SERVICE PLAN

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FOR

STAPLETON METROPOLITAN DISTRICT

IN THE

CITY AND COUNTY OF DENVER, COLORADO

April 12, 2000

Prepared by: Stapleton Development Corporation

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SERVICE PLAN FOR THE STAPLETON METROPOLITAN DISTRICT

I. <u>INTRODUCTION</u>

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Pursuant to the requirements of the Special District Control Act, Section 32-1-201, et seq., C.R.S., and the Draft Criteria for Review of Documents Relating to the Creation of Certain C.R.S. Title 31 and 32 Districts in the City and County of Denver, this Service Plan consists of a financial analysis and a general description showing how the facilities and services of the proposed Stapleton Metropolitan District ("District") will be provided and financed. The following items are included in this Service Plan:

1. A description of the proposed services;

2. A map of the proposed District boundaries and an estimate of the population and projected valuation for assessment of the District;

3. A preliminary engineering overview as to how the proposed services are to be provided and a general description of the facilities to be constructed and the standards of such Construction, including a statement of how the facility and service standards of the District are compatible with facility and service standards of the City and County of Denver and of municipalities and special districts which are interested parties pursuant to Section 32-1-204(l), C.R.S.;

4. A financial plan showing how the proposed facilities and services are to be financed and a general description of the estimated cost of acquiring land, engineering services and

legal services, a description of the administrative services, initial proposed indebtedness, proposed maximum interest rates and discounts, and other major expenses related to the organization and operation of the District;

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

6. A description of events which would be material departures from this Service Plan.

II. <u>DEFINITIONS</u>

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"Accredited Investors" shall mean "accredited investors" as set forth in Rule 501(a) promulgated under Section 3(b) of the Securities Act of 1933, as amended, as then in effect.

"Baseline Financial Plan" shall mean the financial plan as set forth in Exhibit J attached hereto.

"Certification" shall mean the written certification of the District to the Manager of Revenue that presents reasonable evidence that, for purposes of a pending incurrence of Obligations, the Minimum Criteria will be met.

"City" shall mean the City and County of Denver, Colorado.

"Construct" or "Construction" shall mean none of the elements of Process of Construction, Processing of Construction, Processed or Process except for construction.

"C.R.S." shall mean Colorado Revised Statutes.

"Debt Issuance Threshold" shall mean a number equal to twenty-five percent (25%) of the then current valuation for assessment of the taxable property in the District, together with the Service District, as certified by the City's Assessor.

"Denver Water Board" shall mean the City and County of Denver, acting by and through its Board of Water Commissioners.

"District" shall mean the Stapleton Metropolitan District, in the City and County of Denver, Colorado.

"Districts" shall mean, together, the District and the Service District.

"District's Board of Directors" shall mean the Board of Directors of the District.

"DRMC" shall mean the Denver Revised Municipal Code as the same may be amended or recodified from time to time.

"DURA" shall mean the Denver Urban Renewal Authority.

"Finance Plan" shall mean collectively, the Baseline Financial Plan or any other financial plan resulting from Obligations incurred in conformance with the Minimum Criteria.

"IFDA" shall mean each Individual Facilities Development Agreement between the District and the City as required by this Service Plan and by the MFDA.

"In-Tract Infrastructure" shall mean those public improvements described in Section VI.B.2. below.

"Infrastructure" shall mean, collectively, the In-Tract Infrastructure and Trunk Infrastructure.

"Investment Grade" shall mean (a) Obligations that are rated in one of the four highest investment grade rating categories by one or more nationally recognized organizations that regularly

rate such obligations; or (b) Obligations secured as to the payment of the principal and interest by an irrevocable and unconditional letter of credit, line of credit, insurance policy or other credit enhancement issued by an institution rated in one of the three highest investment grade rating categories by one or more nationally recognized organizations which regularly rate such institutions.

"Maximum Annual Debt Service Requirements" as used in this Service Plan, means with regard to any particular issue of Obligations, the maximum annual payments of principal of and interest on all of the Obligations (excluding redemption premiums) to become due during any fiscal year while such Obligations are outstanding; provided that (i) if any particular Obligation has a single maturity date and is issued as interim notes or securities in anticipation of permanent financing, such issue shall be excluded from this computation; (ii) if any particular Obligation bears interest at a variable rate, the future payments of interest for such issue shall be calculated as if the interest rate were two times the then current interest rate; and (iii) such computation shall assume the redemption and payment of the Obligations subject to mandatory redemption, but shall be made without regard to any right of optional redemption which has not been exercised.

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"Maximum Debt Authorization-In-Tract" shall mean the maximum amount of Obligations the District may incur pursuant to this Service Plan for financing of In-Tract Infrastructure, such amount to be \$679,415,000.

"Maximum Debt Authorization-Trunk" shall mean the maximum amount of Obligations the District may incur pursuant to this Service Plan for Trunk Infrastructure, such amount to be \$706,905,000.

"MFDA" shall mean the Master Facilities Development Agreement to be entered into by and between the City, the developer and the District as described in Section VI.D. herein.

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"Mill Limitation" shall mean that the District may not except as provided below in this definition, certify a mill levy, or require by contract that the Service District certify a mill levy, for debt service and operations and maintenance which exceeds fifty (50) mills provided that in no event shall the mill levy certified for debt service be less than 48.5 mills (a mill being equal to 1/10 of 1¢) per annum. In the event the method of calculating assessed valuation is changed after the date of approval of this Service Plan by any change in law, change in method of calculation, or change in the percentage of actual valuation used to determine assessed valuation, the Mill Limitation herein provided shall be increased or shall be decreased to reflect such changes; such increases or decreases to be determined by the District's Board of Directors in good faith so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither enhanced nor diminished as a result of such change. Prior to an Obligation being incurred, a determination shall be made as to whether the total principal amount of outstanding Obligations together with such Obligations then proposed to be incurred is at, above, or below the Debt Issuance Threshold. If such aggregate principal amount is at or below the Debt Issuance Threshold, the Mill Limitation shall not apply. The mill levy certified for operations and maintenance shall not exceed 1.5 mills unless the District receives approval of the Manager of Revenue.

"Minimum Criteria" shall mean the following criteria to be met:

A. for New Money Obligations: (i) the financing technique used to structure the Obligations is: (a) the technique assumed in the Baseline Financial Plan or (b) an alternative

technique described in Section VIII .B.1. or 2. of this Service Plan which meets or improves the District's financial performance over that projected in the Baseline Financial Plan or (c) an alternative technique approved in writing by the Manager of Revenue; and (ii) incurred in compliance with Section IX of this Service Plan;

B. for Refunding Obligations the financing technique we used to structure the Refunding Obligations: (i) will be incurred in accordance with state law and (ii) will be in compliance with Section IX of this Service Plan.

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In addition, if the Obligations incurred are for Trunk Infrastructure to be repaid in part by Urban Redevelopment Revenue, then the terms of such Obligations shall comply with the criteria as set forth in any applicable agreements with DURA. The Manager of Revenue may authorize deviations from the requirements of Section IX of this Service Plan without such deviation being a material departure from this Service Plan and, if approved by the Manager of Revenue, the Minimum Criteria will be deemed to have been met. An application for approval of an alternative financing technique as described in A.(i)(c) above shall be made by submittal to the Manager of Revenue for approval of a financial plan based upon the terms of the proposed technique and setting forth the Obligations which have been previously incurred, and the Obligations to be incurred, to finance the proposed Infrastructure. If such application is approved by the Manager of Revenue, the Minimum Criteria will be deemed to have been met. Any Obligations incurred which have met the Minimum Criteria, or which have been deemed to have met the Minimum Criteria, shall also be deemed to have been incurred in compliance with the Finance Plan. "New Money Obligations" shall mean unlimited tax bonds, limited tax bonds, revenue bonds, notes, contracts, reimbursement agreements, acquisition agreements, redevelopment agreements, or other lawful Obligations evidencing or securing a borrowing by the District for purposes other than the refunding of obligations.

"Obligations" shall mean all New Money Obligations and Refunding Obligations.

"Process of Construction" or the "Processing of Construction" or "Processed" or "Process"shall mean, activities, in part or all together, of the District with respect to providing and/or acquiring the Infrastructure generally described herein including, but not be limited to, the planning, designing, engineering, testing, permitting, inspecting, construction management, Construction, installation or acquiring of the Infrastructure.

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"Property" shall mean the property to be initially included in the District, a legal description of which is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B.

"Red Book" shall mean the Bond Buyers Municipal Marketplace Directory.

"Refunding Obligations" shall mean unlimited tax bonds, limited tax bonds, revenue bonds, notes, contracts, reimbursement agreements, acquisition agreements, redevelopment agreements, or other lawful obligations evidencing or securing a borrowing by the District to refund an Obligation.

"Service District" shall mean one (or more) district(s) organized for purposes of inclusion of the Service District Future Taxing Area within its boundaries to provide real and personal property taxes and/or other revenue to the District which, together with the Urban Redevelopment

Revenue and the Trunk Open Space Infrastructure System Development Fee, will pay for the Infrastructure.

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"Service District Future Taxing Area" shall mean that certain property intended to be ultimately included within the Service District as generally depicted on the map attached hereto as Exhibit F, the legal description of which is attached hereto as Exhibit E.

"Service Plan" shall mean this Service Plan to be approved by the City for submittal to the District Court for the organization of the District.

"Special District Act" shall mean and consists of C.R.S. Title 32, Article 1.

"Stapleton Service Area" shall mean the service area of the District and the Service District including the property generally known as the former Stapleton Airport as generally depicted on the map attached hereto as Exhibit D. Such Stapleton Service Area may include property within or without the boundaries of the District or the Service District.

"Subject Infrastructure" shall mean that certain Infrastructure proposed to be the subject of a certain IFDA.

"Trunk Infrastructure" shall mean those public improvements described in Section VI.B.1. below.

"Trunk Open Space Infrastructure System Development Fee" shall mean the fee described in Section VII.B.3. below.

"Urban Redevelopment Area" shall mean that area established as the Stapleton Urban Redevelopment Area pursuant to the Stapleton Urban Redevelopment Plan.

"Urban Redevelopment Revenue" shall mean that portion of the tax increment revenue from the Urban Redevelopment Area to be provided to the District for funding of Trunk Infrastructure within the Stapleton Service Area pursuant to agreements with DURA.

III. <u>PURPOSE OF THE DISTRICT</u>

The Stapleton Service Area is not presently served with the facilities and/or services proposed to be provided by the District, nor does the City or any other special district have any plans to provide such facilities or services within a reasonable time and on a comparable basis. In order to facilitate the development of the Stapleton Service Area as planned, the facilities and services to be provided by the District will be necessary. It is intended that the District will provide the facilities and services for the use and benefit of the future taxpayers and service users within the Stapleton Service Area.

The primary purpose of the District is to finance and Process the Construction of the Infrastructure and to operate and maintain the Infrastructure until the Infrastructure is conveyed to such entities as appropriate for the use and benefit of the District taxpayers and service users.

IV. DISTRICT BOUNDARIES/MAPS

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A legal description of the Property within the District's boundaries is attached hereto as Exhibit A. A map of the District's boundaries is attached hereto as Exhibit B. The total area to be included in the proposed District's boundaries is approximately 16 acres. The Service District Future Taxing Area will be approximately 4,000 acres and is legally described on Exhibit E and as

shown on the map on Exhibit F. The Stapleton Service Area to be served by the District is located generally north of Montview Avenue, south of the City's northern most boundary, west of Havana Street, and east of Quebec Street as generally shown on Exhibit D.

It is possible that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to parts 4 and 5 of Article 1, Title 32, C.R.S. The number, scope and terms of inclusions of properties planned for open space or park and recreational uses or commercial uses will be determined by the Board of Directors of the District at the time of consideration. The inclusion of any parcels planned for single-family or multi-family residential uses shall constitute a material departure from this Service Plan, unless approval of the Manager of Revenue and the Director of Planning is obtained.

V. <u>PROPOSED LAND USE/POPULATION PROJECTIONS IN THE SERVICE</u> <u>DISTRICT FUTURE TAXING AREA</u>

The Property within the boundaries of the District will have a negligible peak population and a negligible actual valuation because it is zoned for open space. At present, the Service District Future Taxing Area is zoned mixed use. It is anticipated that the Service District Future Taxing Area would be utilized for multi-family residential, single-family residential, commercial, office, hotel, retail, manufacturing, research and development, warehousing and light industrial purposes and open space. The peak population in the Service District Future Taxing Area is estimated at 68,000 persons at build-out, calculated by applying an average amount of .002 persons per the square footage anticipated for each of the types of development within the Service District Future Taxing Area and assuming 2.5 persons per residential dwelling unit.

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VI. <u>DESCRIPTION OF PROPOSED FACILITIES AND SERVICES</u>

A. <u>Types of Improvements</u>.

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The District plans to provide for the financing and Processing of Construction of certain water, sanitation, street, safety protection, mosquito control, television relay and translation, fire protection, transportation, and park and recreation Infrastructure and services within and without the boundaries of the District and the Service District Future Taxing Area. The Infrastructure and services will benefit the Stapleton Service Area. A general description of each type of Infrastructure and service to be provided by the District follows this paragraph. It shall be a material departure from this Service Plan for the District to Construct Infrastructure or spend money to Construct Infrastructure, without such Construction being approved by the City pursuant to an IFDA.

1. <u>Sanitation</u>. The District shall have the power to provide for the financing of and Processing of Construction and/or operation and maintenance of a sanitary sewage collection and transmission system which may include, but shall not be limited to, collection mains and laterals, lift stations, transmission lines, and/or storm sewer, flood and surface drainage facilities and systems, including detention/retention ponds and associated irrigation facilities, and all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the District and the Service District Future Taxing Area.

2. <u>Water</u>. The District shall have the power to provide for the financing of and Processing of Construction and/or operation and maintenance of a complete potable and nonpotable water, transmission, and distribution system, which may include, but shall not be limited to, transmission lines, distribution mains and laterals, pressure reducing stations, irrigation facilities, storage facilities, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system within and without the boundaries of the District and the Service District Future Taxing Area.

3. <u>Streets</u>. The District shall have the power to provide for the financing of and Processing of Construction and/or operation and maintenance of street improvements, including curbs, alleys, gutters, culverts, and other drainage facilities, necessary for streets, realignment of railroad tracks, sidewalks, parking facilities, bike paths and pedestrian ways, median islands, paving, underground conduit, street lighting, pedestrian lighting, grading, streetscaping, landscaping and irrigation and all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District and the Service District Future Taxing Area.

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In addition, as part of its street powers, the District shall have the power to undertake storm drainage improvements and to provide for the Processing of Construction and/or operation and maintenance of a complete storm drainage system. The system may include, but shall not be limited to, flood and surface drainage facilities and systems, including detention/retention ponds, wetlands and water quality facilities and associated irrigation facilities and all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to the system within and without the boundaries of the District and the Service District Future Taxing Area.

4. <u>Safety Protection</u>. The District shall have the power to provide for the financing of and Processing of Construction and/or operation and maintenance of facilities and/or

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services for a system of traffic and safety controls and devices on streets and highways, including signalization, street lights, signing and striping, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District and the Service District Future Taxing Area.

5. Park and Recreation. The District shall have the power to provide for the financing of and Processing of Construction and/or operation and maintenance of parks and recreational facilities and programs including, but not limited to, parks, bike paths and pedestrian ways, open space, landscaping, cultural activities, water bodies, irrigation facilities, and other active and passive recreational facilities and programs, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District and the Service District Future Taxing Area.

6. <u>Fire Protection</u>. The District shall have the power to provide for the financing of and design, acquisition, Construction, completion, relocation, remodeling and installation of facilities and equipment for fire protection, including fire stations, ambulances and ambulance stations, emergency medical response and rescue and diving and grappling stations and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said systems within and without the boundaries of the District and the Service District Future Taxing Area.

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7. <u>Transportation</u>. The District shall have the power to provide for the financing of and the Processing of Construction and/or operation and maintenance of transportation system

improvements, including transportation equipment, park and ride facilities and public parking lots, structures, roofs, covers and facilities, all the necessary incidental and appurtenant facilities, land and easements together with extensions of and improvements to said facilities within and without the boundaries of the District and the Service District Future Taxing Area.

8. <u>Mosquito Control</u>. The District shall have the power to provide for the financing of and the Processing of Construction and/or operation and maintenance of facilities and equipment necessary for the eradication and control of mosquitoes, including, but not limited to, elimination or treatment of breeding grounds, and purchase, lease, contracting or other use of equipment or supplies for mosquito control within and without the boundaries of the District and the Service District Future Taxing Area.

9. <u>Television, Relay and Translation</u>. The District shall have the power to provide for the financing of, and the Processing of Construction and/or operation and maintenance of facilities and equipment necessary for the establishment of television relay and translation facilities, including communication facilities and including the acquisition of land and easements, together with extensions of and improvements to said facilities, within and without the boundaries of the District and the Service District Future Taxing Area; provided, however, the District's design, installation, operation and maintenance of these facilities shall be in accordance with all applicable City permitting and franchise requirements and the District shall not circumvent or attempt to directly or by contract, avoid the City's cable franchise or any other City franchise agreement.

B. <u>Description of Infrastructure</u>.

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For purposes of this Service Plan all sanitation, water, street, safety protection, park and recreation, fire protection, transportation, mosquito control and television relay and translation improvements shall be divided into two categories and referred to herein as either In-Tract or Trunk Infrastructure.

1. <u>Trunk Infrastructure</u>. Trunk Infrastructure is generally regional key collector or distribution facilities and improvements in the sanitation, water, street, safety protection, park and recreation, and fire protection categories which are considered to be essential to provide primary service to the Stapleton Service Area. Set forth on attached Exhibits H-1 through H-4 are general illustrations of the Trunk Infrastructure. Set forth on the attached Exhibit G is an estimate of the Trunk Infrastructure costs which total cost is estimated to be \$293,967,397. The estimates were derived based on preliminary design assumptions, and more accurate cost estimates will not be available until the execution of an IFDA for such Infrastructure. All Trunk Infrastructure shall be Processed by the District in accordance with Section VI.C. below.

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2. <u>In-Tract Infrastructure</u>. In-Tract Infrastructure is generally improvements in the sanitation, water, street, safety protection, park and recreation, transportation, mosquito control, and television relay and translation categories which are considered to extend key collector or distribution facilities within or along larger individual parcels or to be local in nature and part of the local distribution, collection and service facilities to support development of individual parcels within the Stapleton Service Area. Detailed plans for In-Tract Infrastructure are not currently available for the individual parcels within the Stapleton Service Area. The cost estimates for the In-Tract Infrastructure set forth on Exhibit I describe a total cost of \$310,167,089. This cost estimate

was calculated using a combination of a unit cost approach based on specific improvement projects and a unit cost approach based on the total gross area in the Stapleton Service Area. The unit cost per gross acre was assumed at a number comparable to the actual unit costs per acre experienced in substantially similar developments. All In-Tract Infrastructure shall be Processed by the District pursuant to Section VI.C. below.

C. <u>Standards of Construction/Statement of Compatibility</u>.

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1. It shall be a material departure from this Service Plan for the District to Construct Infrastructure or spend money to construct, without such Construction being approved by the City pursuant to an IFDA.

2. The Infrastructure Processed by the District shall be subject to the standards of Construction set forth in the MFDA, the applicable IFDA (if there is any conflict between the MFDA and the IFDA, the IFDA standards shall apply), and City zoning, subdivision and land use regulations as applied to the Stapleton Service Area, building codes, and all other applicable laws, rules and regulations and standards pertaining thereto.

3. The exact design, phasing of Construction and location of the Infrastructure will be determined at the time of platting, General Development Plan and/or execution of an IFDA and changes in the timing of development and expenditures assumed in Exhibit J shall not be a material departure of this Service Plan.

4. The sanitary sewer treatment and/or collection facilities will be designed, Constructed and maintained in accordance with the standards of Metro Wastewater Reclamation District, the Colorado Department of Public Health and Environment, the City and other applicable local, state or federal rules and regulations.

5. The water system will be designed, Constructed and maintained in accordance with the standards of the City, the Denver Water Board, the Colorado Department of Public Health and Environment and other applicable local, state and federal laws, ordinances, rules and regulations.

6. All streets and safety protection facilities will be designed, Constructed and maintained in accordance with the standards and specifications of the City.

7. All storm sewers and facilities will be designed, Constructed and maintained in accordance with the standards and specifications of the City, the Urban Drainage and Flood Control District and other applicable local, state and federal laws, ordinances, rules and regulations.

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8. All parks and recreational facilities and/or services will be designed, Constructed and maintained in accordance with engineering and design requirements appropriate for the surrounding terrain, and the standards of the City and other applicable local, state and federal laws, ordinances, rules and regulations.

9. The District, in the Processing of Construction of the Infrastructure, shall be governed and controlled by all limitations and provisions that are imposed by the DRMC with respect to nondiscrimination, payment of prevailing wages, and equal employment opportunity as the same may be amended or recodified from time to time or pursuant to an intergovernmental agreement with the City.

10. The District shall comply with all City or DURA, as applicable, public art requirements in the Construction of the Trunk Infrastructure.

11. All mosquito eradication and control facilities will be designed, Constructed, maintained and operated in accordance with the standards and specifications of the Colorado Department of Public Health and Environment, the City and other applicable jurisdictions.

D. Master Facilities Development Agreement.

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To establish a method for coordinating the review and approval of the Construction of the Infrastructure, the District, the developer and the City intend to enter into an MFDA which shall:

(a) list the Trunk Infrastructure and generally describe the In-Tract Infrastructure to be Constructed by the District to serve within and without the District boundaries and the Service District Future Taxing Area;

(b) reference the Baseline Financial Plan for the financing of the Trunk Infrastructure and the In-Tract Infrastructure;

(c) include a requirement that the District provide reasonable evidence to the Manager of Revenue that the Minimum Criteria have been met or will be met for the funding of the Subject Infrastructure;

(d) include a matrix identifying baseline assumptions on which entities will be responsible for ownership, operation and maintenance of the Infrastructure upon completion;

(e) include a requirement that the District shall not be authorized to proceed with Construction, or to expend funds on Construction, of Trunk Infrastructure and/or In-Tract Infrastructure until the District has entered into an IFDA that is substantially consistent with the Service Plan, the Denver Comprehensive Plan 2000, the Detailed Infrastructure Master Plan, the Parks and Recreation Master Plan, the General Development Plans, City Ordinances and City Rules and Regulations, as the same are related to the Stapleton Service Area, or applicable portion thereof; and which IFDA identifies:

(i) the Subject Infrastructure to be Constructed, as appropriate, based upon the City's standard process for determining the sequencing and design for similar facilities and improvements throughout the City and in compliance with Section VI.C. of this Service Plan; and

(ii) that the Subject Infrastructure Construction be sequenced in the IFDA to respond to the increase in improvements and services required due to the proposed development related to the application for the IFDA and actual development which has occurred within the Service District Future Taxing Area pursuant to IFDAs; and

(iii) which entity will be responsible for ownership, operations and maintenance of the Subject Infrastructure upon completion; and

(iv) the District's ability to fund the Construction of the proposed Infrastructure which shall include:

(1) for In-Tract Infrastructure, either

a) a certification of the District that the funds are currently available for the completion of the In-Tract Infrastructure approved for Construction and that such funds were secured in compliance with the Minimum Criteria, or

b) a limitation on the District's ability to proceed with construction until such time as the District has provided reasonable evidence to the Manager of

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Revenue that it has secured financing for the completion of the proposed In-Tract Infrastructure in compliance with the Minimum Criteria, and

(2) for Trunk Infrastructure, either

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a) a certification of the District that the funds are currently available for the completion of the Trunk Infrastructure approved for Construction and that such funds were secured in compliance with the Minimum Criteria, or

b) a limitation on the District's ability to proceed with Construction until such time as the District has provided reasonable evidence that it has secured financing for the completion of the proposed Trunk Infrastructure in compliance with the Minimum Criteria.

E. <u>Other Powers</u>. In addition to the enumerated powers, the Board of Directors of the District shall also have the following authority:

1. <u>Service Plan Amendments</u>. To amend this Service Plan as needed, subject to the appropriate statutory procedures, which procedures include City Council approval of the amendment.

2. <u>Phasing, Deferral</u>. Without amending this Service Plan and pursuant to an IFDA, to defer, forego, reschedule, rephase, resequence or restructure the Construction and financing of the Infrastructure, to better accommodate the pace of growth and resource availability, within and without the District boundaries and the Service District Future Taxing Area.

VII. <u>BASELINE FINANCIAL PLAN</u>

A. In-Tract Infrastructure.

1. <u>Overview of Assumptions</u>. The Baseline Financial Plan includes assumptions for the following elements regarding the financing of In-Tract Infrastructure: (a) development pace and estimated actual valuation within the Service District Future Taxing Area; (b) real and personal property tax revenue to be derived from the Service District Future Taxing Area from the imposition of 50 mills by the Service District and the remittance of such revenue to the District; (c) operating expenses paid from advances by the developer in the early years and the current payment of operating expenses from 1.5 mills from the Service District Future Taxing Area; (d) operating expenses to equal operating revenues; (e) Process for Construction costs being funded from developer advances to be reimbursed out of the Obligations over time; (f) Obligations being incurred at a 10% interest rate when in the form of developer advances and at a 6.75% interest rate when Obligations are incurred to reimburse the developer advances or current fund the Process of Construction; (g) Process for Construction costs being inflated at a 3% compounding escalator rate.

2. <u>Source of Real and Personal Property Tax Revenue</u>.

The District intends to enter into an Intergovernmental Agreement with the Service District pursuant to which, <u>inter alia</u>, the District will agree to: (a) finance and Process the Construction of the Infrastructure and (b) impose the Trunk Open Space Infrastructure System Development Fee on the Service District Future Taxing Area for purposes of funding Trunk Open Space Infrastructure for the benefit of the Service District in exchange for the Service District's promise to: (a) include the property, upon petition of the property owners within the Service District Future Taxing Area; (b) impose the mill levy in accordance with the Mill Limitation and remit the taxes collected to the District; (c) pay revenues collected from such mill levy to the District; (d) support the District in the collection of fees, if necessary, to support the operation and maintenance of the Infrastructure; and (e) accept responsibility for operation and maintenance of any assets of the District upon dissolution of the District.

3. Estimated Cost of In-Tract Infrastructure.

The estimated cost of the Process of Construction for the In-Tract Infrastructure is set forth on Exhibit I and is \$310,167,089. Due to the length of the Process of Construction period (which is estimated at this time to extend through 2019) the District will experience an increase in costs above these estimates and will therefore submit to the voters the Maximum Debt Authorization - In-Tract of \$679,415,000. The maximum net effective interest rate is not to exceed eighteen (18%) percent per annum and the maximum discount is five percent (5%). The exact interest rates and discounts will be determined at the time the Obligations are incurred and will reflect market conditions at the time of incurrence.

B. <u>Trunk Infrastructure</u>.

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1. <u>Overview of Assumptions</u>.

The Baseline Financial Plan includes assumptions for the following elements: (a) development pace and related Urban Redevelopment Revenue projections for properties within the Urban Redevelopment Area; and (b) the Process of Construction costs being funded from Obligations solely in the form of developer advances and repaid to the developer over time, at an interest rate of ten (10%) percent, as Urban Redevelopment Revenue is received by the District and (c) the Process Construction costs are being inflated at a 3% compounding escalator rate.

2. <u>Source of Urban Redevelopment Revenue</u>.

The District will receive Urban Redevelopment Revenue by way of an agreement with DURA pursuant to which, <u>inter alia</u>, the District will agree to Process the Construction of certain Trunk Infrastructure and DURA will agree to remit to the District the Urban Redevelopment Revenue for such Construction.

3. <u>Trunk Open Space Infrastructure System Development Fee.</u>

The District shall impose and collect a one-time \$15,000 per acre Trunk Open Space Infrastructure System Development Fee on certain land within the Stapleton Service Area. The Baseline Financial Plan assumes the per acre Trunk Open Space Infrastructure System Development Fee will be set aside by the District and accumulated and then expended for the Process of Construction of Trunk Open Space Infrastructure.

The District shall not expend the Trunk Open Space Infrastructure System Development Fee revenue to build Infrastructure or repay Obligations incurred for any purposes other than for the Process of Construction of the Trunk Open Space.

4. Estimated Cost of Trunk Infrastructure.

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The estimated cost of the Process of Construction for the Trunk Infrastructure is set forth on Exhibit G and is \$293,967,397. Due to the length of the Process of Construction period (which is estimated at this time to extend through 2017) the District will experience an increase in costs above these estimates and will therefore submit to the voters the Maximum Debt Authorization-Trunk of \$706,905,000. The maximum net effective interest rate is not to exceed eighteen (18%) percent per annum and the maximum discount is five (5%) percent. The exact interest rates and discounts will be determined at the time the Obligations are incurred and will reflect market conditions at the time of sale.

C. <u>Operating Revenues</u>.

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The Baseline Financial Plan sets forth an assumption that the District operations will primarily be funded from the Service District's imposition and remittance to the District of the tax revenue from 1.5 mills. The actual costs of operation and maintenance of the Infrastructure to be incurred by the District may vary from that projected in the Baseline Financial Plan and the responsibilities for operation and maintenance may not remain with the District once the Process of Construction of each phase of the Infrastructure is completed. Therefore, the District shall have the authority, pursuant to this Service Plan and the Intergovernmental Agreement with the Service District, to require the Service District to increase the operating mill levy to pay these expenses subject to the Mill Limitation. In addition, the District shall have the authority pursuant to this Service Plan and the Intergovernmental Agreement with the Service District to impose and collect fees to supplement the operating tax revenue.

VIII. PROPOSED OBLIGATIONS.

A. <u>Overview</u>.

The Baseline Financial Plan provides a set of assumptions for the method of incurring Obligations to finance the Infrastructure. There are other possible methods and techniques for the incurrence of the Obligations which are described below and any such method or technique will be authorized under this Service Plan so long as they are processed within the limitations set forth in this Service Plan.

B. <u>Alternative Financing Methods or Techniques</u>.

1. <u>In-Tract Infrastructure Obligations</u>. Obligations incurred to finance In-Tract Infrastructure may be incurred in the form of reimbursement agreements, acquisition agreements, contracts, notes, limited tax bonds, unlimited tax bonds and revenue bonds. The Obligations may be incurred at the discretion of the District so long as the Certification has been filed with the Manager of Revenue as described in Section VIII.B.3 below.

2. <u>Trunk Infrastructure Obligations</u>.

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Trunk Infrastructure may be financed by (a) Obligations to be repaid from Urban Redevelopment Revenue, DURA bonds, reimbursement or redevelopment agreements with DURA; (b) Obligations payable from any system development fee revenues; (c) for the funding of schools, obligations incurred by a non-profit corporation, approved by the City or Denver Public Schools and the District; (d) any other reimbursement agreements, revenue bonds payable from any other revenues available to the District, acquisition agreements, contracts, notes, limited tax obligation bonds, or unlimited tax obligations bonds; and (e) any other Obligations. The Obligations may be incurred at the discretion of the District so long as the Certification has been filed with the Manager of Revenue as described in Section VIII.B.3 below.

3. <u>Certification of Compliance with Minimum Criteria</u>.

The District may authorize, incur, sell, issue and deliver Obligations without the consent of the City, so long as the Certification is provided to the Manager of Revenue a minimum of fifteen (15) days prior to the date of the proposed incurrence of the Obligations. All incurrences of Obligations shall be deemed to be in compliance with the Finance Plan so long as the Minimum Criteria have been met.

4. <u>Developer Advances</u>.

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All developer advances to the District for Processing of Construction or operations and maintenance shall be repaid by the District plus interest at ten percent (10%) per annum to accrue from the date the funds are expended on behalf of the District. These developer advances shall include amounts expended on the organization of the District and the Processing of Construction prior to the organization of the District.

IX. <u>LIMITATIONS ON INCURRENCE OF OBLIGATIONS</u>

The District may authorize, issue, sell, incur and deliver Obligations subject to the following limitations:

A. The principal amount of any issue of unlimited tax Obligations, together with any other outstanding issue of unlimited tax Obligations of the District, may not at the time of issuance exceed the Debt Issuance Threshold, except that the foregoing shall not apply to any Investment Grade Obligations.

B. As of the date of incurrence of any limited Obligations, the mill levy pledged to the payment of such limited tax Obligations shall be established so that such pledged mill levy is not greater than is permissible under the Mill Limitation less the mill levy required to pay the Maximum Annual Debt Service Requirements of all outstanding unlimited tax Obligations and the mill levy pledged for all outstanding limited tax Obligations.

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C. Any Obligation of the District that is not of an Investment Grade shall be offered, delivered and transferred only to (a) Accredited Investors or (b) in minimum denominations of \$500,000 except to the extent that partial prepayments result in lesser principal amounts.

D. The City shall receive 15 days prior to the date of incurrence either: (a) notification and a draft opinion of bond counsel (listed in the Red Book) that the final documents relating to the Obligations are in conformance with the applicable provisions of this Service Plan or (b) notification and near final documents relating to the Obligations. The District shall pay all legal fees incurred by the City in reviewing the documents and obtaining a bond counsel opinion pursuant to this Section.

E. No funds or assets of the City or any asset of the District to be conveyed to the City shall be pledged as security for any Obligations of the District.

F. All Obligations issued to the developer or incurred pursuant to an Intergovernmental Agreement with the Service District may be issued for a term not to exceed forty (40) years and all Obligations placed by the District with third parties shall be for a term not to exceed twenty (20) years.

G. Underwriters, financial advisors and bond counsel to assist the District in the structuring and incurrence of Obligations shall be retained as the result of a competitive selection process which shall include firms with a Denver presence.

X. MATERIAL DEPARTURE

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In addition to the events constituting material departure set forth in the Special District Act:

A. It shall be a material departure of this Service Plan for the District to take any of the actions described below without the prior written consent of the appropriate representative of the City as specified herein:

1. Include in the District's boundaries any parcels planned for single family or multi-family residential uses without the consent in writing of the Manager of Revenue.

2. Consolidate the District with another Title 32 special district within the Service District Future Taxing Area without the consent in writing of the Mayor or to consolidate with another Title 32 Special District outside the Service District Future Taxing Area without the consolidation being approved by the City Council in an Intergovernmental Agreement with the City.

3. Failure to provide information requested by the City as described in Section XII., within 30 days after receipt of written request from the Manager of Revenue for such information unless a waiver of the Manager of Revenue is obtained.

4. Apply for funds from the Conservation Trust Fund or Great Outdoors Colorado (GOCO) without the consent in writing of the Mayor.

5. Assume the responsibility for the Construction or operation and maintenance of improvements beyond the Trunk Infrastructure or the In-Tract Infrastructure, unless approval of the Manager of Public Works, Manager of Parks and Recreation and Manager of Revenue is obtained; provided, however, the District may phase in the Construction or operation and maintenance of the Infrastructure, or defer, delay or determine not to proceed with the Construction or operation and maintenance of the Infrastructure and such actions shall not constitute material departures of this Service Plan, as long as such Infrastructure is Constructed pursuant to an IFDA.

6. Apply for funds from any Federal or State transportation related program without the consent of the Manager of Public Works.

B. It shall be a material departure of this Service Plan for the District to Construct Infrastructure or spend money to Construct Infrastructure without such Construction being approved pursuant to an IFDA.

C. It shall be a material departure of this Service Plan to incur Obligations without the prior submittal of the Certification.

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D. It shall not be a material departure of this Service Plan if the financing for the Subject Infrastructure presented as part of the IFDA review process includes assumptions regarding the dates for incurrence of the Obligations, or the sequencing of Construction, or the cost of the Infrastructure or the progression of the increases in projected revenue, which vary from the Baseline Financial Plan attached as Exhibit J so long as the Minimum Criteria are met. Such incurrence of Obligations shall be deemed to be in material compliance with the Finance Plan so long as the Minimum Criteria will be met.

XI. <u>DISSOLUTION</u>

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It is the intent of the City and the District that the District will be dissolved, and therefore, the District shall petition for dissolution at such time as the District: (1) has incurred all of the Obligations authorized by the Maximum Debt Authorization-In-Tract and Maximum Debt Authorization-Trunk; and (2) expended all of the proceeds of such Obligations; and (3) is not dependent on any developer support for the repayment of the Obligations outstanding; and (4) the District has repaid any and all developer advances; and (5) adequate provisions have been made for retiring and payment of all outstanding Obligations. The dissolution shall provide for a plan in accordance with the applicable provisions of C.R.S.

XII. <u>ADMINISTRATIVE COMPLIANCE</u>

A. Filing with the City.

The District shall provide the following information and documents on an annual basis to the Manager of Revenue: (a) annual District budget; (b) annual Construction schedules; (c) annual audited financial statements of the District; (d) total authorized amount of Obligations and total Obligations incurred; (e) names and terms of members of the District's Board of Directors and officers; (f) rules and regulations of the District; (g) current intergovernmental agreements; (h) contracts for services or Construction; (i) current documentation of credit enhancements (if any); (j) disclosure documents for current outstanding Obligations, if available; and (k) current approved

Service Plan. From year to year items listed in (f) through (k) above only need to be filed if they have been revised from the prior year.

The District shall also provide to the City a notice of a change in ratings on outstanding Obligations or the failure of a credit enhancement securing outstanding Obligations within thirty (30) days of the District receiving notice of such change or failure.

If the aforementioned information is not provided as set forth above, the Manager of Revenue may request in writing that such information be provided. If the District does not provide the requested information within thirty (30) days of receipt of the written request from the Manager of Revenue, such failure shall constitute a material departure from this Service Plan, unless a waiver from the Manager of Revenue is obtained.

B. <u>Annual Meetings</u>.

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The District shall notify the real property owners in the District of the scheduled annual meeting of the District's Board of Directors. Such noticed meeting shall occur at least thirty (30) days and not more than sixty (60) days following the date of provision of the notice. Such notification shall include names and addresses of the members of the District's Board of Directors and reference the existence of a District file at the City.

XIII. <u>CONCLUSION</u>

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

(a) There is sufficient existing and projected need for organized service in the area to be served by the District;

(b) The existing service in the area to be served by the District is inadequate for present and projected needs;

(c) The District is capable of providing economical and sufficient service to the area within its proposed boundaries and the Service District Future Taxing Area;

(d) The area to be included in the District and the Service District Future Taxing Area does have, and will have, the financial ability to discharge the proposed Obligations on a reasonable basis;

(e) Adequate service is not, and will not be, available to the District or the Service District Future Taxing Area through the City or other existing municipal or quasi-municipal corporations, including existing service districts, within a reasonable time and on a comparable basis;

(f) The facility and service standards of the District are compatible with the facility and service standards of the City within which the District is to be located and each municipality which is an interested party under Section 32-1-204(l), C.R.S.;

(g) The proposal is in substantial compliance with the Denver Comprehensive Plan 2000;

(h) The proposal is in compliance with any duly adopted City, regional, or state long-range water quality management plan for the area; and

(i) The creation of the District is in the best interests of the area proposedto be served.

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EXHIBIT A

PAGE 1 OF 2

OPEN SPACE PARCEL 7B-EAST

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N 00°33'25" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1467.67 FEET; THENCE S 89°26'35" W, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAVANA STREET, AS ESTABLISHED BY ORDINANCE 183, SERIES 1966 IN THE CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89°13'37" W, A DISTANCE OF 60.79 FEET; THENCE N 82°06'45" W, A DISTANCE OF 226.37 FEET; THENCE N 78°19'44" W, A DISTANCE OF 268.34 FEET; THENCE N 44°30'37" W, A DISTANCE OF 328.76 FEET; THENCE N 39°30'51" W, A DISTANCE OF 386.96 FEET; THENCE N 63°28'47" W, A DISTANCE OF 134.82 FEET; THENCE N 84°02'29" W, A DISTANCE OF 2325.54 FEET; THENCE N 01°53'31" E, A DISTANCE OF 175.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70, AS DESCRIBED IN BOOK 694 AT PAGE 450 OF THE ADAMS COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- 1. S 84°02'29" E, A DISTANCE OF 474.82 FEET;
- 2. THENCE N 88°49'53" E, A DISTANCE OF 201.50 FEET;
- 3. THENCE S 84°02'29" E, A DISTANCE OF 1699.50 FEET;
- 4. THENCE S 63°28'47" E, A DISTANCE OF 213.54 FEET;
- 5. THENCE S 39°30'51" E, A DISTANCE OF 420.68 FEET;
- 6. THENCE S 44°30'37" E, A DISTANCE OF 259.23 FEET;
- 7. THENCE S 78°19'44" E, A DISTANCE OF 200.94 FEET;
- 8. THENCE S 82°06'45" E, A DISTANCE OF 204.62 FEET;
- 9. THENCE N 89°13'37" E, A DISTANCE OF 46.40 FEET TO THE SAID WESTERLY RIGHT-OF-WAY OF HAVANA STREET;

THENCE S 00°33'25" E, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 730,887 SQUARE FEET, OR 16.779 ACRES, MORE OR LESS.

SUBJECT TO THE UNION PACIFIC RAILROAD EASEMENT AS DESCRIBED IN BOOK 1088 AT PAGE 234, ADAMS COUNTY RECORDS, AND SHOWN ON THE STATION MAP OF ROYDALE, DRAWING NO. 81832.

7B EAST.WPD 3/13/00

ZYLSTRA BAKER SURVEYING, INC 1510 W. TUFTS AVE. ENGLEWOOD CO 80110 303-781-0700

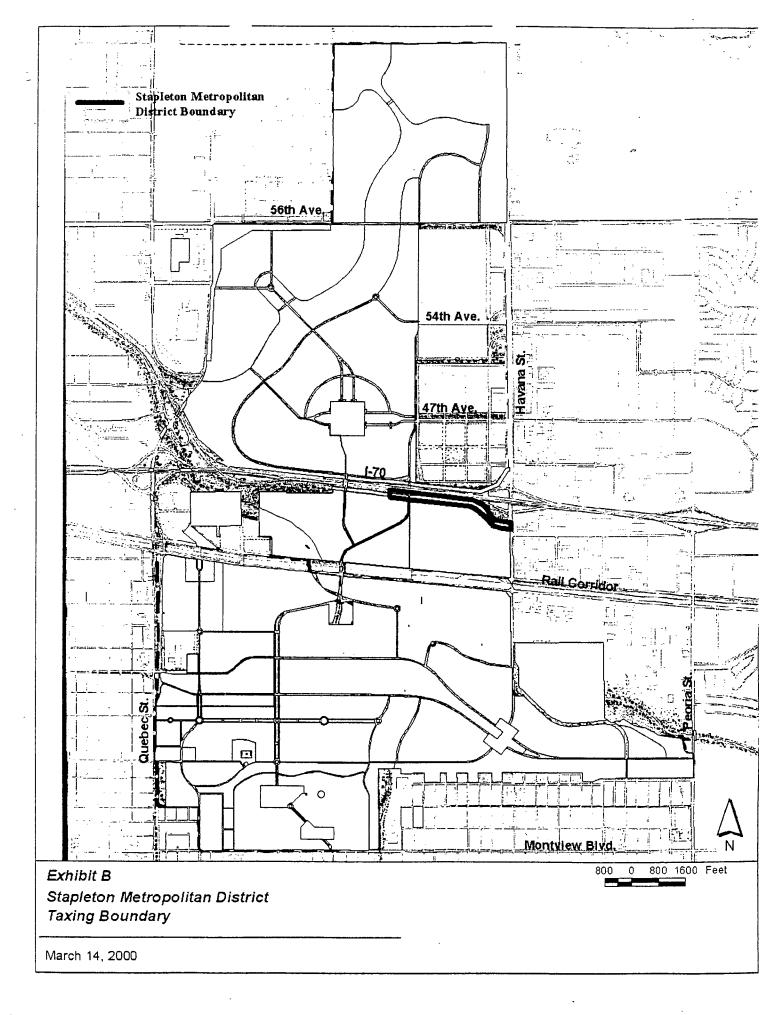


Exhibit C

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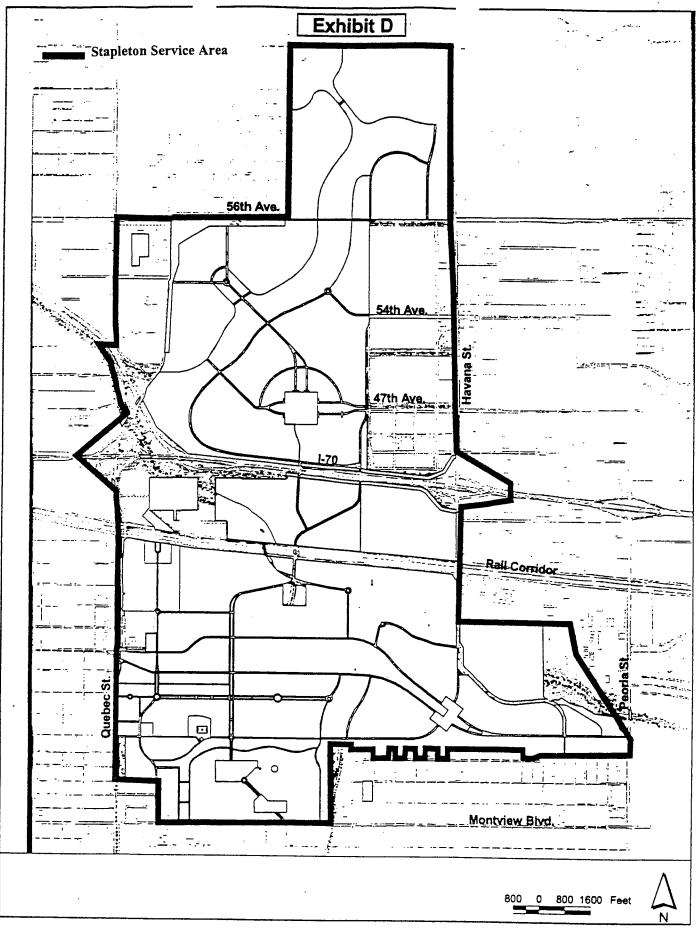
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EXHIBIT E

PAGE 1 OF 3

SERVICE DISTRICT FUTURE TAXING AREA

LEGAL DESCRIPTION

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A TRACT OF LAND LOCATED IN SECTIONS 10, 15, 16, 21, 22, 26, 27, 28, 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE S 00°33'08" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2654.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE S 00°32'23" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2654.85 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE S 89°29'45" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2612.71 FEET TO THE SOUTH OUARTER CORNER OF SAID SECTION 10; THENCE S 00°41'59" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2654.19 FEET TO THE CENTER CORNER OF SAID SECTION 15; THENCE CONTINUING S 00°41'59" E, ALONG THE EAST LINE OF THE SOUTHWEST OUARTER OF SAID SECTION 15, A DISTANCE OF 263.13 FEET; THENCE S 89°28'34" W, DEPARTING SAID EAST LINE, A DISTANCE OF 125.00 FEET; THENCE S 00°41'59" E, ALONG A LINE 125 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE, A DISTANCE OF 2390.97 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE S 00°25'06" E. ALONG A LINE 125 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST OUARTER OF SAID SECTION 22, A DISTANCE OF 2418.03 FEET; THENCE S 84°02'29" E, A DISTANCE OF 2075.48 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N 89°29'17" E, ALONG SAID NORTH LINE, A DISTANCE OF 708.12 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE S 00°33'25" E, ALONG THE EAST LINE OF THE SOUTHEAST OUARTER OF SAID SECTION 22, A DISTANCE OF 2653.47 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE S 00°28'34" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1837.90 FEET; THENCE N 89°40'50" E, A DISTANCE OF 2644.56 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S 00°40'57" E. ALONG SAID EAST LINE, A DISTANCE OF 810.00 FEET TO THE CENTER CORNER OF SAID SECTION 26; THENCE S'00°41'16" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1413.12 FEET; THENCE S 63°00'51" E, A DISTANCE OF 257.61 FEET; THENCE N 71°55'14" E, A DISTANCE OF 150.10 FEET; THENCE S 53°52'45" E, A DISTANCE OF 51.85 FEET: THENCE N 60°36'14" E, A DISTANCE OF 166.15 FEET: THENCE S 56°46'46" E, A DISTANCE OF 291.35 FEET; THENCE S 69°25'00" E, A DISTANCE OF 140.40 FEET; THENCE S 78°03'46" E, A DISTANCE OF 281.60 FEET; THENCE S 59°50'16" E, A DISTANCE OF 410.90 FEET; THENCE S 81°10'01" E. A DISTANCE OF 734.75 FEET; THENCE S 09°42'16" E. A DISTANCE OF 358.08 FEET; THENCE S 46°49'16" E. A DISTANCE OF 110.96 FEET; THENCE N 89°44'14" E, A DISTANCE OF 178.22 FEET; THENCE S 00°54'42" E, A DISTANCE OF 187.30 FEET TO THE SOUTH LINE OF THE SOUTHEAST OUARTER OF SAID SECTION 26: THENCE S 89°39'23" W, ALONG SAID SOUTH LINE, A DISTANCE OF 2598.54 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE S 89°42'43" W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 2661.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE S 89°35'05" W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2655.04 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE S 89°36'19" W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 659.62 FEET; THENCE S 00°20'32" E, A DISTANCE OF 229.03 FEET; THENCE S 89°34'08" W, A DISTANCE OF 666.34 FEET: THENCE S 00°21'06" E, A DISTANCE OF 2427.36 FEET TO THE SOUTH LINE OF THE

NORTHWEST OUARTER OF SAID SECTION 34; THENCE S 89°39'02" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1326.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE S 89°34'12" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2633.63 FEET TO THE CENTER CORNER OF SAID SECTION 33; THENCE S 89°34'18" W. ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1323.52 FEET TO THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 33; THENCE N 00°15'36" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 1327.28 FEET TO THE NORTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 33; THENCE S 89°33'53" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 1322.14 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER: THENCE N 00°11'50" W, ALONG SAID WEST LINE, A DISTANCE OF 1327,19 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33; THENCE N 00°37'30" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2643.71 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N 89°34'35" E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 454.51 FEET; THENCE S 79°08'27" E. A DISTANCE OF 185.67 FEET TO A POINT OF TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°25'59", A RADIUS OF 1443.58 FEET, A CHORD WHICH BEARS S 84°21'27" E. 262.50 FEET, AN ARC DISTANCE OF 262.86 FEET TO A NON-TANGENT LINE; THENCE N 00°34'45" W, A DISTANCE OF 588.10 FEET; THENCE N 89°25'15" E, A DISTANCE OF 343.49 FEET; THENCE N 00°34'45" W, A DISTANCE OF 569.18 FEET; THENCE N 45°34'45" W, A DISTANCE OF 40.68 FEET; THENCE S 89°25'15" W, A DISTANCE OF 840.00 FEET TO A POINT OF TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°38'12", A RADIUS OF 120.99 FEET, A CHORD WHICH BEARS S 69°36'13" W, 82.04 FEET, AN ARC DISTANCE OF, 83.70 FEET TO A NON-TANGENT LINE; THENCE N 00°34'45" W, A DISTANCE OF 1566.28 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER O SAID SECTION 28; THENCE N 00°34'42" W, A DISTANCE OF 67.20 FEET; THENCE N 03°44'03" E. A DISTANCE OF 608.00 FEET, THENCE N 49°37'48" E, A DISTANCE OF 129.84 FEET, THENCE S 80°13'01" E, A DISTANCE OF 897.80 FEET; THENCE N 00°26'24" W, A DISTANCE OF 50.81 FEET; THENCE S 80°13'01" E, A DISTANCE OF 693.08 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°06'50", A RADIUS OF 5882.88 FEET, A CHORD WHICH BEARS S 82°32'08" E, 627.45 FEET, AN ARC DISTANCE OF 627.75 FEET TO A NON-TANGENT LINE; THENCE S 84°51'15" E, A DISTANCE OF 2678.77 FEET TO THE WEST LINE OF THE SOUTHWEST OUARTER OF SAID SECTION 22: THENCE N 00°16'18" W, ALONG SAID WEST LINE, A DISTANCE OF 401.81 FEET; THENCE N 84°51'15" W, A DISTANCE OF 515.16 FEET TO A POINT ON THE CENTERLINE OF SAND CREEK;

THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES:

- 1. N 30°25'32" W, A DISTANCE OF 459.86 FEET;
- N 50°04'03" W, A DISTANCE OF 160.08 FEET;
- 3. N 29°22'46" W, A DISTANCE OF 91.29 FEET;
- 4. N 11°30'24" W, A DISTANCE OF 99.78 FEET;
- 5. N 52°30'20" W, A DISTANCE OF 117.08 FEET;
- N 58°28'11" W. A DISTANCE OF 765.37 FEET;
- N 65°39'51" W, A DISTANCE OF 202.07 FEET;
- 8. N 76°11'02" W, A DISTANCE OF 221.26 FEET;
- 9. N 37°58'51" W, A DISTANCE OF 117.55 FEET;

N. S.

THENCE N 00°19'25" W, DEPARTING SAID CENTERLINE, A DISTANCE OF 1277.76 FEET; THENCE N 84°02'29" W, A DISTANCE OF 836.41 FEET; THENCE N 49°39'00" W, A DISTANCE OF 1260.39 FEET; THENCE N 28°09'38" W, A DISTANCE OF 954.64 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 83°21'01". A

RADIUS OF 816.30 FEET, A CHORD WHICH BEARS N 09°36'27" W, 1085.53 FEET, AN ARC DISTANCE OF 1187 50 FEET TO A NON-TANGENT LINE: THENCE N 89°38'49" E. A DISTANCE OF 745.88 FEET: THENCE N 02°43'16" E, A DISTANCE OF 2474.80 FEET TO A POINT OF TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 93°03'23", A RADIUS OF 125.00 FEET, A CHORD WHICH BEARS N 43°48'25" W, 181.43 FEET, AN ARC DISTANCE OF 203.02 FEET TO A TANGENT LINE; THENCE S 89°39'53" W, A DISTANCE OF 925.12 FEET; THENCE N 00°20'13" W, A DISTANCE OF 98.99 FEET; THENCE N 89°39'53" E, A DISTANCE OF 1130.08 FEET; THENCE N 00°30'14" W, A DISTANCE OF 1773.40 FEET TO THE NORTH LINE OF THE NORTHWEST OUARTER OF SAID SECTION 16; THENCE N 89°39'53" E, ALONG SAID NORTH LINE, A DISTANCE OF 913 96 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE N 89°39'15" E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 2680.73 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16; THENCE N 00°15'25" W, ALONG THE WEST LINE OF THE SOUTHWEST OUARTER OF SAID SECTION 10, A DISTANCE OF 2654.30 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE N 00°15'13" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 2654.28 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10; THENCE N 89°29'13" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2599.33 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10: THENCE N 89°28'41" E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER. OF SAID SECTION 10, A DISTANCE OF 2599.14 FEET TO THE POINT OF BEGINNING.

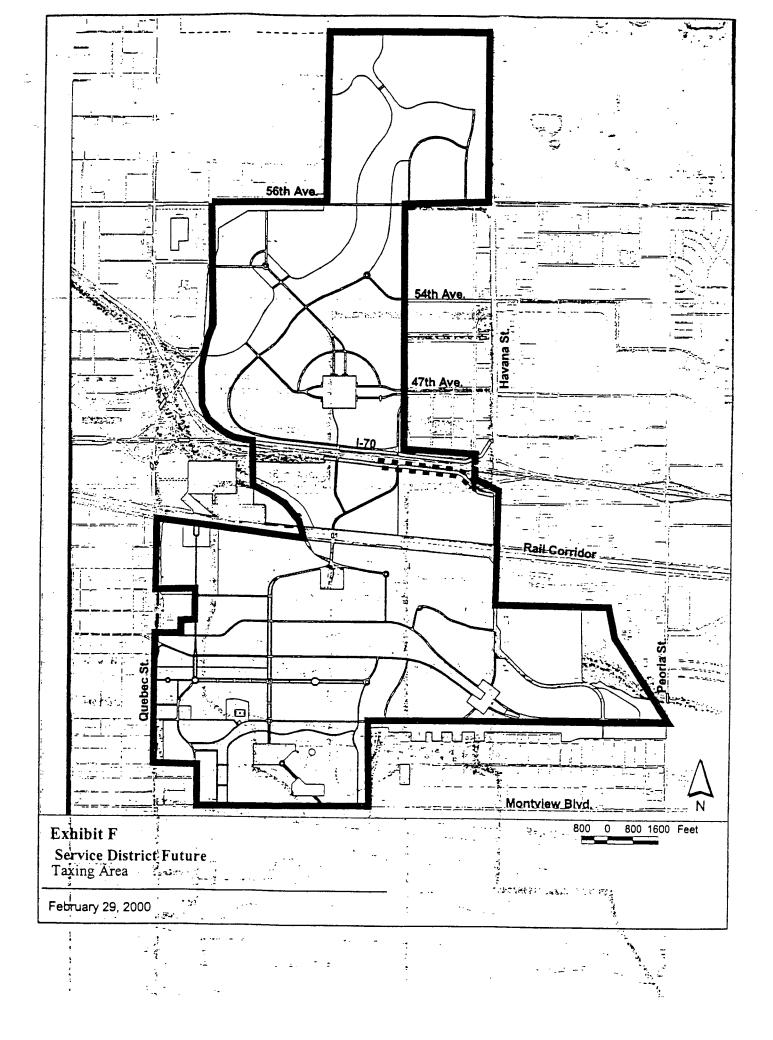
CONTAINING 178,303,461 SQUARE FEET OR 4093.284 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN WAS FOUND TO BEAR S 00°33'08" E, BASED ON THE NORTH AMERICAN DATUM OF 1983, COLORADO CENTRAL ZONE, A LOCAL NETWORK ESTABLISHED BY THE COLORADO DEPARTMENT OF TRANSPORTATION, DISTRICT 6, REFERENCE STATIONS "KING" AND "RAMP".

WCMDIST.WPD 3/10/00 Winnunn

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ZYLSTRA BAKER SURVEYING, INC. 1510 W. TUFTS AVE. ENGLEWOOD CO 80110 303-781-0700



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Exhibit G

Trunk Infrastructure Estimated Costs

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Parks and Recreation

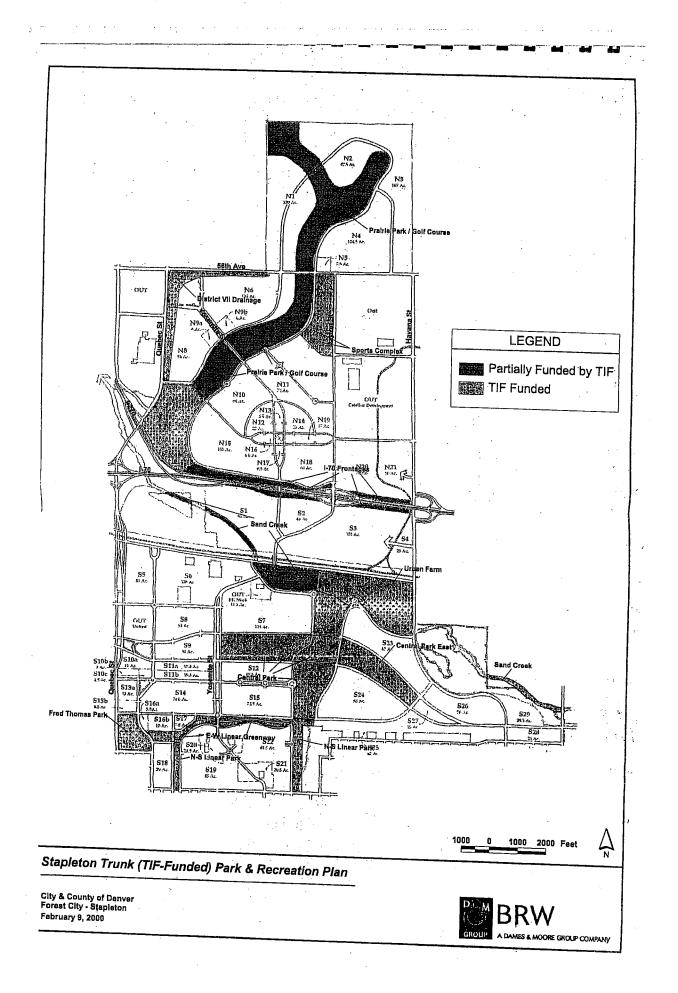
Fire Protection

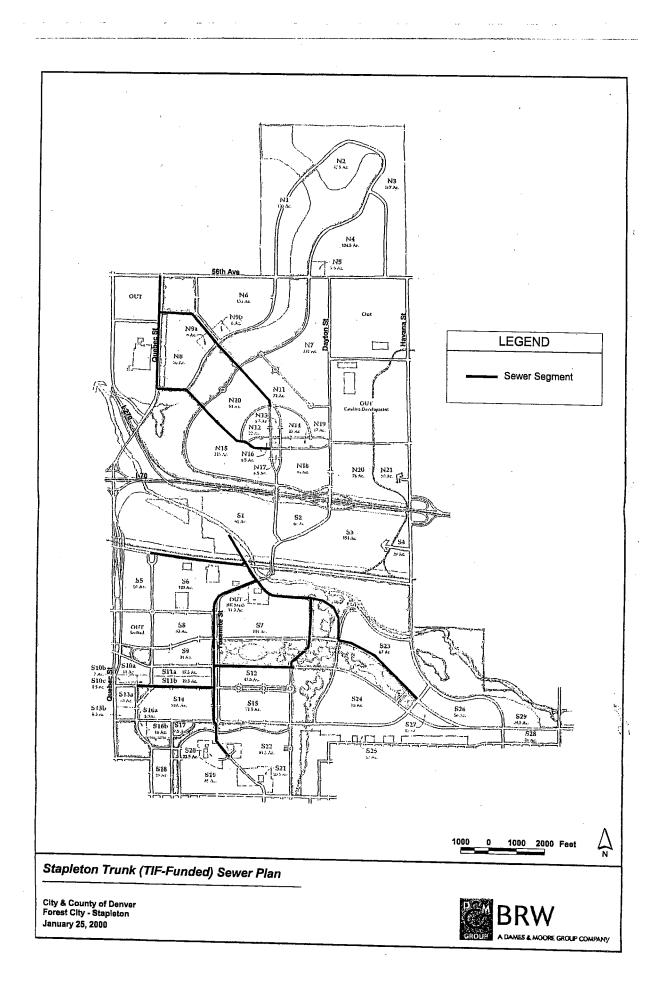
Estimated Total Costs

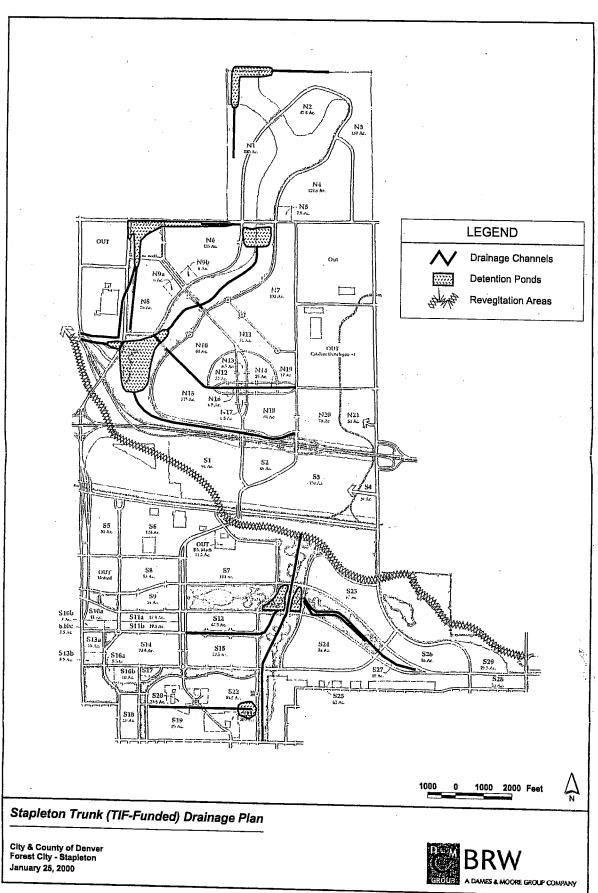
<u>\$293,967,397¹</u>

¹ This total includes costs for the following Community facilities:

Four elementary schools	\$ 50.0	m
Middle school	25.0	m
Contribution for police stations	8.0	m
One-half of two fire stations	3.75	m
Police academy allowance	2.0	m
Recreation Center	 8.0	<u>m</u>
Estimated Total Costs	\$ 96.75	m







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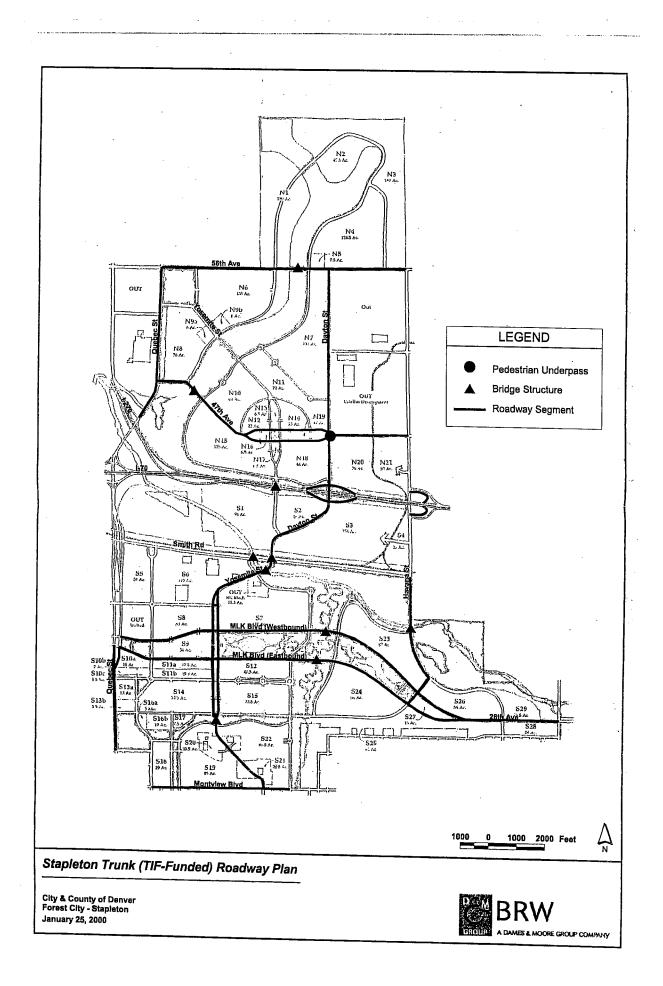


Exhibit I

In-Tract Infrastructure Estimated Total Costs

Streets Safety Television Relay and Translation Water Sewer Parks and Recreation Transportation Mosquito Control Fire Protection Estimated Total Costs

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March 3, 2000

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Baseline Financial Plan Metropolitan District(s) at Stapleton Limited Tax Obligations - Intract Infrastructure Revenue from Mill Levy Only

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	1 otais	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Property Lax Information											
i beginning kesidential Mkl Value		•	•	64,571,520	223,402,317	426,179,473	624,980,558	874,461,974	1,089,485,226	1,393,066,436	1.625,635,587
		•	64,571,520	158,830,797	191, 154, 889	198,801,084	206,753,128	215.023,253	223,624,183	232,569,150	241,871,916
3 Reassessment Appreciation			•	•	11,622,268	•	42,728,288	•	79,957,027	•	122 976 987
		•	64.571,520	223,402,317	426,179,473	624,980,558	874,461,974	1.089.485.226	1.393.066.436	1.625.635.587	1 990 4B4 490
		4%	4%	4%	4%	4%	4%	**	4%	4.4	%F
6 Beginning Commercial Mkt Value			•	119,246,400	131,349,937	166.874.474	193, 196, 760	305 985 772	348 615 3R2	446 105 611	555 077 010
7 Additions		•	119,246,400	12, 103, 537	25,309,890	26.322.286	98,119,163	42,629,610	70 B16 606	109 971 407	ANC 157 801
8 Reassessment Appreciation				•	10,214,648		14 669 849		26.673.623		420 +00 UV
9 Ending Commercial MkI Value			119.246.400	131,349,937	166 874 474	193 196 760	TUE DAE 777	349 615 387	446 405 611		*/0,100.04
10 Appreciation Rate%		4%	4%	4%	4%	% F	4%	% F	4%	810,110,acc	44 44
11 Total Market Value		·	183,817,920	354,752,253	593,053,948	818,177,317	1,180,447,745	1.438.100.608 {	1.839.172.047	2 181 712 604 I	2 696 093 926
12 Residential Assessment %		974%	974%	974%	9.74%	9.74%	9.74%	974%	9 74%	0.744	141 C
13 Commercial Assessment %		29 00%	29.00%	29 00%	29.00%	29.00%	29.00%	29 00%	29 00%	% DU 62	20.000
14 Residential Assessed Value					220.000.3	34 7EG 38E	100 003 11	201 010 00			00.04
15 Commercial Assessed Value					34 501 46C			001 /C /0/ 000	966'7/1'00	106,115,861	135,684,671
16 Total Assessed Value	L				1 000,100,00	20,051,402	40,030,030	1 201 000 011	88./35,6/4	101,098,461	129,370,627
17 Total Metro Districts Mill Levy	J	00.05	0005	00.05	20.00	1 100'000'80	079,8U3,878	116,900,16/	1/3,908,4/0	207,214,322	265,055,298
18 Late Oth Economic Description						3	3		80.0c	20.00	20.00
		(0C I)	(nc i)	(06 1)	(05 L)	(1.50)	(1.50)	(1.50)	(1.50)	(1.50)	(1.50)
	l	10:01				(c/.V)	(c./.0)	(5/.0)	(0.75)	(0.75)	(0.75)
כי ואפונט סטפוורווט/ אווו רבעל וכו סבווו שהיארב			C/ /4	C) /b	47.75	47.75	47.75	47.75	47.75	47.75	47.75
21 Property Lax Revenue	2.4 39 069.652	•	•	•	1,951.577	2,857,879	4,292,891	5,581,983	8,304,129	9,894,484	12,656,390
22 Total Debt Service	1 065,951 783			4,292,781	4,292,781	4,292,781	4.292.781	4,292,781	8,304,158	8,304,158	12,656,644
23 Cash Flow After Debt Service				(4.292.781)	(2,341,204)	(1,434,902)	111	1.289.202	(29)	1 590 326 1	(254)
24 Plus Developer Debt Service Advances				4 292 781	2 341 204	1 474 902			62		221
25, Less Developer Repayments							1111	(1 289 202)	4	11 KON 275	5
ž	L	-		•		. 		1		laze'nee'ii	
Developer Advances & Repayments											
21 Beginning Balance				27 444 963	34 482 240	44 645 843	71 379 895	106 312 505	146 610 373	000 120 131	010 793 001
28 (Jebi Service Advances	8,072,042		•	4,292,781	2.341.204	1.434.902	•		60	-	450' /00'001
29 Construction Advances	124,381,262		27,444,963	•	4.574.176	20,564,565	27,849,731	30.955 720		12 758 913	
	(558,392,513)	•		•	•	•	(111)	(1.289.202)		(1.590.326)	
31 Bond Repayments	(284,527,111)	•		•	•				•		
32 Interest Rate on Outstanding Balance		10 00%	10 00%	10 00%	10 00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	710,466,320	•		2,744,496	3,448,224	4,484,584	7,132,989	10,631,250	14.661.027	16, 127, 133	18,856,705
34 Ending Balance	•	•	27,444,963	34,482,240	44,845,843	71,329,895	106,312,505	146,610,273	161,271,329	188,567,049	207,424,008
35 Bond Issues @ 6 75%	575,775,000		•	46.375,000			•	•	43,335,000	•	47.020.000
36 Construction Costs, Inflation Adjusted @ 3 00%	378,317,531		27,444,963	27,145,733	20,778,811	20,564,565	27,849,731	30,955,720	28,473,351	24,607,778	17,645,399

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Property Tex Information	Tolais	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 Beginning Residential Mkt Value		1,990,484,490	2,242,031,283	2,676,125,353	2,948,198,364	3,460,409,045	3,754,683,214	4,330.051,693	4.330.051.693	4 683 383 911	110 FAF FRA 6
2 Additions		251,546,793	261,608,665	272,073,011	282,955,932	294,274,169	281,228,134	•		-	•
3 Reassessment Appreciation			172.485.406		229,254,749	•	294,140,345	•	353,332,218	•	382,164,127
		2,242,031,283	2,676,125,353	2,948,198,364	3,460,409,045	3,754,683,214	4,330,051,693	4,330,051,693	4,683,383,911	4,683,383,911	5,065,548,038
			4%	4%	4%	4%	4%	4%	4%	4%	4
6 Beginning Commercial Mixt Value		705.609.436	772,044,576	930,286,898	1,002,143,146	1,155,659,303	1,233,379,020	1.435,779,572	1,513,016,768	1.720,457,012	1,811,135,800
		66,435,140	98,007,187	71,856,247	74,730,497	717,917,77	104,989,964	77,237,196	67,191,143	90,678,789	94,305,940
B Reassessment Appreciation			60,235,136	•	78,785,661	•	97,410,568	•	120,249,101	•	144,016,444
9 Ending Commercial Mkt Value 10 Appreciation Rate%		112.044.576	930,296,898 4%	1.002.143.146 4%	1,155,659,303 4%	1,233,379,020 4%	1.435.779.572 4%	1,513.016.768 4%	1,720,457,012	1.811,135,800	2,049,458,184
11 Total Markel Value		3 014 075 959	1 EDE 413 7E3	3 060 344 640 1	1 010 000 010 1	1 000 000 000	- 707 001 001		e -	е г	
			202'21 1'000'0	Intellectorere	4,010,000,049	4,300,002,233	C97.159.C01.c	5,843,068,461	6,403,840,923	6.494.519.711	7,115,006,222
12 Residential Assessment %		9.74%	9 74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%
13 Commercial Assessment %		29.00%	29 00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
		158,336,906	193.673,189	218,373,847	260.654,609	287,154,521	337,043,841	365,706,145	421.747.035	421.747.035	456 161 593
15 Commercial Assessed Value		161,262,335	204.626.736	223,892,927	269,783,201	290,621,512	335,141,198	357,679,916	416.376.076	438 774 863	496 932 533
16 Total Assessed Value		319,599,241	398,499,926	442.266,774	530,437,810	577,776,033	672,185,039	723,386,061	838,123,111	860,521,898	955.094.126
17 Fotal Metro District(s) Mill Levy		50 00	50 00	50 00	50.00	50,00	20.00	20.02	20.00	89	0002
Less O&M Expense Reserve		(1 50)	(1 50)	(150)	(150)	(1.50)	(1.50)	(1.50)	(1.50)	(1.50)	11 501
Less Collection Fee to City	-	(0.75)	(0.75)	(0 75)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)
20 Metro District(s) Mill Levy for Debt Service		47.75	47 75	47.75	47 75	47.75	47.75	47.75	47.75	47.75	47.75
21 Properly Lax Revenue	2,439,069,652	15.250.864	19,028,371	21,118,238	25,328,405	27,588,806	32,096,836	34,541,684	40.020.379	41,089,921	45.605.745
22, Tolal Debt Service	1,065,951,783	12,656,644	19.028.473	19.028.473	25,328,562	25,328,562	32,097,039	32,097,039	40,020,748	41,090,356	45,606,222
23 Cash Flow Atler Debt Service		2.604,219	(101)	2,089,766	(157)	2,260,243	(203)	2.444.646	(369)	(436)	(478)
Plus Developer Debi Service Advances			101		157	.	203	-	369	9.9	479
Less Developer Repayments		(2,604,219)	•	(2.089,766)	•	(2,260,243)		(2,444,646)			
26 Net Cash Flow			ŀ	ŀ	1.	•	•		•	·	
Developer Advances & Repayments 27 Remonstration		800 FCF 200	CAC 705 765	CC0 376 840	074 422 TEO	111 736 107					
28 Debi Service Advances	B.072.042		101	220.0 10.042	151,122,135		203,390,467	110,356,082	230,421,123	260,070,865	271,078,387 478
29 Construction Advances	124,381,262	233,193	•	•		•					ř
	(558,392,513)	(2,604,219)	•	(2,089,766)	•	(2,260,243)	•	(2,444,646)	•	•	
31 Bond Repayments	(284.527.111)				(24,000,000)	•	(44,000,000)	(75,000,000)	•	(15.000.000)	(30,000,000)
Interest Rate on Outstanding Balance			10 00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
33 Accided Interest 34 Ending Balance	/ 10,456,320	20,742,401 225,795,383	22.579,538 248,375,022	24,837,502 271,122,759	27,112,276 274,235,192	27,423,519 299,398,467	29,939,847 285,338,517	28,533,852 236,427,723	23,642,772 260,070,865	26,007,087 271,078,387	27,107,839 268,186,704
35 Bond Issues @ 6.75%	575,775,000		68.835.000		68,060,000	•	73,120,000	•	85,600,000	11,555,000	48,785,000
36. Construction Costs, Inflation Adjusted @ 3.00%	378,317,531	27,133,768	34,375,419	16,920,538	19,536,254	22,866,236	4,190,682	1,416,080	1,527,544	12,657,757	12,227,203

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			1.In	Baseli Metropolitan itec' Ta:: Oblig: Revenue	Baseline Financial Plan Metropolitan District(s) al Stapleton Limitec' Ta: Obligations - Intract Infrastructure Revenue from Mill Levy Only	ın 'apleton nfrastructure Only					A
1	Tolais	2020	2021	2022	2023	2024	2025	2026	20271	2028	2029
Property Tax Information 1 Beginning Residential Mkt Value		5,065,548,038	5,065,548,038	5,478,896.758	5.478.896.758	5.925.974.734	5.925.974.734	6 409 534 272	6 409 534 272	6 017 557 768	6 037 557 768
2 Additions		•		•	•	•	-				
3 Reassessment Appreciation		•	413,348,720	1	447.077,975	•	483,559,538	•	523.017.997	٠	565,696,265
4 Ending Residential Mkt Vatue		5,065,548,038	5,478,896,758	5.478.896.758	5,925,974,734	5,925,974,734	6,409,534,272	6,409,534,272	6,932,552,268	6,932,552,268	7,498,248,534
5 Appreciation Male%		4%	4%	4%	%F	**	4%	4%	4%	4%	4%
o beginning commercial Mki value		2.049,458,164	2.147,536,352	2.420.696.581	2.526./77.938	2,838,874,645	2,953,612,241	3,309,181,015	3,433,281,199	3,837,338,568	3,971,565,326
8 Reassessment Appreciation		-	171,158,915	100,100,001	201.772.095	060'/0/'#11	236 241 675	124,100,184	774 001 178	134,226,758	139,595,829 318 405 807
9 Ending Commercial Mkt Value		2,147,536,362	2,420,696,581	2.526,777,938	2,838,874,645	2,953,612,241	3,309,181,015	3,433,281,199	3,837,338,568	3,971,565,326	4,429,657,052
10 Appreciation Rate%		4%	4%	4%	4%	4%	* *	4 %	4%	4%	4%
11 Total Market Value	<u> </u>	7,213,084,400	7,899,593,340	8,005,674,697	8,764,849,379	8,879,586,974	9.718,715,287	9,842,815,471	10,769,890,836	10,904,117,595	11,927,905,586
12 Residential Assessment %		9.74%	974%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%
13 Commercial Assessment %		29,00%	29 00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
		456,161,593	493,384,379	493,384,379	533,644,544	533,644,544	577,189,939	577,189,939	624,288,638	624,288,638	675,230,591
15 Commercial Assessed Value	L	525,229,382	594,342,873	622,785,545	702,002,009	732,765,602	823,273,647	856,547,550	959,662,494	995,651,548	1,112,828,185
16 Total Assessed Value		۳I	1,007,727,252	1,116,169.924	1,235,646,553	1.266.410,146	1,400.463.566	1,433,737,489	1,583,951,132	1.619.940,186	1.788.058.776
Ĕ		50 00	50 00	50 00	50.00	50.02	20.05	50.00	50.00	50.00	50.00
18 Less O&M Expense Reserve		(1 50)	(1 50)	(1 50)	(1.50)	(1.50)	(1.50)	(1.50)	(150)	(1 50)	(1.50)
19 Less Collection Fee to Lity 20 Metro Districtict Mill evolve Debt Service	Ļ	(0./5)	(5/.0)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)
					1.21.12		21.14	C1.12	C).14	CJ'14	C/.14
21 Property Tax Revenue	2,439,069,652	46,861,419	51,938,976	53,297,114	59,002,123	60.471.084	66,872,136	68,460,965	75,633,667	77,352,144	85,379,807
22 Total Debi Service	1,065,951,783	46,861,890	51,939,636	49,004,809	49,004,809	49,004,809	49,004,809	49,004,809	44,993,431	44,993,431	40,640,945
23 Cash Flow After Debt Service		(471)	(659)	4,292,305	9,997.314	11,466,276	17,867,328	19,456,156	30,640,236	32,358,713	44,738,862
24 Plus Developer Debt Service Advances		471	629	•	•	•	L	•].
25 Less Developer Repayments		•		(4.292.305)	(9.997,314)	(11.466,276)	(17,867,328)	(19.456.156)	(30,640,236)	(32,358,713)	(44.738,862)
, 26 Net Cash Flow		·	•	·	•	·		1-			ſ
Developer Advances & Repayments		107 381 830	001 NOD C3C	738 111 BEA	141 707 684	0C+ +C2 03C	270 200 626	aff cat cat			
28 Debt Service Advances	8,072,042		629		-	-	-	-	+00'007'167	797'DC1'6D7	286,202,962
	124,381,262	٠	•	•	•		•	•	•	·	•
30 Cash Flow Repayments 31 Bond Repayments	(558,392,513) (284 527 111)	1967 118 267	(50 192 325)	(4,292,305)	(9,997,314) -	(11,466,276)	(17.867.328)	(19,456,156)	(30,640,236)	(32,358,713)	(44.738,862)
		10.00%	10 00%	10.00%	10 00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	710.466.320	26.818.670	26,209,411	23,811,185	24,420,768	25,863,114	27,302,798	28,246,345	29,125,363	28,973,876	28,635,393
34 Ending Balance	•	262,094,109	238,111,854	244,207,684	258,631,138	273,027,976	282,463,446	291,253,634	289,738,762	286,353,925	270,250,456
35 Bond Issues @ 6.75% 36 Construction Costs Inflation Advised @ 3.00%	575,775,000 378 317 531	13,565,000	54,855,000	14,670,000							

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Baseline Financial Plan Metropolitan District(s) at Stapieton Limited Tax Obligations - Intract Infrastructure Revenue from Mill Levy Only

	Totals	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Property Tax Information Beginning Residential Mkt Value		7,498,248,534	7,498,248,534	8,110,105,614	8,110,105,614	8.771.890.232	8,771,890,232	9.487.676.475	9.487.676.475	10 261 870 875 10 261 870 875	10 261 820 875
2 Additions		•	•	•		•	-			-	-
3 Reassessment Appreciation		•	611,857,080	•	661,784,618	•	715.786,243	•	774,194,400	•	837,368,663
		7,498,248,534	8,110,105,614	8,110,105,614	8,771,890,232	8,771,890,232	9,487,676,475	9,487,576,475	10,261,870,875	10.261,870,875	11,099,239,539
		*	4%	4%	4%	4%	*	4%	**	ž	44
		4,429,657,052	4,574,836,714	5.093.090.765	5,250,117,087	5,850,321,101	5,850,321,101	6,327,707,303	6,327,707,303	6,844,048,219	6,844,048,219
		149,6/1,641	150,986,848 761 003 009	15/,026,322	178,326,755	•		•	•	•	•
			307.102.102		421,8/125	•	4//,386,202	•	516,340,916	•	558,474,335
9 Ending Commercial Mkt Value 10 Appreciation Rate%		4,5/4,836,/14	5,093,090,765 4%	5,250,117,087 4%	5,850,321,101 4%	5,850,321,101 4%	6.327.707,303	6,327,707.303	6,844,048,219 4%	6.844,048,219 4%	7,402,522,554
enter letter tribut		12 073 086 248	1 976 301 606 61	1 107 666 036 61	1 600 110 000 11	1 666 110 003 11	16 015 202 770	16 016 202 770 1	1 100 010 101	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	5
		0.7'000'0 10'71	Elc'aci 'natici	10/777'000'01	CCC'117'770'+1	14.044,411,433	0//'FOF'CIO'CI	8//'586'618'61	MGN'SIS'COL'11	160,818,601,11	18,501,752,092
12 Residential Assessment %		9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%
13 Commercial Assessment %		29.00%	29 00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%	29.00%
14 Residential Assessed Value		675,230,591	730,329,407	730,329,407	789,924,267	789,924,287	854,382,109	854,382,109	924.099.689	924.099.689	999,506,223
15 Commercial Assessed Value		1,151,753,945	1,284,600,545	1,326,702,647	1,476,996,322	1,522,533,955	1,696,593,119	1,696,593,119	1.835.035.118	1.835.035.118	1.984.773.984
16 Tutul Assessed Value		1.826.984.536	2.014.929.952	2.057.032.054	2,266,920,609	2,312,458,242	2,550,975,228	2,550,975,228	2,759,134,807	2,759,134,807	2,984,280,207
1.7 Trade Methy (Symmetry) Mail (**)		20 00	20 09 2	20.00	20.00	50.00	50.00	20.00	50.00	20.00	50.00
IN LESS (JAM) GROUP HENRINE		(1 50)	(150)	(150)	(1.50)	(150)	(150)	(1.50)	(1.50)	(1.50)	(1.50)
15 Less connections fee to City		(0 75)	(0 75)	(0.75)	(0.75)	(0 75)	(0.75)	(0.75)	(0.75)	(0.75)	(0.75)
LU Metro Lastratas) Mill Levy lor (Petri Sevure	_	47.75	47.75	47.75	47.75	47.75	47.75	47.75	47.75	47.75	47.75
. 1 Priderty Tax Mereove	259 690 68 5.7	87 238.512	96,212,905	98,223,281	108.245,459	110,419,881	121,809,067	121,809,067	131,748,687	131,748,687	142,499,380
1. I star (bets) between	1 (165 951 783	40,640,945	34,269,116	34,269,116	27,969,027	27,969,027	21,200,550	21,200,550	13,276,841	12,207,233	7,691,367
م المالية المالية المالية الموليا كولية م		46.597,567	61,943,789	63,954,164	80,276,432	82,450,854	100,608,517	100,608,517	118.471.846	119.541.454	134,808.013
ייא איזיא (אייריאישי (אירון טבוייון די אנזייאוונדי).	-	-		.	.			•			
I COS Deversion Heliagments		(46.597,567)	(61,943,789)	(63.954,164)	(80.276.432)	(82,450,854)	(40,074,005)		•		
	_		 -	•	-	1	60,534,512	100,608,517	118,471,846	119,541,454	134,808,013
Developer Advances & Repayments						•					
17 Hegeneral Hearing	•	270,250,456	250,677,935	213,801,940	171,227,969	108.074.334	36,430,914	•	•	•	•
2.8 [het increase with a second second	8.072,042	•	•	•		•	•	•	•	•	;
وعادتهمانه اعادا مراويون الكرا	124.381,262	•		•	•	•	•	•	•	•	•
	(558.392.513)	(46.597,567)	(61,943,789)	(63,954,164)	(80,276,432)	(82,450,854)	(40,074,005)	•	•	•	•
 Expeditestruction Experiments 	(1111, 122, 584)					- 000 01				, 100.01	- 00
	710 466 320	27 025 046	25.067.794	21.380.194	100.01	10 807 433	3 643 001	2 00.01	%.00'01	%.00.01	*000'01
34 Ending Balance		250,677,935	213,801,940	171,227,969	108,074,334	36,430,914	1	ı	,		•
35 Board Issues @ 6 75%	575 775 000				ı	,		•			
36 Construction Costs, Inflation Adjusted @ 3 00%	378,317,531			•	•	•	ı	•	•		•

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Baseline Financial Plan Metropolitan District(s) at Stapleton Limited Tax Obligations - Intract Infrastructure Revenue from Mill Levy Only

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11,099,239,539 11,099,239,539 11,099,239,539 11,099,239,539 12,004,937 7,402,522,554 906,568,3 7,402,522,554 606,568,3 9,748 9,7 7,402,522,554 606,568,3 9,7 9,7 7,402,522,554 606,568,3 9,7 9,7 7,402,522,554 606,568,3 9,7 9,7 9,7 4% 9,7 9,7 9,7 9,7 9,0 20011,505,6 9,7 9,7 9,0 20,0 9,7 9,7 9,0 20,0 9,7 9,7 9,0 20,0 9,7 9,7 9,0 20,0 9,7 9,0 9,7 9,0 9,0 1,0 1,0 1,0 1,0 1,0 1,1 1,1 2,435,700 1,35,7 1,35,7 1,0,0 1,0 1,1 1,1 2,435,700 1,35,7 1,35,7 1,0,0 1,0 1,35,7 1,0,0 1,0 1,0 1,0,0 1,0 1,0 1,0,0 1,0 1,0 2,0 1,1 1,0 2,0 1,2 1,0 1,0			Totals	2040	2041
Regimming Residential Mill Value 11,095,239,539 11,095,239,539 10,095,239,539 10,095,239,539 10,095,235,539 10,095,235,539 10,095,235,539 10,095,232,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,222,558 10,055,522,558 10,055,522,558 10,055,522,558 10,055,522,558 10,055,522,558 10,055,522,558 10,055,522,558 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,668,328 10,055,713,948 10,055,713,948 10,055,713,948 10,055,713,948 10,055,713,948		Property Tax Information			
Additions Additions Ending Research Appreciation Ending Research Mit Value Appreciation Rate* Appreciation Rate* Additions Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restoremit Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Restorement Appreciation Resto	•	Beginning Residential MkI Value		11,099,239,539	11.099,239,539
Reassessment Appreciation 905,697;9 Appreciation Rates 4,5 Appreciation Rates 4,5 Appreciation Rates 4,5 Appreciation Rates 7,402,522,554 Additions 7,402,522,554 Commercial Assessed Value 7,402,522,554 Commercial Assessed Value 7,402,	2	Additions		•	•
Ending Residential Mill Value 1,099,239,539 12,004,937,4 Represention Rate*s 7,402,522,554 7,402,522,554 7,402,522,554 Reassessment Apprectation Commercial Mill Value 7,402,522,554 8,006,568,3 Additions 7,402,522,554 8,006,568,3 Reassessment Apprectation Rate*s 7,402,522,554 8,006,568,3 Apprectation Rate*s 7,402,522,554 8,006,568,3 Apprectation Rate*s 7,402,522,554 8,006,568,3 Apprectation Rate*s 7,402,522,554 8,006,568,3 Apprectation Rate*s 9,374 9,74 9,74 Commercial Assessment % 9,745 9,105,50 10,65,115,50 Commercial Assessment % 9,74 9,74 9,74 Commercial Assessed Value 7,402,50,50 10,65,91,15,91 10,65,91,15,91 Commercial Assessed Value 7,402,50,50 10,65,91 1,67,71,27,31 Commercial Assessed Value 7,402,50,50 1,66,71,50,50 10,55,91 Commercial Assessed Value 7,402,50,50 1,66,71,57,31 15,57,31 Commercial Assessed Value	e	Reassessment Appreciation		•	905,697,946
Appreciation Rate % 7,402.522.554 7,402.522.554 7,402.522.554 7,402.522.554 7,402.522.554 7,402.522.554 6,04,045.661 Additions Reassessment Mail Value 7,402.522.554 6,005.568.1 405.552.554 6,005.568.1 Appreciation Rate % T,402.522.554 6,005.568.1 4005.568.1 4005.568.1 Appreciation Rate % T,402.522.594 9,005.594 216.762.992 20011.505.9 Residential Assessment % T,402.522.504 2,004.505 2001.505.9 217.714 Residential Assessment % Total Materosed Value T,402.522.5092 20011.505.9 217.714 Commercial Assessment % Total Materosed Value 1,984.773.9 101.165.9 112.1487.315 Coll Assessed Value Total Materosed Value Total Materosed Value 1,984.773.9 101.152.7093 121.727.3 Commercial Assessment % Total Materosed Value Total Materosed Value 1,985.700 1,327.93 Commercial Assessed Value Total Materosed Value Total Materose 1,986.902.01 1,327.797 Colan Assessed Value Total Materose	•	Ending Residential Mikt Value		11.099.239.539	12.004.937 485
Beginning Commercial Mill Value 7,402,522,554 7,402,522,554 7,402,522,554 7,402,522,554 7,402,522,554 7,402,522,554 8,006,684,35 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,458 8,640,453 8,748 8,911,550,556 8,748 9,928 8,065,566 8,748 9,928 8,065,566 8,748 2,946,706 2,944,706 2,944,706 2,946,706 9,956,566 2,944,706 2,944,706 5,966 6,416,759 4,177 9,146,717 3,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,146,7115 1,1	ŝ	Appreciation Rale%		4%	4%
Additions Additions 604.04 Reassessment Appreciation Fiessessment Appreciation 7.402.522.55.4 8.006.56 Appreciation Rate% 9.74% 2.0011.50 2.0011.50 Appreciation Rate% 9.74% 2.0011.50 2.0011.50 Appreciation Rate% 9.74% 2.0011.50 2.0011.50 Residential Assessed Value 9.74% 2.0011.50 2.168.10 Commercial Assessed Value 9.995.505.20 2.168.10 Commercial Assessed Value 1.061.05 2.168.10 2.168.10 Commercial Assessed Value 1.065.951.713.94 2.168.10 1.35.773 Control Matrix Distriction Mill Levy for Debt Service 1.065.951.783 6.435.700 1.35.766 Property Tax Revenue 2.439.063.950 1.35.766 1.35.766 Property Tax Revenue 2.063.5690 1.35.766 1.35.766 Property Tax Revenue 2.065.3690 1.35.766 1.35.766 Property Tax Revenue 2.063.5690 1.35.766 1.35.766 Property Tax Revenue <td>9</td> <td>Beginning Commercial MkI Value</td> <td></td> <td>7.402.522.554</td> <td>7.402.522.554</td>	9	Beginning Commercial MkI Value		7.402.522.554	7.402.522.554
Reassessment Apreciation 604.04 Appreciation Generical Mit Value 4% Appreciation Generical Mit Value 9/14% Appreciation Sessement % 9/14% Commercial Assessment % 9/14% Commercial Assessment % 29.00% Residential Assessment % 29.00% Commercial Assessment % 29.00% Fold Assessment % 29.00% Collection Fee to City 1984.170 Metro Districts Mill Levy for Debt Service 2.419.063.680 Property Tax Revenue 2.439.069.652 Property Tax Revenue 2.439.069.552 Property Tax Revenue 2.439.069.552 Property Tax Revenue	۲	Additions			•
Ending Commercial Mit Value 7,402,522,554 8,006,56 Appreciation Rates 4% 8,006,56 Appreciation Rates 9,74% 9,74% Total Market Value 9,74% 9,74% Commercial Assessement % 9,74% 9,74% Commercial Assessed Value 9,74% 29,00% 2,146,73 Commercial Assessed Value 9,93,65,223,108,108 2,146,73 2,904,200,73 3,237,79 Commercial Assessed Value 1,944,773,944 1,081,03 2,146,73 2,944,200 1,35,716 Commercial Assessed Value 1,944,773,944 1,081,09 1,47,75 1,447,73 Total Assessed Value 2,944,280 1,35,700 1,35,716 Less Collection Fe et 0,07 1,056,951,703 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 1,35,700 <td< td=""><td>Ð</td><td>Reassessment Appreciation</td><td></td><td></td><td>604,045,840</td></td<>	Ð	Reassessment Appreciation			604,045,840
Appreciation Rate X 4% Total Market Value 9.74% 20011,50 Reaidential Assessment % 9.74% 2.900% 2 Commercial Assessment % 9.74% 2.900% 2 Commercial Assessment % 9.74% 2.900% 2 Commercial Assessed Value 9.99, 506, 22 1081,06 Commercial Assessed Value 9.99, 506, 221 1081,06 Commercial Assessed Value 1.994,173,994 2.146,13 Continetical Assessed Value 2.994,290,207 2.214,73 Colal Assessed Value 2.941,200,207 2.214,73 Colal Assessed Value 2.941,73,994 2.146,13 Colal Assessed Value 2.943,90,69,63,500 1.35,76 Colal Assessed Value 2.439,069,63,700 1.35,76 Property Tax Revenue 2.439,069,63,700 1.35,76 Fluid Debt Service 2.439,069,63,700 1.35,76 Pros Developer Repayments 1.065,951,783 6,435,700 1.35,76 Plus Developer Advances 1.065,951,783 6,435,700 1.35,76 I cash F	S,	Ending Commercial Mkt Vatue		7,402,522,554	8,006,568,394
Total Market Value 1061 Market Value 9.74% 20011,50 Residential Assessment % 9.74% 2 20011,50 2,146,72 20011,50 2,146,72 20011,50 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,146,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,72 2,141,	₽	Appreciation Rate%		4%	4%
Residential Assessment % 9,74% Commercial Assessment % 9,74% Commercial Assessment % 29,00% Commercial Assessed Value 9,94,173,964 Commercial Assessed Value 9,94,173,964 Commercial Assessed Value 9,94,173,964 Connectial Assessed Value 9,94,173,964 Connectial Assessed Value 1,961,057 Total Assessed Value 2,941,280,207 Total Assessed Value 2,941,200 Less Ook for prense Reserve 1,065,951,783 Less Obert Service 1,065,951,783 Plus Developer Repayments 1,055,951,783 Net Cash Flow 1,15,00 Net Cash Flow 1,055,951,793 Net Cash Flow 1,055,951,793 Net Cash Flow 1,055,951,793 Roud Repayments 1,055,953,221,	Ξ	Total Markel Value		18,501,762,092	20.011,505,879
Commercial Assessment % 29,00% 2 Reidenial Assessment % 290,005 21,46,13 Commercial Assessed Value 999,505 21,46,13 Commercial Assessed Value 999,505 21,46,13 Connectial Assessed Value 1,941,73,394 21,46,13 Coll Assessed Value 2,943,507 3,271,73 Coll Assessed Value 2,943,507 3,271,73 Coll Assessed Value 2,943,300 1,45,13 Coll Assessed Value 2,439,063,652 1,43,5,00 Less Olikerion Fee to City 1,055,951,783 6,43,5,00 1,35; Metio District 2,439,063,652 1,42,499,380 1,35;76 Property Tax Revenue 2,439,063,652 1,43,5700 1,35; Property Tax Revenue 2,439,053,51,783 6,43,5,700 1,35; Property Tax Revenue 2,439,053,51,783 6,43,5,700 1,35; Property Tax Revenue 2,439,053,523 1,41,75 1,41,75 Property Tax Revenue 2,439,053,523 6,43,5,700 1,35; Property Tax Revenue 2,439,05	2	Residential Assessment %		9.74%	9.74%
Residential Assessed Value 999, 506, 223 1,081,105 Commercial Assessed Value 1,994,173,994 2,146,73 Cold Assessed Value 2,994,200,207 3,227,79 Cold Assessed Value 2,994,200,207 3,227,79 Cold Assessed Value 2,994,200,207 3,227,79 Cold Assessed Value 2,094,300,07 3,227,79 Cold Metro Districtly Imil Levy (1,50) 1,50 Less Collection Fee to City (1,50) 1,35 Metto Districtly Imil Levy for Debt Service 2,439,063,652 1,35,700 1,35 Property Tax Revenue 2,439,063,652 1,42,499,380 1,35,700 1,35 Property Tax Revenue 2,055,951,783 6,435,700 1,35 1,35,700 1,35 Property Tax Revenue 1,065,951,783 6,435,700 1,35 1,35,700 1,35 1,35,700 1,35 Property Tax Revenue 1,065,951,783 6,435,700 1,35,700 1,35 1,35,700 1,35 1,35,700 1,35 1,35 1,35,700 1,35 1,35,700 1,35 1,35 <td>5</td> <td>Commercial Assessment %</td> <td></td> <td>29.00%</td> <td>29.00%</td>	5	Commercial Assessment %		29.00%	29.00%
Commercial Assessed Value 1.984,773,994 2.146,73 Total Assessed Value 2.984,280,207 3.237,79 Total Assessed Value 2.984,280,207 3.237,79 Total Assessed Value 2.994,280,207 3.237,79 Less Oblection Fee to City 115,50 1.15,50 1.35,71 Metio District(s) Mill Levy for Debt Service 2.439,069,652 1.47,75 - Property Tax Revenue 2.439,069,652 1.35,700 1.35,700 1.35,700 Property Tax Revenue 2.439,069,650 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700 1.35,700	Ξ	Residential Assessed Value		999,506,223	1,081,065,931
Total Assessed Value 2.964.280.207 3.227.79 Total Muero Districts Mill Levy 500 3.227.79 Less Collection Feenes Reserve (1.50) (1.50) Less Collection Feenes Reserve (1.50) (1.50) Less Collection Feenes Reserve (1.50) (1.51) Property Tax Revenue 2.439.069.652 (1.35) Property Tax Revenue 2.439.069.652 (1.35) Fromat Debt Service 1,065,951.783 6,435.700 1,35. Fromat Debt Service 1,065,951.783 6,435.700 1,35. Fulls Developer Debt Service 1,065,951.783 6,435.700 1,35. Rest Developer Repayments 1,065,951.783 6,435.700 1,35. Net Cash Flow 1,135.766 152.776 1,35.776 Net Cash Flow 1,135.715.001 1,35.766 1,35.766 Net Cash Flow 2.005.921.781 1,35.766 1,52.766 Pus Developer Advances 1,05.630 1,35.766 1,52.766 Deot Service 1,36.063.680 1,52.766 1,52.766	2	Commercial Assessed Value		1,984,773,984	2.146,731,541
Total Metro District(s) Mill Levy 50.00 11 Less O&M Expense Reserve (175) Less OBM Expense Reserve (175) Metro District(s) Mill Levy for Debl Service 2,439,069,652 147,75 Property Tax Revue 2,439,069,652 147,135 Property Tax Revue 2,439,069,652 154,12 Property Tax Revue 2,439,069,652 152,766 Pros Det Service 1,065,951,783 6,435,700 1,355 Pris Developer Det Service 1,065,951,783 6,435,700 1,352,766 Pris Developer Repayments 1,065,951,783 6,435,700 1,352,766 Reclash Flow 1,055,951,792,713 1,35,003 1,32,726 Net Cash Flow 1,055,951,792,013 1,52,766 1,52,766 Reclash Advances 1,055,951,292,213 1,52,766 1,52,766 Beginning Balance 8,072,042 1,136,032,323 1,135,000 1,52,756 Constituction Advances 1,046,320 1,135,000 1,52,756 1,125,756 Constituction Advances 1,046,320 1,52,753 1,52,750 1,52,756 Constituction Advances<	9	Total Assessed Value		2,984,280,207	3.227.797.472
Less O&M Expense Reserve (1 55) Less O&M Expense Reserve (1 75) Metio Distriction f ee to City (1 75) Metio Distriction f ee to City (1 75) Metio Distriction f ee to City (1 75) Property Tax Revenue 2,439 069,652 Property Tax Revenue 1,065,951,783 Gash Flow After Debi Service 1,065,951,783 Pus Developer Repayments 1,065,951,783 Nei Cash Flow 1,55,760 Nei Cash Flow 1,55,00 Developer Repayments 8,072,042 Developer Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Construction Advances 124,381,262 Const	2	Totat Metro District(s) Mill Levy		50.02	50 00
Less Collection fee to City (0.75) Metto District(s) Mill Levy for Debl Service 2,439,069,652 112,193,380 154,122 Property Tax Revenue 2,439,069,652 112,193,380 135,100 1,355 Fload Debt Service 2,439,069,652 112,600 1,355 154,122 Fload Debt Service 1,065,951,783 6,435,700 1,355 157,165 Plus Developer Debt Service 1,065,951,783 6,435,700 1,352,765 Plus Developer Debt Service 1,055,951,783 6,435,700 1,352,765 Plus Developer Advances 1,055,951,783 6,435,700 1,352,765 Plus Developer Advances 1,055,951,783 6,435,700 1,352,765 Plus Developer Advances 1,351,765 1,32,765 1,52,765 Plus Developer Advances 1,331,255 1,52,765 1,52,765 Developer Advances 1,331,255 1,52,765 1,52,765 Developer Advances 1,24,381,265 1,52,765 1,52,765 Developer Advances 1,24,381,255 1,52,765 1,52,775 Developeri	e	Less O&M Expense Reserve		(1.50)	(1 50)
Metro District(s) Mill Levy for Debt Service 47.75 Property Tax Revenue 2,439,069,652 142,499,380 154.11 Property Tax Revenue 2,439,069,652 142,499,380 154.11 Foldal Debt Service 1,065,951,763 6,435,700 1,3 Plus Developer Debt Service 1,065,951,763 6,435,700 1,3 Plus Developer Debt Service 1,065,951,763 6,435,700 1,3 Net Cash Flow After Debt Service 1,065,951,663,680 152,7 1 Net Cash Flow 1,36,063,680 152,7 1 1 Net Cash Flow 8,072,042 1 1 1 1 Regimming Balance 8,072,042 1 1 1 1 1 1 Construction Advances 12,4,391,562 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <td< td=""><td><u>6</u></td><td>Less Collection Fee to City</td><td></td><td>(0.75)</td><td>(0.75)</td></td<>	<u>6</u>	Less Collection Fee to City		(0.75)	(0.75)
Property Tax Revenue 2.439.069.652 142.499.380 154.1. Total Debt Service 1,065.951.703 6.435.700 1.3. Cash Flow After Debt Service 1,065.951.703 6.435.700 1.3. Plus Developer Debt Service 1,065.951.703 6.435.700 1.3. Plus Developer Debt Service 1,065.951.703 1.3. 1.3. Res Developer Repayments 1,065.951.600 1.32.70 1.3. Net Cash Flow 1,065.951.600 1.32.70 1.32.70 Net Cash Flow 1,065.951.600 1.32.70 1.32.70 Net Cash Flow 1,050.63.600 1.32.70 1.32.70 Net Cash Flow 40.70.00 1.32.70 1.32.77 Beginneng Balance 8.072.042 1.32.70 1.32.77 Bond Repayments 1.34.381.262 1.31.32.70 1.32.73 Bond Repayments 1.34.381.262 1.33.25.71 1.32.32.71 Bond Repayments 1.34.381.262 1.31.32.73 1.32.32.71 Bond Repayments 1.34.381.762 1.32.32.71 1.32.32.71	2	Metro District(s) Mill Levy for Debt Service		47 75	47.75
Total Detri Service 1,065,951,783 6,435,700 1,3 Cash Flow After Debl Service 1,065,951,783 6,435,700 1,3 Plus Developer Debl Service 1,065,951,783 6,435,700 1,32,70 Plus Developer Debl Service 1,065,951,783 6,435,700 1,32,70 Net Cash Flow Less Developer Repayments - - - Net Cash Flow Repayments - - - - Net Cash Flow Bejanneg 8,072,042 - - - - Net Cash Flow Advances R Repayments - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Ξ.	Property Tax Revenue	2,439,069,652	142,499,380	154,127,329
Cash Flow After Debl Service 136,063,680 132,7 Plus Developer Debt Service - - - - - 132,7 I uss Developer Repayments - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	2	Total Debt Service	1,065,951,783	6,435,700	1,357,953
Plus Developer Debt Service Advances - Less Developer Repayments - Net Cash Flow - Beginning Balance - Construction Advances 131,562 Construction Advances 131,562 Construction Advances - Beginning Balance 710,466,320 Accrued Interest - Ending Balance - Ending Balance - Construction Advances 5/5,775,000	2	Cash Flow After Debi Service		136,063,680	152,769,376
Less Developer Repayments . Net Cash Flow . Net Cash Flow . Net Cash Flow . Net Cash Flow . Regenment Balance 8.072.042 Debt Services & Repayments 8.072.042 Debt Service & Advances 8.072.042 Construction Advances 1.34.381.262 Construction Advances 1.24.381.262 Construction Advances 124.381.262 Construction Advances 10.466.320 Interest Rate on Outstanding Balance 710.466.320 Ending Balance 778.175.000 Construction Advisited (# 7.000 1	T	Plus Developer Debt Service Advances		•	
Net Cash Flow T36.063.660 152.71 Developer Advances & Repayments 8.072.042 - Beginning Balance 8.072.042 - Densitivition Advances 8.072.042 - Densitivition Advances 12.4.381.262 - Cash Flow Heapments 12.4.381.262 - Bond Repayments (558.302.513) - Bond Repayments (558.302.513) - Interest Rate on Outstanding Balance 710.466.320 - Interest Rate on Outstanding Balance 710.466.320 - Dend Issues (66.75% 575.775.000 - Construction Advances - -	ŝ	Less Developer Repayments		•	•
Developer Advances & Repayments Beginning Balance Det Service Advances Beginning Balance Cash Flow Repayments Cash Flow Repayments Cash Flow Repayments (558, 332, 513) Cash Flow Repayments (558, 332, 513) Boud Repayments (558, 332, 513) Cash Flow Repayments Cash Flow	é	Nel Cash Flow		136,063,680	152,769,376
Beginning Balance 		Developer Advances & Repayments			
Det Service Advances 8,072,042 - Construction Advances 124,391,562 - Construction Advances 128,393,513 - Construction Advances (558,393,513) - Construction Advances (284,527,111) - Bond Repayments (284,527,111) 10,00% Interest Rate on Outstanding Balance 710,466,320 - Accrued Interest 710,466,320 - Ending Balance 710,466,320 - Ending Balance 710,553 - Ending Balance 710,553 -	2	Beginning Balance	•	•	•
Construction Advances 124,381,252 - Construction Advances 124,381,252 - Cash Flow Repayments (558,392,513) - Bond Repayments (268,427,111) 10,00% Accurate Interest Rate on Outstanding Balance 710,466,320 - Ending Balance 6 75% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,775,000 - Construction Advirted 6,70% 575,755,000 - Construction Advirted 6,70% 5755,755,755,	æ	Debt Service Advances	8,072,042	•	
Cash Flow Repayments (558, 392, 513) - Cash Flow Repayments (558, 392, 513) - Bond Repayments (284, 527, 111) - 10.00% Accured Intersol and ung Balance 710, 466, 320 - Ending Balance 710, 466, 320 - Ending Balance 710, 466, 320 - Construction Costs Inflation Admixed @ 7.00% - 378, 17, 543	σ	Construction Advances	124,381,262	•	•
Bond Repayments (284,527,111) Interest Rate on Outstanding Balance 710,466,320 - 1000% Ending Balance 575% 575,775,000 Bond Issues 06,75% 578,775,000	0	Cash Flow Repayments	(558,392,513)	•	•
Interest Rate on Outstanding Balance 10.00% Accored Interest - 710,466,320 Ending Balance	Ξ	Bond Repayments	(284,527,111)	•	•
Accrued Interest Ending Balance Bond Issues @ 6.75% Construction Crosts Inflation Admister @ 3.00%.	g	Interest Rate on Outstanding Balance		10 00%	10,00%
Ending Balance Bond Issues @ 6 75% Construction Crets Inflation Adviced @ 3 00%	D	Accrued Interest	710,466,320	•	
Bond Issues @ 6.75% Construction Costs Inflation Adjusted @ 3.00%	Ŧ	Ending Balance			•
Construction Costs Inflation Adjusted @ 3.00%	ŝ	Bond Issues @ 6 75%	\$75,775,000		•
	ģ		378 317 531		

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M V Appreciation Rate - Residential	×4
M V Appreciation Rate - Commercial	4%
Sales Revenue Growth Rale	3%
Construction Cost Inflation Rate	. 3%

Γ	\$75	\$84	
	\$60	3 68	
	\$ 50	\$56	
Values	\$101	\$114	
ır Sq Ft - Inkial	\$129	\$145	
Warket Value pe	\$140	\$157	
	2E13	\$148	
	\$46	\$ 97	
	\$68	\$76	
	\$100,000	\$112,486	
al Values	\$150,000	\$168,730	
e per Unit - Initi	\$175,000	\$196,851	
Market Value	\$275,000	\$309,338	
	\$425,000 \$275,000	\$478,067 \$309,338	
	99 Values	02 Values	

Catellus			430,000	430,000	430,000	430.000																_																					-	_
Catellus	Mixed Use	350,000																																					-					
Cateflus	Mixed Use	405,000																																										
SqFi	R. Retail		900'006							444.252	300,000																																	I
Sq FI	N. Retall		150,000				350,000		150,000				140,000				100,001																											
SqFt	10 Office		-	11,250	11,250	11,250	22,500	22,500	22,500	22,500	33,750	33,750	33.750	33,750	33.750	33,750	33,750	33,750	45,000	45.000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	49,139									_
Sq Ft	2-3 Office	-		33.750	33,750	33.750	67,500	67,500	67,500	67,500	101.250	101,250	101.250	101.250	101.250	101,250	101,250	101,250	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	147,416									-
Sq Fi	R&D	-		55.000	92,500	92,500	147,500	147,500	147.500	147,500	202.500	202,500	202.500	202.500	202.500	202,500	202.500	190.419	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220.000	220,000	220,000	220,000	240,233									
Sq Ft	L Industrial			•	112.500	112,500	112,500	112,500	112.500	112.500	112,500	112,500	112,500	112,500	112,500	112.500	112,500	76,257			_																							
Units	Apartments		150	304	312	312	312	312	312	312	312	312	312	312	312	312	304				-				_														-					
Units	Townhouse		3	116	124	124	124	124	124	124	124	124	124	124	124	124	120				-							_																
Units	Green Court		48	104	112	112	112	112	112	112	112	112	112	112	112	112	6	_		-						_					_													the second second second second second second second second second second second second second second second s
Units	Flex Cottage		8	224	280	280	280	280	280	280	280	280	280	280	280	280	260		-				-																					
Units	Estale		21	32	40	40	40	40	40	40	07	01	0	07	40	40	ନ୍ନ												-													-		
	Year	0007	1007	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	6202	2030	2031	2032	2033	2034	035	036	2037	2038	039	2040	2041	

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Baseline Financial Plan Stapleton Projects Metropolitan District & Tax Increment Analysis Development Assumptions

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1 Beginning Residential Mkt Vatue				64,571,520	223,402.317	426.179.473	624.980.558	874 461 974	1 089 485 226	366 330 695 1	1 675 675 607
2 Additions		•	64,571,520	158,830,797	191,154,889	198,801,084	206,753,128	215,023,253	223,624,183	232,569,150	241 871 916
3 Reassessment Appreciation				•	11,622,268	•	42,728,288	•	79.957.027		122 976 987
		•	64,571,520	223,402,317	426,179,473	624,980,558	874,461,974	1,089,485,226	1,393,066,436	1,625,635,587	1 990,484,490
		4%	4%	4%	4%	4%	* *	4%	4%	4%	4%
6 Beginning Commercial MkI Value			42,900,000	198,745,400	247,123,737	328,304,624	393,860,110	521,392,372	564,021,982	679,102,011	789,073,418
/ Additions 9 Descretement Annacistics		42,900,000	154,128,000	48,378,337	63,033,790	65,555,486	98,119,163	42,629,610	70.816,606	109,971,407	108,731,344
		42 900 000	198 745 400	267 661 286	10,147,098 128 14/ 624	-	29,413,099	, , ,	44,263,423		59,827,124
			4%	4%	4%	4%	710'760'170	204,UZ1,302	6/9,102,011	819'0'361 81	957,631,886 4%
11 Total Market Value	L	42 900 000	261 116 920	470 525 053	754 484 008	1 018 040 567	1 305 951 345	+ 667 EAT 700	2 0 7 7 1 6 0 1 1 7	1 100 002 111 0	
	L		040'D. 0'D. 1	00000000	non'	1001010101011	D.C. 000 DEC.1	007' /00'000'1	2,012,100,441	2,414,709,004	2.948,116,3/6
12 Residential Assessment % 13 Commercial Assessment %		9 74%	9 74% 29 00%	974% 2000%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%	9.74%
		200 67	N 00 67	V 00 E7	PL 00'87	400.67	MM:67	4.00.62	%00.62	29.00%	29.00%
14 Residential Assessed Value		•	•		6,289,266	21,759,366	41,509,881	60,873,106	85,172,596	106,115,861	135,684,671
	L		. -	12,441,000	001.000.10	1,000,884	135,208,341	114.219.432	151,203,768	163,566,375	196,939,583
	L	14		000'1 71	704'076'00	697'075'66	130,718,222	855,280,611	236,376,384	269,682,236	332,624,254
	L	6/ 20	P/ 70	6/ 20	67.20	67.20	67.20	67.20	67.20	67.20	67.20
18 Tax Increment Property Tax Revenue	1,868,095 684		•	836,035	4,295,789	6,278,178	9,187,465	11,766,219	15,884,493	18,122,646	22.352,350
Sales Tax Information											
Beginning Neighborhood Retail - Sq.F.t		•		150,000	150,000	150,000	150,000	500,000	500,000	650,000	650,000
Additions			150,000		•	•	350,000	•	150,000	•	•
21 Ending Neighborhood Retail - Sq.FT			150,000	150.000	150.000	150,000	200'000	500,000	650,000	650,000	650,000
_		50 U	20 2000	60 2000 0	/9	3 00%	1. 1.	E1 E1	15	78	8
Benning Reported Relat - So Fr						*00 c	2000 0000	500.000	200 CCC	300 E	3.00°E
25 Additions			000'006	-	-	-	, .	-	000'005	900,000	1,344,252
Ending Regional Retail - Sq Ft			000,000	000'006	000,006	000.006	000.002	000 006	000 000	1 744 252	1 544 252
Taxable Retail Sales per Sq F1		190	190	190	196	202	208	214	220	227	452 YES
Growih %		×00 0	%00 O	%00 û	3,00°E	3.00%	3.00%	3 00%	3.00%	3.00%	3.00%
Neighborhood Retail Taxable Sales			9,750,000	9,750,000	10,042,500	10.343.775	35,513,628	36,579,036	48,979,330	50.448.710	51.962.171
Regional Retail Taxable Sales				128,250,000	176, 130,000	181,413,900	186,856,317	192,462,007	198,235,867	304,970,366	384,222,287
Total Taxable Sales		•	000'057'6	138,000,000	186,172,500	191,757,675	222,369,945	229,041,043	247,215,196	355,419,075	436,184,458
Lax Increment Sales Tax Rale		3 25%	3 25%	3 25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Tax Increment Sales Tax Revenue	788,938,813		316.875	4.485.000	6.050,606	6,232,124	7,227,023	7,443,834	8,034,494	11,551,120	14,175,995
Gross Tax Increment Revenue	L_	- 	316,875	5,321,035	10,346,395	12,510,303	16,414,488	19.210.052	23.918.987	29.673.766	36 528 345
Less DURA Fee	10,985,367			300,000	312,000	324,480	337,459	350,958	364,996	379,596	394,780
36 Tax Increment Revenue less DURA Fee	2,646,049,130	•	316,875	5.021.035	10.034,395	12,185,823	16.077.028	18,859,095	23,553,991	29,294,170	36.133.565
District's Urban Redevelopment Revenue (%)	ł	100%	100%	100%	100%	100%	87%	87%	87%	87%	87%
38 District's Urban Redevelopment Revenue (\$)	887,531,293		316,875	5,021,035	10,034,395	12,185,823	13.987.015	16.407.413	20.491.972	25,485,928	31 436 202
Developer Advances & Repayments	1										
organing outarioe Advances	370 492 755	4 195 460	4,133,450	73 582 213	30.021.044	80,439,990 40 857 800	200,10/,201	160,648,182 35 435 747	505,157,581	214,692,907	221,315,587
Cash Flow Repayments	(732 948 897)		(316.875)	15 021 0351	(10 034 395)	(12 185 823)	(13 987 015)	116 407 4131	121014919100	125 ARS 9281	000,010,22
Interest Rate on Outstanding Balance		10 00%	10 00%	10.00%	10.00%	10,00%	10.00%	10.00%	10.00%	10.00%	10.00%
Accrued Interest	362,456,142		419,546	1,841,805	3,882,104	8,643,999	13,275,106	16,064,818	19,573,130	21.469.291	22,131,559
44 Ending Balance	•	4,195,460	18,418,060	38,821,044	86.439.990	132,751,065	160,648,182	195,731,305	214,692,907	221,315,587	234,825,791
45 Construction Costs. Inflation Adjusted @ 3 00%	370 492 755	4 195.460	14.119.929	23 582 213	53 771 236	49 R52 A99	28 609 025	35 425 717	10 BRO 444	10 670 718	379 M 19 CC
				C1 7'700'r 7			C70'C00'07	111'075'00	+++ 000 E	010,800,01	22,014,040

District Urban Redevelopment Revenues will be used in accordance with the Cooperation Agreement(s) between the City and DURA and the Agreement(s) between the City and DURA and the Stapleton Metropolitan District.

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Baseline Financial Plan Stapleton Metropolitan District Tax increment Financing Analysis

Demander Fau Jaformation	Totals	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 Beginning Residential Mkt Value		1,990,484,490	2,242,031,283	2,676,125,353	2.948.198.364	3,460,409,045	3.754.683.214	4.330.051.693	4.330.051.693	4 683 383 911	4 683 383 911
		251,546,793	261,608,665	272,073,011	282,955,932	294,274,169	281,228,134	•			n'nooinnoi:
			172,485,406		229,254,749	•	294,140,345	•	353,332,218	•	382,164,127
4 Enging Residential MkI Value		CR2 100 212 7	2.6/01/01/01/2	Z,948,198,364	3,460,409,045	3,754,683,214	4,330,051,693	4,330,051,693	4.683,383,911	4,683,383,911	5.065,548,038
		4.F	4. F	474	476	4 70	***	4 %	4.4	4%	
b beginning commercial Mkt value		999'I 69' / 66	1,024,067,026	1,202,8/6,248	1,2/10, 32,496	1,450,493,303	1,528,213,020	1,754,672,872	1,831,910,068	2,065,372,762	2,156,051,550
		66,435,140	96.00/.18/	11,856,247	74,730,497	111,011,11	104,989,964	77,237,196	87,191,143	90,678,789	94,305,940
			90,209,09		110,050,101		121,469,888	•	146,271,551	•	172,161,744
9 Enoing Commercial Mkt Value 10 Appreciation Rate%		1,024,004,026 4%	1,202,8/6,248	1.2/4,/32,496	1,450,493,303 4%	1.528.213.020	1,754,672,872 4%	1.831.910.068 4%	2,065,372,762 4%	2,156,051,550 4%	2.422,519,234 4%
11 Total Market Value	Ļ	3,266,099,308	3,879,001,602	4,222,930,860	4,910,902,349	5,282,896,235	6.084,724,565	6,161,961,761	6,748,756,673	6,839,435,461	7.488.067.272
12 Product Principal Ct	1	7112.0	745.0	1915.0							
13 Commercial Assessment %		29.00%	29.00%	29 00%	29.00%	3.74.7%	29.00%	9./4% 29.00%	29.00%	29.00%	9.74%
14 Residential Assessed Value		158,336,906	193,873,189	218,373,847	260,654,609	287,154,521	337,043,841	365,706,145	421.747.035	421.747.035	456.161.593
15 Commercial Assessed Value		228,831,291	277.713.247	296,979,437	348, 634, 112	369,672,424	420,643,058	443,181,776	508,855,133	531,253,920	598,958,101
16 Total Assessed Value		387.168.197	471,586,436	515,353,284	609,488,721	656,826,944	757,686,899	608,887,921	930,602,168	953,000,955	1,055,119,694
17 Tax Increment Mill Levy		67 20	67 20	67.20	67.20	67.20	67.20	67.20	67.20	67.20	67.20
18 Tax Increment Property Tax Revenue	1,868,095,684	26.017.703	31,690,609	34,631,741	40,957,642	44,138,771	50,916,560	54,357,268	62,536,466	64.041.664	70,904,043
Sales Tax Information											
		650,000	650,000	000'061	790,000	790,000	790,000	890,008	000'068	000'068	000'068
		•	140.000	•		•	100,000	•	•	•	
-21 Ending Neighborhoud Metail - 54 F1 23 Ta-asta Bassi Salas and Salas and Salas		650,000	000.067	190,000	000'06/	000'06/	000'068	000'068	000'068	000'068	000'068
		70 7400 E	200 E	/0 /2		200 E		05 200 C	101	104	101
		1.644.252	1.644.252	1.644.252	1.644.252	1.644.252	1 644 252	1 644 252	1 644 252	3.00%	2.00.5 1 644 252
25 Additions		•	•		•		•	-			
		1,644,252	1.644,252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252
		241	248	255	263	271	279	287	296	305	314
		3 00 %	3 00%	3 00%	3 00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
29 Neighborhood Retail Laxable Sales		53,521,036 366 748 666	67,000,10	69,010,106 440 860 067	71,080.409	73,212,822	84,954,675 450 704 504	87.503.316 477 544 040	90,128,415	92,832,268 For 322,268	95,617,236
	i	449.269.992	474 621 527	488,860,173	503.525.978	518.631.758	1 6/1 90 1005	560.048.265	576.849.713	594 155 204	611 979 860
32 Tax Increment Sales Tax Rate	J	3.25%	3 25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
33 Tax Increment Sales Tax Revenue	788,938,613	14,601,275	15,425,200	15,887,956	16,364,594	16,855,532	17,671,426	18,201,569	19.747.616	19.310.044	19.889.345
					-						
34 Gross Tax Increment Revenue		40,618,978	47,115,808	50,519,696	57,322,236	60,994,303	68,587,965	72,556,837	81,284,081	83,351,708	90,793,389
35 Less DURA Fee	10,985,367	410.571	426,994	444.073	461,836	480,310	499,522	519,503	540,283	561,894	584,370
36 Tax Increment Revenue less DURA Fee	2,646,049,130	40,208,407	46,688,815	50.075.623	56,860,400	60,513,993	68,088,463	72,039,334	80,743,798	82,789,814	90,209,019
37 District's Urban Redevelopment Revenue (%)		78%	78%	78%	78%	%B/	20%	70%	70%	70%	202
38 District's Urban Redevelopment Revenue (\$)	887,531,293	31,362,557	36,417,275	39,058,986	44,351,112	47,200,915	47,661,924	50,427,534	56,520,659	57,952,870	63,146,313
Developer Advances & Repayments	ł										
39 Beginning Balance	710 404 010	234,825,791	254,379,471	273,905,404	283,309,314	269,820,298	253,252,199	232,964,222	215,862,526	191,258,417	152,431,389
40. Advances 41 Cash Flow Renavments	201,492,492	z/,433,030 (31.362.557)	(36 417 275)	21,072,355	2, 351, 163	3,000,101	2,040,121	(50.427.534)	10,330,230	(57 952 870)	146 31 31 31
		10 00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
43 Accrued Interest	362,456,142	23,482,579	25,437,947	27,390,540	28,330,931	26,982,030	25,325,220	23,296,422	21,586,253	19,125,842	15,243,139
44 Ending Balance	•	14.610.407	404 CNG C 17	410'ENC'CDZ	263'070'607	FEI 767'567	777' HOL '707	07C'700'CI7	11 4'007'161	600'IC4'7CI	7070 601

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Baseline Financial Plan Stapleton Metropolitan District Tax Increment Financing Analysis

	Tutats	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Property Tax Information 1 Beginning Residential Mkt Vatue		5,065,548,038	5,065,548,038	5,478,896,758	5,478,896,758	5,925,974,734	5,925,974,734	6,409,534,272	6,409,534,272	6,932,552,268	6,932,552,268
2 Additions			•	•	•	•	•	•		•	
 Reassessment Appreciation Ending Residential Mkt Value 		AFD 842 230 2	413,348,720 5 478 BOG 758	- 5 478 806 758	447.077.975 5 975 974 774	- 10 10 200 2	483,559,538 6 400 534 777	6 400 534 777	523,017,997 6 033 663 269		565,696,265
5 Appreciation Rate%		4%	4%	4%	34 7	4%	4%	4%		44%	
6 Beginning Commercial MkI Value		2.422.519.234	2,520,597,412	2,824,199,031	2,930,280,388	3,275,296,945	3,390,034,541	3,781,218,915	3,905,319,099	4,347,898,418	4,482,125,176
		98,0/8,1/8	102,001,305	106,081,357	110,324,611	114,737,596	119,327,100	124,100,184	129.064,191	134,226,758	139,595,829
o reassessment Appreciation 9 Ending Commercial Mkt Vatue		2 520 597 412	2 824 199 031	- 230 280 388	3 275 296 945	3 390 034 541	2/1,85/,2/5 3 781 218 915	3 905 319 099	313,515,128 4 347 898 418	4 4R2 125 176	360,173,797 4 981 894 807
10 Appreciation Rate%			4%	4%	**	% F	**	**	% *	44	44
11 Total Market Vaiue	L.1	7,586,145,450	8,303,095,790	B,409,177,147	9,201,271,679	9,316,009,274	10,190,753,187	10,314,853,371	11,280,450,686	11.414.677,445	12,480,143,336
12 Residential Assessment %		9 74% 20 000	9 74% 20 00%	9.74%	9.74%	9.74%	9.74%	9.74% 20.000	9.74%	9.74%	9.74%
		E 00.67	R 00.67		¥ 00.67	E 00.67	R 00'67	N. 00'67	* 00°67	N 00'67	KM:67
14 Residential Assessed Value 15 Commercial Assessed Value		456,161,593 625,254,950	493,384.379 702,530,578	493,384,379 730,973,249	533,644,544 819,017,719	533,644,544 649,781,313	577,189,939 949,836,114	577,189,939 983,110,017	624,288,638 1,096,553,485	624,288,638 1,132,542,539	675,230,591 1,260,890,541
16 Total Assessed Value	L.)	1,081,416,543	1,195,914,957	1.224,357,628	1.352,662,263	1.383,425,857	1,527,026,053	1.560,299,956	1,720,842,123	1,756,831,177	1,936,121,132
17 Tax Increment Mill Levy		67.20	67.20	67.20	67.20	67.20	25.58	25.58	25.58	25.58	25.58
18 Tax Increment Property Tax Revenue	1,868,095,684	72,671,192	80,365,485	82,276,833	90,898,904	92,966,218	39.065,908	39,917,154	44.024.304	44,945,012	49,531,787
Sales Tax Information Beginning Neighborhood Relait · Sq FI		000'068	000'068	000'068	690'068	890,000	000'068	000'068	000.068	000'068	000'069
		•	•	•	•	•	•	•	•	•	•
21 Ending Neighborhood Retail - Sq Ft 22 Tarable Retail Sales ner Sn Ft		890,000 111	690,000 114	690,000	890,000 121	890,000 125	890,000 178	B90.000 177	890,000 176	890,000 140	890.000 141
		3 00%	3 00%	3 00 %	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
		1,644,252	1,644,252	1.644.252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252
		•	•	•	ſ	•	•	•	•	•	•
		1,644,252	1.644.252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252	1,644,252	1.644.252	1,644,252
27 Taxable Retail Sales per Sq Ft		323	333	343	353	364	375	386	396	410	422
						4.00.0	500.5		3.00%	200.0 100.015 121	-200 C
25 Neignoomood Ketair taxadie Sales 30 Regional Retait Taxable Sales		531 853 504	547 809 109	564 243 382	581 170 683	598 605 B04	616 563 978	635 060 897	654 112 724	673 736 106	120,100,001,009
	L	630,339,256	649,249,434	668,726,917	688,788,724	709,452,386	730,735,958	752,658,036	775,237,777	798,494,911	822,449,758
32 Tax Increment Sales Tax Rate	I	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
33 Tax Increment Sales Tax Revenue	788,938,813	20,486,026	21,100,607	21,733,625	22,305,634	23,057,203	23,748,919	24,461,386	25,195,228	25,951,085	26.729,617
34 Gross Tax Increment Revenue		93,157,217	101,466,092	104.010,457	113,284,538	116.023.420	62,814,826	64,378,540	69,219,532	70,896,097	76,261,404
35 Less DURA Fee	10,985.367	607,745	632,055	657,337	683,630	710,976					
36 Tax Increment Revenue less DURA Fee	2,646,049,130	92.549,473	100,834,037	103,353,120	112,600,907	115,312,444	62,814,626	64,378,540	69,219,532	70.896,097	76,261,404
37 District's Urban Redevelopment Revenue (%)		53%	53%	53%	53%	53%	*0	*0	%0	%0	%0
38 District's Urban Redevelopment Revenue (\$)	867,531,293	49,051,220	53,442,040	54,777,154	59,678,481	61,115,596	ŀ	-	ŀ	-	1
Developer Advances & Repayments 39. Beginning Balance		104,528,215	65,929,016	19,080,758			ı			,	
40 Advances	370,492,755				•	•	•	•		•	•
	(120'045'70')	(077') CO'EE)	10 00%	10 00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
43 Accrued Interest	362,456,142	10,452,822	6,592,982	1,908,076	•	•	•	•	•	•	,
44. Ending Batance	•	65,929,816	19,080,758	•	•	•	•	•	•	•	•
45 Construction Costs. Inflation Adjusted @ 3 00%	370.492.755	•	•.	•	•	•	•	•		•	•

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Baseline Financial Plan Stapleton Metropolitan District Tax increment Financing Analysis

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789,924,287 77 789,924,287 77 789,924,287 76 15,569,393 8 2,440,139,609 8 25,568 8 1564,225 75 1,644,252 7 1,644,255 8 1,644,255 7 1,644,255 7 1,644,255 7 1,644,255	8.771,890,232 8.771,890,232 6.496,365,551 6.496,365,551 6.496,365,551 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,275,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,783 16,775,775 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Ending Residential Mit Value 7,499,246,554 8,110,105,614 8,110,10 Appreciation Rate X 496,195,622 5,512,074,464 5,560,03 Additions 5,127,074,464 5,560,034,215 5,847,45 Additions 5,127,074,464 5,560,034,215 5,847,45 Additions 5,127,074,64 5,560,034,215 5,847,45 Additions 5,127,074,64 5,560,034,215 5,847,45 Additions 5,127,074,64 5,500,034,215 5,847,45 Additions 5,127,074,64 5,600,049,829 13,957,55 Additions 7,930,040 7,300,35 5,847,45 Additions 7,930,040 7,300,35 5,847,45 Additions 7,930,040 7,300,35 5,947,55 Additions 7,944,44 5,600,000 9,444,44 5,600,000 Additions 7,930,040 7,300,354 7,300,354 7,300,354 7,300,354 Additions 7,944,444 7,930,444 7,900,300,00 9,444,444 5,665,604 7,300,346 Addition	8,771,892,242,242,242,242,242,242,242,242,242,2	8.771,880,232 4% 6,496,365,551 6,496,365,551 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255,783 15,266,255 169,255 15,255,255 63,591,055 167 164,255 167 164,252	9,487,554 6,496,3651 5,30,097,002 7,026,452,553 7,026,452,553 4,4 16,514,139,028 16,514,139,028 16,514,139,028 16,514,139,028 16,514,139,028 16,514,139,028 16,514,139,028 17,005,4,546 70,054,546 17,0054,546 17,2 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,59 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 25,50 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25,5	9,487,676,475 4% 7,026,462,553 7,026,462,553 4% 29,00% 854,382,109 1,883,346,010 2,2798,346,110 2,2798,346,110 2,279,326,116 1,883,346,010 2,279,326,116 1,883,346,010 2,279,326,116 1,883,346,010 2,279,326,116 1,883,346,010 2,279,326,116 1,883,346,010 1,883,346,010 2,279,326,116 1,883,346,010 1,883,346,010 1,983,346,010 1,983,346,010 1,982,483,000 1,983,346,010 1,982,483,000 1,983,000 1,984,000 1,984,000 1,984,000 1,984,000 1,984,000 1,984,000 1,982,000 1,982,000 1,982,000 1,982,000 1,980,000 1,980,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,980,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,990,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,000 1,900,0000000000	10,261,870,875 7,026,462,553 7,599,811,419 7,599,811,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 1,419 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999,506,323 999,506,323 999,506,323 999,506,323 999,506,323 999,506,323 999,506,323 999,506,323 999,506,323 990,000 990,000 9194
Appreciation RateX 4% 4% 5690.35 Regeneration Commercial Mit Value 145,179,652 5127,074,454 5690.35 Reasessment Appreciation 5,127,074,454 5,690.32 5,901 Reasessment Appreciation 5,127,074,454 5,690.32 5,941,45 5,690.35 Resolential Assessment % 7,127,074,454 5,690,323,902 748,323,55 5,447,45 Total Manket Value 5,127,074,696 5,500,459 730,33 730,33 730,33 Resolential Assessed Value 12,655,322,909 13,800,499,829 13,957,55 544,75 730,33 Resolential Assessed Value 12,990,616,301 144,704,93 740,620 730,33 Commercial Assessment % 29,00% 25,50 217,710 26,627 26,71 Residential Assessed Value 15,147,04 25,50 25,50 27,71 26,627 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71 26,71	5847,420,5 178,365,7 470,518,2 470,518,2 470,518,2 59,7 789,924,2 789,924,2 789,924,2 789,924,2 789,924,2 789,924,2 789,024,2 75,44,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 1,644,2 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1,554 1,554 1,554 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 1,555 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2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,236,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,116 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,739,246,110 2,730,246,110 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Beginning Commercial Mit Value 4,981,894,802 5,127,014,464 5,680,384 157,02 Reassessment Mopeciation 5,127,014,464 5,680,384 157,02 4% 5,800,384 157,00 5,800,384 157,00 5,800,384 157,00 5,800,384 157,00 5,800,384 157,00 5,800,384 157,00 3,907 4% 4% 4% 4% 4% 5,800,384 157,00 3,003 4% 3,003 3,003 3,003 3,003 4% 4% 5,900,384 159,015,300 3,003 3,003 3,003 3,003 3,003 3,003 3,003 3,003 3,003 3,003 3,003 3,003 3,003 3,003 1,014 1,014 1,014 1,014 1,014 1,014 1,014 1,014 1,014 1,014 1,016 1,016 1,014 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 1,016 <td< td=""><td>5,847.4 178.3 178.3 178.5 178.5 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 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9,14% 9,210,00 9,25,58 2,200,945,312 3,200,451,535 19,95,00 890,000 890,000 194</td></td<>	5,847.4 178.3 178.3 178.5 178.5 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.2 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 15,565.3 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2,7883,946,010 2,589 899,000 899,000 899,000	7,026,462,553 573,348,666 7,599,811,419 4% 17,661,662,294 9,174% 9,174% 9,174% 9,24,099,689 2,0037,674,140 2,0037,674,140 2,0037,674,140 2,0037,674,140 2,0037,674,140 2,568 75,177,1060 1990,000 1990,000	7.599,811,419 7.599,811,419 4% 17,861,682,294 9,24,099,689 2,037,674,140 2,037,674,140 2,558 75,771,060 890,000 890,000 890,000	7,599,811,419 520,152,25 8,219,561,704 4,4 9,319,201,242 9,14% 9,14% 9,210,00 9,25,58 2,200,945,312 3,200,451,535 19,95,00 890,000 890,000 194
Additions 145, 179, 652 153, 02 586, 888 157, 00 Ending Commercial Mit Value 5, 127, 014, 464 5, 60, 394, 235 5, 847, 45 Appreciation Rate% 9, 748 5, 60, 394, 235 5, 847, 45 Appreciation Rate% 29, 748 5, 60, 394, 235 5, 847, 45 Appreciation Rate% 29, 748 5, 80, 344, 230 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48 48	178.3 470.6 6.486.3 15.268.2 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 789.9 8 8 8 8 8 8 8 8 8 1.5 .5 6 1.5 .5 8 7.0 1.5 .5 8 7.0 1.5 .5 8 7.0 1.5 .5 8 7.0 1.5 .5 8 7.0 1.5 .5 8 7.0 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5 7.5	6.496.365.551 4% 4% 15.268.255.783 9.74% 29.00% 7.89.24.287 1695.751.956 2.485.676.243 25.58 653.591.055 63.591.055 690.000 890.000 890.000 167 3.00%	530,097,002 7,025,452,553 4% 16,514,139,028 9,74% 29,74% 29,738,346,010 1,883,446,010 1,883,446,010 1,883,446,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,010 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 2,738,346,000 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788,938,813 27,531,506 28,357,451 29,20							10,000,000,000
788.939.813 27.531.506 28.357.451		3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
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34 Gross far Increment Revenue 559,130 84,002,494 85,930,316	6 92,510,486	94,578,007	101,071,209	102,928,706	109,631,339	110,647,148	117,876,271
35 Less DURA Fee 10,985,367							
36 Tax Increment Revenue less DURA Fee 2,646,049,130 78,059,130 84,002,494 85,930,316	6 92,510,486	94,578,007	101,971,209	102,928,706	109,631,339	110,647,148	117,876,271
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38 District's Urban Redevelopment Revenue (\$) 887,531,293	•	•	-		•	-	•
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March 3, 2000

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3,000,000	5,439,186	•
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44,025,000	44,025,000	4

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