

**2019 ANNUAL REPORT  
STC METROPOLITAN DISTRICT NO. 2**

As required by Section VII of the Service Plan for STC Metropolitan District No. 2 (the “**District**”), approved by the Town of Superior, Colorado on May 13, 2013, we present the following report of the District’s activities from January 1, 2019 to December 31, 2019. *[Note: The Order and Decree Creating District was recorded December 5, 2013.]*

- i. Changes made or proposed to the District’s Boundaries as of December 31 of the prior year:

**The District had no boundary changes in 2019. (Note: no Court Order obtained)**

- ii. Intergovernmental agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.

**The District entered into a Cost Sharing Agreement with STC Metropolitan District No. 1, STC Metropolitan District No. 3, Superior Urban Renewal Authority and RC Superior, LLC October 18, 2013.**

**The District entered into an Intergovernmental Agreement with the Town of Superior December 20, 2013, pursuant to the District’s approved Service Plan.**

**The District entered into a Facilities Funding, Construction, and Operation Agreement with STC Metropolitan District Nos. 1 and 3 January 1, 2015.**

**The District entered into an Intergovernmental Agreement with the Town of Superior regarding the McCaslin Boulevard Turn Lane on April 6, 2016.**

**The District entered into an Encroachment License Agreement by and between the District and Town of Superior, Colorado on January 30, 2017.**

**The District entered into an Intergovernmental Agreement by and between STC Metropolitan District No. 1, STC Metropolitan District No. 2 and STC Metropolitan District No. 3 regarding Covenant Enforcement and Design Review Services on June 7, 2017.**

**The District entered into an Inclusion Agreement with Aweida Properties, Inc. and STC Metropolitan District No. 1 effective July 5, 2017.**

**The District entered into an Eligible Governmental Entity Agreement with STC Metropolitan District No. 1, STC Metropolitan District No. 3, and the Statewide Internet Portal Authority of the State of Colorado October 16, 2017.**

**The District entered into a First Amendment to IGA for Covenant Enforcement and Design Review with STC Metropolitan District Nos. 1 and 3, dated December 9, 2019.**

**The District approved an Inclusion Agreement between STC Metropolitan District Nos. 1, 2, and 3 and RC Superior on December 9, 2019.**

- iii. Copies of the District’s rules and regulations, if any as of December 31 of the prior year.

**The District adopted the First Amended and Restated Superior Town Center Residential Rules, Regulations, and Guidelines on May 1, 2019.**

**The District adopted the Second Amended and Restated Superior Town Center Residential Rules, Regulations, and Design Guidelines on December 9, 2019.**

- iv. A summary of any litigation which involves the District as of December 31 of the prior year.

**The District was not involved in any litigation as of December 31, 2019.**

- v. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

- 1. Contracts related to Public Improvements:

**The District entered into a Construction Contract with SAMORA Construction for Superior Town Center FDP 1 - Phase 1 Main Street Parking, Sidewalks, and Landscaping in 2016.**

**The District entered into a contract with SAMORA Construction for FDP 2, Phase 2B – Block 13 Courtyards on March 1, 2017.**

**The District entered into a contract with Hudick Excavating, Inc. for Superior Town Center FDP 1 – Phase 2B Infrastructure on April 24, 2017.**

**The District entered into a Master Service Agreement with SAMORA, LLC d/b/a SAMORA Construction in 2017 for the Superior Town Center Phase 1 – Street Paving.**

**The District entered into a Master Service Agreement with SAMORA, LLC d/b/a SAMORA Construction in 2017 for Superior Town Center for General Contracting Services.**

**The District entered into an Agreement with SAMORA Construction for construction services of Village Green Park on April 23, 2018.**

**The District entered into a contract with SAMORA Construction for Monument Signs Site Work on November 7, 2018.**

**The District entered into a Construction Contract with SAMORA Construction for Block 14 Infrastructure, dated February 12, 2019.**

**The District entered into a Construction Contract with SAMORA Construction for Block 25 for Utilities, Walks, Pavement, and Lighting Construction on February 12, 2019.**

2. List of District's Construction of Public Improvements in 2019:

- **Block 15 Wrap – Public ROW Superior Dr from Village Green to Central Park Way & Central Park Way from Superior Drive to Promenade.**
- **Block 26 - Public ROW sanitary service relocations, water relocations on Discovery Parkway**
- **Block 25 - Sanitary sewer, water in Canary Lane. Canary Lane tie-in at Discovery Parkway**
  - **Sanitary Sewer Marigold Lane and tie in to Discovery Parkway**
  - **Sanitary sewer Buttercup Lane and tie in to Old Rail**
  
- **Public ROW Village Green from Promenade to Discovery Parkway**
- **Public ROW Central Park Way from Promenade to Discovery Parkway**
- **Public ROW Promenade from Central Park Way to Village Green**
- **Public ROW Discovery Parkway from Central Park Way to Canary Lane tie in**
- **Public ROW Old Rail from Meridian Lane to Buttercup tie in**

- vi. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31 of the prior year.

**The District constructed a Lift Station and FDP1- Phase 1 to include Public ROW Main Street to Superior Drive, Superior Drive from lift station to Old Rail, and Sanitary Sewer and Water in Old Rail from Superior Drive to Buttercup tie in.**

- vii. The assessed valuation of the District for the current year.

**The District's total taxable assessed valuation for 2019 is \$15,560., see attached hereto as Exhibit A.**

- viii. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

**None.**

- ix. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

**None.**