

Special Board Meeting
Tuesday, July 19, 2022 – 1:00 P.M.
119 N. Wahsatch Ave. Colorado Springs, CO
Colorado Springs, Colorado 80903
and

via computer, tablet or smartphone.

https://meet.goto.com/686665597 United States: +1 (646) 749-3122

Access Code: 686-665-597

| Board of Director | Title | Term |
|--------------------------|----------------------|----------|
| Lindsay Case | President | May 2025 |
| Randle W Case II | Vice President | May 2025 |
| Bryan Long | Treasurer/ Secretary | May 2023 |
| Dave Hammers | Assistant Secretary | May 2023 |
| James Morley | Assistant Secretary | May 2025 |

AGENDA

- 1. Call to Order
- 2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
- 3. Approval of Agenda
- 4. Approval of November 2, 2021, Minutes (enclosure)
- 5. Financial Update
 - a. Review and consider approval of the 2021 Audit
 - b. Bond Refinance Update
 - c. Consider Approval of Unaudited Financial Statements dated June 30, 2022
 - d. Ratify Past Payables through July 19, 2022
- 6. Management Update
 - a. Discuss adding Security Service to area
 - b. Review and consider approval to take over Detention Pond Maintenance (enclosure)
- 7. Other Business
 - a. Next scheduled meeting
- 8. Adjourn

Regular Meetings are the 1st Tuesday of each month at 9:30 a.m. as needed

The Board has determined to meet at the location stated above because there is no convenient location to meet within the District's boundaries. Such meeting location shall remain applicable for all future meetings until otherwise determined.

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN That the Boards of Directors of CENTRAL MARKSHEFFEL

METROPOLITAN DISTRICT, City of Colorado Springs, County of El Paso, State of Colorado, will

hold a special meeting at 1:00 p.m. on Tuesday, the 19th day of July 2022 at 119 N. Wahsatch Avenue, in

Colorado Springs, Colorado, and via tele/videoconference at the platform highlighted below for the

purpose of conducting such business as may come before the Boards including the business on the

attached agenda. Regular meetings for 2022 are on the first Tuesday of every month at 119 N. Wahsatch

Avenue, in Colorado Springs, Colorado, so long as there is business to conduct. The regular meetings may

be canceled. Please call (719) 447-1777 for meeting confirmation and information. The meeting is open to

the public.

BY ORDER OF THE BOARDS OF DIRECTORS:

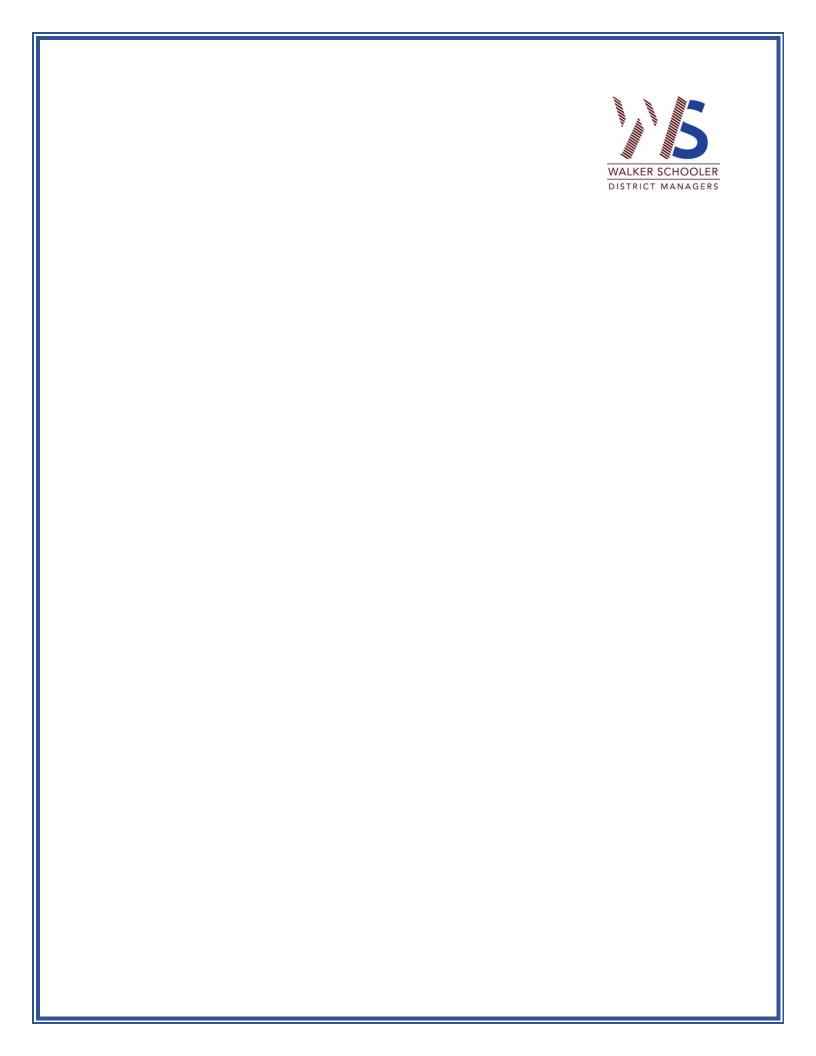
Please join my meeting from your computer, tablet or smartphone.

https://meet.goto.com/686665597

You can also dial in using your phone.

United States: <u>+1 (646) 749-3122</u>

Access Code: 686-665-597





MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT HELD NOVEMBER 2, 2021 AT 9:30 A.M.

Pursuant to posted notice, the special meeting of the Board of Directors of the Central Marksheffel Metropolitan District was held on Tuesday, November 2, 2021 at 9:30 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and via teleconference and video conference.

Directors in attendance were:

Lindsay Case, President
Randle W. Case II, Secretary
Bryan Long, Vice President
James Morley, Assistant Secretary (arrived late by phone)
Dave Hammers, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White, Bear & Ankele, Tanaka & Waldron (by phone) Kevin Walker, WSDM Rebecca Hardekopf, WSDM (by phone) Sue Gonzales, WSDM (by phone) Kyle Thomas, D.A. Davidson

- 1. Call to Order: The meeting was called to order at 9:31 AM by President Lindsay Case.
- <u>2. Declaration of Quorum/Director Qualifications/Disclosure Matters:</u> President Lindsay Case indicated that a quorum of the Board was present and Director Morley was excused.
- 3. Approval of the Agenda: The Board approved the Agenda as presented.
- 4. Approval of December 1, 2020 Minutes: After review, Director Long moved to approve the December 1, 2020 Minutes; seconded by Director Randle Case II. Motion passed unanimously.

5. Financial Update:

- a. Public Hearing on the adoption of a Resolution amending the 2021 Budget: Mr. Walker presented the Resolution amending the 2021 Budget. President Lindsay Case opened the Public Hearing on the adoption of a Resolution amending the 2021 Budget. After no public comment, the Public Hearing was closed. Director Hammers moved to adopt the Resolution amending the 2021 Budget; seconded by Director Long. Motion passed unanimously.
- b. Public Hearing on the adoption of a Resolution for approval of the 2022 budget (Bond Refinance Update): Mr. Walker presented the Resolution for approval of the 2022 Budget. President Lindsay Case opened the Public Hearing on the adoption of a Resolution for approval of the 2022 Budget. After no public comment, the Public Hearing was closed. Director Hammers moved to adopt the

Resolution for approval of the 2022 Budget; seconded by Director Long. Motion passed unanimously.

Director Randle Case II commented on the Meadowbrook trees and suggested the District should be maintaining them. After discussion, Director Randle Case II moved to approve \$10,000 per year allocated out of the 2022 Budget to maintain the trees, landscaping, and snow removal along Meadowbrook Parkway from Marksheffel to Highway 24; seconded by Director Long. Motion passed unanimously. Mr. Walker discussed the bond refinance update and noted it will be in 2023.

- c. Consider Approval of Unaudited Financial Statements dated September 31, 2021: Mr. Walker presented the Unaudited Financial Statements dated September 31, 2021. After review, Director Hammers moved to approve the Unaudited Financial Statements dated September 31, 2021; seconded by Director Long. Motion passed unanimously.
- d. Ratify Past Payables through October 31, 2021: Mr. Walker presented the Payables through October 31, 2021. After review, Director Hammers moved to ratify the past Payables through October 31, 2021; seconded by Director Long. Motion passed unanimously.

6. Other Business:

- a. Approval for Annual Administrative Resolution: Mr. Walker presented the Annual Administrative Resolution. Director Hammers moved to approve the Annual Administrative Resolution; seconded by Director Long. Motion passed unanimously.
- b. Resolution Calling for 2022 Election: Mr. Allen explained that next year is an election cycle and the Resolution calls the election to happen. If there is not more candidates than seats available 63 days before the election, the election can be cancelled. Mr. Allen explained the changes in State statutes regarding elections including a mailing to registered voters and publishing or posting on the website the Call for Nomination. The Board agreed to post the Call for Nomination on the website if available or it will be published in the newspaper if needed. Director Long moved to adopt the Resolution Calling for the 2022 Election; seconded by Director Hammers. Motion passed unanimously.
- c. Approval of Resolution of the BOD designating the location of meetings of the BOD: Mr. Allen explained the Board can meet online as well as a physical location and a hybrid of the two. Director Long moved to adopt the Resolution designating the location of meetings of the Board of Directors as a hybrid of both physical location and online; seconded by Director Hammers. Motion passed unanimously.

Director Randle Case II moved to amend the Agenda and add items 7.a. Developer Updates, and 7.b. Manager Report; seconded by Director Long. Motion passed unanimously.

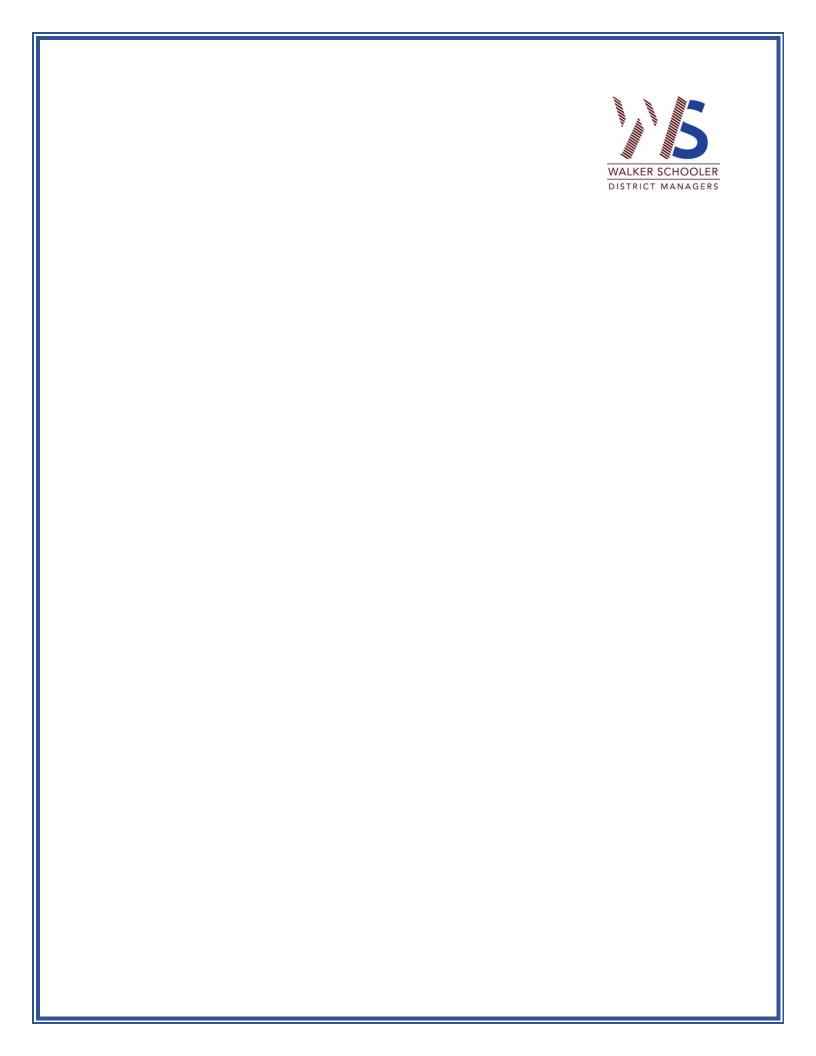
7. New Business

- a. Developer Updates: Director Hammers updated the Board on development. Director Morley joined the meeting. Director Morley discussed development updates.
- b. Manager Report: Mr. Walker updated the board on the management matters.

| Respectfully Submitted, |
|---|
| By: Board of Director for the Central Marksheffel Metropolitan District |

8. Adjournment: The Board adjourned the meeting at 10:09 AM.

By: Kevin Walker for the Recording Secretary



BiggsKofford, P.C. 630 Southpointe Court, Suite 200 Colorado Springs, CO 80906

This representation letter is provided in connection with your audit of the financial statements of Central Marksheffel Metropolitan District ("District"), which comprise the respective financial position of the governmental activities and each major fund as of December 31, 2021, and the respective changes in financial position, and the respective budgetary comparison for the general fund for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America ("US GAAP").

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit. These representations are effective as of the date of your report.

General

- 1. Regarding the non-attest services performed by you; we have
 - a. Assumed all management responsibilities.
 - b. Designated an individual (within senior management) with suitable skill, knowledge, or experience to oversee the services.
 - c. Evaluated the adequacy and results of the services performed.
 - d. Accepted responsibility for the results of these services.

Financial Statements

- 2. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated January 26, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with US GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 3. The financial statements referred to above are fairly presented, in all material respects, in conformity with US GAAP and include all properly classified funds and other financial

- information of the primary government and all component units required by US GAAP to be included in the financial reporting entity.
- 4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 5. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 6. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- 7. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with US GAAP.
- 8. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with US GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.
- 10. Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.
- 11. We are in agreement with the adjusting and reclassifying entries you have proposed, and the adjusting journal entries have been posted to the internal accounts. A list of adjusting and reclassifying entries is as follows:

| Adjusting Journal Entries JE # 1 ADJUSTING: To reclassify the current portion of long-term debt. | | |
|--|------------|------------|
| 2515 Loan Payable - Series 2014A | 365,000.00 | |
| 2512 Current Portion Bonds Payable | | 365,000.00 |
| Total | 365,000.00 | 365,000.00 |
| Adjusting Journal Entries JE # 3 ADJUSTING: To record accrued interest as of December 31, 2021. | | |
| 6015 Interest Expense - 2014 Bonds | 21,940.00 | |
| 2022 Accrued Interest - Bonds | | 21,940.00 |
| Total | 21,940.00 | 21,940.00 |

| RECLA | ssifying Journal Entries JE # 2 ASSIFYING: To reclassify property taxes to the tive fund. | | |
|------------------|---|--------------|--------------|
| 1201 | Accounts Receivables - County Taxes - General Accounts Receivables - County Taxes - | 1,881.00 | |
| 1202 | Other | 8,518.00 | |
| 1214 | Property Tax Receivable - Other | 1,142,129.00 | |
| 2610 | Deferred Property Tax Revenue | 1,142,129.00 | |
| 1213 | Property Tax Receivable | | 1,152,528.00 |
| 2612 | Deferred Property Taxes - Other | | 1,142,129.00 |
| Total | | 2,294,657.00 | 2,294,657.00 |
| | | | |
| RECLA funds t | ASSIFYING: To eliminate government-wide o present the government fund types on the ed cash basis. | | |
| 2022 | Accrued Interest - Bonds | 21,940.00 | |
| 2512 | Current Portion Bonds Payable | 365,000.00 | |
| 2515 | Loan Payable - Series 2014A | 8,590,000.00 | |
| 4090 | Principal Payment | 350,000.00 | |
| 6200 | Interest Expense | 3,492.00 | |
| 1250 | IGA Receivable | | 100,000.00 |
| 3910 | Retained Earnings | | 9,230,432.00 |
| Total | | 9,330,432.00 | 9,330,432.00 |
| | | | |
| | al Tax Journal Entries JE # 5 RSING: To reverse RJE #4 | | |
| 1250 | IGA Receivable | 100,000.00 | |
| 3910 | Retained Earnings | 9,230,432.00 | |
| 2022 | Accrued Interest - Bonds | | 21,940.00 |
| 2512 | Current Portion Bonds Payable | | 365,000.00 |
| 2515 | Loan Payable - Series 2014A | | 8,590,000.00 |
| 4090 | Principal Payment | | 350,000.00 |
| 6200 | Interest Expense | | 3,492.00 |
| Total | | 9,330,432.00 | 9,330,432.00 |

Information Provided

- 12. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of meetings of the District's directors or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 13. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 14. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 15. We have no knowledge of any fraud or suspected fraud that affects the District and involves:
 - a. Management,
 - b. Employees who have significant roles in internal control, or
 - c. Others where the fraud could have a material effect on the financial statements.
- 16. We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, analysts, regulators, or others.
- 17. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 18. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 19. We have disclosed to you the names of the District's related parties and all the related party relationships and transactions of which we are aware.

Government—specific

20. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

- 21. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 22. We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 23. The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance or net position, as applicable.
- 24. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and legal and contractual provisions for reporting specific activities in separate funds.
- 25. We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.
- 26. We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
- 27. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 28. As part of your audit, you assisted with the preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those non-audit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures.
- 29. The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 30. The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 31. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 32. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended, and GASB Statement No. 84.

- 33. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 34. Components of net position (net investment in capital assets; restricted; and unrestricted), and components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 35. Provisions for uncollectible receivables have been properly identified and recorded.
- 36. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 37. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 38. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 39. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
- 40. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 41. We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that the net position is properly recognized under the policy.
- 42. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 43. The financial statement disclosures related to insurance coverage are accurate for all periods presented.
- 44. We acknowledge our responsibility for the required supplementary information. The required supplementary information is measured and presented within prescribed guidelines and the methods of measurement, and the presentation have not changed those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the required supplementary information.
- 45. We acknowledge that Management's Discussion and Analysis is required supplementary information which has been omitted from the financial statements and that your report will be modified accordingly.

46. With respect to the supplementary information as identified in the table of contents:

- a. We acknowledge our responsible for presenting the supplementary information in accordance with US GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with US GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
- b. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

| Central Marksheffel Metropolitan District | | | | | | | |
|---|--------------|-----------|--|--|--|--|--|
| Board Member Signature | Printed Name | Title | | | | | |
| Manager Signature | Printed Name | Title | | | | | |



June 2, 2022

Board of Directors
Central Marksheffel Metropolitan District
Via email: BtLong@crlr.net; Dhammers@hammersconstruction.com; jmorley3870@aol.com; sirlindsay64@gmail.com; rwcase@crlr.net

We have audited the financial statements of Central Marksheffel Metropolitan District ("District"). Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America ("US GAAS"), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated March 18, 2022. Professional standards also require that we communicate to you the following related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 2 to the financial statements. The District adopted GASB Statement No. 88, Certain Disclosures Related to Debt, Including Direct Borrowing and Direct Placements. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the property taxes receivable and deferred property tax revenues is based on the Mill Levy Certificate from the Accounting Administrator for El Paso County Treasurer's Office in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected. We evaluated the key factors and assumptions used to develop the property taxes receivable and deferred property tax revenues in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

• The disclosure of debt balances.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes misstatements detected as a result of audit procedures. The adjusting journal entries include those corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

Supplementary Information

We were engaged to report on the supplementary information, as identified in the table of contents to the financial statements ("SI"), which accompany the financial statements but are not RSI. With respect to this SI, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Internal Controls

In planning and performing our audit of the financial statements of the District as of and for the year ended December 31, 2021, in accordance with US GAAS, we considered the District's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances and for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described above and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

• Segregation of Duties: As expected in smaller organizations, due to the limited number of people performing work for the District, many critical duties are combined and assigned to the available employees. To the extent possible, duties should be segregated to serve as a check and balance on employee integrity and to maintain the best control system possible. We suggest that the segregation of duties be reviewed and adjusted where possible to strengthen the system of internal controls. At a minimum, we recommend that members of the board of directors be provided with monthly bank statements including check images directly from the bank (or via direct online access), to enable them to verify that all disbursements were made for approved expenditures. Ideally a record of the board members' regular review would be maintained (e.g., printed statements with their initials and the date of their review).

Management Override of Controls: Our audit procedures revealed that management has the
ability to override internal controls. Internal controls are designed and implemented in order to
prevent and detect errors and fraud in financial reporting. The ability of management to
override and circumvent certain controls increases the risks to the District for errors to exist in
the financial statements, whether by mistake or fraud. Those charged with governance should
be aware of this possibility in performing their role in overseeing the District.

This information is intended solely for the use of the board of directors and is not intended to be, and should not be, used by anyone other than the specified party.

Sincerely,

BiggsKofford, P.C.

BiggsKofford, P.C.

Adjusting Journal Entries

Adjusting Journal Entries JE # 3 ADJUSTING: To reclassify the current portion of long-term debt. 2515 Loan Payable - Series 2014A 365,000.00 2512 **Current Portion Bonds Payable** 365,000.00 Total 365,000.00 365,000.00 Adjusting Journal Entries JE # 3 ADJUSTING: To record accrued interest as of December 31, 2021. 6015 Interest Expense - 2014 Bonds 21,940.00 2022 Accrued Interest - Bonds 21,940.00 Total 21,940.00 21,940.00

CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT FINANCIAL STATEMENTS

DECEMBER 31, 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Directors

Central Marksheffel Metropolitan District
Colorado Springs, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Central Marksheffel Metropolitan District ("District"), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2021, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such procedures
 include examining, on a test basis, evidence regarding the amounts and disclosures in the financial
 statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures
 that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the
 effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

DRAFT - NOT FOR DISTRIBUTION

Colorado Springs, Colorado [REPORT DATE]

BASIC FINANCIAL STATEMENTS

STATEMENT OF NET POSITION DECEMBER 31, 2021

| | Governmental Activities | |
|---------------------------------------|----------------------------|-------------|
| <u>ASSETS</u> | | |
| Cash and investments | \$ | 843,673 |
| Cash and investments - restricted | | 5,492,989 |
| Receivable from County Treasurer | | 10,399 |
| Property taxes receivable | | 1,394,399 |
| Reimbursement revenues receivable | | 100,000 |
| Total assets | \$ | 7,841,460 |
| LIABILITIES | | |
| Accounts payable | \$ | 16,105 |
| Accrued interest payable | Ψ | 21,940 |
| Noncurrent liabilities: | | 21,010 |
| General obligation limited tax bonds: | | |
| Due within one year | | 365,000 |
| Due in more than one year | | 8,590,000 |
| Total liabilities | | 8,993,045 |
| DEFERRED INFLOWS OF RESOURCES | | |
| Deferred property tax revenues | | 1,394,399 |
| Total deferred inflows of resources | | 1,394,399 |
| NET POSITION | | |
| Restricted for: | | |
| Debt service | | 5,475,067 |
| Emergency reserve | | 4,500 |
| Unrestricted | | (8,025,551) |
| Total net position | \$ | (2,545,984) |

The accompanying notes and independent auditor's report should be read with these financial statements.

STATEMENT OF ACTIVITIES YEAR ENDED DECEMBER 31, 2021

| | | | | Progra | am Revenue | ae | | Re C | (Expenses) venue and hanges in et Position |
|---------------------------------|---------------|----|-----------|--------|------------|----------|----------|---------|--|
| | | | | | perating | | apital | | ti osition |
| | | Ch | arges for | | ants and | | its and | Go | vernmental |
| | xpenses | | Services | | tributions | | ibutions | | Activities |
| FUNCTIONS/PROGRAMS | | | | | | | | | |
| PRIMARY GOVERNMENT | | | | | | | | | |
| General government | \$ 160,602 | \$ | - | \$ | - | \$ | - | \$ | (160,602) |
| Reimbursement revenues | - | | - | | 384,306 | | - | | 384,306 |
| Impact fees | - | | 33,031 | | - | | - | | 33,031 |
| Commercial fees | - | | 95,538 | | | | - | | 95,538 |
| Interest and related costs on | | | | | | | | | |
| long-term debt | 276,667 | | <u> </u> | | - | — | | | (276,667) |
| Total governmental activities | \$ 437,269 | \$ | 128,569 | \$ | 384,306 | \$ | | | 75,606 |
| GENERAL REVENUES | | | | K | | | | | |
| Property taxes | | | | | | | | | 1,114,200 |
| Specific ownership taxes | | | | | * | | | | 131,756 |
| Investment income | | | | | | | | | 2,703 |
| Total general revenues | | | | | | | | | 1,248,659 |
| | | | | | | | | | · · · · · · · · · · · · · · · · · · · |
| Changes in net position | \sim | | | | | | | | 1,324,265 |
| Net position, beginning of year | | | | | | | | | (3,870,249) |
| Net position, end of year | | | | | | | | \$ | (2,545,984) |

BALANCE SHEETS GOVERNMENTAL FUNDS DECEMBER 31, 2021

| | | General Fund | | Debt Service Fund | Go | Total overnmental Funds |
|--|-------|-----------------|---------|-------------------------|----|-------------------------------|
| <u>ASSETS</u> | | | | | | |
| Cash and investments | \$ | 843,673 | \$ | - | \$ | 843,673 |
| Cash and investments - restricted | | 4,500 | | 5,488,489 | | 5,492,989 |
| Receivable from County Treasurer | | 1,881 | | 8,518 | | 10,399 |
| Property taxes receivable | | 252,270 | | 1,142,129 | | 1,394,399 |
| Total assets | \$ | 1,102,324 | \$ | 6,639,136 | | 7,741,460 |
| <u>LIABILITIES</u> | | | | | | |
| Accounts payable | \$ | 16,105 | \$ | | | 16,105 |
| Total liabilities | | 16,105 | | - | | 16,105 |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Deferred property tax revenues | | 252,270 | | 1,142,129 | | 1,394,399 |
| Total deferred inflows of resources | | 252,270 | | 1,142,129 | | 1,394,399 |
| FUND BALANCES | | | | | | |
| Restricted for: | | | | | | |
| Debt service | | _ | | 5,497,007 | | 5,497,007 |
| Emergency reserve | | 4,500 | | - | | 4,500 |
| Unassigned: | | | | | | |
| General government | | 829,449 | | - | | 829,449 |
| Total fund balances | | 833,949 | | 5,497,007 | | 6,330,956 |
| Total liabilities and fund balances | \$ | 1,102,324 | \$ | 6,639,136 | | |
| Amounts reported in governmental activities in the sbecause: Receivables not collected within 60 days of year | | | | | | |
| therefore, are not reported in the funds: | | | | | | 400.000 |
| Reimbursement revenues receivable | | | | | | 100,000 |
| Long-term liabilities, including bonds payable, are no and, therefore, are not reported in the funds: | t due | and payable ir | n the o | current period | | |
| Loans payable | | | | | | (8,955,000) |
| Accrued interest payable | | | | | | (21,940) |
| Net position of governmental activities | | | | | \$ | (2,545,984) |

STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS YEAR ENDED DECEMBER 31, 2021

| | General Fund | | Debt Service Fund | | Total overnmental Funds |
|----------------------------------|-----------------|---------|-----------------------------|----|-------------------------------|
| <u>REVENUES</u> | | | | | |
| Property taxes | \$ | 201,581 | \$ 912,619 | \$ | 1,114,200 |
| Specific ownership taxes | | 23,837 | 107,919 | | 131,756 |
| Impact fees | | - | 95,538 | | 95,538 |
| Reimbursement revenues | | - | 384,306 | | 384,306 |
| Commercial fees | | - | 33,031 | | 33,031 |
| Investment income | | | 2,703 | | 2,703 |
| Total revenues | | 225,418 | 1,536,116 | | 1,761,534 |
| EXPENDITURES | | | | | |
| Accounting and audit | | 8,400 | - | | 8,400 |
| Bank charges | | 21 | - | | 21 |
| County Treasurer's fees | | 3,050 | 13,807 | | 16,857 |
| Dues | | 675 | - | | 675 |
| Insurance | | 3,106 | - | | 3,106 |
| Landscape replacement | | 33,624 | - | | 33,624 |
| Landscaping and maintenance | | 5,100 | - | | 5,100 |
| Legal | | 8,757 | - | | 8,757 |
| Management fees | | 84,000 | - | | 84,000 |
| Postage | | 19 | - | | 19 |
| Debt service: | | | | | |
| Bond principal | | - | 350,000 | | 350,000 |
| Interest expense | | - | 277,409 | | 277,409 |
| Trustee fees | | | 2,750 | | 2,750 |
| Total expenditures | | 146,752 | 643,966 | | 790,718 |
| Net change in fund balances | | 78,666 | 892,150 | | 970,816 |
| Fund balances, beginning of year | | 755,283 | 4,604,857 | | 5,360,140 |
| Fund balances, end of year | \$ | 833,949 | \$ 5,497,007 | \$ | 6,330,956 |

RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2021

| Net change in fund balances - governmental funds | \$ 970,816 |
|--|-----------------|
| Amounts reported for governmental activities in the statement of activities are different because: | |
| The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The effect of these differences in the treatment of long-term debt and related items is as follows: | |
| Bond principal payments | 350,000 |
| Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. The effect of these differences is as follows: | |
| Accrued interest payable on loans payable - change in liability | 3,449 |
| Change in net position of governmental activities | \$ 1,324,265 |

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021

| | Bud | dget | Actual | | |
|---------------------------------|--------------|------------|------------|-------------|--|
| | Original | Final | Amounts | Variance | |
| <u>REVENUES</u> | | | | | |
| Property taxes | \$ 205,405 | \$ 199,379 | \$ 201,581 | \$ 2,202 | |
| Specific ownership taxes | 14,378 | 23,907 | 23,837 | (70) | |
| Total revenues | 219,783 | 223,286 | 225,418 | 2,132 | |
| EXPENDITURES | | | | | |
| Accounting and audit | 8,500 | 8,400 | 8,400 | - | |
| Bank charges | 100 | 21 | 21 | - | |
| Contingency | 400,000 | - | - | - | |
| County Treasurer's fees | 3,081 | 3,020 | 3,050 | (30) | |
| Dues | 4,000 | 1,651 | 675 | 976 | |
| Insurance | 3,200 | 3,700 | 3,106 | 594 | |
| Landscape replacement | 60,000 | - | 33,624 | (33,624) | |
| Landscaping and maintenance | 8,500 | - | 5,100 | (5,100) | |
| Legal | 15,000 | 6,015 | 8,757 | (2,742) | |
| Management fees | 84,000 | 84,000 | 84,000 | - | |
| Postage | 300 | 50 | 19 | 31 | |
| Total expenditures | 586,681 | 106,857 | 146,752 | (39,895) | |
| Net change in fund balance | \$ (366,898) | \$ 116,429 | 78,666 | \$ (37,763) | |
| Fund balance, beginning of year | | | 755,283 | | |
| Fund balance, end of year | 7 | | \$ 833,949 | | |

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

1. DEFINITION OF REPORTING ENTITY

Central Marshfield Metropolitan District ("District"), a quasi-municipal corporation and political subdivision of the state of Colorado, was formed in October 2002, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in El Paso County, Colorado ("County"). The District was organized to construct public improvements including road and bridge improvements, landscaping, sanitary and storm sewer, water systems, park and recreation, channel, and other drainage improvements needed for the area.

The District follows Governmental Accounting Standards Board ("GASB") accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization and potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization nor is the District a component unit of any other primary governmental entity.

The District has no employees and all operational and administrative functions are contracted.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-wide and fund financial statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. Material interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets and liabilities plus deferred inflows of resources of the District is reported as net position.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-wide and fund financial statements (continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; and b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement focus, basis of accounting and financial statement position

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

General fund - The general fund is used to account for all financial resources of the District except those required to be accounted for in another fund.

Debt service fund - The debt service fund accounts for the servicing of general long-term debt and revenues generated and received by the District that are required to be used in payment of debt.

See independent auditor's report.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with state budget law, the District holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures, fund balance remaining, and other financing uses level, and lapses at year end. The District's board of directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2021.

The District incurred expenditures in excess of appropriations for the year ended December 31, 2021 in the general fund, which may be a violation of state budget law.

Pooled cash and investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average balance in the total cash and investments.

Property taxes

Property taxes are levied by the District's board of directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 and attaches as an enforceable lien as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, at the taxpayer's election, in February and June in equal installments. Delinquent taxpayers are notified in August and sales of the tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected to the District monthly.

Property taxes, net of estimated uncollectable taxes, are recorded initially as deferred revenues in the year they are levied and measurable. The deferred property tax revenues are recorded as revenues in the year they are available or collected.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred inflows of resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenues) until that time. The District has one item that qualifies for reporting in this category. Accordingly, that item, deferred property tax revenues, is deferred and recognized as an inflow of resources in the period that the amounts become available.

Net position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund balances

Fund balances for governmental funds are reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable fund balance - The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or is legally or contractually required to be maintained intact.

Restricted fund balance - The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed fund balance - The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund balances (continued)

Assigned fund balance - The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned fund balance - The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

3. CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments \$ 843,673 Cash and investments - restricted \$ 5,492,989

\$ 6,336,662

The carrying amounts of cash and investments, which equal estimated fair value, as of December 31, 2021, are as follows:

Deposits with financial institutions \$ 2,687,345 Investments \$ 3,649,317

\$ 6,336,662

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

3. CASH AND INVESTMENTS (CONTINUED)

Deposits with financial institutions

The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be 102% of the aggregate uninsured deposits.

The state commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2021, the District's cash deposits had a bank balance of \$2,688,352 and a book balance of \$2,687,345.

Investments

The District has not adopted a formal investment policy, however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those below which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless otherwise formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

3. CASH AND INVESTMENTS (CONTINUED)

Investments (continued)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the US and certain US government agency securities
- Certain international agency securities
- General obligation and revenue bonds of US local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certificates of deposit in Colorado PDPA approved banks or savings banks
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2021, the District had the following investments:

<u>Investment</u> <u>Maturity</u> <u>Amount</u>

Fidelity Investments Money Market Government Portfolio - Class I

Less than 1 year

\$ 3,649,317

The Fidelity Investments Money Market Government Portfolio - Class I is a money market fund that is managed by Federated Investors and each share is equal in value to \$1. The fund is rated AAm and invests in high-quality, short-term US government securities. The average maturity of the underlying securities is 90 days or less.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

4. LONG-TERM OBLIGATIONS

The following is a summary of long-term debt of the District during the year ended December 31, 2021:

| | Balance 1/1/2021 | | Ade | ditions | Re | payments | Balance 12/31/21 | | | ue within ne year |
|----------------------|---------------------|-----------|-----|---------|----|----------|-------------------------|-----|---|----------------------|
| Series 2014A Loan | \$ | 9,305,000 | \$ | | \$ | 350,000 | \$ 8,955,000 | _ 9 | 5 | 365,000 |
| | \$ | 9,305,000 | \$ | - | \$ | 350,000 | \$ 8,955,000 | _ | 5 | 365,000 |

Series 2014 Tax-Free Refunding Loan

On September 3, 2014, the District issued Series A and Series B tax-free loan agreement for the purpose of: (i) paying the costs of refunding and defeasing the previously issued bonds; (ii) paying the project costs; and (iii) paying issuance and other costs in connection with the loan. The Series 2014 Tax-Free Refunding Loan ("Series 2014 Loan") was issued as follows: (a) Series 2014A Loan in the amount of \$11,230,000; bearing interest at 2.94% per annum, calculated on the basis of a 360-day year of twelve 30-day months; payable to the extent of pledged revenues available on each June 1 and December 1; maturing on September 3, 2024, and (b) Series 2014B Loan in the amount of \$1,000,000; bearing interest at 3.11% per annum, calculated on the basis of a 360-day year of twelve 30-day months; payable to the extent of pledged revenues available on each June 1 and December 1; maturing on September 3, 2024. The Series 2014B Loan was paid in full during the year ended December 31, 2020.

The District is required to maintain debt payment, reserve, and surplus cash accounts. The purpose of the reserve cash account is to provide adequate reserves to meet principal and interest requirements if the bond account does not have enough funding. The reserve account is required to be maintained as long as the loans are outstanding.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

4. LONG-TERM OBLIGATIONS (CONTINUED)

Series 2014 Tax-Free Refunding Loan (continued)

The Series 2014 Loan is secured by and payable from the pledged revenues consisting of monies derived by the District from the following sources, net of any collection costs: (a) required mill levy; (b) transportation fees; (c) the portion of the specific ownership taxes which are collected as a result of the imposition of the required mill levy; and (d) any other legally available monies which the District determines to be treated as pledged revenues. The Series 2014 Loan is also secured by amounts held by the trustee in the reserve fund. Required mill levy means an ad valorem mill levy imposed upon all taxable property within the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as they become due, and payable, and to make up any deficiencies in the reserve fund. The maximum required mill levy is 35.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. For collection year 2021, the District levied 22.637 mills for the debt service fund.

Events of default

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions constitutes an event of default under the loan agreement:

- a. The District fails or refuses to impose the required mill levy or to apply the pledged revenue as required by the loan agreement.
- b. The District fails to pay the principal of or interest on the loan or any other amount payable to the bank when due.
- c. The District to observe or perform any of the covenants, agreements, or conditions in the loan agreement or custodial agreement, and such default continues for 30 days after notice specifying such default provided by the bank.
- d. Any representation or warranty made by the District in the loan agreement or in any other financing document or any certificate, instrument, financial, or other statement furnished by the District to the bank, proves to have been untrue or incomplete in any material respect when made or deemed made.
- e. The occurrence and continuance of an event of default or an event of nonperformance under the custodial agreement or any of the other financing documents after the expiration of any grace period.
- f. Default in the payment of principal of or interest when due on any financial obligation of the District and continuance of such default beyond any grace period.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

4. LONG-TERM OBLIGATIONS (CONTINUED)

Series 2014 Tax-Free Refunding Loan (continued)

Events of default (continued)

- g. The pledge of the pledged revenue or any other security interest created under the loan or custodial agreement fails to be fully enforceable with the priority required by the loan or custodial agreement.
- h. Any judgment or court order for the payment of money exceeding any applicable insurance coverage by more than \$50,000 in the aggregate is rendered against the District and the District fails to vacate, bond, stay, contest, pay, or satisfy such judgment or court order for 30 days.
- i. A change occurs in the financial or operating conditions of the District, or the occurrence of any other event that, in the bank's reasonable judgment, will have a materially adverse impact on the ability of the District to generate pledged revenue sufficient to satisfy the District's obligations under the loan agreement or its other obligations, and the District fails to cure such condition within the time specified by the Bank in a written notice thereof from the bank.
- j. The District commences any case, proceeding, or other action (a) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, or relief of debtors, seeking to have an order for relief entered with respect to it or seeking to adjudicate it insolvent or a bankrupt or seeking reorganization, arrangement, adjustment, winding up, liquidation, dissolution, composition, or other relief with respect to it or its debts; or (b) seeking appointment of a receiver, trustee, custodian, or other similar official for itself or for any substantial part of its property, or the District makes a general assignment for the benefit of its creditors; or (ii) commencement against the District of any case, proceeding, or other action that remains undismissed; or (iii) any case commenced against the District, proceeding, or other action seeking issuance of a warrant of attachment, execution, distraint, or similar process against all or any substantial part of its property which results in the entry of an order for any such relief which is not vacated, discharged, stayed, or bonded pending appeal, within 30 days from the entry thereof.
- k. The loan agreement, custodial agreement, or any other financing document, or any material provision: (i) ceases to be valid and binding on the District or is declared null and void, or the validity or enforceability thereof is contested by the District (unless being contested by the District in good faith), or the District denies it has any or further liability under any such document to which it is a party; or (ii) any pledge or security interest created under the loan or custodial agreement fails to be fully enforceable with the priority required.
- I. The District's auditor delivers a qualified opinion with respect to the District's status as a going concern.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

4. LONG-TERM OBLIGATIONS (CONTINUED)

Series 2014 Tax-Free Refunding Loan (continued)

Events of default (continued)

m. Any funds or investments on deposit in, or otherwise to the credit of, any of the funds or accounts established under the loan or custodial agreement becomes subject to any writ, judgment, warrant, attachment, execution, or similar process.

n. Any determination, decision, or decree is made by the Commissioner Internal Revenue Service, or by any court of competent jurisdiction, that the interest payable on the loan is includable in the gross income for federal income tax purposes of the bank by virtue of the intentional or reckless failure or refusal by the District to take actions or refrain from taking actions as required by the agreement, which failure or refusal results in interest payable on the loan becoming includable in the gross income of the bank pursuant to Section 103(b) of the Internal Revenue Code, and the rules and regulations promulgated thereunder, if and so long as such determination, decision, or decree is not being appealed or otherwise contested in good faith by the District.

It is acknowledged that, due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on the loans when due does not, in itself, constitute an event of default under the loan agreement, and acceleration is not an available remedy for events of default.

Upon the occurrence and continuance of an event of default, the Series 2014 Loan bears interest at the default interest rate, which means a rate per annum equal to the applicable fixed interest rate plus 5.00%, and the bank at its option, may do any one or more of the following:

- a. Exercise any and all remedies available under the custodial agreement.
- b. Take any other action or remedy available under the other financing documents or any other document, or at law or in equity.

Notwithstanding the foregoing or anything else in the loan or custodial agreement to the contrary: (i) except for the application of the default interest rate or the post maturity default interest rate, as applicable, no remedy will lie at law or in equity for any event of default consisting solely of the failure of the District to pay the principal of and interest on the loan when due, it being acknowledged by the bank that the amount of pledged revenue is limited in accordance with the terms of the loan and custodial agreement; (ii) the only remedy for an event of default is an increase in the then-applicable interest rate on the loan by dividing such otherwise applicable interest rate by 0.65, and such an event of default will not, in and of itself, result in the application of the default rate; and (iii) acceleration shall not be an available remedy for an event of default.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

4. LONG-TERM OBLIGATIONS (CONTINUED)

Series 2014 Tax-Free Refunding Loan (continued)

The District's long-term obligation on the 2014A Series Loan mature as follows:

| Years Ending December 31, | Principal | Interest | Total |
|---------------------------|------------------------------------|----------------------------------|------------------------------------|
| 2022 2023 2024 | \$ 365,000 380,000 8,210,000 | \$ 263,277 252,546 182,371 | \$ 628,277 632,546 8,392,371 |
| Total | \$ 8,955,000 | \$ 698,194 | \$ 9,653,194 |

5. NET POSITION

The District has a net position consisting of two components: restricted and unrestricted.

Restricted net position includes restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2021, as follows:

Restricted net position:

| Debt service (Note 4) | \$ 5,475,067 |
|----------------------------|-----------------|
| Emergency reserve (Note 9) | 4,500 |
| | |
| | \$ 5 479 567 |

The District's unrestricted net position as of December 31, 2021, totaled a deficit of \$8,025,551. This deficit amount was a result of the District being responsible for the repayment of general obligation bonds. These bonds were issued to refinance prior debt and to fund the costs of providing certain public improvements for the District. These improvements were contributed to the County upon completion.

6. RELATED PARTIES

The members of the board of directors are officers, employees or associated with the developer and may have conflicts of interest in dealing with the District.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

7. INTERGOVERNMENTAL AGREEMENT

Transportation Impact Fee and Public Improvement Agreement

In June 2004, the District entered into a Transportation Impact Fee and Public Improvement Agreement with the County for the purpose of the District securing fair and equitable participation in the Marshfield improvements from out-of-District properties identified within the area serviced by the improvements. The first amendment to this agreement established a credit for the District within the County's Road Impact Fee Program for regional road improvements previously built and to apply such credits first to the property within the District, and establish a reimbursable amount for the balance of the credit to be reimbursed by the County and paid to the District over time. Under the second amendment to this agreement, the District is entitled to the greater of (a) 50% of each fee program funds disbursement made; or (b) \$100,000. The fees collected by the County and remitted to the District under the agreement totaled \$384,306 during the year ended December 31, 2021.

8. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to contractors; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool ("Pool") as of December 31, 2021. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

9. TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights ("TABOR"), contains tax, spending, revenue and debt limitations which apply to the state of Colorado and all local governments within the state of Colorado.

Spending and revenue limits are determined based on the prior fiscal year spending adjusted for allowable increases based upon inflation and local growth. Fiscal year spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenues in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenues. The District's voters approved a ballot issue allowing the District to retain all revenues.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2021

9. TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of fiscal year spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

District management believes the District is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate fiscal year spending limits, will likely require judicial interpretation.



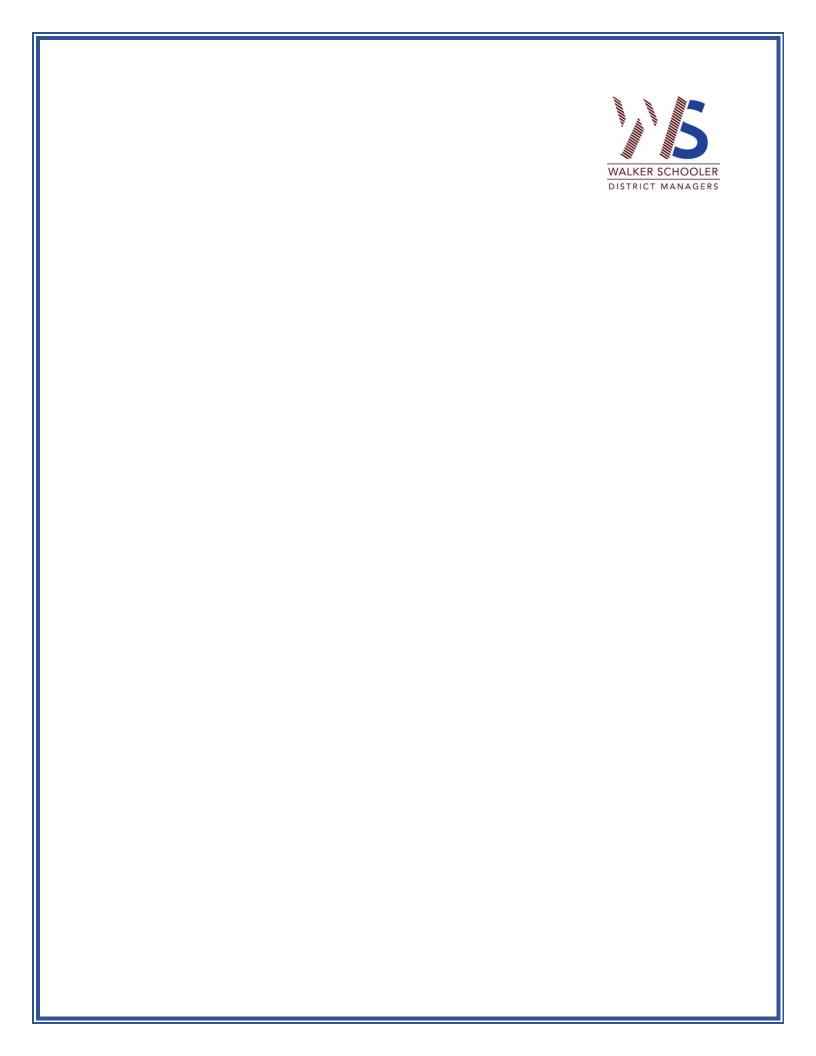
SUPPLEMENTARY INFORMATION

DEBT SERVICE FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

YEAR ENDED DECEMBER 31, 2021

| | Budget | | | Actual | | | | |
|--------------------------------------|--------|-----------|----|-----------|---------|-----------|----------|----------|
| | | Original | | Final | Amounts | | Variance | |
| REVENUES | | | | | | _ | | |
| Property taxes | \$ | 918,980 | \$ | 903,648 | \$ | 912,619 | \$ | 8,971 |
| Specific ownership taxes | | 64,329 | | 96,207 | | 107,919 | | 11,712 |
| Impact fees | | 50,000 | | 110,000 | | 95,538 | | (14,462) |
| Reimbursement revenues | | - | | 384,306 | | 384,306 | | - |
| Commercial fees | | 250,000 | | 40,000 | · | 33,031 | | (6,969) |
| Investment income | | 23,000 | | 408 | | 2,703 | | 2,295 |
| Total revenues | | 1,306,309 | _ | 1,534,569 | _ | 1,536,116 | | 1,547 |
| <u>EXPENDITURES</u> | | | | | | · | | |
| Bank charges | | 5,000 | | 2,000 | | - | | 2,000 |
| Contingency | | 6,000 | | - | | - | | - |
| County Treasurer's fees | | 13,786 | | 13,674 | | 13,807 | | (133) |
| Bond principal | | 350,000 | | 350,000 | | 350,000 | | - |
| Interest expense | | 335,767 | | 276,607 | | 277,409 | | (802) |
| Trustee fees | A | | _ | - | | 2,750 | | (2,750) |
| Total expenditures | | 710,553 | | 642,281 | | 643,966 | | (1,685) |
| Excess of revenues over | K | | | | | | | |
| (under) expenditures | | 595,756 | | 892,288 | | 892,150 | | (138) |
| OTHER FINANCING SOURCES (USES) | | | | | | | | |
| Transfer (to) from other funds | | - | | 2,000 | | - | | (2,000) |
| Total other financing sources (uses) | | _ | | 2,000 | | _ | | (2,000) |
| | | | | | | | | (=,000) |
| Net change in fund balance | \$ | 595,756 | \$ | 894,288 | | 892,150 | \$ | (2,138) |
| Fund balance, beginning of year | | | | | | 4,604,857 | | |
| Fund balance, end of year | | | | | \$ | 5,497,007 | | |



Central Marksheffel Metropolitan District Balance Sheet

As of June 30, 2022

| ASSETS Current Assets Checking/Savings US Bank Debt 211352001 US Bank Reserve 211352002 US Bank Revenue 211352004 Total Checking/Savings Accounts Receivable 1213 · Property Tax Receivable 1216 · ICAR Receivable Total Current Assets Total Current Assets Total Current Assets Total Current Liabilities Current Liabilities Current Liabilities Current Liabilities 2020 · Accrued Interest · Bonds 210 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 2020 · Accrued Interest · Bonds 210 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 2512 · Current Liabilities 2513 · Loan Payable · Series 2014A Total Long Term Liabilities 2514 · Current Liabilities 2515 · Loan Payable · Series 2014A Total Liabilities 7 · Accounts Payable 2610 · Depending Balance Equity 3000 · Opening Balance Equity 3000 · Opening Balance Equity 3000 · Opening Balance Equity 3010 · Retained Earnings Net Income 7 · As37,871.32 | | Jun 30, 22 |
|---|--|---------------|
| Checking/Savings 153.77 US Bank Debt 211352001 135,119.85 US Bank Revenue 211352000 3,823,922.96.73 US Bank Surplus 211352004 350,226.73 1110 - CMMD Checking Account 2,957,097.56 Total Checking/Savings 7,316,420.87 Accounts Receivable 421,450.45 1230 - IGA Receivable 100,000.00 Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 2020 - Accrued Interest - Bonds 21,940.00 2610 - Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 43,390.45 Total Current Portion Bonds Payable 365,000.00 2515 - Loan Payable - Series 2014A 8,590,000.00 2515 - Loan Payable - Series 2014A 8,955,000.00 Total Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 9,998 | ASSETS | |
| US Bank Debi 211352001 53.77 US Bank Reserve 211352002 185.19.85 US Bank Revenue 211352004 362.3,922.96 US Bank Surplus 211352004 350,226.73 1110 · CMMD Checking Account 2,957.097.56 Total Checking/Savings 7,316,420.87 Accounts Receivable 421,450.45 1250 · IGA Receivable 100,000.00 Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Portion Bonds Payable 365,000.00 2515 · Loan Payable · Series 2014A 8,590.000.00 Total Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,57 | | |
| US Bank Revenue 211352000 185,119.85 US Bank Revenue 211352004 3,823,922.96 1110 · CMMD Checking Account 2,957,097.56 Total Checking/Savings 7,316,420.87 Accounts Receivable 421,450.45 1213 · Property Tax Receivable 421,450.45 1250 · IGA Receivable 521,450.45 Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Current Liabilities 2010 · Accounts Payable 2010 · Accounts Payable 10,681.51 Other Current Liabilities 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Portion Bonds Payable 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable · Series 2014A 8,590,000.00 Total Long Term Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 199.98 3910 · Retained Earnings -2,547,033.49 | | F2 77 |
| US Bank Revenue 211352000 US Bank Surplus 211352004 350,226.73 1110 · CMMD Checking Account 2,957,097.56 Total Checking/Savings Accounts Receivable 1213 · Property Tax Receivable 1210 · IGA Receivable 1250 · IGA Receivable Total Accounts Receivable Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 2010 · Accounts Payable 10,681.51 Total Accounts Payable 2010 · Accounts Payable 2010 · Accounts Payable 2010 · Deferred Property Tax Revenue 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 2512 · Current Liabilities 2512 · Current Liabilities 2512 · Current Portion Bonds Payable 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 3000 · Opening Balance Equity 3000 · Opening Balance Equity 3910 · Retained Earnings - 2,547,033.49 Net Income 975,632.87 | | |
| US Bank Surplus 211352004 350,226.73 1110 · CMMID Checking Account 2,957,097.56 Total Checking/Savings 7,316,420.87 Accounts Receivable 421,450.45 1250 · IGA Receivable 421,450.45 1250 · IGA Receivable 521,450.45 Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 21,940.00 2020 · Accrued Interest - Bonds 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 365,000.00 Total Liabilities 9,409,071.96 Equity 300 · Opening Balance Equity 9,409,071.96 Equity 300 · Opening Balance Equity 9,547,033.49 <t< td=""><td></td><td>•</td></t<> | | • |
| Total Checking/Savings 7,316,420.87 Accounts Receivable 421,450.45 1250 · IGA Receivable 100,000.00 Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Current Liabilities Current Liabilities Current Liabilities 10,681.51 Other Current Liabilities 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | | |
| Accounts Receivable | 1110 · CMMD Checking Account | 2,957,097.56 |
| 1213 · Property Tax Receivable 421,450.45 1250 · IGA Receivable 100,000.00 Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Current Liabilities Current Liabilities Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2515 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Total Checking/Savings | 7,316,420.87 |
| 1250 · IGA Receivable 100,000.00 Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Current Liabilities Current Liabilities Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 19,98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Accounts Receivable | |
| Total Accounts Receivable 521,450.45 Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 2020 · Accrued Interest - Bonds 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 9,409,071.96 Equity 3000 · Opening Balance Equity 9,75,632.87 Total Equity -1,571,200.64 | 1213 · Property Tax Receivable | 421,450.45 |
| Total Current Assets 7,837,871.32 TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Current Liabilities Current Liabilities 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 2020 * Accrued Interest - Bonds 21,940.00 2610 * Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 * Current Portion Bonds Payable 365,000.00 2515 * Loan Payable - Series 2014A 8,590,000.00 Total Liabilities 9,409,071.96 Equity 3000 * Opening Balance Equity 199.98 3910 * Retained Earnings -2,547,033.49 Yet Income 975,632.87 Total Equity -1,571,200.64 | 1250 · IGA Receivable | 100,000.00 |
| TOTAL ASSETS 7,837,871.32 LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 2010 · Accounts Payable 2010 · Accounts Payable 10,681.51 Total Accounts Payable 2020 · Accrued Interest - Bonds 2020 · Accrued Interest - Bonds 2010 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 2512 · Current Portion Bonds Payable 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 3000 · Opening Balance Equity 3000 · Opening Balance Equity 3010 · Retained Earnings 975,632.87 Total Equity -1,571,200.64 | Total Accounts Receivable | 521,450.45 |
| LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 2010 · Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 2020 · Accrued Interest - Bonds 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 2512 · Current Portion Bonds Payable 2512 · Current Portion Bonds Payable 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 3000 · Opening Balance Equity 3000 · Retained Earnings 975,632.87 Total Equity -1,571,200.64 | Total Current Assets | 7,837,871.32 |
| Liabilities Current Liabilities Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 2020 · Accrued Interest - Bonds 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 8,955,000.00 Total Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | TOTAL ASSETS | 7,837,871.32 |
| 2010 · Accounts Payable 10,681.51 Total Accounts Payable 10,681.51 Other Current Liabilities 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Liabilities 9,409,071.96 Equity 3000 · Opening Balance Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Liabilities Current Liabilities | |
| Other Current Liabilities 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 9,409,071.96 Equity 9,409,071.96 Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | | 10,681.51 |
| 2020 · Accrued Interest - Bonds 21,940.00 2610 · Deferred Property Tax Revenue 421,450.45 Total Other Current Liabilities 443,390.45 Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 8,955,000.00 Total Liabilities 9,409,071.96 Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Total Accounts Payable | 10,681.51 |
| Total Current Liabilities 454,071.96 Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 8,955,000.00 Total Liabilities 9,409,071.96 Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | 2020 · Accrued Interest - Bonds | |
| Long Term Liabilities 365,000.00 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 8,955,000.00 Total Liabilities 9,409,071.96 Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Total Other Current Liabilities | 443,390.45 |
| 2512 · Current Portion Bonds Payable 365,000.00 2515 · Loan Payable - Series 2014A 8,590,000.00 Total Long Term Liabilities 8,955,000.00 Total Liabilities 9,409,071.96 Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Total Current Liabilities | 454,071.96 |
| Total Liabilities 9,409,071.96 Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | 2512 · Current Portion Bonds Payable | |
| Equity 199.98 3000 · Opening Balance Equity -2,547,033.49 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Total Long Term Liabilities | 8,955,000.00 |
| 3000 · Opening Balance Equity 199.98 3910 · Retained Earnings -2,547,033.49 Net Income 975,632.87 Total Equity -1,571,200.64 | Total Liabilities | 9,409,071.96 |
| | 3000 · Opening Balance Equity 3910 · Retained Earnings | -2,547,033.49 |
| TOTAL LIABILITIES & EQUITY 7,837,871.32 | Total Equity | -1,571,200.64 |
| | TOTAL LIABILITIES & EQUITY | 7,837,871.32 |

Central Marksheffel Metropolitan District Profit & Loss

January through June 2022

| | Jan - Jun 22 |
|----------------------------------|--------------|
| Ordinary Income/Expense | |
| Income | |
| Fees | |
| Commercial | 9,950.00 |
| Taxes | |
| Abatement - Debt | -7,093.84 |
| Abatement - O&M | -1,566.88 |
| Abatement Int - Debt | -141.86 |
| Abatement Int - O&M | -31.34 |
| Current Year - Debt | 932,188.97 |
| Current Year - O&M | 205,899.42 |
| Delinquent Int - Debt | 602.66 |
| Delinquent Int - O&M | 133.11 |
| Spec Own Tax - Debt | 56,347.43 |
| Spec Own Tax - O&M | 12,445.88 |
| Total Taxes | 1,198,783.55 |
| Total Fees | 1,208,733.55 |
| Total Income | 1,208,733.55 |
| Expense | |
| Bridge Lights | 32,393.40 |
| Copies and Postage | 4.95 |
| Treasurer's Collection Fee | |
| Debt | 13,991.88 |
| O&M | 3,090.48 |
| Total Treasurer's Collection Fee | 17,082.36 |
| 6060 · Bank Service Charges | 1,835.15 |
| 6075 ⋅ Bond Expense | |
| Debt Service | 133,101.15 |
| Total 6075 · Bond Expense | 133,101.15 |
| 6160 · Dues and Subscriptions | 695.70 |
| 6570 · Professional Fees | |
| District Management | 42,000.00 |
| Landscaping/Mowing | 2,987.50 |
| 6572 · Legal Fees | 7,453.64 |
| Total 6570 · Professional Fees | 52,441.14 |
| Total Expense | 237,553.85 |
| Net Ordinary Income | 971,179.70 |
| Other Income | |
| 7010 · Interest Income | |
| O&M | 1,912.98 |
| 7010 · Interest Income - Other | 2,523.34 |
| Total 7010 · Interest Income | 4,436.32 |
| 7030 · Other Income | 16.85 |
| Total Other Income | 4,453.17 |
| Net Income | 975,632.87 |

Central Marksheffel Metropolitan District

PAYMENT REQUEST

7/19/2022

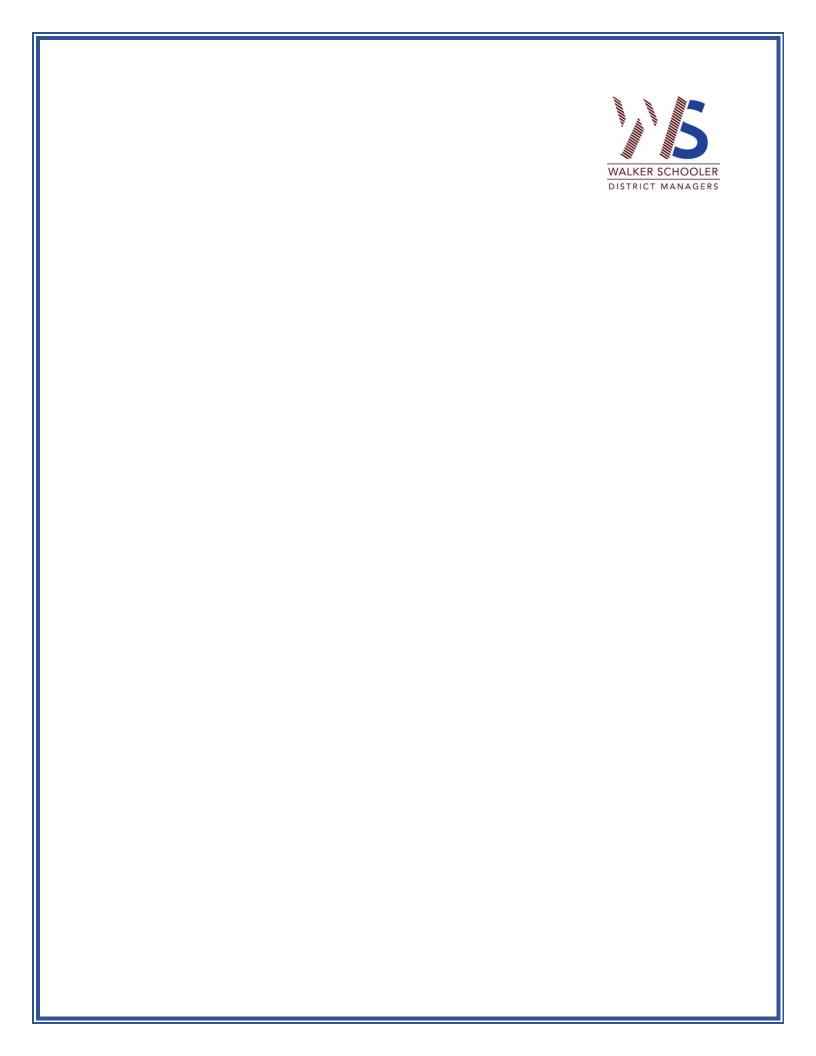
GENERAL FUND ACCOUNT

| Company | Invoice | Date | Amount | |
|------------------------------------|---------|-----------|-----------------|----------------------------|
| Mountain View Electric Association | 107440 | 6/8/2022 | \$ 97.08 | Bridge Lights-Auto payment |
| Walker Schooler District Managers | 7110 | 6/30/2022 | \$ 7,000.00 | |
| Weisburg Landscape Maintenance | 46385 | 6/30/2022 | \$ 850.00 | |
| White Bear Ankele Tanaka & Waldron | 14978 | 3/31/2021 | \$ 150.68 | |
| White Bear Ankele Tanaka & Waldron | 18024 | 8/31/2021 | \$ 301.36 | |
| White Bear Ankele Tanaka & Waldron | 22681 | 6/30/2022 | \$ 150.00 | |
| White Bear Ankele Tanaka & Waldron | 23116 | 6/30/2022 | \$ 2,229.47 | |
| TOTAL | | | \$ 10,778.59 | |

BONDS REVENUE FUND ACCOUNT

| Description | Date | Transfer | Com | ments |
|---------------------------|------|---------------|-----|-------|
| El Paso County Taxes Paid | June | \$ 298,102.87 | | |
| | | | | |
| TOTAL | | \$ 298,102.87 | | |

| , Director | - |
|------------|---|
|------------|---|



GRADING AND EROSION CONTROL NOTES:

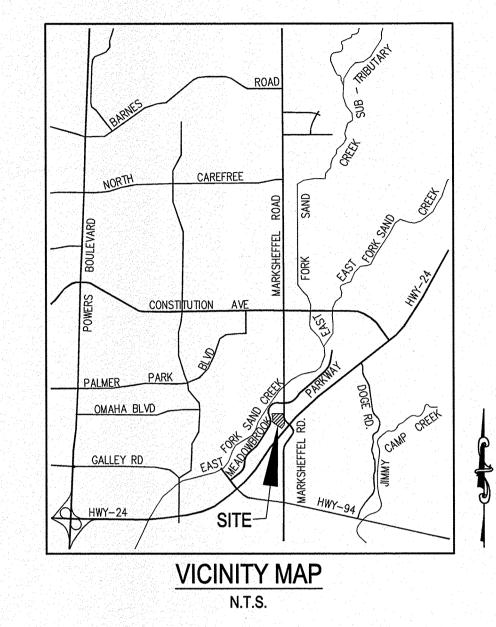
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION. CONTAMINATION. OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND
- 4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- 6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT
- 7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- 8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION
- 9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE
- 10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- 11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF
- 13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- 14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- 15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED
- BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE. 17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- 18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- 23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- 26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- 28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY TERRACON. #23055071 MAY 30, 2006 AND SHALL BE CONSIDERED A PART OF THESE PLANS WITH AN UPDATED LETTER JUNE 17, 2020.
- 29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

CLAREMONT BUSINESS PARK 2 FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO GRADING AND EROSION CONTROL PLAN

JANUARY 2021



- 50' ACCESS EASEMENT

-30' PAVEMENT

5.67

URBAN LOCAL CROSS SECTION (PRIVATE)

SCALE: NTS

POSTED SPEED 25 MPH

DESIGN SPEED 35 MPH

5.67

BASIS OF BEARINGS

BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398. BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22'18'18"E, A DISTANCE OF 218.26 FEET.

BENCHMARKS

_____ 2% TYP

4' WIDE ATTACHED

EPC TYPE A & C

CURB & GUTTER

SIDEWALK (ONE SIDE ONLY)

- 1. BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE. ELEVATION = 6455.17
- 2. CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD ELEVATION = 6372.26

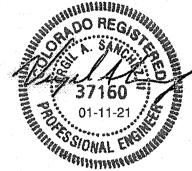
TELEPHONE FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

& MARKING

ELECTRIC, WATER &

DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS



01-11-21

VIRGIL A. SANCHEZ, COLORADO P.E. #37160 FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE DETAILED GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS.

ADDRESS: 1411 WOOLSEY HEIGHTS, COLORADO SPRINGS, CO 80915

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

SEPT 2021

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:

AREAS ~7.3 AC
TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED:

APPROVED **Engineering Department**

JENNIFER IRVINE, P.E. COUNTY ENGINER / ECM ADMINISTRATOR

RECEIVING WATERS: SAND CREEK

02/11/2021 7:26:19 AM **EPC Planning & Community Development Department**

ADDITIONAL NOTES: STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

2% TYP.

CATVU ©

TEMPORARY SEDIMENT TRAP LOCATIONS WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. EXISTING SITE TERRIAN GENERALLY SLOPES FROM NORTH TO SOUTHWEST AT GRADE RATES THAT VARY BETWEEN 2%

THERE ARE NO BATCH PLANTS ON SITE.

AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION SHALL BE SEEDED AND/OR MULCHED.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018.

EXISTING VEGETATION: THE SITE ORIGINALLY CONSISTED OF PRAIRIE GRASSES AND SHRUBS. NO OTHER NOTABLE VEGETATION EXISTED. THE SITE IS PROPOSED FOR A INDUSTRIAL PARK SUBDIVISION. IF THE SUBDIVISION IS NOT COMPLETED, THE ENTIRE SITE SHOULD BE RESEEDED PER EPC SPECIFICATIONS. FOR AREAS OUTSIDE OF THE DEVELOPED LOTS, THE GROUND SHOULD BE RESEEDED PER EPC CRITERIA AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE VEGETATION SHOULD BE VISUALLY INSPECTED TO EXCEED THE AMOUNT OF VEGETATION THAT EXISTS IN NON-DISTURBED AREAS AROUND THE SITE.

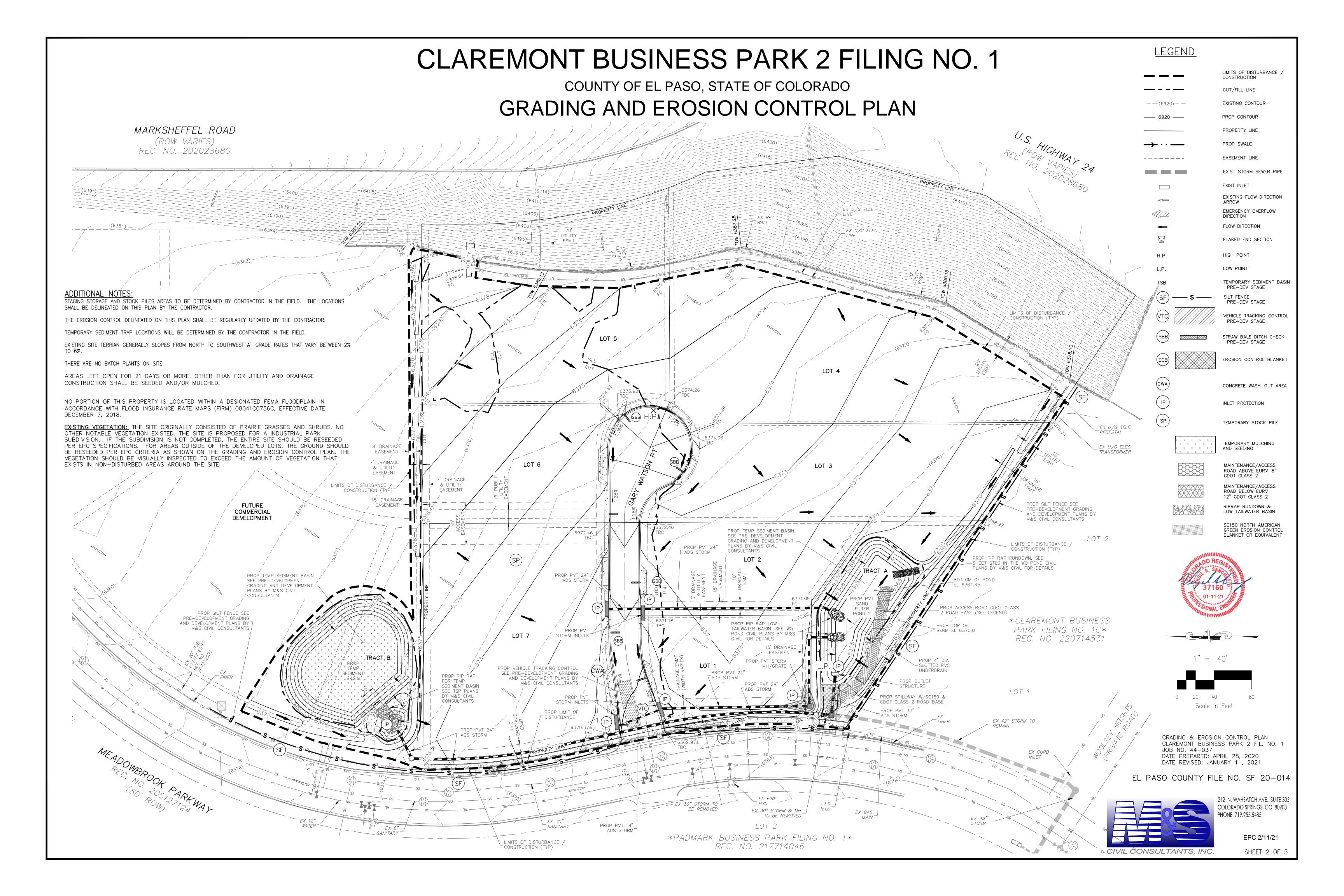
GRADING & EROSION CONTROL PLAN CLAREMONT BUSINESS PARK 2 FIL. NO. 1 JOB NO. 44-037 DATE PREPARED: APRIL 28, 2020 DATE REVISED: JANUARY 11, 2021

EL PASO COUNTY FILE NO. SF 20-014

CIVIL CONSULTANTS. INC.

212 N. WAHSATCH AVE., SUITE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

SHEET 1 OF 5



CLAREMONT BUSINESS PARK 2 FILING NO. 1

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT L. G. CASE (A.K.A. LENA GAIL CASE). NANCY BARBER STARR AND JON STARR, AND HAMMERS CONSTRUCTION INC., A COLORADO COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, T14S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO CONSISTING OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C" AS RECORDED UNDER RECEPTION NO. 220714531 AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506, AMENDED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 218046726. SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479, AND SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219160747, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C":

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING FOUR (4) COURSES;

1) THENCE 207.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 19°41'35", AND A CHORD OF 206.92 FEET WHICH BEARS NO2"19"03"W TO A POINT OF TANGENT; 2) THENCE N12°09'05"W ALONG SAID TANGENT 118.69 FEET TO A POINT OF CURVE; 3) THENCE 932.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 101°48'12", AND A CHORD OF 814.87 FEET WHICH BEARS N38°45'53"E TO A POINT OF TANGENT: 4) THENCE N89°40'01"E ALONG SAID TANGENT 58.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD/U.S. HIGHWAY 24, CDOT PROJECT

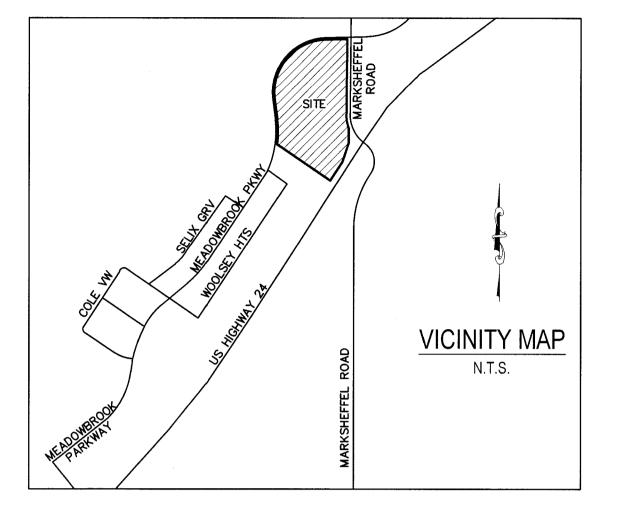
NO. NH 0243-058 UNIT 2; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5)

- 1) THENCE SOO"10'49"W A DISTANCE OF 550.15 FEET TO A POINT OF CURVE; 2) THENCE 264.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'59", AND A CHORD OF 262.40 FEET WHICH BEARS S12°21'26"E;
- 3) THENCE S06°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.31 FEET: 4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;
- 5) THENCE S33°35'01"W A DISTANCE OF 192.22 FEET TO THE NORTHEAST CORNER OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1C":

THENCE N56°02'38"W ALONG THE NORTH LINES OF LOT 1 AND LOT 2. A DISTANCE OF 551.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 595,013 S.F. (13.660 ACRES MORE OR LESS).

SEE GENERAL PLAT NOTE 1 ON SHEET 2 FOR BASIS OF BEARING.



| | | TRACT TABLE | | |
|--------|-----------------|---|-------------|-----------|
| TRACT | SIZE (ACRES) | USE | MAINTENANCE | OWNERSHIP |
| А | 0.489 | PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, LANDSCAPING, WQ POND | OWNERS G1 | OWNERS G1 |
| В | 0.425 | PUBLIC AND PRIVATE UTILITIES, PUBLIC AND PRIVATE DRAINAGE, LANDSCAPING, WQ POND | OWNERS G2 | OWNERS G2 |
| С | 0.202 | RIGHT—OF—WAY RESERVATION, PRIVATE DRAINAGE | OWNERS G2 | OWNERS G2 |
| TOTAL | 1.116 | (TOTAL ACREAGE OF ALL TRACTS) | | |
| OWNERS | G1: EQUAL S | SHARES OF INDIVIDUAL LOT OWNERS OF LOTS 1— | 7 | |

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, A TRACT, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER. THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CLAREMONT BUSINESS" PARK 2 FILING NO. 1", IN EL PASO COUNTY, COLORADO.

HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS

NOTARIAL:

STATE OF COLORADO COUNTY OF EL PASO

THE ABOVE AND AFOREGMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF FEDERAL , 2021, A.D. BY DAVE HAMMERS, VICE

PRESIDENT, HAMMERS CONSTRUCTION, INC.

Mary Moore NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20204009890 AY COMMISSION EXPIRES March 10, 2024 THE RESIDENCE OF THE PROPERTY OF THE PROPERTY

> NOTARY PUBLIC STATE OF COLORADO

> NOTARY ID 20204009890

Y COMMISSION EXPIRES March 10, 2024

WITNESS MY HAND AND OFFICIAL SEAL: my commission expires: Maych 10,2024

OWNER:

2432 PARKVIEW LANE COLORADO SPRINGS, COLORADO 80906

L. G. CASE, A.K.A. LENA GAIL CASE

NOTARIAL:

STATE OF COLORADO COUNTY OF EL PASO

THE ABOYE AND AFOREGMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF **Febivary**, 2021, A.D. BY L. G. CASE, A.K.A. LENA

GAIL CASE

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: March 10, 2024

NANCY BARBER STARR JON STARR 5001 S. CLINTON STREET GREENWOOD VILLAGE, COLORADO 80111

NOTARIAL:

STATE OF COLORADO COUNTY OF EL PASO

THE ABOVE AND AFOREGMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2264 DAY OF FEWYDAY , 2021, A.D. BY NANCY BARBER STARR AND

> NOTARY PUBLIC STATE OF COLORADO NOTARY (D. 20204005390

Y COMMISSION EXPIRES March 10, 202

JON STARR

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: MAYCH 10,2024

NOTARY PUBLIC: Many Mosel

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

EASEMENTS ARE AS SHOWN ON SHEET 4 OF THIS PLAT.

14714

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

17th DAY OF FEBRUARY

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC



ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "CLAREMONT BUSINESS PARK 2 FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCÉ RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION, AMPROVEMENTS AGREEMENT.



2/25/2021

CLERK AND RECORDER

STATE OF COLORADO COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:03 O'CLOCK AM THIS 25th DAY OF march 2021, A.D., AND DULY RECORDED UNDER RECEPTION NO. 271714 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \$40 CHUCK BROERMAN, RECORDER

| \ _ | BY: Apolly blinger |
|---------------|--------------------|
| SURCHARGE: 43 | BY: Ally Munher |

FEES: DRAINAGE FEE BRIDGE FEE:

<u>SUMMARY</u>

SCHOOL FEE:

PARK FEE:

| 10 LOTS | 12.404 ACRES | 90.81% |
|-------------|---------------|--------|
| 3 TRACTS | 1.116 ACRES | 8.17% |
| RIGHT—OF—WA | Y 0.140 ACRES | 1.02% |
| TOTAL | 13.660 ACRES | |

The PikesPeak Regional Building Enumerations approval is recorded at reception # 221059186

FINAL PLAT CLAREMONT BUSINESS PARK 2 FILING NO. 1 JOB NO. 44-037 DATE PREPARED: 04/28/2020 DATE REVISED: 02/17/202

PCD FIL. NO. SF-20-0014



CIVIL CONSULTANTS, INC.

SHEET 1 OF 4

CLAREMONT BUSINESS PARK 2 FILING NO. 1

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

- 1. BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E A DISTANCE OF 218.26 U.S. SURVEY FEET.
- 2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0756 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- 3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. SCB55084634-5, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2021, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.
- i. (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED APRIL 10, 1919 IN BOOK 565 AT PAGE 117 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
- ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED DECEMBER 9, 1920 IN BOOK 565 AT PAGE 229 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO RESERVATION, IN DEED RECORDED AUGUST 9, 1939 IN BOOK 976 AT PAGE 231, AS FOLLOWS: UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, TOGETHER WITH RIGHT OF SURFACE ENTRY.
- iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY AND/OR EASEMENT, GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATION, FOR ELECTRIC PURPOSES, THE EXACT LOCATION OF WHICH IS NOT SPECIFIED, RECORDED FEBRUARY 16, 1972 IN BOOK 2468 AT PAGE 53. RELEASE OF RIGHT OF WAY RECORDED OCTOBER 02, 2018 UNDER RECEPTION NO. 218115279.
- v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 202185171.
- vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, RECORDED OCTOBER 03, 2002, UNDER RECEPTION NO. 202169647 AND RERECORDED MAY 11, 2004 UNDER RECEPTION NO. 204077221, DECEMBER 12, 2002 UNDER RECEPTION NO. 202221165 AND MAY 11, 2004 UNDER RECEPTION NO. 204077224. REIMBURSEMENT AGREEMENTS IN CONNECTION THEREWITH RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. 208106723 AND SEPTEMBER 30, 2008 UNDER RECEPTION NO. 208106906. EL PASO COUNTY RESOLUTION NO. 09-274 IN CONNECTION THEREWITH RECORDED AUGUST 04, 2009 UNDER RECEPTION NO. 209091645. EL PASO COUNTY RESOLUTION NO. 13-477 IN CONNECTION THEREWITH RECORDED NOVEMBER 20, 2013 UNDER RECEPTION NO. 213140738. AMENDED AND RESTATED RESOLUTION CONCERNING IMPOSITION OF CAPITAL FACILITIES FEE IN CONNECTION THEREWITH RECORDED NOVEMBER 14, 2017 UNDER RECEPTION NO. 217138355.
- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENTS AGREEMENT RECORDED OCTOBER 01, 2004 AT RECEPTION NO. 204166012.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION 04-178, REGARDING SKETCH PLAN RECORDED FEBRUARY 3, 2005 UNDER RECEPTION NO. 205016957.
- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 05-15, REGARDING ZONING RECORDED APRIL 4, 2005 UNDER RECEPTION NO. 205047387.
- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JUNE 29, 2006 UNDER RECEPTION NO. 206095824.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206031585, AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 26, 2006, UNDER RECEPTION NO. 206185249, AND AS AMENDED IN FIRST AMENDMENT TO DECLARATION IN INSTRUMENT RECORDED ON JANUARY 3, 2007 UNDER RECEPTION NO. 207001307.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 07, 2006, UNDER RECEPTION NO. 206116483.

GENERAL PLAT NOTES: (CONT.)

- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 2 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207712506.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 207001840 AND FEBRUARY 13, 2007 UNDER RECEPTION NO. 207021069.
- xv. (TC#23). THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-362, REGARDING FINAL PLAT, RECORDED JUNE 25, 2007, UNDER RECEPTION NO. 207084816.
- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 19-11. APPROVE PRELIMINARY PLAN REQUEST FOR CLAREMONT COMMERCIAL FILING NO. 2 RECORDED JANUARY 10, 2019 UNDER RECEPTION NO. 219003040.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY, FOR COMMUNICATIONS LINES AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565.
- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO EACH AND EVERY RIGHT OF ACCESS TO STATE HIGHWAY 24 AS CONVEYED IN WARRANTY DEED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED FEBRUARY 20, 2002 UNDER RECEPTION NO. 202028680.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127124. EL PASO COUNTY RESOLUTION NO. 05-110 IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2005 UNDER RECEPTION NO. 205149817.
- xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 16, 2005 AT RECEPTION NO. 205127123.
- xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED PLAT CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED SEPTEMBER 21, 2005 UNDER RECEPTION NO. 205198301. EL PASO COUNTY RESOLUTION NO. 05-314 IN CONNECTION THEREWITH RECORDED NOVEMBER 05, 2008 UNDER RECEPTION NO. 208120446.
- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1A RECORDED AUGUST 18, 2006 UNDER RECEPTION NO. 206712398. EL PASO COUNTY RESOLUTION NO. 06-286 IN CONNECTION THEREWITH RECORDED OCTOBER 13, 2006 UNDER RECEPTION NO. 206151738.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO. 206155229.
- xxiv. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JANUARY 09, 2020 AT RECEPTION NO. 220003868.
- xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION REGARDING CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT RECORDED JANUARY 28, 2020, UNDER RECEPTION NO. 22012433 AND JANUARY 28, 2020, UNDER RECEPTION NO. 22012432.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 20-213, RECORDED JUNE 09, 2020, UNDER RECEPTION NO. 220079970.
- xxvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED JUNE 24, 2020 UNDER RECEPTION NO. 22088464.
- xxviii. (TC#36) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1C, RECORDED JUNE 24, 2020 UNDER RECEPTION NO. 220714531.
- xxix. (TC#37) THE PROPERTY MAYBE SUBJECT TO THE EFFECT OF RESOLUTION NO. 20-272, RECORDED JULY 29, 2020, UNDER RECEPTION NO. 220111553.
- xxx. (TC#38) THE PROPERTY MAYBE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED AUGUST 7, 2020 UNDER RECEPTION NO. 220117927. FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JANUARY 19, 2021 UNDER RECEPTION NO. 221009807.

GENERAL PLAT NOTES: (CONT.)

- xxxi. (TC#39) THE PROPERTY MAYBE SUBJECT TO THE EFFECT OF RESOLUTION NO. 20-421, RECORDED DECEMBER 8, 2020, UNDER RECEPTION NO. 220200114.
- 4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT ON THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEERS OFFICE. THE BOARD OF COUNTY COMMISIONERS FOUND THAT CHEROKEE HAS COMMITED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- 5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 7. ACCESS TO MEADOWBROOK PARKWAY SHALL BE VIA EL JEFE HEIGHTS AND GARY WATSON POINT (PRIVATE ROADS). THERE SHALL BE NO DIRECT ACCESS TO MEADOWBROOK PARKWAY, MARKSHEFFEL ROAD, OR U.S. HIGHWAY 24 ALLOWED.
- 8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
- 10. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NO. 203019547 AND RECEPTION NO. 206095824 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS.
- NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
- ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
- NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
- WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.
- 11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
- 12. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 206031585 OF THE RECORDS OF EL PASO COUNTY.
- 13. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE. PRIVATE ROADS ARE TO BE MAINTAINED BY THE CLAREMONT OWNERS ASSOCIATION.

GENERAL PLAT NOTES: (CONT.)

- 14. THE PROPERTY IS WITHIN THE SERVICE AREA OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT FOR THE CONSTRUCTION OF MARKSHEFFEL ROAD.
- 15. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT.
- 16. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 221059188IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 17. IF IT BECOMES NECESSARY AT ANY POINT IN THE FUTURE FOR THE COUNTY TO CONSTRUCT THE ACCESS DRIVE DUE TO CLOSURE OF THE ACCESS TO MEADOWBROOK PARKWAY, THE PROPERTY OWNER SHALL GRANT TO THE COUNTY, AT NO COST TO THE COUNTY, ALL EASEMENTS NECESSARY TO CONSTRUCT SUCH IMPROVEMENTS.

GENERAL PLAT NOTES: (CONT.)

- 18. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
- INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN/ STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
- 19. ALL LOTS SHALL BE SUBJECT TO THE DECLARATIONS OF THE CLAREMONT BUSINESS PARK OWNERS ASSOCIATION AND ARE SUBJECT TO ASSOCIATION FEES. ROAD MAINTENANCE SHALL BE PROVIDED BY THE CLAREMONT BUSINESS PARK OWNERS ASSOCIATION (GARY WATSON POINT AND EL JEFE HEIGHTS).
- 20. THE OWNERS OF TRACT A, TO INCLUDE WATER QUALITY POND AND STORM SEWER OUTFALL, SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND GRANT OF EASEMENT AS RECORDED UNDER RECEPTION NO. **22103**5310.
- 21. TRACT A IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 221059197.
- 22. THE OWNERS OF TRACT B, TO INCLUDE WATER QUALITY POND AND STORM SEWER OUTFALL, SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND GRANT OF EASEMENT AS RECORDED UNDER RECEPTION NO. <u>221035311 .</u>
- 23. TRACT B IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 221059187 .

APPROVED WITH SP-19-007 DEVIATION TABLE

| | LDC/ECM SECTION | CATEGORY | STANDARD | MODIFICATION | JUSTIFICATION |
|---|--|----------------------------|---------------------------------|--|--|
| 1 | LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM SECTION 2.2.4.B.6/SD-4-1 | PRIVATE ROAD ALLOWANCES | ALLOWANCE FOR A PRIVATE ROAD | ECM SECTION 2.2.4.B.6/SD-4-1, THE PRIVATE ROADWAY SECTION SHALL MEET ALL DETAILS OF THE LOCAL URBAN ROAD SECTION EXCEPT REQUESTS TO EXCLUDE THE 5' WIDE SIDEWALK (EACH SIDE) AS DEFINED IN THE DETAIL AND PROVIDE A 4' WIDE SIDEWALK ON THE ONE SIDE ONLY. (REQUEST GARY WATSON POINT ONLY.) | THIS DEVIATION REQUEST WOULD PROVIDE ALIGNMENT TO THE CURRENT CHARACTERISTICS, DESIGN AND APPEARANCE OF THE CLAREMONT BUSINESS PARK COMMERCIAL DEVELOPMENT. ROAD TO BE MAINTAINED BY CLAREMEONT BUSINESS PARK HOA. |

WAIVER REQUESTS

- 1. PRIVATE ROAD: REQUESTING A WAIVER TO HAVE GARY WATSON POINT TO BE A PRIVATE ROAD AND OWNED BY THE PROPERTY OWNERS. THE CLAREMONT BUSINESS PARK OWNERS ASSOCIATION HAS ACCEPTED THIS ROAD TO BE MAINTAINED WITH IN THE ASSOCIATION. THIS REQUEST IS CONSISTENT WITH CLAREMONT BUSINESS PARK FILINGS 1 & 2.
- 2. PRIVATE ROAD: IN ADDITION, WE ARE REQUESTING A WAIVER TO DEVIATE FROM ECM STANDARDS FOR GARY WATSON POINT. THE STANDARDS WE ARE NOT MEETING IS NOT TO HAVE A PUBLIC SIDEWALK ON BOTH SIDES OF THE ROAD AND TO REDUCE THE SIDEWALK WE ARE INSTALLING TO 4'-0" WIDE AS DEFINED IN OUR DEVIATION REQUEST.
- 3. DRAINAGE EASEMENTS: THE PRELIMINARY PLAN FOR THIS SITE IS SUBMITTING A WAIVER OF THE EL PASO COUNTY LAND DEVELOPMENT CODE TO REQUEST 2' FOOT SIDE LOT EASEMENTS FOR DRAINAGE. THEREFORE, THE DRAINAGE EASEMENT BEING 4' FOOT IN TOTAL WIDTH. (IT IS LIKELY THAT SOME LOTS WILL HAVE A BUILDING ON EACH LOT, 4 FEET APART). A CALCULATION SHEET IS INCLUDED IN THE APPENDIX TO SHOW THE MAXIMUM CAPACITY OF A CONCRETE DRAINAGE CHANNEL WITH VARYING SLOPES. THE FINAL DRAINAGE REPORT FOR THESE LOTS WILL SHOW THE SLOPE AND TOTAL AMOUNT OF DRAINAGE TO BE CONVEYED IN THE DRAINAGE CHANNEL. THE CHANNEL IS PROPOSED TO BE A 6" INCH TALL X 3" FOOT WIDE TRICKLE CHANNEL. THE FINAL DRAINAGE REPORT WILL ENSURE THAT THE MAXIMUM CAPACITY IS NOT EXCEEDED.

CLAREMONT BUSINESS PARK 2 FILING NO. 1 JOB NO. 44-037 DATE PREPARED: 04/28/2020 DATE REVISED: 02/17/202



CIVIL CONSULTANTS, INC.

SHEET 2 OF 4



A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

