15,836.67		586,920.79	661,461.07
06/01/2027									63,882.64	

NET DEBT SERVICE

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2001 G.O. BONDS**

30-year final maturity, Letter of Credit structure (25 mill plan)

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.375%, declining)	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 5.50%)	Net Debt Service	Annual Net D/S
12/01/2027	535,000	74,800	609,800	4,946.20	8,012.50	3,000	15,836.67	609,922.03	609,922.03	673,804.67
06/01/2028	64,100	64,100	64,100	4,238.66			15,836.67	52,501.99	52,501.99	
12/01/2028	570,000	64,100	634,100	4,238.66	6,587.50	3,000	15,836.67	632,089.49	632,089.49	684,591.48
06/01/2029	610,000	52,700	52,700	3,465.94			15,836.67	40,329.27	40,329.27	
12/01/2029	610,000	52,700	662,700	3,484.82	5,062.50	3,000	15,836.67	658,410.65	658,410.65	698,739.92
06/01/2030	655,000	40,500	40,500	2,663.83			15,836.67	27,326.96	27,326.96	
12/01/2030	655,000	40,500	695,500	2,678.09	3,425.00	3,000	15,836.67	688,766.42	688,766.42	716,093.38
06/01/2031	27,400	27,400	27,400	1,802.13			15,836.67	13,365.46	13,365.46	
12/01/2031	1,370,000	27,400	1,397,400	1,811.84		3,000	683,986.67	718,225.17	718,225.17	731,590.63
	8,245,000	7,790,600	16,035,600	975,397.14	466,300.00	90,000	1,523,330.18	1,397,597.26	14,646,369.70	14,646,369.70

Notes:
[1] LOC fee at 1.375% through 12/1/03; 1.125% through 12/1/05; .75% through 12/1/07; .40% through 12/1/18; .25% thereafter.

SOURCES AND USES OF FUNDS

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2004 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Dated Date 12/01/2004
Delivery Date 12/01/2004

Sources:

Bond Proceeds:	
Par Amount	36,000,000.00

36,000,000.00

Uses:

Project Fund Deposits:	
Project Funds	27,021,470.50

Other Fund Deposits:

Capitalized Interest (int. @ 5.50%)	4,440,049.50
Debt Service Reserve Fund	2,918,350.00
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	7,358,399.50

Delivery Date Expenses:

LOC Fee (1.375%)	515,130.00
Bank Counsel Fee	25,000.00
Other Costs of Issuance	1,080,000.00
	<hr/>
	1,620,130.00

36,000,000.00

Notes:

[1] LOC fee at 1.375% through 12/1/05; 1.125% through 12/1/06;
.75% through 12/1/07; .40% through 12/1/09; .25% thereafter.

BOND DEBT SERVICE

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2004 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Dated Date 12/01/2004
Delivery Date 12/01/2004

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2004					
06/01/2005			720,000	720,000	
12/01/2005			720,000	720,000	1,440,000
06/01/2006			720,000	720,000	
12/01/2006			720,000	720,000	1,440,000
06/01/2007			720,000	720,000	
12/01/2007			720,000	720,000	1,440,000
06/01/2008			720,000	720,000	
12/01/2008			720,000	720,000	1,440,000
06/01/2009			720,000	720,000	
12/01/2009			720,000	720,000	1,440,000
06/01/2010			720,000	720,000	
12/01/2010			720,000	720,000	1,440,000
06/01/2011			720,000	720,000	
12/01/2011	5,000	4.000%	720,000	725,000	1,445,000
06/01/2012			719,900	719,900	
12/01/2012	180,000	4.000%	719,900	899,900	1,619,800
06/01/2013			716,300	716,300	
12/01/2013	320,000	4.000%	716,300	1,036,300	1,752,600
06/01/2014			709,900	709,900	
12/01/2014	395,000	4.000%	709,900	1,104,900	1,814,800
06/01/2015			702,000	702,000	
12/01/2015	575,000	4.000%	702,000	1,277,000	1,979,000
06/01/2016			690,500	690,500	
12/01/2016	640,000	4.000%	690,500	1,330,500	2,021,000
06/01/2017			677,700	677,700	
12/01/2017	715,000	4.000%	677,700	1,392,700	2,070,400
06/01/2018			663,400	663,400	
12/01/2018	785,000	4.000%	663,400	1,448,400	2,111,800
06/01/2019			647,700	647,700	
12/01/2019	865,000	4.000%	647,700	1,512,700	2,160,400
06/01/2020			630,400	630,400	
12/01/2020	955,000	4.000%	630,400	1,585,400	2,215,800
06/01/2021			611,300	611,300	
12/01/2021	1,040,000	4.000%	611,300	1,651,300	2,262,600
06/01/2022			590,500	590,500	
12/01/2022	1,135,000	4.000%	590,500	1,725,500	2,316,000
06/01/2023			567,800	567,800	
12/01/2023	1,235,000	4.000%	567,800	1,802,800	2,370,600
06/01/2024			543,100	543,100	
12/01/2024	1,340,000	4.000%	543,100	1,883,100	2,426,200
06/01/2025			516,300	516,300	
12/01/2025	1,445,000	4.000%	516,300	1,961,300	2,477,600
06/01/2026			487,400	487,400	
12/01/2026	1,560,000	4.000%	487,400	2,047,400	2,534,800
06/01/2027			456,200	456,200	
12/01/2027	1,685,000	4.000%	456,200	2,141,200	2,597,400
06/01/2028			422,500	422,500	
12/01/2028	1,815,000	4.000%	422,500	2,237,500	2,660,000
06/01/2029			386,200	386,200	
12/01/2029	1,950,000	4.000%	386,200	2,336,200	2,722,400
06/01/2030			347,200	347,200	
12/01/2030	2,090,000	4.000%	347,200	2,437,200	2,784,400
06/01/2031			305,400	305,400	
12/01/2031	2,240,000	4.000%	305,400	2,545,400	2,850,800
06/01/2032			260,600	260,600	
12/01/2032	3,150,000	4.000%	260,600	3,410,600	3,671,200

BOND DEBT SERVICE

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2004 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2033			197,600	197,600	
12/01/2033	3,365,000	4.000%	197,600	3,562,600	3,760,200
06/01/2034			130,300	130,300	
12/01/2034	6,515,000	4.000%	130,300	6,645,300	6,775,600
	36,000,000		34,040,400	70,040,400	70,040,400

NET DEBT SERVICE

**GREAT WESTERN PARK METROPOLITAN DISTRICT
SER. 2004 G.O. BONDS
30-year final maturity, Letter of Credit structure (25 mill plan)**

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.375%, declining) [1]	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 5.50%)	Net Debt Service	Annual Net D/S
06/01/2005		720,000	720,000	260,371.22				980,371.22		
12/01/2005		720,000	720,000	261,857.75		3,000		984,857.75		
06/01/2006		720,000	720,000	213,076.50				933,076.50		
12/01/2006		720,000	720,000	214,247.25	90,000.00	3,000		1,027,247.25		
06/01/2007		720,000	720,000	142,051.00	90,000.00	3,000		862,051.00		
12/01/2007		720,000	720,000	142,831.50	90,000.00	3,000	66,599.62	505,831.50	505,831.50	
06/01/2008		720,000	720,000	76,176.80	90,000.00	3,000	66,599.62	729,577.18	729,577.18	505,831.50
12/01/2008		720,000	720,000	76,176.80	90,000.00	3,000	66,599.62	822,577.18	822,577.18	1,552,154.36
06/01/2009		720,000	720,000	75,760.53	90,000.00	3,000	66,599.62	729,160.91	729,160.91	1,551,738.09
12/01/2009		720,000	720,000	47,350.33	90,000.00	3,000	66,599.62	700,750.71	700,750.71	1,551,738.09
06/01/2010		720,000	720,000	47,105.50	90,000.00	3,000	66,599.62	794,010.88	794,010.88	1,494,761.59
12/01/2010		720,000	720,000	47,610.50	89,987.50	3,000	66,599.62	700,904.27	700,904.27	1,499,749.09
06/01/2011	5,000	720,000	725,000	47,350.33	89,987.50	3,000	66,599.62	798,998.38	798,998.38	1,499,749.09
12/01/2011		720,000	725,000	47,610.50	89,987.50	3,000	66,599.62	700,750.71	700,750.71	1,499,749.09
06/01/2012	180,000	719,900	899,900	47,603.89	89,537.50	3,000	66,599.62	696,807.44	696,807.44	1,674,346.04
12/01/2012		719,900	899,900	47,603.89	89,537.50	3,000	66,599.62	696,807.44	696,807.44	1,674,346.04
06/01/2013	320,000	716,300	1,036,300	47,365.93	88,737.50	3,000	66,599.62	1,108,803.71	1,108,803.71	1,805,611.15
12/01/2013		709,900	709,900	46,686.20	88,737.50	3,000	66,599.62	1,175,993.01	1,175,993.01	1,805,611.15
06/01/2014	395,000	709,900	1,104,900	46,942.63	87,750.00	3,000	66,599.62	1,175,993.01	1,175,993.01	1,865,979.59
12/01/2014		702,000	702,000	46,168.69	87,750.00	3,000	66,599.62	681,567.07	681,567.07	1,865,979.59
06/01/2015	575,000	702,000	1,277,000	46,420.24	86,312.50	3,000	66,599.62	1,346,133.12	1,346,133.12	2,027,700.19
12/01/2015		690,500	690,500	45,659.79	86,312.50	3,000	66,599.62	669,560.17	669,560.17	2,027,700.19
06/01/2016	640,000	690,500	1,330,500	45,659.79	84,712.50	3,000	66,599.62	1,397,272.67	1,397,272.67	2,066,832.84
12/01/2016		677,700	677,700	44,568.68	84,712.50	3,000	66,599.62	655,669.06	655,669.06	2,066,832.84
06/01/2017	715,000	677,700	1,392,700	44,813.38	82,925.00	3,000	66,599.62	1,456,838.76	1,456,838.76	2,112,507.82
12/01/2017		663,400	663,400	43,628.27	82,925.00	3,000	66,599.62	640,428.65	640,428.65	2,112,507.82
06/01/2018	785,000	663,400	1,448,400	43,867.79	80,962.50	3,000	66,599.62	1,509,630.67	1,509,630.67	2,150,059.32
12/01/2018		647,700	647,700	42,595.79	80,962.50	3,000	66,599.62	623,696.17	623,696.17	2,150,059.32
06/01/2019	865,000	647,700	1,512,700	42,829.61	78,800.00	3,000	66,599.62	1,570,729.99	1,570,729.99	2,194,426.16
12/01/2019		630,400	630,400	41,685.64	78,800.00	3,000	66,599.62	605,486.02	605,486.02	2,194,426.16
06/01/2020	955,000	630,400	1,585,400	41,685.64	76,412.50	3,000	66,599.62	1,639,898.52	1,639,898.52	2,245,384.54
12/01/2020		611,300	611,300	40,202.02	76,412.50	3,000	66,599.62	584,902.40	584,902.40	2,245,384.54
06/01/2021	1,040,000	611,300	1,651,300	40,422.64	73,812.50	3,000	66,599.62	1,701,935.52	1,701,935.52	2,286,837.92
12/01/2021		590,500	590,500	38,834.14	73,812.50	3,000	66,599.62	562,734.52	562,734.52	2,286,837.92
06/01/2022	1,135,000	590,500	1,725,500	39,047.22	70,975.00	3,000	66,599.62	1,771,922.60	1,771,922.60	2,334,657.12
12/01/2022		567,800	567,800	37,341.32	70,975.00	3,000	66,599.62	538,541.70	538,541.70	2,334,657.12
06/01/2023	1,235,000	567,800	1,802,800	37,546.17	67,887.50	3,000	66,599.62	1,844,634.05	1,844,634.05	2,383,175.75
12/01/2023		543,100	543,100	35,912.86	67,887.50	3,000	66,599.62	512,413.24	512,413.24	2,383,175.75
06/01/2024	1,340,000	543,100	1,883,100	35,912.86	64,537.50	3,000	66,599.62	1,919,950.74	1,919,950.74	2,432,363.98
12/01/2024		516,300	516,300	33,954.51	64,537.50	3,000	66,599.62	483,654.89	483,654.89	2,432,363.98
06/01/2025	1,445,000	516,300	1,961,300	34,140.70	60,925.00	3,000	66,599.62	1,992,766.08	1,992,766.08	2,476,420.97
12/01/2025		487,400	487,400	32,053.95	60,925.00	3,000	66,599.62	452,854.33	452,854.33	2,476,420.97
06/01/2026	1,560,000	487,400	2,047,400	32,229.66	57,025.00	3,000	66,599.62	2,073,055.04	2,073,055.04	2,525,909.97
12/01/2026		456,200	456,200	30,002.14	57,025.00	3,000	66,599.62	419,602.52	419,602.52	2,525,909.97
06/01/2027	1,685,000	456,200	2,141,200	30,166.54	52,812.50	3,000	66,599.62	2,160,579.42	2,160,579.42	2,580,181.94
12/01/2027		422,500	422,500	27,938.11	52,812.50	3,000	66,599.62	383,838.49	383,838.49	2,580,181.94
06/01/2028	1,815,000	422,500	2,237,500	27,938.11	48,275.00	3,000	66,599.62	2,250,113.49	2,250,113.49	2,633,951.98
12/01/2028		386,200	386,200	25,398.70	48,275.00	3,000	66,599.62	344,999.08	344,999.08	2,633,951.98
06/01/2029	1,950,000	386,200	2,336,200	25,537.74	43,400.00	3,000	66,599.62	2,341,538.12	2,341,538.12	2,686,537.20
12/01/2029		347,200	347,200	22,833.93	43,400.00	3,000	66,599.62	303,434.31	303,434.31	2,686,537.20

NET DEBT SERVICE

GREAT WESTERN PARK METROPOLITAN DISTRICT

SER. 2004 G.O. BONDS

30-year final maturity, Letter of Credit structure (25 mill plan)

Date	Principal	Interest	Total Debt Service	Annual LOC Fee (1.375%, declining) [1]	Annual Remarketing Fee (.25%)	Annual Rating and Trustee Fees	Debt Service Reserve Fund	Capitalized Interest (int. @ 5.50%)	Net Debt Service	Annual Net D/S
12/01/2030	2,090,000	347,200	2,437,200	22,958.84	38,175.00	3,000	66,599.62		2,434,734.22	2,738,168.53
06/01/2031		305,400	305,400	20,085.02			66,599.62		258,885.40	
12/01/2031	2,240,000	305,400	2,545,400	20,194.79	32,575.00	3,000	66,599.62		2,534,570.17	2,793,455.57
06/01/2032		260,600	260,600	17,232.36			66,599.62		211,232.74	
12/01/2032	3,150,000	260,600	3,410,600	17,232.36	24,700.00	3,000	66,599.62		3,388,932.74	3,600,165.48
06/01/2033		197,600	197,600	12,995.92			66,599.62		143,996.30	
12/01/2033	3,365,000	197,600	3,562,600	13,066.44	16,287.50	3,000	66,599.62		3,528,354.32	3,672,350.62
06/01/2034		130,300	130,300	8,570.04			66,599.62		72,270.42	
12/01/2034	6,515,000	130,300	6,645,300	8,616.18		3,000	2,984,949.62		3,671,966.56	3,744,236.98
	36,000,000	34,040,400	70,040,400	3,309,903.89	1,947,525.00	90,000	6,514,729.48	5,237,603.72	63,635,495.69	63,635,495.69

Notes:
 [1] LOC fee at 1.375% through 12/1/05; 1.125% through 12/1/06; .75% through 12/1/07; .40% through 12/1/09; .25% thereafter.