

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 . 800-741-3254
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<https://www.colorado.gov/pacific/stcmd>

NOTICE OF SPECIAL MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Term/Expires:</u> |
|----------------------------|---------------------|----------------------|
| James A. Brzostowicz | President | 2023/May 2023 |
| Angie Hulsebus | Treasurer | 2023/May 2023 |
| Terry Willis | Assistant Secretary | 2023/May 2023 |
| VACANT | | 2022/May 2022 |
| VACANT | | 2022/May 2022 |
| | | |
| Peggy Ripko | Secretary | |

DATE: **February 3, 2021**

TIME: **9:00 A.M.**

LOCATION: **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY VIDEO CONFERENCE AND CONFERENCE CALL. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE FOLLOWING INFORMATION:**

Join Zoom Meeting

<https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>

Meeting ID: 897 9736 4658

Passcode: 115782

One tap mobile

+12532158782

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com).

I. ADMINISTRATIVE MATTERS

A. Confirm quorum. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notice.

C. Approve Minutes of the January 6, 2021 Special Meeting (enclosure).

II. PUBLIC COMMENTS

A. _____

III. FINANCIAL MATTERS

A. Review and ratify approval of payment of claims for the following period (enclosure):

| Fund | Period Ending Jan. 22, 2021 |
|--------------|--------------------------------|
| General | \$ 54,173.96 |
| Debt | \$ -0- |
| Capital | \$ 3,789.00 |
| Payroll | \$ 831.15 |
| Total | \$ 58,794.11 |

B. Review and accept unaudited financial statements through the period ending December 31, 2020 and schedule of cash position, dated December 31, 2020 (to be distributed).

IV. LEGAL MATTERS

A. Ratify approval of District Waiver among STC Metropolitan District Nos. 1, 2 and 3 concerning the Carmel Property.

B. Acknowledge resignation of McGeady Becher P.C., as District General Counsel.

C. Review proposals for District General Counsel services and consider engagement of District General Counsel and transition regarding same (enclosures).

V. OPERATIONS AND MAINTENANCE

A. Operating Projections (to be distributed).

VI. COVENANT CONTROL

A. Discuss Community Manager's Update.

B. Review and consider approval of proposal from Vargas Property Services, Inc. for services to take place adjacent to 432 Promenade, in the amount of \$4,260 (enclosure).

VII. CAPITAL PROJECTS

A. Review and consider acceptance of improvement costs in the amount of \$1,103,503.93, under that certain Final Engineers Report and Certification #68 prepared by Ranger Engineering, LLC, dated January 28, 2021 (enclosure).

VIII. DEVELOPER UPDATE

A. Status of lot and home sales.

IX. OTHER MATTERS

A. _____

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 3, 2021.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD JANUARY 6, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 6th day of January, 2021, at 9:00 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by Zoom. The meeting was open to the public via conference call and Zoom.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.
Megan Becher, Esq. and Kate Olson, Esq.; McGeady Becher P.C.
Bill Jencks, Sonia Chin and Jessica Sergi; Ranch Capital, LLC
Bill Flynn; Simmons and Wheeler, P.C.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Ripko requested that the Directors review the Agenda for the meeting and advised the Board to disclose any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko noted a quorum was present. The Board reviewed the proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

RECORD OF PROCEEDINGS

Location of Meeting and Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means, and encouraged public participation via telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that that no objections to the telephonic manner of the meeting, or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District as least 24 hours prior to each meeting at the following location On the fence in the northwest corner of the 5' x 5' District parcel (said parcel located 86 feet north of the fence corner).

Minutes: The Board reviewed the Minutes of the December 2, 2020 and December 16, 2020 special meetings.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Minutes of the December 2, 2020 and December 16, 2020 Special Meetings.

**PUBLIC
COMMENTS**

There were no public comments.

**FINANCIAL
MATTERS**

Claims: The Board considered the ratification of approval of the payment of claims as follows:

| Fund | Period Ending Dec. 16, 2020 |
|--------------|--------------------------------|
| General | \$ 49,568.27 |
| Debt | \$ 7,000 |
| Capital | \$ 1,097.50 |
| Total | \$ 57,665.77 |

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board ratified approval of payment of claims, as presented.

RECORD OF PROCEEDINGS

Unaudited Financial Statements: Mr. Flynn presented to the Board the unaudited financial statements and cash position for the period ending November 30, 2020.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position for the period ending November 30, 2020.

LEGAL MATTERS

First Amendment to Amended and Restated Operation Funding Agreement between the District and RC Superior, LLC: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the First Amendment to Amended and Restated Operation Funding Agreement between the District and RC Superior, LLC.

Facilities Acquisition and Reimbursement Agreement between the District and CPVII Superior, LLC: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Facilities Acquisition and Reimbursement Agreement between the District and CPVII Superior, LLC (“Carmel”).

District Waiver: The Board discussed the District Waiver among STC Metropolitan District Nos. 1, 2 and 3 concerning the Carmel Property (as defined in the District Waiver). Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the District Wavier.

Resignation of District Counsel and discuss process for receipt of Proposals and transition to new General Counsel: Attorney Becher stated that due to restructuring in the firm, McGeady Becher P.C. is resigning as General Counsel for the District. Attorney Becher will secure proposals for the Board to review at the February meeting.

OPERATIONS AND MAINTENANCE

Operating Projections: The Board discussed operating projections for the District. The Board evaluated the imposition of a fee to cover the projected operations deficit. The Board requested Ms. Ripko run additional projections for discussion at the February meeting.

RECORD OF PROCEEDINGS

COVENANT CONTROL

Community Manager's Update: The Board reviewed the Community Manager's Report.

Proposal from Vargas Property Services, Inc. for services to take place adjacent to 432 Promenade, in the amount of \$4,260: This item was deferred to the February agenda.

Proposal from Vargas Property Services, Inc. for Contract Maintenance for 2021, in the amount of \$38,827.56: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the proposal from Vargas Property Services, Inc. for Contract Maintenance for 2021, in the amount of \$38,827.56.

CAPITAL PROJECTS

Final Engineers Report and Certification #67 prepared by Ranger Engineering, LLC, dated December 23, 2020: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$540,132.58, under that certain Final Engineers Report and Certification #67 prepared by Ranger Engineering, LLC, dated December 23, 2020.

DEVELOPER UPDATE

An update was given to the Board on the status of lot and home sales by Mr. Jencks. Carmel closed on their blocks around main street. Carmel is anticipated to start construction in the next six months, with a two-year buildout schedule.

OTHER MATTERS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

| <u>Check Issue Date</u> | <u>Check Number</u> | <u>Payee</u> | <u>Amount</u> |
|-----------------------------|-------------------------|--------------------|---------------|
| 01/22/2021 | 9197 | Brzostowicz, James | |
| 01/22/2021 | 9198 | Hulsebus, Angie | 369.40 |
| 01/22/2021 | 9199 | Willis, Terry A. | 369.40 |
| 01/22/2021 | 9200 | Guy A. Harrigan | 92.35 |
| Grand Totals: | | | |
| | <u>4</u> | | <u>831.15</u> |

| Check No and Date | Payee | Invoice No | GL Account Title | GL Acct | Amount | Total |
|-------------------|---------------------------------|------------------|--------------------|---------|-----------|-----------|
| 1602 | | | | | | |
| 01/22/2021 | Comcast | 16389 12/20 | Parking Structure | 1-730 | 154.94 | 154.94 |
| Total 1602: | | | | | | 154.94 |
| 1603 | | | | | | |
| 01/22/2021 | Doody Calls | 42315 | O&M - Landscaping | 1-720 | 541.50 | 541.50 |
| 01/22/2021 | Doody Calls | 43621 | O&M - Landscaping | 1-720 | 281.91 | 281.91 |
| Total 1603: | | | | | | 823.41 |
| 1604 | | | | | | |
| 01/22/2021 | McGeady Becher P.C. | 1190B 12/20 | Legal | 1-675 | 21,066.86 | 21,066.86 |
| 01/22/2021 | McGeady Becher P.C. | 1190B 12/20 | Legal | 3-675 | 414.00 | 414.00 |
| Total 1604: | | | | | | 21,480.86 |
| 1605 | | | | | | |
| 01/22/2021 | Ranger Engineering, LLC | 1230 | Engineering | 3-784 | 3,375.00 | 3,375.00 |
| Total 1605: | | | | | | 3,375.00 |
| 1606 | | | | | | |
| 01/22/2021 | Simmons & Wheeler, P.C. | 27795 | Accounting | 1-612 | 2,313.75 | 2,313.75 |
| 01/22/2021 | Simmons & Wheeler, P.C. | 28018 | Accounting | 1-612 | 3,011.39 | 3,011.39 |
| Total 1606: | | | | | | 5,325.14 |
| 1607 | | | | | | |
| 01/22/2021 | Special Dist Management Svcs | D1 12/2020 | Accounting | 1-612 | 42.00 | 42.00 |
| 01/22/2021 | Special Dist Management Svcs | D1 12/2020 | Management | 1-680 | 546.00 | 546.00 |
| 01/22/2021 | Special Dist Management Svcs | D2 12/2020 | Accounting | 1-612 | 560.00 | 560.00 |
| 01/22/2021 | Special Dist Management Svcs | D2 12/2020 | Insurance/SDA Dues | 1-670 | 28.00 | 28.00 |
| 01/22/2021 | Special Dist Management Svcs | D2 12/2020 | Management | 1-680 | 3,416.00 | 3,416.00 |
| 01/22/2021 | Special Dist Management Svcs | D2 12/2020 | Miscellaneous | 1-685 | 1,522.50 | 1,522.50 |
| 01/22/2021 | Special Dist Management Svcs | D3 12/2020 | Management | 1-680 | 546.00 | 546.00 |
| Total 1607: | | | | | | 6,660.50 |
| 1608 | | | | | | |
| 01/22/2021 | Thyssenkrupp Elevator Corporati | 3005653051 | O&M - Maintenance | 1-735 | 170.41 | 170.41 |
| Total 1608: | | | | | | 170.41 |
| 1609 | | | | | | |
| 01/22/2021 | Town of Superior | 2240 1/2 11/20 | Utilities | 1-704 | 13.37 | 13.37 |
| 01/22/2021 | Town of Superior | 2289 1/2 11/20 | Utilities | 1-704 | 13.37 | 13.37 |
| 01/22/2021 | Town of Superior | 290 1/2 11/20 | Utilities | 1-704 | 13.37 | 13.37 |
| 01/22/2021 | Town of Superior | 411 1/2 11/20 | Utilities | 1-704 | 13.37 | 13.37 |
| 01/22/2021 | Town of Superior | 438 1/2 11/20 | Utilities | 1-704 | 13.37 | 13.37 |
| 01/22/2021 | Town of Superior | 440 1/2 11/20 | Utilities | 1-704 | 13.37 | 13.37 |
| 01/22/2021 | Town of Superior | 620 1/2 11/20 | Utilities | 1-704 | 13.37 | 13.37 |
| 01/22/2021 | Town of Superior | 690 1/2 11/20 | Utilities | 1-704 | 1,445.11 | 1,445.11 |
| 01/22/2021 | Town of Superior | 690 1/2 12/20 | Utilities | 1-704 | 8.39 | 8.39 |
| 01/22/2021 | Town of Superior | NE MCCASLIN 11/2 | Utilities | 1-704 | 13.37 | 13.37 |
| Total 1609: | | | | | | 1,560.46 |

| Check No and Date | Payee | Invoice No | GL Account Title | GL Acct | Amount | Total |
|----------------------|--------------------------------|------------|-------------------|---------|----------|------------------|
| 1610 | | | | | | |
| 01/22/2021 | Vargas Property Services, Inc. | 31685 | Snow Removal | 1-725 | 927.50 | 927.50 |
| 01/22/2021 | Vargas Property Services, Inc. | 31718 | Snow Removal | 1-725 | 4,052.50 | 4,052.50 |
| 01/22/2021 | Vargas Property Services, Inc. | 31744 | Snow Removal | 1-725 | 3,922.50 | 3,922.50 |
| 01/22/2021 | Vargas Property Services, Inc. | 31781 | O&M - Landscaping | 1-720 | 3,235.63 | 3,235.63 |
| 01/22/2021 | Vargas Property Services, Inc. | 31791 | Snow Removal | 1-725 | 1,370.00 | 1,370.00 |
| 01/22/2021 | Vargas Property Services, Inc. | 31844 | Snow Removal | 1-725 | 3,675.00 | 3,675.00 |
| Total 1610: | | | | | | 17,183.13 |
| 1611 | | | | | | |
| 01/22/2021 | Xcel Energy | 714230041 | Utilities | 1-704 | 135.45 | 135.45 |
| 01/22/2021 | Xcel Energy | 714231724 | Utilities | 1-704 | 11.97 | 11.97 |
| 01/22/2021 | Xcel Energy | 714233381 | Utilities | 1-704 | 197.62 | 197.62 |
| 01/22/2021 | Xcel Energy | 714235111 | Utilities | 1-704 | 192.34 | 192.34 |
| 01/22/2021 | Xcel Energy | 714243983 | Utilities | 1-704 | 449.48 | 449.48 |
| 01/22/2021 | Xcel Energy | 714244753 | Utilities | 1-704 | 55.87 | 55.87 |
| 01/22/2021 | Xcel Energy | 714246100 | Utilities | 1-704 | 33.27 | 33.27 |
| 01/22/2021 | Xcel Energy | 714248265 | Utilities | 1-704 | 61.45 | 61.45 |
| 01/22/2021 | Xcel Energy | 714250519 | Utilities | 1-704 | 39.57 | 39.57 |
| 01/22/2021 | Xcel Energy | 714261489 | Utilities | 1-704 | 39.33 | 39.33 |
| 01/22/2021 | Xcel Energy | 714279416 | Utilities | 1-704 | 12.76 | 12.76 |
| Total 1611: | | | | | | 1,229.11 |
| Grand Totals: | | | | | | 57,962.96 |

STC Metropolitan District No.2
January-21

| | General | Debt | Capital | Totals |
|---|--------------------|---------------|-------------------|--------------------|
| Disbursements | \$ 54,173.96 | \$ - | \$ 3,789.00 | \$ 57,962.96 |
| Payroll | \$ 831.15 | \$ - | \$ - | \$ 831.15 |
| Payroll Taxes District Portion | \$ - | \$ - | \$ - | \$ - |
| Total Disbursements from Checking Acct | \$55,005.11 | \$0.00 | \$3,789.00 | \$58,794.11 |



ICENOGLE SEAVER POGUE

GENERAL COUNSEL LEGAL SERVICES PROPOSAL FOR STC METROPOLITAN DISTRICT NOS. 1, 2 AND 3 January 18, 2021

I. INTRODUCTION

Icenogle Seaver Pogue, P.C. (“ISP”) is pleased at the invitation to provide this proposal for general counsel legal services for STC Metropolitan District Nos. 1, 2 and 3 (the “Districts”).

This proposal provides information regarding the background, experience and credentials of the firm and our proposed principal, Jennifer L. Ivey, and other ISP staff who will, if you select ISP, provide legal and legal support services to the Districts.

II. FIRM OVERVIEW

ISP is organized as a professional corporation in accordance with Colorado law, with its principal office located at 4725 S. Monaco Street, Suite 360, Denver, Colorado 80209. ISP’s main telephone number is (303) 292-9100.

The firm comprises eleven attorneys, three special district paralegals and two administrative staff assistants. Our offices are located in the southeast corridor of the Denver metropolitan area, close to Belleview and Interstate 25 in the Denver Technological Center.

III. FIRM PRACTICE AND EXPERIENCE

The principals of ISP have, for more than three decades, provided general and special counsel services to a variety of Colorado’s Title 32 special districts. Currently, the firm provides ongoing general counsel representation to over 110 special districts along the Front Range and in Colorado’s mountain communities.

Our special district clients provide a wide variety of public infrastructure and services, including streets, water and sanitation, safety protection controls, park and recreation facilities, storm, flood and drainage facilities, transportation facilities, and covenant enforcement and design review services. The firm’s clients range in nature from new districts to established commercial, retail and residential districts, operating and, in some cases, rebuilding infrastructure or restructuring services.

When engaged as general counsel, the firm regularly provides the following types of legal services as directed by the Districts' Board of Directors and in consultation with the Districts' management to ensure coordination and efficient and cost-effective service to the Districts:

- coordinating closely and cooperatively with managers, engineers and accountants, as well as other consultants on special district matters, including, but not limited to, review of annual budgets and preparation of resolutions adopting the same, appropriating funds, and certifying mill levies, and review of legal items in footnotes to audited financial statements;
- advising clients regarding and ensuring compliance with the Special District Act, Article 1 of Title 32, C.R.S., the Colorado Open Records Act, Part 2, Article 72 of Title 24, C.R.S., the Colorado Open Meetings Law, the Colorado Open Records Act, Part 4, Article 6 of Title 24, C.R.S., and all other laws applicable to special districts;
- working cooperatively with third parties, governmental entities and other organizations regarding client contracts, infrastructure projects and operational issues;
- attending, per board preference, regular and special board meetings, reporting on legal issues and projects, preparing and coordinating posting of meeting notices;
- advising clients regarding and conducting or assisting in the conduct of special district elections, in compliance with the Uniform Election Code of 1992, Articles 1 to 13 of Title 1, C.R.S., the Colorado Local Government Election Code, Article 13.5 of Title 1, C.R.S.; TABOR, Article X, Section 20 of the Colorado Constitution; and all other relevant laws;
- drafting, negotiating, and ensuring compliance with contracts of all types;
- assisting with real and personal property transfers and acquisitions;
- performing legal analysis and preparing written memoranda and advice for the client and management on assigned legal issues and documents;
- actively tracking and reporting regarding relevant legislation and legal developments;
- assisting with enforcement of rules, regulations, and covenants, as applicable;
- advising on, preparing and submitting various filings for compliance with all applicable laws, including, but not limited to, annual statutory compliance items;
- assisting with and advising on matters related to document management and maintenance;
- advising clients in the context of municipal financings as general counsel, including coordination with managers, accountants, investment bankers and bond attorneys, and providing general counsel opinions for such transactions, and ensuring post-issuance compliance;
- providing insurance review and counsel related to claims and oversight of litigation;
- and

- advising clients in regard to employment-related matters, while coordinating with special counsel on complex issues and litigation.

ISP provides cost-effective legal services through communication with the Districts' other consultants and the Board to ensure no overlap of effort and to ensure that the legal service requests of the Board and the Districts are being handled efficiently and effectively.

ISP provides legal services to a full range of special district clients in all stages of "life," ranging from establishing districts for developers, to representing districts which have become mature and whose boards are populated by residents, to assisting with consolidation and dissolution. ISP is experienced in providing legal services to all types of district structure, including, multi-district structures, single district structures, water and/or sewer service providing districts, district's that contract for the provision of water and/or sewer service, and district's that provide covenant enforcement services.

IV. ISP TEAM PROPOSED TO SERVE THE DISTRICTS

ISP proposes that ISP shareholder Jennifer L. Ivey serve as the Districts' lead counsel, assisted by associates Alicia J. Corley and Karlie R. Ogden. Experienced paralegal, Donette Hunter will provide paralegal and administrative support along with supervising such services provided by Megan Liesmaki and Kim Vernon.

As lead counsel, Ms. Ivey will be directly responsible for the legal services provided by the firm, and for the legal matters of the Districts. She will directly supervise the capable assistance to be provided by the firm's attorneys and staff.



Jennifer L. Ivey (Atty. Reg. # 37851) provides legal services for a range of Colorado special districts, political subdivisions and municipalities. She assists these clients with their formation, establishment, governance and operation. Admitted to practice law in the State of Colorado in 2006, Ms. Ivey serves as general counsel to various special districts and political subdivisions of the State of Colorado. Notably, Ms. Ivey has worked on all aspects of special district lifecycles, having been involved in the organization, consolidation, and dissolution of special districts and having served as legal counsel to both developer-controlled and homeowner-controlled special districts as well as successfully assisting with the transition of boards of directors from developer to homeowner control. In her practice, she regularly prepares various land use agreements, intergovernmental agreements, engineering and construction contracts, easements, leases and purchase agreements for clients. She also advises clients regarding legal issues unique to governmental entities, including, covenant and rule enforcement, open meetings and records laws, constitutional requirements, employment

matters and annual compliance cycles. Ms. Ivey received a Bachelor of Science in 2000 from the University of Michigan and then a Master of Science in 2004 from Wayne State University. She received her Juris Doctorate from Michigan State University College of Law in 2006. She was admitted to practice law in Colorado in 2006, New Mexico in 2009, and Utah in 2019.

Representative Clients

A representative sample of the clients that Ms. Ivey assists, including the County in which each is located and approximate date the firm began representing each, includes:

- Aviation Station North Metropolitan District No. 5 (County of Denver) (2021);
- Bella Mesa Metropolitan District (Douglas County) (2017);
- Berkley Shores Metropolitan District (Adams County) (2021);
- Buckhorn Valley Metropolitan Districts Nos. 1 and 2 (Eagle County) (2008);
- Central Adams County Water and Sanitation District (Adams County) (2018);
- Columbine Water and Sanitation District (Arapahoe County) (2005);
- Country Club Village Metropolitan District (Adams County) (2005);
- Erie Highlands Metropolitan District Nos. 1-5 (Larimer County) (2013);
- Geos Neighborhood Metropolitan District (Jefferson County) (2020);
- Goldsmith Gulch Sanitation District (Arapahoe County) (1997);
- Green Valley Ranch East Metropolitan District Nos. 6-8 (Adams County) (2018);
- Greenwood Athletic Club Metropolitan District (Arapahoe County) (2003);
- Heather Gardens Metropolitan District (Arapahoe County) (2015);
- Hidden Creek Metropolitan District (Weld County) (2015);
- Hunting Hill Metropolitan District (Douglas County) (2007);
- Kiteley Ranch Metropolitan District (Weld County) (2019);
- Red Hawk Ranch Water and Sanitation District (Grand County) (2013);
- Remuda Ranch Metropolitan District (Douglas County) (2008);
- Second Creek Ranch Metropolitan District (Adams County) (2018);
- Sheridan Station West Metropolitan District (Jefferson County) (2021);
- Sterling Hills West Metropolitan District (Arapahoe County) (2017);
- Thompson Crossing Metropolitan Districts Nos. 3-6 (Larimer County) (2005);
- White Buffalo Metropolitan District Nos. 1-3 (Adams County) (2019); and
- Pikes Peak Rural Transportation Authority (El Paso County) (2004).

Civic and Professional Activities

- Board of Directors, Colorado Association of Home Builders
- Chair, Government Affairs Committee, Colorado Association of Home Builders
- Legislative Committee Member, Special District Association of Colorado

- Colorado Bar Association
- Denver Bar Association

Seminars, Presentations, and Articles

Ms. Ivey has given numerous seminars to both legal and general-interest audiences, including:

- Special District Association of Colorado, “Special Districts: The Building Blocks of Development in Colorado,” Virtual, September 2020.
- Special District Association of Colorado, “Special District Contracting: What’s in Your Contract?,” Keystone, September 2018.
- Special District Association of Colorado, “True Crime and Lesser Known Statutory Violations,” Keystone, September 2017.
- Special District Association of Colorado, “Special District Directors: Transparency and Public Trust-Myths and Realities,” Keystone, September 2015.
- Special District Association of Colorado, “Districts on Trial: Recent Case Law Developments,” Keystone, Colorado, September 2014.
- Special District Association of Colorado, “Public vs. Private – The Role of Developers in Special Districts,” Keystone, Colorado, September 2013.
- Colorado Association of Transit Agencies (CASTA), “Regional Transportation Authority – The Right Choice for Your Community,” Beaver Creek, Colorado, September 2013.
- Lorman Education Services, “What You Need to Know About Public Records and Open Meetings,” Denver, Colorado, June 2012.



Alicia J. Corley (Atty. Reg. # 50977) practices primarily in the areas of special districts, public authorities and local government law. She assists clients with a broad range of legal matters and day-to-day legal issues. Ms. Corley received her undergraduate degree from Spring Hill College in 2000 and her Juris Doctor degree from the Paul M. Hebert Law Center at Louisiana State University in 2003. During law school, she was a Member of the Moot Court Board and winner of the Robert Lee Tullis Moot Court competition. Prior to joining the firm, Ms. Corley defended municipalities in civil rights, employment discrimination, land use matters and general civil litigation. Ms. Corley also brings to her practice prior experience as a town attorney. Ms. Corley is admitted to practice law in the States of Colorado, Alabama and Louisiana.



Karlie R. Ogden (Atty. Reg. # 54070) provides legal services for various special districts, authorities, and other local governments in Colorado. She assists clients by providing a range of legal services including ensuring annual compliance, reviewing and drafting contracts, organization of districts, and assisting with day-to-day legal issues. Ms. Ogden received her Juris Doctorate in 2019 from the University of Colorado School of Law and is admitted to practice law in the State of Colorado. Ms. Ogden joined Icenogle Seaver Pogue, P.C. in 2014 as an office assistant and served as a law clerk while in law school. Ms. Ogden earned her Master of Public Policy in 2015 and her Bachelor of Arts in 2014 from the University of Denver.



Donette B. Hunter has been involved in all aspects of special district administration, management, accounting and legal support services since 1982. She has provided various services to the firm's predecessor corporate entity beginning in 1988. Ms. Hunter developed the first mail ballot plan approved by the Colorado Secretary of State, developed the Annual Administrative Resolution adopted by and used by most special districts on an annual basis to coordinate responsibilities for basic compliance deadlines of special districts; developed the Offer of Proof Submission used by district courts throughout the Colorado area; revised and coordinated billing and filing systems which are now used by several special district law firms in the Denver area, and has provided all aspects of support to law firms and management companies. Ms. Hunter supervises other experienced support staff including Megan Liesmaki and Kim Vernon, who may also assist in providing support services.

V. BILLING INFORMATION

The services of our firm are primarily measured and charged on a time basis. You will be invoiced for the services that personnel in our firm perform for you. Invoices are rendered on a monthly basis and they are due upon receipt. Typically, our services are measured in increments of one-tenth of an hour and applied to our hourly rates. The rates of all billing personnel in our firm are below. All rates are subject to change January 1 of each year.

In addition to legal fees, the firm will also bill you for its out-of-pocket costs incurred in handling your legal matters. These include photocopying (if outside services are required) and delivery charges, filing and recording fees, travel expenses, materials and services obtained from others, and other items for which we advance payment on your behalf. These, too, will be billed on a monthly basis at actual cost. All unpaid fees and costs are subject to a one percent per month interest charge. The exception to time-measured billing are opinion fees, charged for formal legal opinions on which others may

rely, notably bond-related and contract enforceability-related opinions. Such opinion fees vary with the complexity of issues involved and will be subject to your agreement in advance of opinion issuance.

2021 BILLING RATES

| | | |
|-----------------------|-------------|-------------------|
| T. Edward Icenogle | Of Counsel | \$360.00 per hour |
| Tamara K. Seaver | Shareholder | \$420.00 per hour |
| Alan D. Pogue | Shareholder | \$420.00 per hour |
| Deborah A. Early | Shareholder | \$340.00 per hour |
| Jennifer L. Ivey | Shareholder | \$340.00 per hour |
| Anna C. Wool | Shareholder | \$245.00 per hour |
| Shannon Smith Johnson | Shareholder | \$245.00 per hour |
| Alicia J. Corley | Associate | \$240.00 per hour |
| Karlie R. Ogden | Associate | \$210.00 per hour |
| Grant N. Simon | Associate | \$200.00 per hour |
| Jacqueline K. Llinas | Associate | \$200.00 per hour |
| Stacie L. Pacheco | Paralegal | \$160.00 per hour |
| Donette B. Hunter | Paralegal | \$160.00 per hour |
| Megan Liesmaki | Paralegal | \$155.00 per hour |

VI. CONFLICTS OF INTEREST

Before engagement of a new client, we are required by the Colorado Rules of Professional Conduct (the “Rules”) to evaluate whether there are any ethical constraints to representing a client. Prior to submitted this proposal our firm completed a conflict check and we do not believe that our present engagement by other clients will materially limit or adversely affect our ability to represent the Districts in any matters. In the event we believe a conflict under the Rules materializes at any time, we would notify the Districts and deal with the matter appropriately.

VII. CLIENT REFERENCES

The following client references are provided and have consented to being contacted as references:

- Alfred Sullivan
Hunting Hill Metropolitan District
Phone: (651) 491-4467
Email: alsull@icloud.com
- Chad Ellington
Kiteley Ranch Metropolitan District
Geos Neighborhood Metropolitan District
Phone: (303)-503-1016
Email: chad@peakdevgrp.com
- Bruce Rau
Thompson Crossing Metropolitan District Nos. 3-5
Erie Highlands Metropolitan District Nos. 2-5
Phone: (303)-486-8556
Email: BRau@oakwoodhomesco.com
- David Funk
Heather Gardens Metropolitan District
Phone: (303) 483-8021
Email: david.funk@HeatherGardensmail.com
- Lee E. Schiller
Columbine Water and Sanitation District
Phone: (303) 779-5200
Email: lschiller@wsmpc.com

VIII. TRANSITION OF LEGAL SERVICES

Should the Districts choose to engage ISP to provide general counsel legal services, our firm would anticipate working closely with your present general counsel, management team, and Board of Directors to ensure an efficient and effective transition in legal services without disruption to the Districts' operations or unnecessary legal expenses. This process may include one or meetings with the Districts' present general counsel, management team, and/or Board of Directors to discuss any pending projects and how those would be best transitioned without any disruption in services. In our experience, consistent with what

has been proposed in the Districts' Request for Proposals, this transition is usually best done during the first quarter when the bulk of the annual statutory compliance deadlines have been satisfied for the year.

January 25, 2021

Board of Directors, STC Metropolitan District Nos. 1-3
c/o McGeady Becher, P.C.
Attn: Megan Becher, Esq.
450 E. 17th Ave., Suite 400
Denver, CO 80203

Re: Request for Proposal – STC Metropolitan District Nos. 1-3 (the “**Districts**”)

Dear Board of Directors of the STC Metropolitan District Nos. 1-3 and Ms. Becher:

Thank you for the opportunity to submit this response to the Request for Proposal for General Counsel and Legal Support Services. Seter & Vander Wall, P.C. (the “**Firm**”) has been providing legal services to Colorado special districts since 2001, and we believe our experience and team of dedicated professionals can provide the services needed by the District.

1. Law Firm Profile and Experience

Seter & Vander Wall, P.C. is composed of twelve individuals, including seven attorneys, three paralegals, and two support personnel, at our offices in the Denver Tech Center. All attorneys are licensed and admitted in the State of Colorado. Stability and enduring relationships have been a guiding principle of the Firm, as evidenced by the long tenure of the attorneys and staff as well as the long relationships we enjoy with our clients.

A copy of the Firm’s resume is enclosed with this Proposal, which provides more information regarding the legal services provided by Seter & Vander Wall, P.C. and the attorneys and paralegals who make up the Firm. Additional information about Seter & Vander Wall, P.C. can also be found on our website at www.svwpc.com.

In addition to the description of services described in our Firm resume, regarding the specific services needed by the Districts and as noted in your request, the following information is provided:

a. Covenant Enforcement – We currently advise our clients that provide covenant enforcement services on best practices and enforcement procedures, including documentation, providing notice of violations, resolution of disputes, and effectively communicating architectural standards to home builders.¹

¹ Our role is limited to providing legal guidance on these matters. We do not provide the day-to-day services required to enforce the covenants or architectural review guidelines. These activities, such as neighborhood inspections, mailing notices, reviewing architectural and landscape plans (often by an architect), and day-to-day interactions would be handled by District employees or a third-party management company.
{00510938}

Board of Directors, STC Metropolitan District Nos. 1-3
c/o McGeady Becher, P.C.
Attn: Megan Becher, Esq.
Re: Request for Proposal – STC Metropolitan District Nos. 1-3 (the “Districts”)
January 25, 2021
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b. Bond Compliance – Most of our clients have issued bonds or other debt instruments. We regularly provide advice and guidance regarding compliance with the bond covenants, continuing disclosure requirements and TABOR.

c. Service Agreements – We regularly assist our clients with the preparation of service agreements with various service providers, and utilize standard or customized agreements as appropriate for the types of service being provided. Our experience with service agreements extends to agreements for construction of public improvements.

d. General Matters – We regularly provide advice and legal services for our clients regarding all of the areas listed in the request for proposal. For some clients, we provide all of the compliance and meeting services, including meeting agenda preparation and posting, minutes, resolutions, and service as the custodian of records. For those clients with dedicated management teams, we coordinate with the managers to ensure an appropriate and efficient allocation of responsibilities.

Additional experience that is relevant specifically to the Districts and Superior Town Center includes:

e. Sports Complex Operations – Over the past four years, we have advised a client with the purchase, construction and opening of an indoor volleyball court complex, including private club operations, facility rental, tournament hosting and leasing or licensing vendor services such as food and beverage. We also advise our clients regarding the financing and/or provision of sports-related services and facilities to their communities as part of their governmental powers.

f. Urban Renewal Authorities – The Firm has experience with property tax sharing between Urban Renewal Authorities and special districts, including the current development of Clear Creek Crossing, a 110-acre mixed-used project in Wheat Ridge near the intersection of I-70 and State Highway 58, which relies on tax-increment funding, public improvement fees, and special district taxes for the funding of infrastructure to support the development.

g. Multi-Phase, Long-Term Developments – Many of the projects we work with our clients on are multi-phased, long-term developments, requiring long-term planning and strategy to meet the goals of the developer and the community. Recently, this has included engagement as general counsel to assist with the next build-out phases of Sterling Ranch in Douglas County (with the initial legal services provided by McGeady Becher, P.C.), which when completed, will cover over 1,300 acres, with an expected 12,000 homes and a population of 30,000. We provide legal services in support of the development, including construction contracting, daily operations, public improvement funding agreements with builders, service contracts, financing, infrastructure acquisition, and meetings.

Board of Directors, STC Metropolitan District Nos. 1-3
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Re: Request for Proposal – STC Metropolitan District Nos. 1-3 (the “Districts”)
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2. Legal Team

Each of our attorneys and paralegals have been engaged in special district and local government law for significant portions of their practices. We have identified the following team to provide high quality legal services on an efficient basis to the Districts:

| | |
|--------------------------------|---|
| Responsible Partner Attorneys: | Jeffrey E. Erb & Barbara T. Vander Wall |
| Associate Attorney: | Cameron Richards |
| Paralegal: | Natalie M. Fleming & Michele Barrasso |

The bulk of attorney services will be provided by Jeffrey Erb and Cameron Richards, with assistance from Barbara Vander Wall to ensure efficiencies in meeting the needs of the Districts. The primary paralegal services will be provided by Natalie Fleming, with assistance from Michele “Mitch” Barrasso.

We pride ourselves on a team approach that is cost-effective while ensuring that our clients receive the attention of the attorney or staff member most appropriate for each legal need. Team members are kept apprised of pending work through the Firm’s weekly “work-in-progress” meetings to ensure all projects are properly handled. Specific information regarding the experience of each attorney and paralegal at the Firm can be found in the Firm Resume and, for Ms. Vander Wall, Mr. Erb and Mr. Richards, on their enclosed resumes.

3. Billing Rates, Information and Practices

The Firm’s 2021 billing rates are enclosed. We bill for legal and paralegal services in six-minute increments based on the rate associated with the person providing the service. In addition to our fees, we also bill for costs directly related to providing services to the Districts. Costs can include ballot printing and mailing, photocopying expenses (but excluding printing) (\$0.20/page b&w, \$0.50/page color), postage and delivery charges, filing and recording fees, mileage reimbursement at the IRS rate, legal research charges, and other expenses which may arise when we advance materials or funds on your behalf. Costs are not marked up and we directly pass on any discounts or other special rates we may receive. Fees and costs are billed monthly, are itemized by person and activity performed, and costs are separately accounted for. We do not charge for secretarial or other administrative staff support. Invoices are to be paid within 30 days of delivery, and the Firm reserves the right to charge 1.5% interest on accounts more than 30 days past due.

For local travel (Denver metropolitan area) we do not charge for travel time to district meetings. For longer trips (for example, Fort Collins, Vail) we ask clients to pay for one-way travel time due to the significant time commitment involved.

Board of Directors, STC Metropolitan District Nos. 1-3
 c/o McGeady Becher, P.C.
 Attn: Megan Becher, Esq.
 Re: Request for Proposal – STC Metropolitan District Nos. 1-3 (the “Districts”)
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4. Transition of Legal Services

We understand the importance of legal counsel quickly gaining a solid working knowledge of the Districts’ history and operations. To accomplish this, we would meet with the existing legal and management team to gain an initial understanding of historical activities and any current or upcoming items. We are able to transition legal services as quickly as required.

5. Representative Clients

A list of representative clients of the Firm is enclosed. We represent a large variety of special districts, ranging from small, large-lot residential communities; mid-sized communities, including solely residential and mixed-use property; commercial developments; to large scale, multi-phase planned developments. Our district clients provide the suite of special district services, including water and sewer service, storm water collection, roads and sidewalks, and parks and recreation.

6. References

References for Seter & Vander Wall, P.C. including a brief description of the district and contact information for follow up are below. Seter & Vander Wall grants the Districts permission to contact such references directly. Additional references available upon request.

| <i>CLIENT</i> | <i>DESCRIPTION</i> | <i>CONTACT NAME / TITLE</i> | <i>EMAIL / PHONE NO.</i> |
|--|--|--|---|
| <i>Sterling Ranch Community Authority Board/Sterling Ranch Colorado Metropolitan District Nos. 1-7</i> | <i>Authority and special districts providing public improvements and services, and covenant enforcement, to the Sterling Ranch development in Douglas County, Colorado</i> | <i>Denise Hogenes, CAB General Manager</i> | <i>Denise.Hogenes@sterlingranchcab.com 720-830-8957</i> |
| <i>Falcon Highlands Metropolitan District</i> | <i>Special district providing water and park services, with residential and commercial property, with additional development to occur</i> | <i>Josh Miller, CliftonLarsonAllen, District Manager</i> | <i>Josh.Miller@clacconnect.com 719-284-7226</i> |

Board of Directors, STC Metropolitan District Nos. 1-3
 c/o McGeady Becher, P.C.
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 Re: Request for Proposal – STC Metropolitan District Nos. 1-3 (the “Districts”)
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| | | | |
|---|---|---|--|
| <i>GVR Metropolitan District</i> | <i>Special district governed by resident Board of Directors, managed by in-house employee, which provides ongoing operations to constituents</i> | <i>Micaela Duffy, Executive Director</i> | <i>mduffy@gvrmetrodistrict.com 303-307-3246</i> |
| <i>Serratoga Falls Metropolitan District No. 2</i> | <i>Special district with 83 residential lots with active building, providing covenant enforcement and design review services, and landscape maintenance</i> | <i>Don Simpson, District Board President and resident Stephanie Johnson, District Manager</i> | <i>donsimpson@comcast.net 970-699-0384 stephanie@ccgcolorado.com 970-818-5239</i> |
| <i>Heritage Todd Creek Metropolitan District</i> | <i>Special district partially built-out by Lennar Homes, homeowner board</i> | <i>Rod Stone, District Board President and resident</i> | <i>Rdstone876@gmail.com 530-520-1539</i> |
| <i>Cherokee Ridge Estates Metropolitan District</i> | <i>Special district with large lot, custom homes, providing water, landscape and road services</i> | <i>John Cowan, District Board President and resident</i> | <i>JohnCowan320@comcast.net 303-549-7897</i> |
| <i>Powers Metropolitan District</i> | <i>Special district consisting solely of commercial property (shopping center)</i> | <i>Max Gansline, District Board President and Regional Director, The Staenberg Group</i> | <i>mgansline@tsgproperties.com 520-465-4083</i> |
| <i>Arapahoe Library District</i> | <i>Library district providing library services to Colorado citizens; legal services related to real estate transactions; financing; and operations</i> | <i>Oliver Sanidas, Executive Director Jessica Sidener, Director of Marketing and Community Relations</i> | <i>osanidas@ald.lib.co.us 303-792-8945 jsidener@ald.lib.co.us 303-792-8926</i> |

7. Conflicts of Interest

We have performed a conflict-of-interest review and do not have any current conflicts that would preclude our representation of the Districts.

Board of Directors, STC Metropolitan District Nos. 1-3
c/o McGeady Becher, P.C.
Attn: Megan Becher, Esq.
Re: Request for Proposal – STC Metropolitan District Nos. 1-3 (the “Districts”)
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8. Conclusion

We hope that the information contained in this response provides you with an overall view of the Firm, our experience, and our ability to provide the legal services you seek. We welcome the opportunity to meet with the Board to provide any additional information and to answer any questions you may have.

Thank you for the opportunity to demonstrate that Seter & Vander Wall, P.C. is the best fit for your legal service needs. We hope to have the opportunity to work together in the future.

Sincerely,

SETER & VANDER WALL, P.C.

A handwritten signature in black ink, appearing to read "Jeffrey E. Erb". The signature is stylized with a large, looping initial "J" and "E".

Jeffrey E. Erb

Enclosures:

1. Firm Resume
2. Resume of Jeffrey E. Erb, Esq.
3. Resume of Barbara T. Vander Wall, Esq.
4. Resume of Cameron Richards, Esq.
5. 2021 Billing Rates
6. Representative Client List

FIRM RESUME

The law firm of **SETER & VANDER WALL, P.C.**, consists of seven attorneys, three paralegals and experienced support staff members located in the Denver Tech Center area near I-25 and Orchard Road.

The firm's primary emphases are (1) the representation of special districts, other quasi-municipal entities, regional governmental authorities and municipalities, in all aspects of their operations and funding; (2) the development of contracts and procurement procedures for infrastructure development and construction, including use of design/build contracting, and assistance in the legal interpretation and administration thereof; (3) the assistance to governments, business entities and individual developers in utilizing special taxing districts and limited-purpose public entities to provide for the construction, management, operation and financing of essential public services, utilities and project infrastructure, including roadways, water, sewer, drainage, streets, transportation, fire protection, park and recreation, library and other services, through the creation of special districts, county and municipal general and local improvement districts, business improvement districts, and intergovernmental authorities; (4) the representation of parties who need advice and advocacy arising from or related to real estate development in all of its facets, construction of all sorts, contracting, finance, business, special taxing districts, local governments and land development; (5) the handling of general civil litigation matters, emphasizing commercial and real estate litigation and litigation of matters on behalf of and against state and local governments and agencies; and (6) the assistance to local governments as employer with the compliance in all aspects of employment-related laws, including representation against claims brought by employees, as well as performing claims prevention analysis.

Services provided by the firm in the real estate development, local government and municipal finance areas include analysis of appropriate financing vehicles, negotiations with governmental entities, organization of various governmental entities, condemnation, insurance review and claims activities, creation of financing and operating entities, coordination with investment bankers and bond attorneys, assistance with the preparation of financing disclosure documents, real estate conveyances, oversight of construction contracts and other activities related to the planning, funding and installation of project infrastructure.

The firm also provides ongoing representation to state and local governments, special taxing districts, authorities and other local entities to ensure compliance with local government law. Areas of involvement include taxes and capital project financing, elections, budget adoption, certification of levies for taxes, TABOR compliance, meeting activities, qualification of officers and directors, insurance, inclusions and exclusions of property, contracts, audits and numerous other aspects of special taxing district operations.

In the land use area, services include drafting ordinances for municipalities, ensuring compliance with and/or challenging state statutes, ordinances and other governmental regulations, obtaining various licenses and land use permits, and negotiating land use matters with governmental entities (e.g., development of shopping centers, rezoning and variances).

Services provided in the litigation area include prosecution and defense of civil actions of all kinds, arbitration proceedings, settlement negotiations, appeals, litigation counseling and litigation prevention counseling.

All attorneys in the firm are licensed to practice law in the State of Colorado.

Kim J. Seter earned his Juris Doctor from the George Washington University in 1984 and graduated magna cum laude from Western State College of Colorado with Bachelor of Arts degrees in English and Economics in 1980. Mr. Seter was the recipient of the Rockefeller Scholarship for the study of comparative political and economic systems at Georgetown University and obtained a Masters Degree in the fall of 1981. Mr. Seter has experience in tax, commercial, construction, securities and municipal litigation before administrative agencies and all federal, state and local courts. In recent years Mr. Seter's practice has concentrated on the general representation of, and litigation for, municipal entities. Mr. Seter maintains an AV Preeminent Peer Review Rating from Martindale-Hubbell. Mr. Seter now serves as general counsel to special districts and library districts.

Barbara T. Vander Wall earned her Juris Doctor degree from the University of Denver College of Law in 1991 and graduated from Washington University in St. Louis with Bachelor of Arts degrees in French and Spanish in 1986. During her studies at the University of Denver, Ms. Vander Wall received a first place award in the ASCAP 1990 Nathan Burkan Memorial Competition; participated as a moot court competitor in 1989-90 and in the ATLA moot court regional trial competition in 1992; and served as a member on the Law Review staff. In addition to her experience in the representation of various special purpose districts and intergovernmental authorities, Ms. Vander Wall has experience in employment law and real estate title law. Ms. Vander Wall now spends the majority of her practice serving as general counsel to special districts and other local governments. Ms. Vander Wall maintains an AV Preeminent Peer Review Rating from Martindale-Hubbell. Ms. Vander Wall is proficient in Spanish and French.

Jeffrey E. Erb earned his Juris Doctor degree from the University of Denver Sturm College of Law in 2006 and graduated from the University of Colorado at Boulder with a Bachelor of Science in Business and a minor in Geology. While at the University of Denver, Mr. Erb served as an editor for the *Denver Journal of International Law and Policy* and interned for the Hon. Russell Carparelli of the Colorado Court of Appeals. Following law school, Mr. Erb spent two years clerking for the Hon. Diana Terry of the Colorado Court of Appeals. Mr. Erb's practice focuses on the representation of municipal entities including their formation, financing and infrastructure development, and related litigation and appeals.

Elizabeth A. Dauer ("Beth") earned her Juris Doctor degree from the University of Denver Sturm College of Law in 2011 and graduated Phi Beta Kappa from the Florida State

University with Bachelor of Science degrees in Political Science and International Relations in 2008. During her studies at the University of Denver, Ms. Dauer served as a published editor for the *University of Denver Sports and Entertainment Law Journal*; successfully co-mediated legal disputes for government agencies and in county court as a member of the University of Denver Mediation and Arbitration Clinic; and received the Clarence L. Bartholic Highest Grade in Legal Professionalism Award. Following law school, Ms. Dauer clerked for the Hon. Michelle A. Amico, Hon. F. Stephen Collins, Hon. Theresa M. Slade, and Hon. Robert H. Russell of the Eighteenth Judicial District. Ms. Dauer provides general counsel representation, including litigation assistance, for library districts and metropolitan districts.

Colin B. Mielke is a graduate of Colorado State University, and earned his Juris Doctor from the University of Denver Sturm College of Law. After graduation, Mr. Mielke accepted a clerkship for the Honorable Judge Enquist in Colorado's First Judicial District, during which time he performed legal functions for the Court's civil, criminal and domestic dockets. Mr. Mielke practices law in the areas of special districts, land use, and municipal law. He works closely with local communities and developers in the creation of special districts and improvement districts throughout Colorado. In his role as general counsel to various districts throughout Colorado, he assists clients with numerous issues faced by Colorado's local governments, including public financing, construction contracting, elections, governmental compliance, and related litigation. Previously, Mr. Mielke practiced law as an Assistant City Attorney for the City of Lakewood, Colorado. During his tenure with the Lakewood City Attorney's Office, Mr. Mielke enforced business compliance with City licensing and taxing regulations, and prosecuted violations of the City's municipal code. Mr. Mielke's practice emphasizes special district representation and litigation defense for his special district clients.

Russell Newton earned his Juris Doctor degree from the University of Oregon School of Law in 2011 and graduated from the University of Colorado Boulder with Bachelor of Arts degrees in Political Science and Economics in 2006. While at the University of Oregon, Mr. Newton earned a Statement of Completion in Environmental and Natural Resource Law and interned as a writer and editor with the Environmental and Natural Resource Law Department. Following law school, Mr. Newton earned a Master of Business Administration from the University of Colorado Denver Business School in 2014. Mr. Newton has experience working as a contract attorney within various practice areas, including construction defect, business transactions, and trademark law. Mr. Newton's practice provides litigation assistance for special districts and municipalities, in addition to general counsel legal services.

Cameron J. Richards earned his Juris Doctor from the University of Denver Sturm College of Law in 2012. While at the University of Denver, Mr. Richards interned with the Honorable Judge Richard Caschette of the 18th Judicial District, served as a research assistant updating the Wigmore on Evidence and Destruction of Evidence treatises, and served as a teaching assistant in Criminal Law. Previously, Mr. Richards earned a Bachelor of Arts in History from Ohio Wesleyan University in 2003, where he was a member of Phi Alpha Theta, the History Honor Society, and worked for the Book Review section of *The Historian*. Following law school, Mr. Richards focused on civil litigation and workers' compensation defense. Mr. Richards currently practices in the areas of special district representation, land use, real estate development and associated litigation.

Catherine T. Bright earned her paralegal certificate from Arapahoe Community College in 2010, and is a graduate of Texas A&M University at Commerce with a Bachelor of Science degree. In addition to her current work in municipal law, Ms. Bright has experience in several areas, including construction law, employment law, mechanics liens and personal injury law. Ms. Bright provides a variety of services to public entities and special districts. Her paralegal skills include organizing and tracking the many varieties of constitutional compliance requirements and special district administration, and she serves as the “designated election official” for many of the firm’s district client director and TABOR elections. Ms. Bright assists attorneys with legal research, meeting preparation, elections, budget preparation, insurance review and drafting contracts.

Michele M. Barrasso (“Mitch”) is a graduate of Metropolitan State University of Denver with a Bachelor of Science degree in Adult Fitness/Exercise Science and a Minor in Nutrition. She has over twelve years of experience working with special districts and public entities. Ms. Barrasso assists with meeting preparation and statutory compliance for special district clients, legal research and special district organization and elections, as well as multiple facets of district administration, including budget preparation, publication of notices, inclusions and exclusions, deeds of trusts and releases, insurance review, director bonds and insurance claims reporting. Ms. Barrasso has experience as the “designated election official” for several of the firm’s district client director and TABOR elections, and participates in trial preparation with the litigation team.

Natalie M. Fleming is a graduate of the University of Northern Colorado with a Bachelor of Arts degree in Political Science and a Minor in Environmental Studies and Sustainability. She received her paralegal certificate from the Center for Legal Studies via Metropolitan State University of Denver in December, 2020. Ms. Fleming is experienced in all aspects of special district and municipal law, with particular focus on special district compliance and administration, elections, legal research, and litigation preparation.

Jeffrey E. Erb

Email: jerb@svwpc.com



Jeffrey E. Erb earned his Juris Doctor degree from the University of Denver's Sturm College of Law in 2006 and graduated from the University of Colorado at Boulder with a Bachelor of Science in Business and a minor in Geology. After law school, Mr. Erb spent two years at the Colorado Court of Appeals as a law clerk for the Hon. Diana Terry.

Mr. Erb's practice focuses on the representation of special districts, local governments, quasi-municipal entities, and a select group of real estate developers. His experience includes advice on day-to-day operations, formation, debt and loan financing, and capital projects.

Shareholder & Director

Areas of Practice

- Title 32 Special Districts
- Local Governments, Authorities, and Improvement Districts
- Real Estate Development and Due Diligence
- Distressed Real Estate Projects
- Water and Wastewater Services
- Public Financing

Bar Admissions

- Colorado, 2006
- U.S. District Court District of Colorado
- U.S. Court of Appeals 10th Circuit
- U.S. Supreme Court

Education

- University of Denver Sturm College of Law, Denver, Colorado
 - Juris Doctor – 2006
- University of Colorado at Boulder, Boulder, Colorado
 - B.S. – 2002

Professional Associations and Memberships

- Colorado Bar Association
- Arapahoe County Bar Association
- Denver Bar Association
- Denver Water Citizens Advisory Committee, Member 2012-2015
- Special District Association Legislative Committee
- Minoru Yasui Inn of Court, Member 2010 – 2012

Presentations / Publications

- “Minutes Matter – Make Your Minutes Work for You” – Special District Association Annual Conference, 2019
- “Real Estate Lending – How Developers Use Metropolitan and Special Districts” – Independent Bankers of Colorado, Webinar, May 2019
- “Real Estate Development Lending in Colorado: The Use of Special Districts for Real Estate Development in Colorado and Lender Risks and Considerations” – Independent Bankers of Colorado, The Independent Report, Nov/Dec 2018 and Jan/Feb 2019
- “The Nuts and Bolts of Capital Projects - From Start to Finish” – Special District Association Annual Conference, 2016
- “Colorado Special Taxing Districts” – Presentation to Real Estate Industry Professionals, 2015-2016
- “CORA Policies for Special Districts” – Special District Association, Webinar, June 2014
- “Survival of Districts in a Poor Economy: The Impact of Foreclosures and Declining Property Values on Special Districts” – Special District Association Annual Conference, 2011
- “To the Extent Permitted by Law: Indemnification Provisions in Contracts with Special Districts” – Special District Association Newsletter, July 2010

Clerkships

- Colorado Court of Appeals, Law Clerk for Hon. Diana Terry, 2006 – 2008

Barbara T. Vander Wall

Email: bvanderwall@svwpc.com



Barbara T. Vander Wall is one of the founding shareholders in the law firm of Seter & Vander Wall, P.C. Ms. Vander Wall earned her Juris Doctor degree from the University of Denver College of Law in 1991 and graduated from Washington University in St. Louis with Bachelor of Arts degrees in French and Spanish in 1986. During her studies at the University of Denver, Ms. Vander Wall received a first place award in the ASCAP 1990 Nathan Burkan Memorial Competition; participated as a moot court competitor in 1989-90 and in the ATLA moot court regional trial competition in 1991; and served as a member on the Law Review staff. Ms. Vander Wall maintains an AV Preeminent Peer Review Rating from Martindale-Hubbell.

Ms. Vander Wall has over 29 years of experience representing special districts, improvement districts, special purpose districts and intergovernmental authorities. Ms. Vander Wall also has experience in employment law and real estate title law.

Ms. Vander Wall focuses the majority of her practice serving as general counsel to special districts, local governments, and real estate developers. Ms. Vander Wall is proficient in Spanish and French.

Shareholder & Director

Areas of Practice

- Title 32 Special Districts
- Local Governments, Authorities, and Improvement Districts
- Real Estate Development and Due Diligence
- Distressed Real Estate Projects
- Water and Wastewater Services
- Election Law
- Public Financing
- Public-Private Partnerships
- Employment Law

Bar Admissions

- Colorado, 1991
- U.S. District Court District of Colorado
- U.S. Court of Appeals 10th Circuit

Education

- University of Denver College of Law, Denver, Colorado
 - Juris Doctor – 1991
- Washington University, St Louis
 - B.A. – 1986

Professional Associations and Memberships

- Denver Bar Association
- Colorado Bar Association
- Special District Association Legislative Committee
- Water Infrastructure Network Colorado, Board of Directors
- Legal Aid Foundation of Colorado, Leadership Level

Presentations

- “Survival of Districts in a Poor Economy: The Impact of Foreclosures and Declining Property Values on Special Districts” – Special District Association Annual Conference, 2011
- “Common Legal Issues in the Church and School” – RMDLCMS Fall Professional Worker’s Conference, 2000, 2001, 2005
- “TABOR Notice Requirements” – DOLA Election Workshop, 2004
- “Contracts and Agreements: The Basis of Special District Business” – Special District Association Annual Conference, 2002
- “Insurance Requirements and Provisions for District Construction and Consulting Contracts” – Special District Association Annual Conference, 1999
- “Colorado Property Tax Overview and Update” – Lorman Education Services, 1996, 1997 and 1998

Cameron J. Richards

Email: crichards@svwpc.com



Cameron J. Richards earned his Juris Doctor from the University of Denver's Sturm College of Law in 2012. While at the University of Denver, Mr. Richards interned with the Honorable Judge Richard Caschette of the 18th Judicial District, served as a research assistant updating the Wigmore on Evidence and Destruction of Evidence treatises, and served as a teaching assistant in Criminal Law. Previously, Mr. Richards earned a Bachelor of Arts in History from Ohio Wesleyan University in 2003, where he was a member of Phi Alpha Theta, the History Honor Society, and worked for the Book Review section of The Historian. Following law school, Mr. Richards practiced civil litigation and workers' compensation defense.

Since 2016, Mr. Richards has focused his practice in the areas of special district representation, land use, real estate development, library district representation and associated litigation. His experience includes day-to-day operations, contracting, public infrastructure construction and dedication to public ownership, compliance and board governance issues. In addition, Mr. Richards has represented private land owners and developers in land acquisition and development matters.

Associate

Areas of Practice

- Title 32 Special Districts
- Local Governments, Authorities, and Improvement Districts
- Real Estate Development and Due Diligence
- Civil Litigation and Appeals

Bar Admissions

- Colorado, 2012
- U.S. District Court District of Colorado
- U.S. Court of Appeals 10th Circuit

Education

- University of Denver Sturm College of Law, Denver, Colorado
 - Juris Doctor – 2012
- Ohio Wesleyan University, Delaware, Ohio
 - B.A. – 2003

Professional Associations and Memberships

- Colorado Bar Association, Real Estate Section
- Denver Bar Association
- Special District Association

Presentations

- “2019 Special District Legislative Update” – CCMC, 2019
- “Public Library Trustees: Who’s the Boss?” – Colorado Association of Libraries Conference, 2019
- “Trustees and the Bill of Rights: Library Lawsuits and Legislation” – Colorado Association of Libraries Conference, 2019
- “Polarized Politics in Public Places” – Colorado Association of Libraries Conference, 2019

Community Involvements

- Immediate Past President, Denver Active 20-30 Children's Foundation
- Board Member, Tennyson Center for Children

2021 BILLING RATES

| <u>Name</u> | <u>Position</u> | <u>Hourly Rate</u> |
|------------------------|-----------------|-----------------------------|
| Kim J. Seter | Director | \$390 \$465 – Litigation |
| Barbara T. Vander Wall | Director | \$365 |
| Jeffrey E. Erb | Director | \$340 |
| Colin B. Mielke | Director | \$305 |
| Elizabeth A. Dauer | Associate | \$285 |
| Russell Newton | Associate | \$270 |
| Cameron J. Richards | Associate | \$260 |
| Catherine T. Bright | Paralegal | \$150 |
| Michele M. Barrasso | Paralegal | \$150 |
| Natalie M. Fleming | Paralegal | \$130 |
| Chelsie E. Gonzalez | Legal Assistant | \$120 |

Costs:

Costs include photocopying expenses at \$.20 per page for black and white and \$.50 per page for color, delivery and postage charges, filing and recording fees and Westlaw research charges. Mileage reimbursement for travel is charged at the current IRS allowable rate. Materials or other fees paid on the client's behalf are billed at actual cost.

REPRESENTATIVE CLIENTS

| | <u>Dates of Representation</u> |
|---|--------------------------------|
| Aberdeen Metropolitan District No. 1 | March 2003 – Current |
| Aberdeen Metropolitan District No. 2 | March 2003 – July 2018 |
| Amber Creek Metropolitan District | November 2005 – October 2018 |
| Arabian Acres Metropolitan District | November 2002 – June 2006 |
| Arapahoe Lake Public Park District | May 2006 – Current |
| Arapahoe Library District | November 1990 – Current |
| Aspen Hills Metropolitan District | November 2002 – Current |
| Aurora High Point at DIA Metropolitan District | February 2020 – Current |
| Beebe Draw Farms Authority | July 2018 – Current |
| Berthoud Community Library District | March 2008 – Current |
| Black Hawk-Central City Sanitation District | March 1996 – Current |
| Bombay Real Estate Group, LLC | March 2019 – April 2020 |
| Boulder Public Library | July 2018 – Current |
| Box Elder Water & Sanitation District | March 2009 – October 2012 |
| Boyd Ponds Metropolitan District No. 2 | September 2018 – Current |
| Buckley Ranch Metropolitan District | May 2003 – August 2018 |
| Cabela's Wholesale Inc. | July 2015 – February 2017 |
| Canal Avenue Metropolitan District | November 2018 – Current |
| Cascade Village Metropolitan District | March 1985 – Current |
| Castle Pines Commercial Metropolitan District | December 2013 – October 2014 |
| Castle Pines North Metropolitan District | July 2018 – Current |
| Centennial Crossing Metropolitan Districts No. 1–3, 8 | December 2013 – Current |
| Central Clear Creek Sanitation District | December 2013 – Current |

| | |
|--|-------------------------------|
| Cherokee Metropolitan District (Election) | February 2014 – June 2014 |
| Cherokee Ridge Estates Metropolitan District | November 2002 – Current |
| Cherry Hills Village Sanitation District | October 2016 – Current |
| Chicago Creek Sanitation District | October 2018 – Current |
| Classic Homes | July 2004 – May 2005 |
| Clear Creek Station Metropolitan Districts No. 1 – 3 | January 2018 – Current |
| Clearwater Metropolitan District | January 2003 – September 2008 |
| Colorado Association of Libraries | January 2011 – Current |
| Colorado Horse Park Metropolitan District | September 2011 – January 2015 |
| Conejos County Public Library District | December 2001 – January 2003 |
| Crested Butte Land Holdings, LLC | August 2010 – November 2015 |
| Cutler Farms Metropolitan District | November 2004 – October 2012 |
| Dacono Sanitation District | June 2005 – January 2006 |
| Delta County Colorado | July 2017 – May 2018 |
| Delta County Public Library District | May 2019 – Current |
| Delta County Fire Protection District No. 1 | October 2017 – May 2018 |
| Delta County Mosquito Control District No. 1 | October 2017 – May 2018 |
| Douglas County Libraries Foundation | February 2015 – July 2016 |
| Douglas Public Library District | March 2017 – June 2018 |
| Dove Creek Ambulance District | September 2020 – Current |
| Eagle Creek Metropolitan District | March 1997 – Current |
| East Morgan County Library District | November 2012 – October 2014 |
| East Smoky Hill Metropolitan District No. 1 | November 1998 – Current |
| East Valley Metropolitan District | November 2018 – Current |
| Elbert County Library District | July 2011 – Current |
| Estes Valley Library District (Election) | June 2012 – November 2013 |
| Estes Valley Library Foundation | November 2018 – Current |
| Everitt Airport LLC | July 2014 – April 2015 |
| 4-Way Ranch Metropolitan District No. 1 | November 2005 – June 2018 |
| 4-Way Ranch Metropolitan District No. 2 | November 2005 – Current |
| Falcon Highlands Metropolitan District | April 2011 – Current |

| | |
|---|------------------------------------|
| Flatiron Meadows Metropolitan District | November 2006 – Current |
| Fort Lewis Mesa Fire Protection District | May 2014 – Current |
| Fort Lupton Public and School Library | November 2001 – October 2004 |
| Four Mile Ranch Metropolitan District No. 1 | October 2016 – Current |
| Four Mile Ranch Metro Districts No. 1 – 4 | July 2003 – June 2006 |
| Garden Valley Water and Sanitation District | January 2018 – Current |
| Garfield County Libraries | May 2009 – Current |
| Gateway Village General Improvement District | January 1994 – Current |
| Gilpin County Library | February 2020 – Current |
| Granby Ranch Metropolitan District | May 2016 – November 2018 |
| Green Tree Metropolitan Districts No. 1 & 2 | May 2016 – Current |
| Greenspire Metropolitan Districts No. 1 – 3 | December 2013 – Current |
| Greenwood North Metropolitan District | December 2013 – Current |
| GVR Metropolitan District | November 2009 – Current |
| Hammers Construction | November 2004 – Current |
| Heather Gardens Metropolitan District | January 2007 – October 2009 |
| Heritage Todd Creek Metropolitan District | May 2016 – Current |
| High Plains Library District | December 2009 – Current |
| High Plains Water & Sanitation Metro District | November 2005 – Dissolution (3/19) |
| High Point Metropolitan District | November 2004 – October 2012 |
| Highland Estates Metropolitan District | November 2007 – October 2012 |
| Hills at Cherry Creek Metropolitan District | May 2004 – Current |
| Illiff Commons Metropolitan Districts No. 2 | October 2013 – Current |
| Indiana Valley Metropolitan District | April 2011 – Current |
| Indiana Valley Metropolitan District No. 1 | April 2011 – Dissolution (12/15) |
| Indiana Valley PIC | January 2016 – Current |
| Interstate South Metropolitan District | September 1984 – Current |
| Jefferson County Library Foundation | February 2017 – Current |
| Jefferson County Public Library | February 2007 – August 2017 |
| Lakeview Metropolitan District | June 2013 – December 2013 |
| Laredo Metropolitan District | May 2002 – October 2012 |

| | |
|---|-------------------------------------|
| Lee Farms Metropolitan District | June 2019 – October 2019 |
| Leyden Water District | September 2015 – Dissolution (4/20) |
| Lincoln Park Metropolitan District | April 2020 – Current |
| Lone Cone Library Foundation | June 2016 – Current |
| Longs Peak Metropolitan District | May 2006 – Current |
| Lookout Mountain Water District | December 2018 – December 2019 |
| Lyons Library Steering Committee | October 2012 – June 2013 |
| Maple Ridge Metropolitan District | July 2016 – Current |
| Massey Farms LLLP | September 2017 – November 2019 |
| Mountain Shadows Metropolitan District | December 2016 – March 2017 |
| Mountain Water and Sanitation District | September 2018 – Current |
| Murphy Creek, LLC | February 2019 – Current |
| North Pines Metropolitan District | January 2003 – May 2008 |
| North Suburban Metropolitan Districts No. 1 – 4 | July 2018 – Current |
| Northern Commerce Metropolitan District | November 2004 – October 2012 |
| Northern Douglas County Water and Sanitation District | May 1991 – Current |
| Northern Saguache County Library District | November 2010 – Current |
| Northgate Water District | January 2011 – Current |
| Norwood / Lone Cone Public Library | February 2012 – Current |
| Paradise of Colorado Metropolitan District | November 2014 – Current |
| Park Meadows Business Improvement District | March 2015 – Current |
| Perry Park Water & Sanitation District | May 2009 – April 2010 |
| Pinnacle Farms Metropolitan District | February 2011 – July 2020 |
| Ponderosa Retreat and Conference Center | January 2013 – July 2015 |
| Poudre River Public Library District | February 2007 – Current |
| Powers Metropolitan District | February 2016 – Current |
| Powers Point Public Improvement Company | March 2017 – Current |
| Prairie Farm Metropolitan District | May 2006 – Current |
| Pronghorn Valley Metropolitan District | November 2017 – Current |
| Prospect Development, Inc. | December 2011 – September 2017 |
| Prosperity Metropolitan District | November 2019 – Current |

| | |
|--|-------------------------------------|
| Rangeview Library District | January 2004 – Current |
| Ravenna Metropolitan District | May 2016 – November 2017 |
| Red Feather Mountain Library District | February 2014 – November 2014 |
| Redtail Ranch Metropolitan District | November 2014 – September 2018 |
| Reserve Metropolitan Districts No. 3 – 8 | November 2010 – January 2017 |
| River Canyon Real Estate Investments LLC | August 2012 – January 2018 |
| River Oaks Metropolitan District | June 2003 – Current |
| Rock Springs Ranch Metropolitan Districts No. 1 & 2 | August 2017 – Current |
| Rocky Flats Citizens Advisory Board | February 1998 – Dissolution (10/06) |
| Rocky Flats Coalition of Local Governments | March 1999 – Sunset Date (03/06) |
| Rocky Flats Stewardship Council | March 2006 – Current |
| Rocky Mt. District Lutheran Church – Missouri Synod | February 1998 – Current |
| Rocky Mountain Rollergirls | February 2009 – Current |
| Saddler Ridge Metropolitan District | April 2003 – July 2006 |
| Salida Regional Library | November 2010 – September 2012 |
| San Miguel County Public Library District | July 2013 – Current |
| Serratoga Falls Metropolitan District No. 2 | August 2015 – Current |
| Southwest Commons GID | February 2005 – July 2005 |
| Southwest La Plata Library District | November 2019 – Current |
| St. Mary's Glacier Water & Sanitation District | November 2014 – Current |
| Sterling Hills Metropolitan District | August 1994 – Current |
| Sterling Hills West Metropolitan District | July 2001 – November 2017 |
| Sterling Ranch Colorado Metropolitan Districts No. 1 – 7 | August 2019 - Current |
| Sterling Ranch Community Advisory Board | August 2019 – Current |
| Strasburg Sanitation & Water District | November 2001– Current |
| Summit Park Metropolitan District | November 2009 – Current |
| Tabernash Meadows Water & Sanitation District | April 2017 – Current |
| Town of Cheyenne Wells Colorado | June 2010 – May 2011 |
| Town of Frederick Colorado | July 2018 – January 2020 |
| Town of Lochbuie Colorado | April 2019 – Current |
| TR Ranch Metropolitan District | November 2004 – Current |

| | |
|---|------------------------------------|
| Upper Cherry Creek Metropolitan District | February 1985 – Dissolution (8/07) |
| Valagua Metropolitan District | June 2002 – June 2006 |
| Villages at Southgate LLC | February 2015 – June 2015 |
| Vistas at Rock Canyon / Bella Mesa Metro District | November 2004 – October 2017 |
| West Custer County Hospital District | February 2014 – July 2014 |
| Westglenn Metropolitan District | March 1988 – Current |
| Widefield Water and Sanitation District | October 1995 – March 2016 |
| Woodmen Hills Metro District (Special Counsel) | February 2007 – May 2007 |
| Wright Farms Metropolitan District | May 1985 – Current |
| Yarrow Gardens Metropolitan District | September 2020 – Current |



270 Interlocken Blvd
 Broomfield, CO 80021
 Phone: 303.466.9196

Proposal

| | |
|---------------------------|----------------------------|
| Date | 12/11/2020 |
| Quote # | 2017041 |
| Project | 510 - 6501 - STC Metro ... |
| Site Location | |
| STC Metropolitan District | |

STC Metropolitan District No. 2
 141 Union Boulevard, Suite 150
 Lakewood, Colorado 80228
 303-987-0835
 Email: ljohnson@sdmsi.com

| Description | Qty | Rate | Total |
|--|-----|----------|----------|
| Services to take place adjacent to 432 Promenade: Fill Soil (CY), Grading Labor (hr), Sod (sf), Local River Rock (ton), Perforated 4" Drain - Approx 50', Squeegee | 1 | 4,260.00 | 4,260.00 |
| | | | |

You may approve this estimate via email.

Total: \$4,260.00

Approval Signature _____



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #68**

PREPARED FOR:

STC Metropolitan District No. 2
141 Union Blvd
Lakewood, CO 80228

PREPARED BY:

Ranger Engineering, LLC
2590 Cody Ct.
Lakewood, CO 80215

DATE PREPARED:

January 28, 2021

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ENGINEER’S REPORT

Introduction

Ranger Engineering, LLC. (“Ranger”) was retained by STC Metropolitan District No. 2 (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District. Per the Cost Sharing Agreement between the Superior Urban Renewal Authority (“SURA”) representing the Town of Superior (“Town”), RC Superior LLC (“Developer”), and the District, a portion of the costs are eligible to be reimbursed by the Town of Superior. It should be noted that personnel from Ranger were formerly part of Tamarack Consulting, LLC and Manhard Consulting, Ltd., both of which have been engaged by the District to certify costs related to the Public Improvements.

The District is located within the Town of Superior, Colorado. The development area is approximately 91 acres. This certification considers soft & indirect and construction costs.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, including both soft and hard costs from approximately November 2020 to December 2020, are valued at **\$1,103,503.93** for the District, and **\$1,103,503.93** for the Town. Table I summarizes costs certified to date.

| Table I – Cost Certified to Date | | | | |
|---|-------------|-------------------------|--------------------------------------|----------------------------------|
| Cert No. | Date | Total Costs Paid | Total District Eligible Costs | Total Town Eligible Costs |
| 1 | 17-Feb-15 | \$4,643,001.98 | \$3,207,467.82 | \$3,207,467.82 |
| 2 | 16-Jul-15 | \$701,094.68 | \$322,489.80 | \$322,489.80 |
| 3 | 14-Aug-15 | \$959,075.78 | \$489,247.48 | \$489,247.48 |
| 4 | 17-Sep-15 | \$1,219,271.89 | \$683,402.69 | \$683,402.69 |
| 5 | 19-Oct-15 | \$2,119,386.67 | \$1,446,709.01 | \$1,446,709.01 |
| 6 | 17-Nov-15 | \$1,231,778.40 | \$984,437.64 | \$984,437.64 |
| 7 | 21-Dec-15 | \$1,017,615.94 | \$910,069.14 | \$910,069.14 |
| 8 | 19-Jan-16 | \$739,528.78 | \$563,708.01 | \$563,708.01 |
| 9 | 25-Feb-16 | \$495,715.12 | \$461,463.79 | \$461,463.79 |
| 10 | 17-Mar-16 | \$332,878.20 | \$300,162.73 | \$300,162.73 |
| 11 | 18-Apr-16 | \$198,444.34 | \$173,549.33 | \$173,549.33 |
| 12 | 20-May-16 | \$398,396.63 | \$334,538.75 | \$334,538.75 |
| 13 | 20-Jun-16 | \$772,592.31 | \$627,210.02 | \$627,210.02 |
| 14 | 27-Jul-16 | \$647,191.62 | \$622,677.30 | \$622,677.30 |
| 15 | 15-Aug-16 | \$414,015.43 | \$374,344.41 | \$374,344.41 |
| 16 | 23-Sep-16 | \$674,802.27 | \$652,819.56 | \$652,819.56 |
| 17 | 20-Oct-16 | \$1,127,902.22 | \$991,366.52 | \$991,366.52 |
| 18 | 23-Nov-16 | \$1,358,809.86 | \$1,176,715.72 | \$1,176,715.72 |
| 19 | 19-Dec-16 | \$813,631.42 | \$661,258.25 | \$661,258.25 |
| 20 | 25-Jan-17 | \$834,276.57 | \$757,405.36 | \$757,405.36 |

| | | | | |
|----|-----------|----------------|----------------|----------------|
| 21 | 23-Feb-17 | \$784,846.38 | \$694,206.67 | \$694,206.67 |
| 22 | 17-Mar-17 | \$663,385.40 | \$571,156.39 | \$571,156.39 |
| 23 | 20-Apr-17 | \$912,437.74 | \$894,668.66 | \$894,668.66 |
| 24 | 17-May-17 | \$488,722.33 | \$477,391.96 | \$477,391.96 |
| 25 | 29-Jun-17 | \$2,648,255.90 | \$842,092.22 | \$842,092.22 |
| 26 | 3-Aug-17 | \$476,010.18 | \$425,687.34 | \$425,687.34 |
| 27 | 17-Aug-17 | \$995,465.07 | \$781,719.74 | \$781,719.74 |
| 28 | 21-Sep-17 | \$2,202,490.66 | \$1,813,800.55 | \$1,813,800.55 |
| 29 | 11-Nov-17 | \$2,372,127.66 | \$2,363,679.49 | \$2,363,679.49 |
| 30 | 22-Nov-17 | \$1,914,639.28 | \$1,929,475.33 | \$1,711,298.63 |
| 31 | 19-Dec-17 | \$1,731,761.49 | \$1,561,854.08 | \$1,440,391.55 |
| 32 | 16-Feb-18 | \$582,701.05 | \$559,378.98 | \$461,363.52 |
| 33 | 10-Apr-18 | \$932,657.82 | \$858,000.53 | \$690,670.88 |
| 34 | 10-Apr-18 | \$670,283.35 | \$623,505.43 | \$519,950.65 |
| 35 | 18-Jun-18 | \$1,053,420.34 | \$695,052.19 | \$469,031.50 |
| 36 | 13-Jul-18 | \$1,315,446.78 | \$998,428.76 | \$805,440.44 |
| 37 | 31-Jul-18 | \$1,097,722.72 | \$1,019,716.46 | \$910,204.30 |
| 38 | 23-Aug-18 | \$998,452.43 | \$790,429.34 | \$757,296.58 |
| 39 | 26-Sep-18 | \$1,181,782.21 | \$1,008,881.48 | \$851,219.77 |
| 40 | 10-Oct-18 | \$506,528.48 | \$438,293.56 | \$395,834.23 |
| 41 | 06-Dec-18 | \$883,785.69 | \$837,473.61 | \$444,364.63 |
| 42 | 03-Jan-19 | \$223,714.21 | \$179,926.82 | \$137,852.65 |
| 43 | 09-Jan-19 | \$266,323.20 | \$198,080.87 | \$180,809.72 |
| 44 | 24-Jan-19 | \$105,648.98 | \$82,117.55 | \$82,117.55 |
| 45 | 21-Feb-19 | \$291,779.76 | \$259,508.79 | \$259,508.79 |
| 46 | 20-Mar-19 | \$325,500.49 | \$212,355.06 | \$212,355.06 |
| 47 | 25-Apr-19 | \$315,703.35 | \$288,250.21 | \$288,250.21 |
| 48 | 24-May-19 | \$3,889,134.73 | \$2,984,557.18 | \$900,749.68 |
| 49 | 21-Jun-19 | \$5,047,252.81 | \$2,986,639.50 | \$2,775,141.50 |
| 50 | 23-Jul-19 | \$857,721.41 | \$697,366.45 | \$697,366.45 |
| 51 | 21-Aug-19 | \$980,208.74 | \$872,480.78 | \$530,358.78 |
| 52 | 24-Sep-19 | \$628,822.07 | \$438,346.69 | \$438,346.69 |
| 53 | 29-Oct-19 | \$1,803,938.03 | \$1,507,214.33 | \$1,379,096.84 |
| 54 | 10-Jan-20 | \$1,027,263.21 | \$901,622.48 | \$690,742.53 |
| 55 | 10-Jan-20 | \$1,294,723.05 | \$812,019.39 | \$593,009.92 |
| 56 | 30-Jan-20 | \$713,484.44 | \$676,582.61 | \$622,306.27 |
| 57 | 05-Mar-20 | \$418,709.59 | \$325,317.80 | \$316,468.55 |
| 58 | 3-Apr-20 | \$1,094,717.91 | \$743,899.62 | \$575,581.62 |
| 59 | 30-Apr-20 | \$737,369.81 | \$509,456.14 | \$475,389.39 |
| 60 | 28-May-20 | \$2,923,897.99 | \$1,268,546.96 | \$1,268,546.96 |

| | | | | |
|----|-----------|----------------|----------------|----------------|
| 61 | 23-Jun-20 | \$868,994.22 | \$787,049.65 | \$707,759.92 |
| 62 | 24-Jul-20 | \$931,245.58 | \$417,022.95 | \$417,022.95 |
| 63 | 28-Aug-20 | \$1,490,523.97 | \$1,115,275.72 | \$914,407.72 |
| 64 | 18-Sep-20 | \$583,057.32 | \$499,137.87 | \$172,826.87 |
| 65 | 22-Oct-20 | \$588,115.86 | \$556,353.51 | \$460,305.51 |
| 66 | 24-Nov-20 | \$1,294,331.32 | \$1,057,439.73 | \$917,818.73 |
| 67 | 23-Dec-20 | \$609,933.94 | \$540,132.58 | \$280,594.58 |
| 68 | 28-Jan-21 | \$1,710,853.34 | \$1,103,503.93 | \$1,103,503.93 |

TOTALS **\$76,844,129.11** **\$58,153,854.36** **\$51,668,240.20**

Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan associated with Superior Town Center Metropolitan District No. 2 (“Service Plan”); dated May 13, 2013.

Section I-A of the Service Plan states:

It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of the anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these public improvements.

Section V-A of the Service Plan States:

The District shall have the power and authority to provide the Public Improvements and related operations and maintenance services within and beyond the District Boundaries as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

Section V-A.8 limits debt issuance to \$145,000,000. Exhibit C-2 maps depict the Inclusion Area of Public Improvements at the time the Service Plan was approved. Ranger has determined that the constructed improvements and associated soft and indirect construction costs (“Public Improvements”) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

Scope of Certification

The Cost Sharing Agreement has identified cost categories eligible for reimbursement. The cost categories reviewed for this report include earthwork, storm sewer, sanitary sewer, domestic water, and mob & temporary conditions. For a breakdown of district eligible costs, refer to Tables II - VIII.

General Methodology

Ranger employed a phased approach toward the preparation of this Engineer's Report and Certification of Public Costs ("Engineer's Certification").

Phase I – Authorization to Proceed and Document Gathering

Ranger was authorized to proceed with the Engineer's Certification in December 2015 (as Tamarack Consulting, LLC). The initial construction documentation was provided by the District January 11, 2016. Subsequent supporting documentation for Phase II construction improvements was delivered by the District through the current cost certification.

Phase II – Site Visit and Meetings

Ranger has performed site visits to verify completion of work relating to District infrastructure during Phase II construction improvements. The site visits were to verify general conformance with contract documents and does not guarantee quality or acceptance of public improvements.

Phase III – Review of Documentation

Documentation was requested at the beginning of work. Requested documentation include the following:

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications
- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A for a complete listing of documents reviewed, as deemed necessary, by Ranger.

Phase IV – Verification of Construction Quantities

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

Phase VI – Verification of Payment for Public Costs

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs Detail in the District and Developer Disbursement columns. These costs are included in order to identify the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District and Town reimbursement and what percent of the costs for those improvements were reimbursable.

Cost Certification Phase II construction improvements that were reimbursable consisted of roadways, paths, & hardscape and temporary conditions.

In Cost Certification #24, an Xcel fee was determined eligible in the amount of \$72,886.93. This cost shows up on two separate District funding requests. A check was originally written to pay this fee but was canceled. After verification of the costs, the District wrote another check to pay for this fee per the June funding request, even though this cost was certified on Cost Certification #24.

A fee for American Fence directly paid by Lee Merritt of Ranch Capital was duplicated on Cost Certifications #24 and #25. There is a deduction on Cost Certification #26 to reconcile the overall costs paid to American Fence.

The Town of Superior provided a contribution of \$198,795.49 directly to the funding of the McCaslin Roundabout scope of work performed by Hall Irwin Corporation. On Cost Certification #27, a credit was identified for this amount to be applied to District costs. This credit did not impact the amount of reimbursable costs for the Town. The intent of this credit is to show the financial impact of the Town directly providing these funds.

Hudick Excavating Inc. ("HEI") provided Pay Application 1 directly to the District and Pay Application 2 to the Developer. The funding for these pay applications was allocated separately, but the costs were still determined to be District eligible.

On Cost Certification #31, Samora Construction Contract, costs were submitted for work related to Superior Roadway, which had the top 2" lift fail. Samora issued a credit in the amount of \$9,975 for the 2" failure on Cost Certification #32. When this work is accepted, the full line item will be billed. Costs submitted deemed District eligible for Ninyo & Moore on Cost Certification #20 were realized to be partially non-District. A negative cost of (-\$2,984.79) was identified on Cost Certification #31 to adjust for the non-District costs previously certified.

On Cost Certification #33, adjustments were made to account for errors in prior Cost Certification reports that were identified after performing an audit of certified costs to date. A Cut Above had duplicate costs certified on Certifications #21 and #22. There was a Special District Management Services, Inc invoice that was incorrectly captured as Capital costs as well. Lastly, there were various vendor invoices that were not included in final reports, and those costs were captured at this time.

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board, per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

System Development Fee backup was provided with Cost Certification #41 backup, but the costs were not included in the report, pending comments and coordination between the Town and the District.

In February 2019, the Town reviewed costs that had been applied to the *Public Park Amenities and Facilities* Town Category. Miscellaneous line items that were labeled under this category were updated to different Town Categories. The impact was that \$14,209.35 was reallocated to *Mob & Temporary Conditions*, \$719,328.02 was reallocated to *Roadways, Paths, & Hardscape*, and \$780,200.89 was reallocated from *Park Site Development* to *Public Park Amenities and Facilities*.

On Cost Certification #48, System Development fees were certified for the first time. Fees related to SDC – Planning Area 3 Residential were only District eligible, while fees related to SDC – Planning Area 1 and 2 Residential and Commercial, as well as SDC – Planning Area 3 Commercial were considered District and Town eligible.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

On Cost Certification #49, the MOB Parking Structure ("MOBPS") costs were certified as a District Funded Cost. The overall reconciled market value of the MOBPS was determined per a report prepared by National Valuation Consultants, Inc. ("NVC"). NVC determined that the MOB Parking Structure has a reconciled market value \$4,260,000 (assuming completion by January 11, 2018). A prorated amount of the MOBPS District value was determined per a memorandum provided by Walker Parking Consultants ("Walker") based upon public versus private parking availability in the MOBPS. Ranger utilized the Declaration of Parking Structure Easement and Cost Sharing Agreement based upon the definitions of *MOB Spaces*, *Preferred Parking Period*, and *Public*

Spaces to review a prorated value and determined that Walker's percentage was reasonable. Utilizing the NVC market value and the Walker prorated percentage of 52%, a District value of \$2,215,200 was utilized in the Real Estate Sale Contract between the Developer and the District regarding the MOBPS. The full value of the Real Estate Sale Contract value was deemed eligible.

On Cost Certification #50, a subcategory of Civic Space was added as part of the Public Park Amenities and Facilities Town Eligible Categories. All costs under the Civic Space subcategory are rolled up into the overall Public Park Amenities and Facilities costs.

On Cost Certification #57, a credit of – (\$75,000) was issued against Spence Fane on soft costs. These costs were reimbursed through proceeds during bond closing and was adjusted to make sure cost reimbursements were not duplicated.

On Cost Certification #58, Construction Management ("CM") fees were reviewed for the first time. The costs include multiple CM providers from the beginning of the project to present. Also, on this certification, a credit was applied against Vargas Property Services Inc. for costs that were certified on Cost Certification #57, but were also processed through the District.

On Cost Certification #52-#58, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

ENGINEER'S CERTIFICATION

Collin D Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated January 28, 2021 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$1,103,503.93**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "Collin D. Koranda".

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District No 1, 2 and 3. Dated October 18, 2013.
- Development Agreement between the Town of Superior, CO, the Superior Metropolitan District No. 1, the Superior Urban Renewal Authority, and RC Superior LLC. Dated March 11, 2013.
- Public Finance Agreement between the Superior Urban Renewal Authority, the Superior McCaslin Interchange Metropolitan District, RC Superior LLC, and the Town of Superior, CO. Dated March 15, 2013.
- Cost Sharing and Reimbursement Agreement between Aweida Properties and STC Metropolitan District No. 2. Dated October 21, 2015.
- Declaration of Parking Structure Easement and Cost Sharing Agreement, by IISRE-Superior MOB, LLC. Dated March 28, 2017.
- Real Estate Sale Contract (MOB Parking Structure). Entered between RC Superior, LLC and STC Metropolitan District No. 2. August 2018.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.

Construction Plans

- Final Development Plan – Phase I Superior Town Center Infrastructure Plans. Prepared by Civil Resources LLC. Dated November 12, 2013.
- Final Development Plan #1 – Phase I Street Paving Plans. Prepared by Civil Resources LLC. Dated April 29, 2016.
- Final Development Plan 9 and 10 Superior Town Center. Prepared by Civil Resources LLC. Dated June 25, 2019.
- Final Plat Superior Town Center Filing No. 1B. Prepared by Civil Resources LLC. Dated December 4, 2013.
- Overlot Grading and Stormwater Management Plans for Superior Town Center Phase 1A. Prepared by Civil Resources LLC. Released for construction May 22, 2015.
- Superior Town Center Phase I Utility Infrastructure Plans. Prepared by Civil Resources LLC. Issued for Construction August 20, 2015.
- Town of Superior Town Center Lift Station Final Drawings Set 1 & Set 2 Rev 0. Prepared by Dewberry Engineers Inc. Dated July 25, 2014.
- Town of Superior McCaslin Blvd. Town Center Left Turn Lane Drawings. Dated February 24, 2016.

- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

Invoices

- Scott Contracting Pond 313 Pay Application 04. Dated 12/31/2020.
- Down To Earth Compliance Invoices 51584, 51755, 51810. Dated 11/23/2020 - 12/31/2020.

TOLL BROTHERS COSTS:

- ESCO Pay Applications 5A-10A. Dated 6/26/2020 – 11/30/2020.
- Scott Contracting Irrigation Pay Applications 8 and 9 (Ret). Dated 9/30/2020 – 10/26/2020.

For soft and indirect costs, district funded costs, and System Development Fees reviewed, refer to Tables VIII, IX, and X.

Service Plan and Reports

- Superior Town Center Metropolitan District No. 2. Prepared by McGeady Sisneros, P.C. and dated May 13, 2013.
- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3. Date October 22, 2013.
- Development Agreement between Town of Superior, CO, Superior Metropolitan District No. 1, Superior Urban Renewal Authority, and RC Superior, LLC. Date March 11, 2013.
- Public Finance Agreement between Superior Urban Renewal Authority, Superior McCaslin Interchange Metropolitan District, RC Superior, LLC and Town of Superior, CO. Dated March 15, 2013.
- Memorandum Superior Town Center – Block 12 Garage Allocations. Prepared by Walker Parking Consultants. Revised Date November 18, 2016.
- Appraisal Report of a Parking Structure. Prepared by National Valuation Consultants, Inc. Effective Date of Appraisal January 11, 2018.



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Project Costs Summary for District and Town

Table II

| | Total Cost Invoiced | Maximum Eligible Costs | District Eligible Costs | Town Eligible Costs |
|---------------------------|---------------------|------------------------|-------------------------|---------------------|
| Direct Construction Costs | \$ 1,292,881.67 | \$ 867,360.91 | \$ 867,360.91 | \$ 867,360.91 |
| Soft and Indirect Costs | \$ 376,304.50 | \$ 235,045.52 | \$ 235,045.52 | \$ 235,045.52 |
| District Funded Costs | \$ 41,667.17 | \$ 1,097.50 | \$ 1,097.50 | \$ 1,097.50 |
| System Development Costs | \$ - | \$ - | \$ - | \$ - |
| Totals | \$ 1,710,853.34 | \$ 1,103,503.93 | \$ 1,103,503.93 | \$ 1,103,503.93 |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs Summary By Category
Table III

| Category | Total Eligible Hard Costs Total Town Eligible Costs | | Category Percentage |
|--------------------------------------|--|-------------------|------------------------|
| Earthwork | \$ | - | 0.0% |
| Roadways, Paths, & Hardscape | \$ | - | 0.0% |
| Offsite Roadways | \$ | - | 0.0% |
| Walls and Structures | \$ | - | 0.0% |
| Storm Sewer | \$ | 88,750.13 | 10.2% |
| Sanitary Sewer | \$ | - | 0.0% |
| Reuse Water & Irrigation Piping | \$ | - | 0.0% |
| Domestic Water | \$ | - | 0.0% |
| Dry Utilities | \$ | - | 0.0% |
| Park Site Development | \$ | - | 0.0% |
| Mob & Temporary Conditions | \$ | 708,097.96 | 81.6% |
| SDC - Planning Area 1 and 2 | \$ | - | 0.0% |
| SDC - Planning Area 3 | \$ | - | 0.0% |
| Parking & Architectural Enhancement | \$ | - | 0.0% |
| Public Park Amenities & Facilities | \$ | 70,512.83 | 8.1% |
| Civic Space (Part of PPA&F) | \$ | - | |
| | \$ | 867,360.91 | 91.9% |
| Total District Eligible Costs | | | |
| Street | \$ | - | 0.0% |
| Water | \$ | - | 0.0% |
| Sanitation | \$ | 483,341.48 | 55.7% |
| Fire Protection | \$ | - | 0.0% |
| Parks and Recreation | \$ | 384,019.44 | 44.3% |
| Non District | \$ | - | |
| Multiple | | | |
| | \$ | 867,360.91 | 100.0% |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft Costs Summary By Category
Table IV

| Category | Total Eligible Soft Costs | | Category Percentage |
|-------------------------------------|----------------------------------|-------------------|----------------------------|
| | Total Town Eligible Costs | | |
| Earthwork | \$ | - | 0.0% |
| Roadways, Paths, & Hardscape | \$ | 76,333.46 | 32.5% |
| Offsite Roadways | \$ | - | 0.0% |
| Walls and Structures | \$ | - | 0.0% |
| Storm Sewer | \$ | 10,024.35 | 4.3% |
| Sanitary Sewer | \$ | - | 0.0% |
| Reuse Water & Irrigation Piping | \$ | 8,950.00 | 3.8% |
| Domestic Water | \$ | - | 0.0% |
| Dry Utilities | \$ | - | 0.0% |
| Park Site Development | \$ | 11,656.00 | 5.0% |
| Mob & Temporary Conditions | \$ | 7,927.15 | 3.4% |
| SDC - Planning Area 1 and 2 | \$ | - | 0.0% |
| SDC - Planning Area 3 | \$ | - | 0.0% |
| Parking & Architectural Enhancement | \$ | - | 0.0% |
| Public Park Amenities & Facilities | | \$5,376.25 | 2.3% |
| Civic Space (Part of PPA&F) | | \$200.00 | |
| Other Eligible Costs | \$ | 114,778.31 | 48.8% |
| | \$ | 235,045.52 | 100.0% |

| Total District Eligible Costs | | | |
|--------------------------------------|-----------|-------------------|---------------|
| Organization | \$ | - | 0.0% |
| Capital | \$ | 235,045.52 | 100.0% |
| Street | \$ | 159,496.47 | 67.9% |
| Water | \$ | 13,638.30 | 5.8% |
| Sanitation | \$ | 21,033.09 | 8.9% |
| Fire Protection | \$ | - | 0.0% |
| Parks and Recreation | \$ | 40,877.66 | 17.4% |
| | \$ | 235,045.52 | 100.0% |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs Summary
Table V

| Category | Total Eligible DF Costs | | Category Percentage |
|-------------------------------------|---------------------------|-----------------|---------------------|
| | Total Town Eligible Costs | | |
| Earthwork | \$ | - | 0.0% |
| Roadways, Paths, & Hardscape | \$ | - | 0.0% |
| Offsite Roadways | \$ | - | 0.0% |
| Walls and Structures | \$ | - | 0.0% |
| Storm Sewer | \$ | - | 0.0% |
| Sanitary Sewer | \$ | - | 0.0% |
| Reuse Water & Irrigation Piping | \$ | - | 0.0% |
| Domestic Water | \$ | - | 0.0% |
| Dry Utilities | \$ | - | 0.0% |
| Park Site Development | \$ | - | 0.0% |
| Mob & Temporary Conditions | \$ | - | 0.0% |
| SDC - Planning Area 1 and 2 | \$ | - | 0.0% |
| SDC - Planning Area 3 | \$ | - | 0.0% |
| Parking & Architectural Enhancement | \$ | - | 0.0% |
| Public Park Amenities & Facilities | \$ | - | 0.0% |
| Other Eligible Costs | \$ | 1,097.50 | 100.0% |
| Not Eligible | \$ | - | 0.0% |
| | \$ | 1,097.50 | 100.0% |

| Total District Eligible Costs | | | |
|-------------------------------|-----------|-----------------|---------------|
| Operation | \$ | - | 0.0% |
| Capital | \$ | 1,097.50 | 100.0% |
| Organization | \$ | - | 0.0% |
| Street | \$ | 744.74 | 67.9% |
| Water | \$ | 63.68 | 5.8% |
| Sanitation | \$ | 98.21 | 8.9% |
| Fire Protection | \$ | - | 0.0% |
| Parks and Recreation | \$ | 190.87 | 17.4% |
| | \$ | 1,097.50 | 100.0% |



SUPERIOR TOWN CENTER AND TROTTMAN DISTRICT
Construction Costs

Table with columns: Work Description, Contract Values (Quantity, Unit, Unit Price, Amount), Invoiced Values (Amount Invoiced, Retainage Held, Amount Less Retainage, Percent Invoiced), District Eligibility (District Type, District Powers, Town Category, Percent Eligible, Amount Eligible, Town Eligible, Total Percent Eligible, Total Eligible, Non-District), Inv. No., Date, and Bill Ref. Includes sections for SCOTT CONTRACTING - SUPERIOR POND 313, DOWN TO EARTH COMPLETE, TOLL BROTHERS, and TROY CONTRACTING IRRIGATION - TOLL BROTHERS.



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

| Vendor | Invoice Number | Invoices | Description | Date | Amount Invoiced | Paid By | Proof of Payment | | | Amount Paid | District Category | District Powers | Town Categories | Percent District | Amount District | Percent Town | Amount Town | Total | Certification Number |
|------------------------------------|----------------|--|-------------|----------|-----------------|-----------------|------------------|---------------|---------------|--------------|----------------------|------------------------------------|-----------------|------------------|-----------------|--------------|---------------|---------------|----------------------|
| | | | | | | | Check No | Check Written | Check Cleared | | | | | Eligible | Eligible | Eligible | Eligible | | |
| Cesare, Inc | 20.3032.1 | 2020 Superior Town Center | | 12/22/20 | \$ 2,975.25 | | | | | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 2,975.25 | 100% | \$ 2,975.25 | 100% | 68 | |
| Cesare, Inc | 20.3052.3 | Town of Superior Pond 313 | | 12/24/20 | \$ 10,024.35 | | | | | Capital | Sanitation | Storm Sewer | 100% | \$ 10,024.35 | 100% | \$ 10,024.35 | 100% | 68 | |
| Civil Resources, LLC | 238.001.01.83 | Superior Town Center - Infrastructure | | 12/29/20 | \$ 27,160.75 | | | | | Capital | Multiple | Other Eligible Costs | 100% | \$ 27,160.75 | 100% | \$ 27,160.75 | 100% | 68 | |
| Civil Resources, LLC | 239.001.01.44 | Superior Town Center - Private Development | | 12/29/20 | \$ 833.75 | | | | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| CSC | 7674290 | Statutory Representation | | 11/14/20 | \$ 199.50 | | | | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| DIG Studio Inc. | 18116-001 | STC Promenade/Plaza Landscape Design | | 01/07/21 | \$ 5,176.25 | | | | | Capital | Parks and Recreation | Public Park Amenities & Facilities | 100% | \$ 5,176.25 | 100% | \$ 5,176.25 | 100% | 68 | |
| Edifice North | 20-022 | STC Construction Management | | 12/01/20 | \$ 9,000.00 | | | | | Capital | Multiple | Other Eligible Costs | 47% | \$ 4,206.72 | 47% | \$ 4,206.72 | 47% | 68 | |
| KTYG | 155695 | Public Architecture | | 12/31/20 | \$ 200.00 | | | | | Capital | Parks and Recreation | Civic Space (Part of PPA&F) | 100% | \$ 200.00 | 100% | \$ 200.00 | 100% | 68 | |
| Louis (OTAK) | 1210047 | STC Parks 1 and 2 Structural Services | | 01/06/21 | \$ 877.50 | | | | | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 877.50 | 100% | \$ 877.50 | 100% | 68 | |
| Moore Iacofano Goltsman, Inc. | 0067537 | STC - Blocks 6, 7, 9, 10, 11 ROW Design | | 12/29/20 | \$ 9,837.63 | | | | | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 9,837.63 | 100% | \$ 9,837.63 | 100% | 68 | |
| Moore Iacofano Goltsman, Inc. | 0067538 | Marshall Road Bridge | | 12/29/20 | \$ 5,678.75 | | | | | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 5,678.75 | 100% | \$ 5,678.75 | 100% | 68 | |
| Moore Iacofano Goltsman, Inc. | 0067539 | STC - Blocks 26, 27, and Central Park Circle | | 12/29/20 | \$ 1,508.75 | | | | | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 1,508.75 | 100% | \$ 1,508.75 | 100% | 68 | |
| Moore Iacofano Goltsman, Inc. | 0067541 | STC Parks 1 and 2 | | 12/29/20 | \$ 7,397.25 | | | | | Capital | Parks and Recreation | Park Site Development | 100% | \$ 7,397.25 | 100% | \$ 7,397.25 | 100% | 68 | |
| Moore Iacofano Goltsman, Inc. | 0067542 | STC FDP 1 Phase 2ECDS (Block 15) | | 12/29/20 | \$ 470.00 | | | | | Capital | Parks and Recreation | Park Site Development | 100% | \$ 470.00 | 100% | \$ 470.00 | 100% | 68 | |
| Moore Iacofano Goltsman, Inc. | 0067543 | STC Central Park | | 12/29/20 | \$ 3,788.75 | | | | | Capital | Parks and Recreation | Park Site Development | 100% | \$ 3,788.75 | 100% | \$ 3,788.75 | 100% | 68 | |
| Nielson, Mosholder, & Associates | 107165 | Reinstatement of 2 yr maint. Bond - Superior F | | 11/16/20 | \$ 21,837.00 | RC Superior LLC | 1589 | 12/07/20 | \$ 21,837.00 | Capital | Multiple | Other Eligible Costs | 47% | \$ 10,263.39 | 47% | \$ 10,263.39 | 47% | 68 | |
| Nielson, Mosholder, & Associates | 107947 | New Performance Bond - Blocks 11, 14, 15 | | 12/09/20 | \$ 18,057.00 | RC Superior LLC | 1600 | 12/17/20 | \$ 18,057.00 | Capital | Multiple | Other Eligible Costs | 47% | \$ 8,486.79 | 47% | \$ 8,486.79 | 47% | 68 | |
| Otten Johnson PC | 452826 | Legal - PIF Covenant | | 01/14/21 | \$ 200.00 | | | | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| Otten Johnson PC | 452829 | Legal - PIC | | 01/14/21 | \$ 764.50 | | | | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| RC Superior Holdings LLC | 168 | Development Management Services | | 02/28/21 | \$ 25,000.00 | | | | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| Rush Management | 133489 | Street Sweeping | | 11/30/20 | \$ 1,440.00 | | | | | Capital | Multiple | Mob & Temporary Conditions | 47% | \$ 676.80 | 47% | \$ 676.80 | 47% | 68 | |
| Rush Management | 134028 | Street Sweeping | | 12/31/20 | \$ 2,880.00 | | | | | Capital | Multiple | Mob & Temporary Conditions | 47% | \$ 1,353.60 | 47% | \$ 1,353.60 | 47% | 68 | |
| Summit Services | 31990 | Stormwater Insepection | | 12/31/20 | \$ 1,000.00 | | | | | Capital | Multiple | Mob & Temporary Conditions | 100% | \$ 1,000.00 | 100% | \$ 1,000.00 | 100% | 68 | |
| Summit Services | 31992 | Stormwater Insepection | | 12/31/20 | \$ 550.00 | | | | | Capital | Multiple | Mob & Temporary Conditions | 100% | \$ 550.00 | 100% | \$ 550.00 | 100% | 68 | |
| Town of Superior | 1060 | FDP #1 Infrastructure | | 12/30/20 | \$ 675.75 | | | | | Capital | Multiple | Roadways, Paths, & Hardscape | 47% | \$ 317.60 | 47% | \$ 317.60 | 47% | 68 | |
| TOLL BROTHERS COSTS | | | | | | | | | | | | | | | | | | | |
| CMS ENVIRO SOL | 109369 | Site Storm Water SWMP | | 10/01/20 | \$ 375.00 | | 1524165 | 10/16/20 | | Capital | Multiple | Other Eligible Costs | 62% | \$ 233.05 | 62% | \$ 233.05 | 62% | 68 | |
| CMS ENVIRO SOL | 110705 | Site Storm Water SWMP | | 11/01/20 | \$ 375.00 | | 1532242 | 11/20/20 | | Capital | Multiple | Other Eligible Costs | 62% | \$ 233.05 | 62% | \$ 233.05 | 62% | 68 | |
| CMS ENVIRO SOL | 112063 | Site Storm Water SWMP | | 12/01/20 | \$ 375.00 | | 1537755 | 12/18/20 | | Capital | Multiple | Other Eligible Costs | 62% | \$ 233.05 | 62% | \$ 233.05 | 62% | 68 | |
| CVL CONSULTANTS OF CO | 27258 | Engineering Design | | 10/31/19 | \$ 35,387.21 | | 498181 | 10/23/20 | | Capital | Multiple | Other Eligible Costs | 76% | \$ 26,871.03 | 76% | \$ 26,871.03 | 76% | 68 | |
| CVL CONSULTANTS OF CO | 1200900459 | Engineering Design | | 09/14/20 | \$ 6,000.00 | | 1525270 | 10/23/20 | | Capital | Multiple | Other Eligible Costs | 76% | \$ 4,556.06 | 76% | \$ 4,556.06 | 76% | 68 | |
| CVL CONSULTANTS OF CO | 1200900539 | Superior Residential Construction Staking | | 09/14/20 | \$ 5,256.25 | | 1525270 | 10/23/20 | | Capital | Multiple | Other Eligible Costs | 71% | \$ 3,732.66 | 71% | \$ 3,732.66 | 71% | 68 | |
| CVL CONSULTANTS OF CO | 1201000605 | Engineering Design | | 10/20/20 | \$ 6,169.79 | | 1535861 | 12/11/20 | | Capital | Multiple | Other Eligible Costs | 76% | \$ 4,684.99 | 76% | \$ 4,684.99 | 76% | 68 | |
| CVL CONSULTANTS OF CO | 1201000807 | Superior Residential Construction Staking | | 10/20/20 | \$ 19,664.50 | | 1530508 | 11/13/20 | | Capital | Multiple | Other Eligible Costs | 71% | \$ 13,964.49 | 71% | \$ 13,964.49 | 71% | 68 | |
| CVL CONSULTANTS OF CO | 1201100776 | Superior Residential Construction Staking | | 11/17/20 | \$ 14,296.25 | | 1535861 | 12/11/20 | | Capital | Multiple | Other Eligible Costs | 71% | \$ 10,152.30 | 71% | \$ 10,152.30 | 71% | 68 | |
| DTI DESIGNS INC | 61362 | Architectural Product Design | | 10/08/20 | \$ 5,397.75 | | 499430 | 11/02/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| DTI DESIGNS INC | 1201100564 | Architectural Product Design | | 11/16/20 | \$ 1,978.44 | | 505475 | 12/11/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| DTI DESIGNS INC | 61520 | Architectural Product Design | | 11/11/20 | \$ 1,360.00 | | 505475 | 12/11/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| DTI DESIGNS INC | 61552 | Architectural Product Design | | 12/03/20 | \$ 7,159.52 | | 508031 | 12/31/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| JAYHAWK GRADING | 7673 | Fine Grade Tract H after Irrigation Install | | 09/27/20 | \$ 2,450.00 | | 1523851 | 10/16/20 | | Capital | Parks and Recreation | Reuse Water & Irrigation Piping | 100% | \$ 2,450.00 | 100% | \$ 2,450.00 | 100% | 68 | |
| PASE CONTRACTING INC | 30159 | Erosion Control | | 08/31/20 | \$ 470.80 | | 494455 | 10/02/20 | | Capital | Multiple | Mob & Temporary Conditions | 62% | \$ 292.58 | 62% | \$ 292.58 | 62% | 68 | |
| PASE CONTRACTING INC | 30673 | Erosion Control | | 10/31/20 | \$ 5,872.65 | | 505591 | 12/11/20 | | Capital | Multiple | Mob & Temporary Conditions | 62% | \$ 3,649.60 | 62% | \$ 3,649.60 | 62% | 68 | |
| PASE CONTRACTING INC | 31139 | Erosion Control | | 11/30/20 | \$ 293.00 | | 508152 | 12/31/20 | | Capital | Multiple | Mob & Temporary Conditions | 62% | \$ 182.09 | 62% | \$ 182.09 | 62% | 68 | |
| PASE CONTRACTING INC | 30529 | Erosion Control | | 09/30/20 | \$ 358.00 | | 499527 | 11/02/20 | | Capital | Multiple | Mob & Temporary Conditions | 62% | \$ 222.48 | 62% | \$ 222.48 | 62% | 68 | |
| SOLOGIC INC | 115581 | Geotechnical Subsurface Exploration - Lots | | 09/23/20 | \$ 12,000.00 | | 1525209 | 10/23/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| SOLOGIC INC | 115669 | Geotechnical Subsurface Exploration - Lots | | 10/08/20 | \$ 11,400.00 | | 1530564 | 11/13/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| SOLOGIC INC | 115934 | Geotechnical Subsurface Exploration - Lots | | 11/17/20 | \$ 18,000.00 | | 1535893 | 12/11/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| TOWN OF SUPERIOR | 4354030001 | ROW PERMIT | | 10/12/20 | \$ 26,663.75 | | 1525027 | 10/23/20 | | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 26,663.75 | 100% | \$ 26,663.75 | 100% | 68 | |
| TOWN OF SUPERIOR | 4354030001 | ROW PERMIT | | 10/21/20 | \$ 28,474.23 | | 1525027 | 10/23/20 | | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 28,474.23 | 100% | \$ 28,474.23 | 100% | 68 | |
| TRACEAIR | 1564 | On Demand Flyover, data | | 09/30/20 | \$ 2,100.00 | | 1530593 | 11/13/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| White Bear Ankele Tanaka & Waldron | | Legal Counsel - Party Wall | | 11/19/20 | \$ 394.63 | | 2678610 | 12/18/20 | | Non District | Non District | Not Eligible | 0% | \$ - | 0% | \$ - | 0% | 68 | |
| WI Contractors | 35988 | Install Solar on Irrigation controller | | 09/21/20 | \$ 6,500.00 | | 1523909 | 10/16/20 | | Capital | Water | Reuse Water & Irrigation Piping | 100% | \$ 6,500.00 | 100% | \$ 6,500.00 | 100% | 68 | |
| | | | | | \$ 376,304.50 | | | | | | \$ 39,894.00 | | | | | | \$ 235,045.52 | \$ 235,045.52 | |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

| Vendor | | Invoices | | Date | Amount Invoiced | Check No | Check Written | Check Cleared | Amount Paid | District Category | District Powers | Town Categories | Percent District Eligible | Amount District Eligible | Percent Town Eligible | Amount Town Eligible | Total Eligible | Developer Reimbursement | District Capital Costs | District Operations Costs | Certification Number | |
|--------------------------------------|--------------|----------|--|----------|-----------------|----------|---------------|---------------|-------------|-------------------|-----------------|----------------------|---------------------------|--------------------------|-----------------------|----------------------|----------------|-------------------------|------------------------|---------------------------|----------------------|----|
| CAM Services | W294124 | | Garage | 12/01/20 | \$ 355.00 | 1590 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 355.00 | 68 |
| Colorado Dept of Health | WC211198922 | | WQ Permits | 12/01/20 | \$ 88.00 | 1591 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 88.00 | 68 |
| Comcast | 16389 | | Parking Structure | 12/20/20 | \$ 154.94 | 1592 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 154.94 | 68 |
| McGeady Becher P.C. | 11098 Nov 20 | | Legal fees for capital related matters | 11/30/20 | \$ 7,255.00 | 1594 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 7,255.00 | 68 |
| McGeady Becher P.C. | 11098 Nov 20 | | Legal fees for capital related matters | 11/30/20 | \$ 1,097.50 | 1594 | | 12/16/20 | | Capital | Multiple | Other Eligible Costs | 100% | \$ 1,097.50 | 100% | \$ 1,097.50 | 100% | \$ 1,097.50 | \$ 1,097.50 | \$ - | - | 68 |
| Mountain Alarm | 2277641-43 | | Parking Structure Alarm Monitoring | 12/01/20 | \$ 360.00 | 1595 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 360.00 | 68 |
| Simmons & Wheeler, P.C. | 27599 | | Accounting Services - Operations | 12/01/20 | \$ 12,066.80 | 1596 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 12,066.80 | 68 |
| Special District Management Services | Nov 2020 | | District Management Services | 12/12/20 | \$ 4,457.02 | 1597 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 4,457.02 | 68 |
| Thyssenkrupp Elevator Corp | 3005626846 | | Parking Structure | 12/01/20 | \$ 170.41 | 1598 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 170.41 | 68 |
| JMB Bank | 805190 | | Administrative Fees | 12/01/20 | \$ 7,000.00 | 1599 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 7,000.00 | 68 |
| Vargas Property Services | 31631 | | Contract Maintenance, Trash, Watering | 12/01/20 | \$ 7,655.63 | 1600 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 7,655.63 | 68 |
| Koel Energy | 710140462 | | Monthly Service | 12/15/20 | \$ 1,006.87 | 1601 | | 12/16/20 | | Operation | Non District | Not Eligible | 0% | \$ - | | \$ - | 0% | \$ - | \$ - | \$ - | 1,006.87 | 68 |
| | | | | | \$ 41,667.17 | | | | \$ - | | | | \$ 1,097.50 | \$ 1,097.50 | \$ 1,097.50 | \$ 1,097.50 | \$ 40,569.67 | | | | | |