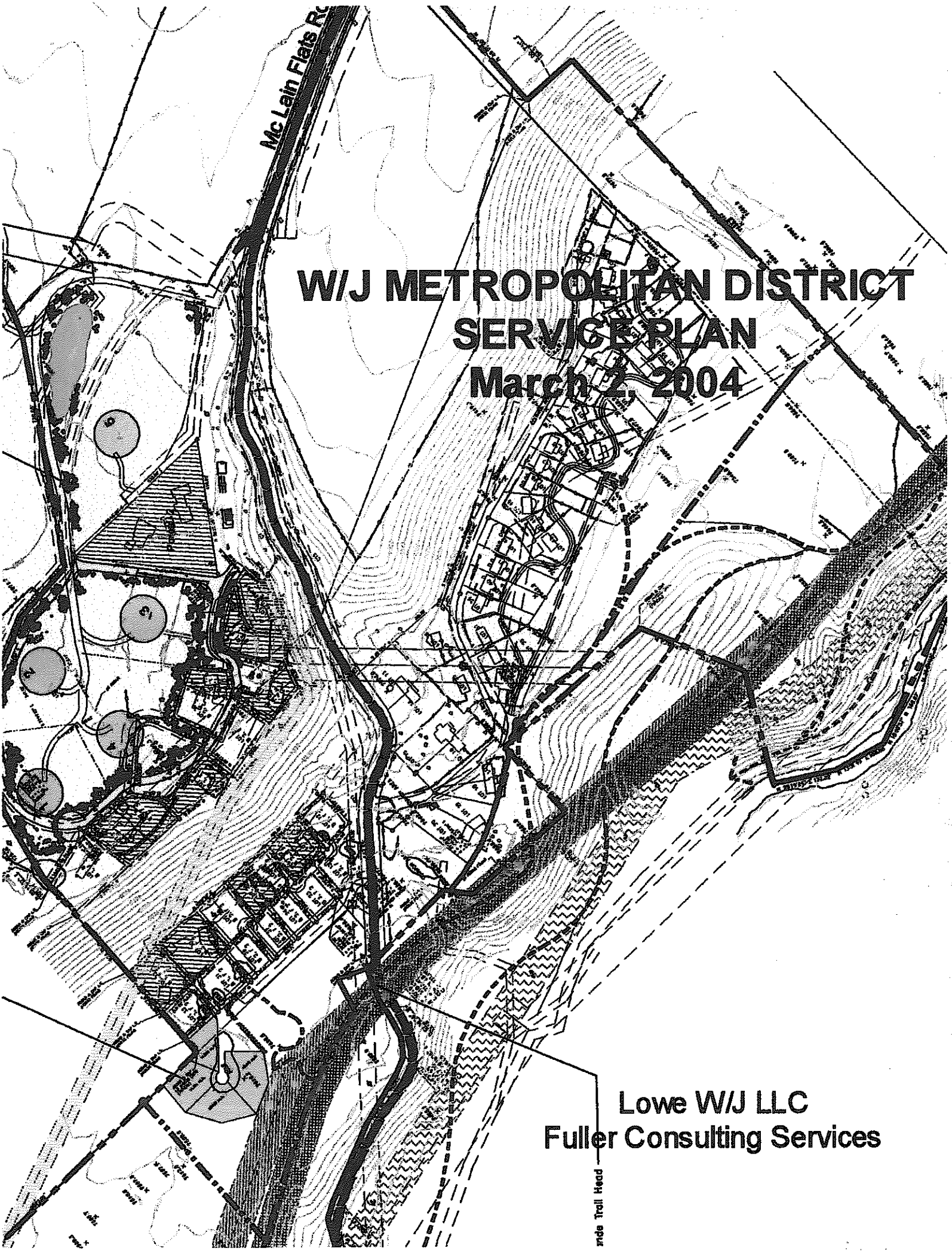

W/J METROPOLITAN DISTRICT
SERVICE PLAN
March 2, 2004

Lowe W/J LLC
Fuller Consulting Services

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I. Introduction

1. Summary

This Service Plan is presented to support the formation of a Metropolitan District pursuant to the Colorado Special District Act, CRS Section 32-1-101et. seq. The District shall be named the W/J Metropolitan District ("District"). The purpose of the District is to finance, construct and manage various infrastructure elements associated with the development and use of property within the District. Those elements will include, but are not limited to, roads, water delivery systems, and wastewater disposal and treatment systems. The District will also provide snow plowing, trash removal, landscaping and administrative services. In addition the District will have the authority to carry out those duties and functions enabled by the legislation determining Metropolitan District functions, specifically CRS Section 32-1-1001 and 32-1-1605, inclusive. The District shall have limited power of condemnation. The services to be provided by the District are currently the responsibility of either individual homeowners (in the case of wastewater disposal systems) or the Homeowner's Association (in the case of water and road systems). Improvements to these systems associated with pending development of the W/J property require a more comprehensive approach to system construction and management. The District will provide professional design, construction, maintenance and management services to the properties within the District while maintaining costs at levels equal to current Homeowner's Association assessments.

District revenues will be generated from several sources. Those sources will include a mill levy on properties within the District, a monthly usage fee from District property owners, one-time hook-up fees for water, developer contributions in the form of developer-funded expansion of the existing water and road systems, improvements to and installation of septic systems, and bond financing. Those revenues and the other elements of the finance plan are provided in detail in Appendix 2, below.

The proposed W/J Metropolitan District is located in the Woody Creek neighborhood approximately 5 miles northwest of the City of Aspen in Pitkin County, Colorado. More specifically, the property is located on both sides of the McLain Flats Road and the Upper Woody Creek Road and adjacent to the east end of the Upper Woody Creek (True Smith) Bridge. The size of the District will be 80.749 acres and will include within its borders the W/J Ranch Filings 1 through 5, Parcel 2, and common open space (the "District Property"). A legal description and map of the District Property is included in Appendix 1, below. The property within the District was originally platted as the W/J Ranch Employee Housing Project in 1990, and has been subdivided over the years as housing of various types and lot sizes have been developed on the original property. The current subdivision process, which is taking place concurrently with the development of this Service Plan, calls for the creation of five single-family free-market residential lots, an affordable housing duplex, and various other changes in lot lines to adjust previously platted and undeveloped parcels. The Land Use Application for the property, titled *W/J PUD Application*, contains the details of the current subdivision process. This District Service Plan is being developed so that the District can be created concurrently

with the creation of the subdivided land and so that redevelopment and improvement of District infrastructure can begin immediately upon completion of the subdivision process.

A District is proposed as a means of financing development, maintenance and management of the road, water and wastewater infrastructure of the District property. This proposal is aimed at meeting several significant needs, including:

- Unified maintenance and management of the existing and future wastewater treatment systems on the property
- Design, construction and maintenance of a high-quality road system internal to the property
- Safe and dependable potable water to the residents within the District.

The provision of these services will benefit the current and future residents of the District as follows:

- Facilities will be designed, engineered, constructed and maintained by professional practitioners with experience and training in their respective areas of expertise.
- The financial structure associated with the District will be comprehensive and also professionally managed so that facilities and amenities can be planned, financed, and managed within a predictable and transparent management structure.
- The County will be insulated against the effects of future infrastructure failures, such as septic system failures or road repairs.
- The District will communicate regularly and on a predictable basis with the homeowners so that the intentions and activities of the District will be well-publicized and open to public discussion
- The District will act as a complementary association to the W/J Homeowners' Association (the"Homeowner's Association"), which will thereby be free to work on other amenities and communications among the homeowners.
- The District will provide a focal point for discussion and pursuit of amenities, upgrades and improvements to the property within the District.
- The District will collect operating and debt service revenues in the form of property taxes, which will be deductible for property owners within the District, thereby providing tax benefits. Collection of property taxes through Pitkin County will also improve collection efficiency by eliminating Homeowner's Association responsibility for assessment collection.
- The District may be eligible for a share of statewide "specific ownership taxes" and Colorado Trust Fund (lottery sales) distributions.
- The District will be eligible for lower interest rates than would be a private Homeowner's Association should the District need to borrow money for future improvements.
- The District's activities will fall under the protection of the Colorado Governmental
- Immunity Act, thereby reducing the liability exposure, and insurance costs, that would otherwise fall to the Homeowner's Association.

In the past, infrastructure within the District has been provided by the overall owners of the property, the Homeowner's Association, or the County. The District will centralize and consolidate infrastructure construction and maintenance, thereby providing all parties with a simplified mechanism for addressing infrastructure needs

2. Organization

a.) Statutory Requirements

CRS 32-1-203, et seq., provides that proposed Metropolitan Districts must submit a Service Plan to the County in which they are to be organized. The County Commissioners may approve the Service Plan if it demonstrates the following:

- There is sufficient and future need for the services to be provided by the District
- Existing services within the proposed District are inadequate for future needs
- The proposed District is capable of providing services efficiently and effectively
- The District has the financial capability to provide services
- The District Service Plan is consistent with adopted state or local Master Plans relating to land use, water quantity, water quality, or other relevant elements of the Service Plan

b.) Organizing Committee Members

James DeFrancia
David (Skip) Behrhorst
Stan Clauson
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II. Service Plan

1. Background

The W/J Metropolitan District is being formed to implement infrastructure design, construction, management and maintenance within the District. District formation is being sponsored by Lowe,W/J LLC ("Lowe"), the principal owner of the property, in cooperation with the Homeowner's Association. The District property has been the subject of various subdivision actions and development applications over the years. The current application addresses issues of wildlife habitat preservation, viewplanes, density, traffic, and preservation of agricultural land. The development proposal has been endorsed by the Woody Creek Caucus and the neighboring White Star Ranch Homeowner's Association. The development would preserve approximately 183 out of the total of 203 acres in conservation easements and would develop the remaining 20 acres into either new single-family homesites or reconfiguration of existing homesites. Land to be preserved would be in the form of either donations to Pitkin County or through a conservation easement to be held by a land trust. A small area (17.16 acres) will be provided to the Homeowner's Association in three separate parcels for purposes of open space and to provide an expanded septic system/leach field envelope for adjacent homes. The proposed final disposition of the land into its various components is shown in Appendix 2.

The District property has been through several ownerships and has been the subject of several planning proposals over the past several years. In 1998, 778 units were proposed for development on the property by the previous owner. This proposal was not approved by the County, on the partial grounds of the proposal's inadequate addressing of infrastructure and utility issues. The current proposal is a drastic downsizing of that proposal and takes a comprehensive and thorough approach to utilities issues.

2. Location

The W/J property is located at Sections 21 and 22, Township 9 South, Range 85 West of the 6th P.M. in unincorporated Pitkin County, Colorado. The property is located on two alluvial terraces to the west of Highway 82 and the Roaring Fork River approximately 5 miles northwest of the City of Aspen and it is accessed by McClain Flats Road and a several internal roads. The area being proposed for inclusion in the District includes property which is currently owned by Lowe and by private landowners whose property had been subdivided off from the original landholdings through previous subdivision processes. The current ownership of land within the proposed District is shown in Appendix 2. The area within the District is the only area to be served by the District. There are no plans for the District to serve areas currently outside the District Property. A map and legal description of the District boundaries is attached for reference as Appendix 1.

3. Need for Service

The area within the proposed District is in unincorporated Pitkin County and thus is not eligible to receive services from any incorporated municipality. The District overlaps or is contained within several other Special Districts, including the Pitkin County Library District, the Aspen Volunteer Fire District and the Colorado River Water Conservation District. None of these Districts provide infrastructure development or maintenance services such as those proposed herein. Pitkin County does not provide water or sewage disposal services nor does it construct or maintain private roads. Thus the only mechanism for providing the services described below are through a Homeowner's Association or a Special District. Given the pending development of the property and the infrastructure expansions and improvements required by that development, a Special District is the only available mechanism to provide an expanded and consistent funding base to build and maintain both existing and future infrastructure. It is important to note that Lowe, as the developer of the property, will be solely responsible for all development costs, including infrastructure construction and improvements associated with property development. The District will subsequently be responsible for maintenance of these improvements and for long-term infrastructure upgrades.

a.) Septic Systems

The properties and residences currently within the proposed District boundaries are served by Individual Sewage Disposal Systems ("ISDS's", commonly referred to as septic systems). Most of the septic systems serve a single residence but some septic systems serve more than one unit. These septic systems are between 14 and 40 years old, having been installed when the units were built between the mid-60's and 1990. Several of these systems have failed and been replaced in the past several years while others have had ongoing performance and maintenance problems. Systems replacement costs have been borne by individual property owners and Pitkin County. According to the Engineering Report for the W/J Metropolitan District Service Plan ("Engineering Report") prepared for Lowe W/J LLC by Water and Waste Engineering Inc, (September, 2003), approximately 25 systems currently on the property are 30 years old or older and will need to be replaced within the next ten years and 27 systems are at least thirteen years old will need to be replaced within fifteen years. The total cost of these replacements over a thirty year period has been estimated by the Engineering Report at approximately $1.6 million, including engineering, design and contingency costs.

Several septic systems for existing residential units are currently shared, with two units sharing a single tank or several tanks sharing a single leach field. Also several existing systems were built on currently-vacant lots that were subdivided for individual residences other than those served by those systems. These systems will need to be rebuilt so that they do not overlap or interfere with the development of those vacant lots. The cost of this reconstruction is estimated to be $130,800 and is included in the $1.6 million septic cost estimate noted above. The current land use application provides for common open space which will be set aside for construction of septic systems. These supplemental building envelopes are adjacent to the residential areas and are shown in Appendix 3. These remedies will allow for buildout of the property according to

the original and revised plats and will also enhance the useful life and efficiency of the existing systems.

a.) Water System

The Engineering Report addresses the need for an enhanced water system to serve the District Property. The existing water system consists of four wells drilled in the Roaring Fork alluvium, a central pump station, a chlorine disinfection system, a 12 inch delivery main, a series of storage tanks with a cumulative 66,000 gallon storage capacity, a booster pump station and a distribution system consisting of 4, 6, and 8 inch lines. This system currently serves the existing 52 units within the proposed District Property. The proposed development will add 10 units to that total plus 10 additional undeveloped lots for a total of 72 existing and potential units to be served by the system. It will be necessary to add two more wells to the four already in place to supply the needs identified for the total residential development, including lawn irrigation. The additional wells will increase the system's decreed delivery capacity from 336 gpm to 536 gpm. The new development will also increase storage needs and will trigger the construction of a new storage tank with a minimum capacity of 120,000 gallons. The exact capacity of the new storage tank will depend on how much existing storage can be retained in the future system. This tank will boost total maximum storage capacity to 186,000 gallons and will allow for 1,000 gpm fire flows.

The Engineering Report estimates the costs of the new wells, the reconstructed storage system and the associated system elements to be $1,123,335. This system will include the new wells and associated pumps, a reconfigured storage facility capable of storing 186,000 gallons or more; and a reconstructed distribution system, including piping, valves, fire hydrants and service taps. The location of the major water system components is shown in Appendix 4.

The 30-year replacement schedule for the water system estimates a current cost of $619,576 for replacement of various elements of the system. This schedule includes engineering and contingency costs. The Engineering Report also estimates a cost of $43,000 per year for water system operations. This estimate includes billing and administration, water quality testing, electric power costs and routine annual system maintenance and replacement.

b.) Road System

The existing road system within the District Property consists of a paved asphalt road serving Filing 1 and paved chipseal roads serving Filings 2 and 3. The existing roads are shown in Appendix 5. The District proposes to construct and maintain all of the new roads in the redeveloped areas of the District Property. Lowe will pay the installation costs of those roads which are described in greater detail below. The total cost of new road maintenance and additional construction is estimated to be $256,665. This cost will be borne entirely by the District. The new road system has been approved through the County land use review process and it is anticipated that the installation of the roads will be made a condition of approval of the new development. The District will also be responsible for annual maintenance of the internal road system at an annual cost of approximately $2,100 per year.

d. Other District Activities and Services

The W/J Metropolitan District will carry out other maintenance and upkeep tasks related to the District Property in addition to the major work elements noted above. These tasks will include pedestrian trail development, trash collection, snow plowing, landscaping, maintenance of common lighting elements such as streetlights and pedestrian trail lighting, and general beautification, safety and informational projects such as entry gates, street signs, crosswalks and fencing. The precise extent, location and costs of such activities has not been quantified, although an average annual cost of $81,800 for routine maintenance has been developed. This estimate is detailed in Section VII, below.

Under Colorado Statutes, a Metropolitan District is authorized to carry out a wide variety of activities related to urban development, including development and maintenance of parks, recreation facilities, storm drainage facilities, emergency services, and management of sports and recreation programs. The District has no current plans to provide these services but retains the right and the authority to undertake these functions at some point in the future. Should these tasks be undertaken in the future, the District will revise and amend this Service Plan to reflect those changes.

4. Proposed District Services

The District is being formed with the intent of carrying out the following tasks and services. These tasks and services are outlined here on the understanding that specific details regarding construction, scheduling, materials and methods, and the rules and regulations regarding District and landowner responsibilities, will be determined by the District Board following District formation. The District will undertake to address the needs outlined above as follows:

a). Wastewater & Septic Service

The proposed wastewater management system will also consist of soil absorption Individual Sewage Disposal Systems ("ISDS") for each residence. The proposed wastewater plan will reserve supplemental land to the west of Filing 1, Filing 2 and Filing 4 that may be the future site of leach fields for use by residences on these filings. Some of the lots in Filing 1 and 2 are too small to accommodate properly-sized leach fields so this additional space, which will otherwise be restricted to open space, is being made available for use by those lots. The proposed supplemental wastewater management areas are shown in Appendix 3. All ISDSs serving Filing 3 and the free market lots will be placed within the boundaries of the individual lots. All ISDS's will be designed and built to the standards and requirements of the Colorado Department of Health and the Pitkin County Environmental Health Department.

New Construction and Replacement
Table 1, below includes summaries of the estimated costs for the replacement of ISDS's as needed for the District for the next 30 years. All costs are in terms of July 2003 dollars and include a 15% allowance for final design and construction engineering and a 20% contingency.

Operation and Maintenance
The operation and maintenance costs will consist of regular pumping of each septic tank once

Table 1: ISDS Reconstruction and Replacement

Item	Description	Action Year(s)	Units	Unit Cost	Qty	Sub-Total	Eng'g & Cont'gs	Total	Comments
I	Filing 1								
1.1	Replace ISDS for 8 "Duplex. Lots	0 to 10	EA	$21,800	8	$174,400	$61,040	$235,440	Existing ISDS -30 years old
1.2	Replace ISDS for 27 "Modular" Lots	10 to 15	EA	$21,800	27	$588,600	$206,010	$794,610	Existing ISDS 13 years old
	Subtotal					$763,000	$267,050	$1,030,050	
II	Filing 2								
11.1	Replace ISDS for Lot 21. 22. 25 and 30	0 to 3	EA	$21,800	5	$109,000	$21,800	$130,800	ISDS for Lots 21. 22. 25 and 30 are located on Lots 23. 24. 31. 32. Cost Includes a 20% Contingency only. ISDS design for these lots is Complete.
11.2	Remove existing septic systems on Lots 23, 24. 31 and 32	0 to 3	LS	$10,800	1	$10,800	$3,780	$14,580	
11.3	Replace ISDS for Lot 33	0 to 10	EA	$21,800	1	$21,800	$7,630	$29,430	Existing ISDS -30 years old
11.4	Replace ISDS for Lot 26	25	EA	$21,800	1	$21,800	$7,630	$29,430	Existing ISDS -2 years old
	Subtotal					$163,400	$40,840	$204.240	
III	Filing 3								
111.1	Replace ISDS for 8 existing lots	0 to 10	EA	$21,800	8	$174,400	$61,040	$235,440	Existing ISDS -30 years old
111.2	Replace ISDS for Lot 2	25	EA	$21,800	1	$21,800	$7,630	$29,430	Existing ISDS -3 years old
	Subtotal				9	$196,200	$68,670	$264,870	
IV	Parcel 2								
IV. 1	Replace ISDSs for 3 buildings on Parcel 2	0 to 10	EA	$21,800	3	$65,400	$22,890	$88,290	
Total						$1,188,000	$399,450	$1,587,450	

(1) ISDS = Individual Sewage Disposal System

(2) Expected lifetime of an ISDS is 25 years

(3) The replacement of existing ISDS assumes the existing ISOS is abandoned in place except in Filing 2. as indicated.

every 2 years at a cost of $500 per pumping. The average annual operation and maintenance costs for each ISDS will thus be approximately $250 per year. Other unforeseen maintenance costs will be assumed by the District. The District will maintain a maintenance fund to be funded by the initial bond issue of $290,000 to cover such costs.

b.) Road Systems Services

The existing road system within the District Property consists of a paved asphalt road serving Filing 1 and paved chip-seal roads serving Filing 2 & 3 as shown in Appendix 5. The separate filings are located and mapped in Appendix 6.

The proposed development will include the construction of a new road associated with the revised Filing 2 and Filing 4. This road will consist of approximately 1,200 feet of 24-foot wide asphalt paved road including 4 cul-de-sac turnaround areas. The existing gravel roads serving Filing 2 will be abandoned and reclaimed for either open space or development purposes depending on their location in relation to the new development. The entrance to Filing 2 from the McLain Flats Road will be rebuilt at the same location as the current entrance.

The free market element of the development will require the construction of 3,600 feet of asphalt paved roads to serve the 5 new free-market units and to create a new entrance and access road to the Filing 3 residences. The current entry point to Filing 3 off of the McLain Flats Road will be left as it is. That entrance will continue to serve the new free market units and the remainder of Filing 3 and the balance of the existing road will be realigned.

Road maintenance will consist of patching and sealing of asphalt as may be necessary from time to time. In addition, the District will be responsible for re-paving the roads according to a schedule to be drawn up by the District. The cost of the annual patching and sealing work is estimated to be approximately 1% of the equivalent full replacement costs. Thus, the annual average road maintenance expense is estimated to be $2,100/year.

Table 2, below includes summaries of the estimated costs for the construction and replacement of roads as may be needed for the next 30 years. All costs are in terms of July 2003 dollars and include a 15% allowance for final design and construction planning.

Table 2: Road Construction and Repairs

Item	Description	Action Year(s)1	Units	Unit Cost	Qty	Sub-Total	Eng'g & Cont'gs	Total	Comments
I	Filing 1								
1.1	Repair of Stevens Way	7	SY	$1.50	5.680	$8,520	$2,982	$11,502	
1.2	2" Asphalt overlay of Stevens Way (20-Ft Road Width)	17	SY	$6.00	5.680	$34,080	$11,928	$46,008	
1.3	Repair of Stevens Way	27	SY	$1.50	5.680	$8,520	$2,982	$11,502	
	Subtotal					$51,120	$17,892	$69,012	
II	Filing 2								
11.1	Asphalt paving of Lower Bullwinkle (4)	0-3	SY	$15.00	3.429	$0	$0	$0	
11.2	Repair of Lower Bullwinkle	10	SY	$1.50	3.429	$5,144	$1,800	$6,944	
11.3	2" Asphalt overlay of Lower Bullwinkle	20	SY	$6.00	3.429	$20,574	$7,201	$27,775	
11.4	Repair of Lower Bullwinkle	30	SY	$1.50	3.429	$5,144	$1,800	$6,944	
	Subtotal					$30,861	$10,801	$41,662	
III	Filing 3								
111.1	Asphalt paving of Upper Bullwinkle (4)	0-3	SY	$15.00	1.384	$0	$0	$0	519 LF of U Bullwinkle currently exists
11.2	Repair of Upper Bullwinkle	10	SY	$1.50	2.821	$4,232	$1,481	$5,713	
11.3	2" Asphalt overlay of Upper Bullwinkle	20	SY	$6.00	2.821	$16,926	$5,924	$22,850	
IIA	Repair of Upper Bullwinkle	30	SY	$1.50	2.821	$4,232	$1,481	$5,713	
	Subtotal					$25,389	$8,886	$34,275	
IV	Free Market								
IV.1	Gravel surfacing of Free Market Road (4)	0-3	SY	$8.00	6,896	$0	$0	$0	
IV.2	Repair of Free Market Road	10	SY	$2.00	6.896	$13,792	$4,827	$18,619	
IV.3	Repair of Free Market Road	20	SY	$8.00	6.896	$55,168	$19,309	$74,477	
IVA	Repair of Free Market Road	30	SY	$2.00	6.86	$13,792	$4,827	$18,619	
	Subtotal					$82,752	$28,963	$111,7151	
	Total					$190,122	$66,543	$256,665	

Notes:

(1) Action year is the year in which the work is done starting with 2003 as year O. (2)

Assumes 24-ft road width for all roads except Stevens Way

(3) Design Life of Asphalt Road is 20 years

(4) Installed by Developer

c.) Water System

The existing water system consists of 4 wells drilled in the Roaring Fork alluvium, a central pump station, a chlorine disinfection system, a 12-inch delivery main, a 66,000 gallon storage system, a booster pump station and a distribution system of variously sized lines. Appendix 4 illustrates the major components of the system. The Colorado Department of Public Health and Environment (CDPHE) has assigned the system an identification number of 149844 in the name of Lowe W/J LLC. The system has passed all relevant quantity and quality tests and standards imposed by the State.

The existing system provides water to the 65 existing dwelling units and lots in Filings 1,2, and 3 and Parcel 2. This system is approved to serve up to 75 units. The development proposal currently before Pitkin County would increase the number of units being served by seven units, an affordable housing duplex, and 5 large estate free market units for a total of 72 units. Table 3, below illustrates the total demand on the water system under the final development scenario. This estimate assumes a population of 3.5 people per unit, 100 gal.of use per person per day for domestic and personal use and 4.3 acres of landscape irrigation. Annual irrigation demands are estimated to be 2.45 af/acre with a peak day demand of .75 inches (.0625 af/acre). It is noted that irrigation responsibility for the agricultural/open space land included in the W/J property will not be the responsibility of the District. It is anticipated that these lands will be placed under a conservation easement and merged with adjacent White Star Ranch open space for management and irrigation purposes.

TABLE 3
POTABLE WATER SYSTEM DEMANDS
(Assume 72 units x 3.5 persons/unit)

Category	Number	Unit Flow	Total
Avg Annual Flow			
In House	252 people	100 gal./day	28.22 af/year
Potable Irrigation	4.3 acres (2500 sf x 72 lots)	2.45 af/acre	10.12 af/year
TOTAL			38.34 af/year
Avg, Winter Day Flow			
In House	252 people	100 Gal./day	0.077 af/day
Potable Irrigation	4.3 acres	0.0 af/acre	0.00 af/day
TOTAL			.077 af/day or
			17.5 gal/min
Average Summer Flow			
In House	252 people	100 gpd	.077 af/day
Potable Irrigation	4.3 acres	.0625 af/acre	.258 af.day
TOTAL			.335 af/day
			127,000 gal/day
			75.8 gal/min

af = acre-feet; gal/day = gallons per day; gal/minute = gallons per minute

Potable water will be supplied by 6 wells drilled into the Roaring Fork alluvium. As noted, four of the wells are currently in place and in operation. A fifth existing well was transferred to Pitkin County ownership and a replacement well will be drilled in closer proximity to other

water storage and distribution infrastructure. All five wells existing are permitted for domestic, commercial, irrigation, fire protection, aesthetic and agricultural purposes. Table 4, below summarizes the characteristics and capacity of each well. Wells 1 through 4 are currently in operation and producing sufficient water to meet the 88 gpm maximum demand illustrated above.

TABLE 4
Lowe W/J Potable Water Well System

Name	Permit #	Adjudication Date	Appropriation Date	Decreed Capacity	1999 Pump Test Capacity
Jaffee #1	11279-F	12/31/72	10/27/66	50	25
Jaffee #2	11278-F	12/31/72	10/01/66	45	30
Jaffee #3	42395-F	12/31/90	8/24/87	112	85
Jaffee #4	42397-F	12/31/90	8/24/87	75	14
Jaffee #5	pending	12/31/90	8/24/87	54	0
TOTAL				**336**	**154**

The Roaring Fork alluvium has historically been an excellent source for potable water. Treatment with chlorine to meet health standards is expected to be the only treatment necessary for the foreseeable future. The system is currently operated by Mr. Scott Leslie under a service contract with Environmental Process Control, Inc.

Four existing underground potable water storage tanks with a total capacity of 66,000 gallons are located in Filing 3. These tanks provide gravity service to Filings 1 and 2, while a booster pump delivers water from these storage facilities to Filing 3.

Future storage requirements will include capacity for a 1,000 gpm/2 hour fire flow (120,000 gallons) plus a ½ day peak demand capacity of 63,000 gallons. The total capacity required is 186,000 gallons. A new storage tank sufficient to guarantee that additional capacity will be constructed in the vicinity noted in Appendix 4.

The final size of the new tank will be determined based on an analysis of the future use of the existing storage system. Some or all of the existing storage tanks may be rebuilt or dismantled if that analysis shows that it would not be cost-effective to keep them in service due to their age, condition or associated infrastructure. In any case, the completed water delivery system will be designed and built to meet the requirements noted above as well as all other water delivery requirements of the development.

Table 5: W/J Ranch Water System New Construction Costs

Item	Description	Action Year(s)	Units	Unit Cost	Qty	Sub-Total	Eng'g & Cont'gs	Total	Comments
I	**Distribution**								
I.1	8" DIP	0-3	LF	$80	3,900	$312,000	$109,200	$421,200	Serves all lots in F2, F3. free market and Parcel 2
I.2	8" Gate Valve	0-3	EA	$750	18	$13,500	$4,725	$18,225	Serves all lots in F2. F3. free market and Parcel 2
I.3	Fire Hydrants	0-3	EA	$3,000	13	$39,000	$13.650	$52,650	Serves all lots in F2, F3. free market and Parcel 2
I.4	Service Taps and 3/4" Meters	0-3	EA	$2.200	38	$83,600	$29,260	$112,860	Serves all lots in F2, F3. free market and Parcel 2
	Subtotal					$448,100	$156,835	$604,935	
II	**Storage**								
II.1	183.000-gallon tank	0-3	LS	$204,000	1	$204,000	$71,400	$275,400	Replaces existing storage tanks
	Subtotal					$204,000	$71,400	$275,400	
III	**Wells/Pumps**								
III.1	Service Booster Pump	0-3	EA	$45,000	1	$45,000	$15,750	$60,750	Serves F3 and free market lots
III.2	Fire Booster Pump	0-3	EA	$120,000	1	$120,000	$42,000	$162,000	Serves F3 and free market lots
III.3	Pump House and Appurtenances	0-3	EA	$15,000	1	$15,000	$5,250	$20,250	
	Subtotal					$180,000	$63,000	$243,000	
	Total					$832,100	$291,235	$1,123,335	

Table 6: W/J Ranch Water System 30 year Replacement Schedule

Item	Description	Action Year(s)	Units	Unit Cost	Qty	Sub-Total	Eng'g & Cont'gs	Total	Comments
I	Distribution								
1.1	Service taps, curb stops and meters for F1	?	EA	$2,200	35	$77,000	$26,950	$103,950	
1.2	4" DIP to replace 4" PVC serving F1 cul-de-sacs	8-10	LF	$67	760	$50,920	$17,822	$68,742	
1.3	4" DIP to replace 1.5" STL serving F1, Lots 13-20	9-12	EA	$67	400	$26,800	$9,380	$36,180	
	Subtotal					$154,720	$54,152	$208,872	
II	Storage								
11.1	Control cable/conduit	25	LF	$8	1,400	$11,200	$3,920	$15,120	
11.2	Level sensors	7, 17, 27	LS	$1,150	1	$1,150	$403	$1,553	
	Subtotal					$12,350	$4,323	$16,673	
III	Wells/Pumps								
111.1	Pump controls	12,27	EA	$1,250	5	$6,250	$2,188	$8,438	
111.2	Flow meters	12,27	EA	$850	5	$4,250	$1,488	$5,738	
111.3	Backflow preventors	17	EA	$780	10	$7,800	$2,730	$10,530	
111.4	Miscellaneous taps, bends, tees, etc.	17	LS	$2,600	1	$2,600	$910	$3,510	
111.5	Gate valves	17	EA	$400	10	$4,000	$1,400	$5,400	
111.6	Chlorination system	12,27	LS	$7,100	1	$7,100	$2,485	$9,585	
111.7	4" DIP well piping for Well No 1, 2, 3, 4	10-18	LF	$67	625	$41,875	$14,656	$56,531	
111.8	Well pumps for Wells No. 1,2,3,4	7	EA	$5,000	4	$20,000	$7,000	$27,000	
111.9	Well pump for Well No.5	3	EA	$5,000	1	$5,000	$1,750	$6,750	
111.10	Construct new Well No.5	3	LS	$20,000	1	$20,000	$7,000	$27,000	includes piping to pump house
111.11	Rehabilitate Wells No.1, 2, 3, 4	18-22	LS	$12,000	4	$48,000	$16,800	$64,800	
111.12	Lower pump house reconstruction	20	LS	$15,000	1	$15,000	$5,250	$20,250	
111.13	Booster pumps repair	10	LS	$40,000	1	$40,000	$14,000	$54,000	
111.14	Booster pumps overhaul	20	LS	$60,000	1	$60,000	$21,000	$81,000	
111.15	Upper pump house rehabilitation	30	LS	$10,000	1	$10,000	$3,500	$13,500	
	Subtotal					$291,875		$394,031	
	Total					$458,945	$102,156	$619,576	

Notes:

(1) Action year is the year in which the work is done starting with 2003 as year 0.

(2) DIP = Ductile iron pipe

(3) STL = Steel pipe

d.) Water Rights

An augmentation plan for the Lowe W/J water system was decreed in Case # 90CW139, Colorado District Court, Water Division No 5. As per that plan, out of priority diversions by Lowe W/J are augmented through a water allotment contract with the Basalt Water Conservancy District, which delivers water from Ruedi Reservoir according the demand. That contract augments a total annual depletion of 13.5 acre feet (af). The approved plan assures a reliable water supply, by way of the wells, to 75 residential units, irrigation of 4.3 acres of lawn and garden and stock watering for 130 head of livestock. Lowe has also applied to the water court for miscellaneous additional water rights, including another well, in Case # 01CW151.

e.) Water System Costs

Tables 5 and 6, below, summarize the estimated costs of construction and replacement of water system components for the next 30 years. All costs are in terms of July 2003 dollars and include a 15% allowance for final design and construction engineering and a 20% contingency.

5. Population Trends

The Population within the District is a function of the number residential units within the proposed District boundaries. As noted above, the District is currently the site of 65 residential units and lots, with that number proposed to go to 72 units at full build-out. The current population within the District is approximately 182 assuming an average occupancy of 3.5 persons per unit. At this occupancy rate, the total population of the district can be expected to increase to approximately 252 people at full buildout.

6. District Organization

The District will be organized according to the provisions of Title 32, Article 1, Colorado Revised Statutes, and any other applicable laws and regulations. The District will be managed by a five-person board of directors who will be elected at large according to applicable statutes and regulations. It is anticipated that a slate of directors will be proposed for inclusion on the ballot which will also be the venue for District Organization. The Board will exercise all powers and authority granted to the District by the law and will conduct its operations in accordance with statutory requirements.

I. Intergovernmental relations

The District will coordinate its activities and operations with those of Pitkin County and other government agencies and jurisdictions to the extent that such coordination will be necessary in order to carry out the District's obligation, be mutually beneficial, or be required by applicable statutes or regulations. The District boundaries do not overlap with those of other Special Districts with similar authority, although the District is wholly within the Aspen School District, the Aspen Volunteer Fire District, the Colorado River Water Conservation District and several other Districts with specific and non-conflicting purposes. The District will obtain all necessary land use and building permits from Pitkin County prior to undertaking projects or construction in connection with the District's obligations and in accordance with the activities of the District as approved in this Service Plan. The District will coordinate annually with the County Assessor

II. Facilities and Programs

1. General Responsibilities

The District has the following general responsibilities:

- To design, construct, manage and maintain the water delivery system within the District boundaries
- To design, construct, manage and maintain septic and sewage facilities within the District
- To design, construct, manage and maintain the road system within the District
- To design, construct, manage and maintain other common elements and services within the District including lighting, landscaping, trash removal and snow removal

2. Facilities

The District will own and maintain the facilities and equipment described above. Those facilities will be further described and detailed in engineering plans and specifications that will be submitted for review by the Pitkin County building department prior to construction. Facilities will include water and storage pipelines, tanks, pumps, wells and associated structures; septic tanks, leach field piping and associated pumps and valves; road structures; irrigation facilities; various vehicles and power equipment; signs, lights and assorted miscellaneous equipment.

1. Programs

The District will carry out construction and maintenance programs as may be required to carry out the responsibilities and to provide the primary services listed above, specifically the design, construction, maintenance and management of wastewater, potable water and road systems associated with build out of the District Property. The District will not implement programs associated with other purposes authorized under Colorado statute unless this Service Plan is amended to address such programs.

III. Phasing

The District intends to install upgrades to the roads, water and wastewater systems as may be required in association with development and redevelopment of the residences on the District Property and the associated affordable housing areas. Tables 1,2, 5 & 6, above note the life expectancy of the various elements of the water, wastewater and road systems and the anticipated costs of replacing those elements. The District anticipates replacing infrastructure elements as may be necessary on the assumption that the replacement schedule will be consistent with those tables.

IV. Financial Summary

This section describes the general nature, basis, method of funding, debt and mill levy limitations associated with the District's activities. Table 7 details District Cash Flow for the first ten years of District activity and Table 8 shows Future Cash Flow. Further details of projected construction and replacement costs are available if required.

1. General Assumptions

- Annual Market appreciation of 3%
- Free Market values of $2.25 million for undeveloped lots and $7.5 million for developed lots
- Value of $700,000 for Resident-Occupied affordable units
- Reserve Interest Rate of 4%
- Bond value of $290,000 amortized over 30 years at 6.5% interest with an annual debt service payment of $25,000
- $2,000 water interconnection fee for affordable units and $6,000 fee for free market units
- Monthly flat service fee of $70/month for affordable units and $210/month for free market units
- Annual property tax levy of 48.5 mills/unit
- Annual inflation rate of 3%

2. Cash Flow Projection(s)

The detailed cash flow projection(s) for the District are shown in the Table 7, below. Lowe, as the developer, will contribute to the District by expanding the water system and installing the new roads associated with property development. The total value of these improvements is estimated to be $1.8 million. A revenue bond of $290,000 to fund initial reserves will be issued in 2004 to be repaid over 30 years.

Ongoing revenues for the District will come from an ad valorem property tax of 48.5 mills to be levied on properties within the District. In addition, newly-constructed properties within the District will be assessed a one-time interconnection fee and monthly maintenance fees. Total use fees for the affordable units will average $136/month or roughly equal to the current Homeowner's Association fees. Cost assumptions include costs for ISDS system replacement, water system and road maintenance, snow and trash removal, common area lighting and landscaping.

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- Annual inflation rate of 3%

2. Cash Flow Projection(s)

The detailed cash flow projection(s) for the District are shown in the Table 7, below. Lowe, as the developer, will contribute to the District by expanding the water system and installing the new roads associated with property development. The total value of these improvements is estimated to be $1.8 million. A revenue bond of $290,000 to fund initial reserves will be issued in 2004 to be repaid over 30 years.

Ongoing revenues for the District will come from an ad valorem property tax of 48.5 mills to be levied on properties within the District. In addition, newly-constructed properties within the District will be assessed a one-time interconnection fee and monthly maintenance fees. Total use fees for the affordable units will average $136/month or roughly equal to the current Homeowner's Association fees. Cost assumptions include costs for ISDS system replacement, water system and road maintenance, snow and trash removal, common area lighting and landscaping.

Table 7
Cash Flow
W/J Ranch Feasibility Study (October 2003)

Mill Rate 48.5

	Year 0 2003	Year 1 2004	Year 2 2005	Year 3 2006	Year 4 2007	Year 5 2008	Year 6 2009	Year 7 2010	Year 8 2011	Year 9 2012	Year 10 2013
Water System & Roadways [2]	$1,759,390										
Revenue[1]											
Bond Issuance	$0	$290,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Flat Fee [3]	$0	$0	$47,586	$53,469	$65,170	$76,580	$81,288	$83,726	$86,238	$88,825	$91,490
Property Taxes [4]	$0	$0	$118,479	$118,479	$151,769	$151,769	$235,207	$235,207	$260,957	$260,957	$265,802
Hook up fee [5]	$0	$2,060	$10,609	$8,742	$11,255	$6,956	$9,552	$12,299	$5,067	$5,219	$5,376
Total Revenue	$0	$292,060	$176,674	$180,690	$228,194	$235,304	$326,048	$331,233	$352,262	$355,001	$362,668
Costs[1]											
Capital Costs											
Leach Fields	$0	$30,699	$94,463	$125,472	$99,371	$102,352	$140,564	$108,586	$74,562	$76,799	$79,103
Other Capital Costs	$0	$60,000	$21,218	$58,734	$22,510	$23,185	$23,881	$49,263	$0	$89,693	$163,227
Operations & Maintenance											
Leach Fields	$0	$0	$0	$17,757	$19,978	$20,867	$21,493	$22,138	$22,802	$23,486	$24,190
Other O&M	$0	$16,376	$34,747	$53,683	$73,725	$94,921	$97,769	$100,702	$103,723	$106,835	$110,040
Subtotal	$0	$107,075	$150,427	$255,647	$215,584	$241,326	$283,707	$280,688	$201,087	$296,812	$376,560
Debt Service		$0	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Bond Formation & Reserve		$40,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
NOI	$0	$144,985	$1,247	-$99,957	-$12,391	-$31,022	$17,341	$25,545	$126,175	$33,189	-$38,892
Reserve [6]	$0	$150,784	$158,112	$60,482	$50,015	$19,752	$38,577	$66,686	$200,576	$243,115	$212,392

[1] All revenues and costs inflated at 3% annually.

[2] Developer installing water system and roads: Metro District will maintain.

[3] Monthly Flat Fee = $70 affordable
$210 free market

[4] Mill Rate = 48.5

[5] Hook up fee = $2,000 affordable
$6,000 free market

[6] Interest on reserve=4%

Table 8
Future Cash Flow
W/J Ranch Feasibility Study (October 2003)

Year	Fee Revenue [2]	Property taxes [3]	Hook up Fees [4]	O&M	Leach Fields O&M	Bond Payments	Capital Expenditures [1]	Net Balance
Year 10								$212,392
Year 11	$94,235	$265,802	$8,305	$113,341	$24,916	$25,000	$122,214	$307,074
Year 12	$97,062	$281,990	$8,555	$116,741	$25,664	$25,000	$179,908	$361,263
Year 13	$99,974	$281,990	$8,811	$120,244	$26,434	$25,000	$150,411	$447,147
Year 14	$102,973	$299,163	$9,076	$123,851	$27,227	$25,000	$154,924	$548,452
Year 15	$106,062	$299,163	$9,348	$127,566	$28,043	$25,000	$159,571	$647,757
Year 16	$109,244	$317,382	$9,628	$131,393	$28,885	$25,000	$141,680	$787,336
Year 17	$112,521	$317,382	$9,917	$135,335	$29,751	$25,000	$256,672	$811,613
Year 18	$115,897	$336,711	$10,215	$139,395	$30,644	$25,000	$150,308	$966,252
Year 19	$119,374	$336,711	$7,014	$143,577	$31,563	$25,000	$131,618	$1,141,496
Year 20	$122,955	$357,216	$0	$147,884	$32,510	$25,000	$291,781	$1,169,472
Year 21	$126,644	$357,216	$0	$152,321	$33,485	$25,000	$180,821	$1,312,173
Year 22	$130,443	$378,971	$0	$156,891	$34,490	$25,000	$31,041	$1,637,132
Year 23	$134,356	$378,971	$0	$161,597	$35,525	$25,000	$0	$2,005,471
Year 24	$138,387	$402,050	$0	$166,445	$36,590	$25,000	$0	$2,410,588
Year 25	$142,539	$402,050	$8,375	$171,439	$37,688	$25,000	$154,898	$2,677,508
Year 26	$146,815	$426,535	$0	$176,582	$38,819	$25,000	$0	$3,130,876
Year 27	$151,219	$426,535	$0	$181,879	$39,983	$25,000	$81,779	$3,515,188
Year 28	$155,756	$452,511	$0	$187,336	$41,183	$25,000	$0	$4,024,734
Year 29	$160,429	$452,511	$0	$192,956	$42,418	$25,000	$0	$4,552,392
Year 30	$165,241	$480,069	$0	$198,744	$43,691	$25,000	$108,683	$5,014,447

[1] All revenues and costs inflated at 3% annually.

[2] Monthly Flat Fee = $70 affordable
$210 free market

[3] Mill Rate = 48.5

[4] Hook up fee = $2,000 affordable

3. Debt Issuance

The District intends to issue an initial revenue bond in the amount of $290,000 to support the construction of various aspects of the infrastructure improvements noted herein. Refundable bonds may be issued by the District to defease original issue bonds in accordance with applicable law.

4. District Revenue

The mill levy to support debt and operating expenses is expected to be 48.5 mills per residence. The District will also collect monthly fees from both affordable and free market units and one-time sewer and water hook-up fees.

5. Security for Debt

The District will not pledge any funds, assets or credit of the local jurisdictions or of private parties outside of District boundaries as security for indebtedness. The local jurisdictions will not bear any responsibility for District debt.

6. Revenue projections

The 2004 assessed valuation of the property within the District is estimated to be $2,442,861. This figure is expected to rise to $5,544,537 by 2013 as the property is developed. A mill levy of 48.5 mills on this property would raise $118,479 in the first year, rising to $265,802 in 2013. In addition, one-time water system hook-up fees of $2,000 for newly-constructed affordable units and $6,000 for newly-constructed free-market units would raise an average of $7,713.50/year. Flat fees of $70/month for the affordable units and $210 for the free-market units would raise an additional $47,586 in the first year (2005), rising to $91,490/year in ten years as build-out progresses. Total revenue from all sources equals $292,060 in year one (2004), rising to $362,668 in year ten (2013). Revenue in year one is high because the bond issue of $290,000 is counted as revenue in this year. Flat fees and property tax revenue collection would begin in year two and, with hook-up fees included, would total $176,674.

7. Demographic and Valuation Data

Population – Minimum 182, Maximum 252

Assessed Value as of 2004 - $2,442,861

8. Bonding Costs

$290,000 bond at 6.5% for 30 years = average annual debt service of $25,000

9. Capital and Maintenance Costs

Capital Costs to the District consist of reconstruction of leach fields for existing ISDS's, water system upgrades and expansion, landscaping, and road repairs. It is estimated that these costs will total $107,075 in year one (2004) and will grow to $376,560 in 2013 as buildout progresses. Annual maintenance costs are estimated to average $81,000/year. Thus total annual costs will be: $25,000 debt service
$240,000 Capital Costs (average)
$ 81,000 Maintenance & Operations
TOTAL $347,000

Cash Flow projections for the District show that it will collect approximately $150,000 in excess of expenditures in the first year. This will allow the District to draw from that reserve in years 3-5, when leach field reconstruction costs start to rise and, for those years, expenditures will exceed revenue. As build out continues in years 6-10, revenue once again matches or exceeds expenditures and allows the reserve fund to be rebuilt. A detailed cash flow projection can be found in Tables 7 & 8, below.

10. Impact per household

- Affordable Units

Actual property value of $200,000 = $772.00 additional taxes/year or $64.00/month
Actual property value of $250,000= $965.00 additional taxes/year or $80.00/month

Actual property. value of $206,400 (average value of existing Filing 1 affordable units) = $797.00/month or $66.00/month
Additional impact of $70 month maintenance fee = average monthly cost of $136.00

Actual property value of $325,000 (average value of existing Filing 2 affordable units) = $!,258 additional taxes or $105/month

- Free Market Units

Actual property value of $1,000,000 = $3,861.00 additional taxes/year or $322/month
Additional impact of $210/month maintenance fee = monthly cost of $532/month

11. Capital Expenditures

District expenditures will fall into several categories as detailed below:

a.) Septic Tank and Leach Fields

Septic Tanks and leach fields are scheduled to be replaced or rebuilt as necessary over the next nineteen years. The costs associated with this work will vary according to the condition of existing facilities and system operation. According to preliminary estimates, expenditures will range from a minimum of $30,699 in 2004, to a maximum of $150,308 in 2021. This is based on a projection of the useful life of septic tanks and leach fields currently in use.

b.) Roads

Initial road construction will be the responsibility of the developer and the cost of that construction will be borne solely by the developer and will not be the responsibility of the District. Assuming that all roads installed in the course of property development are correctly and expertly built, the first capital replacement costs are not expected until 2010, with further road repair costs anticipated in 2013. Those costs are estimated to be $14,146 and $42,038, respectively. Road repair and replacement projects are anticipated at irregular intervals over the next twenty years with a peak expenditure estimated at $225,950 in 2023.

c.) Water System

As with the roads, the initial design and construction costs for the potable water delivery system will be borne solely by the property developer and those facilities will be turned over to the District for ongoing repair and maintenance. Capital replacement for water system elements is first projected in 2006, when the new well construction is anticipated. The cost of that improvement, which will be the responsibility of the District, will be $36,880. Further capital replacement costs are anticipated at irregular intervals over the next twenty years with a projected maximum expenditure of $180,820 in 2024.

d.) Other

Other District Capital Costs will be for the water filtration system in 2004 ($60,000) and for landscaping, which is estimated to cost an average of $22,530 over the years 2005-2009.

These costs are only for the tasks and responsibilities anticipated by this Service Plan.

I. Operating and Maintenance Costs

The District will incur annual operational costs associated with maintenance and upkeep of the various infrastructure elements for which the District will be responsible. The following table estimates those annual costs based on average amounts.

TABLE 9
OTHER AVERAGE ANNUAL DISTRICT COSTS
BASED ON CURRENT HOA CHARGES

ITEM/DESCRIPTION	COST
Operations (i)	$ 9,400
Billing/Administration	$ 6,000
Water Control System/Electrical	$ 7,600
Routine Maintenance & Repairs	$20,000
Snow Removal (ii)	$ 8,640
Landscape Maintenance (iii)	$12,960
Trash Removal (iv)	$17,280
TOTAL	**$81,880**

i. Includes chemicals, lab tests, system status reports and miscellaneous inspections by water system operator.
ii. Assumes snow removal cost of $10/finished lot/month
iii. Assumes landscape maintenance cost of $15/finished lot/month
iv. Assumes trash removal cost of $20/finished lot/month,
Source: Water & Wastewater Engineering

VIII. Annual Report

Upon request, the District will submit an Annual Report to local governments within one hundred and twenty (120) days from the conclusion of the District's fiscal year, which will coincide with the calendar year. The Annual Report may include some or all of the following information:

a. Boundary changes made or proposed
b. Intergovernmental Agreements concluded or pending
c. Changes or pending changes in District policies
d. Changes or pending changes in District operations, responsibilities and activities
e. Status of District staffing and operating costs
f. Status of construction or planning projects underway
g. Significant changes in District finances, including a summary balance sheet
h. Status of any litigation involving the District
i. General plans for the upcoming year
j. Current assessed valuation in the District
k. Status of District Board members including term, attendance at Board meetings, voting records and Board member comments on District operations.

l. Records of District facility usage, water usage, traffic counts, population, and other indicators of activity within the District,

m. Other matters of interest or concern including public input and environmental issues.

IX. Modification of Service Plan

The District will obtain the approval of the counties within the District before making any material modifications to this Service Plan. Material modifications include changes to the basic or essential nature of the District including, but not limited to, changes to the services or programs undertaken by the District, planned dissolution of the District, changes in debt limits, changes in revenue sources, or increases or reductions in the land area under District responsibility. County approval will not be sought, and is not necessary, to modify the terms of financing instruments or to change the methods and procedures for carrying out services and activities included in this Service Plan.

X. Disclosure

The Organizers and the District will take steps to ensure that the developers of property located within the District provide written notice upon closing to purchasers of land regarding the existence of taxes imposed by the District. The District will record a statement against the property within the District at such time as the property is legally included therein, giving notice to the existence of the District.

XI. Board of Directors

The Organizers propose the following qualified electors of the District to serve as the Board of Directors of the District upon election and approval of the District:

Name	Proposed Term
XXXX	4 years
XXXX	4 years
XXXX	2 years
XXXX	2 years
XXXX	2 years

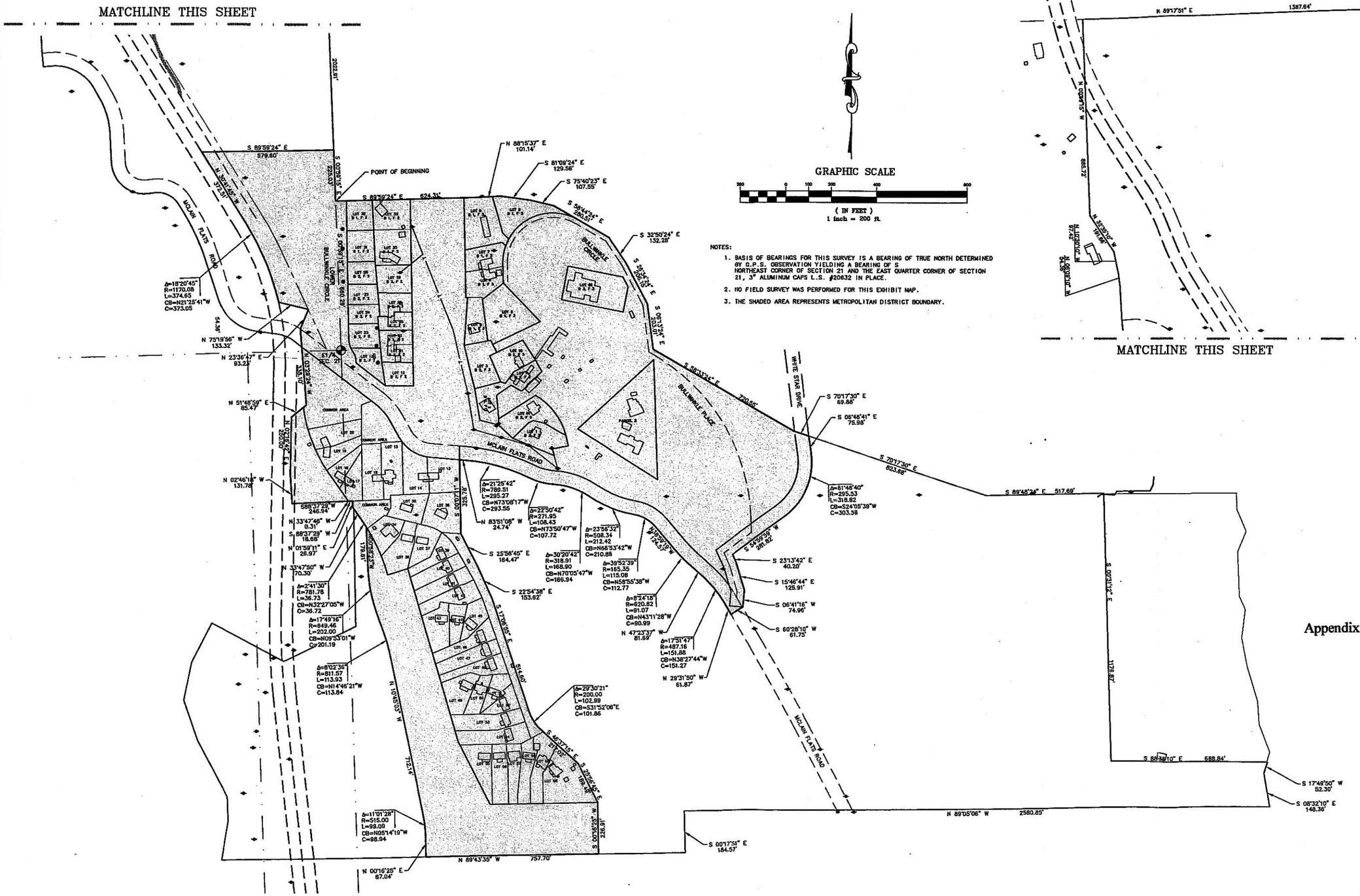
All Directors will be elected At Large, although the District will attempt to encourage representation from the different neighborhoods within the District.

XII. Appendix

Appendix 1 – District Map and Legal Description
Appendix 2 – Conceptual Development Plan
Appendix 3 – Individual Sewage Disposal System Plan
Appendix 4 – Water System Plan
Appendix 5 – Road Plan
Appendix 6 - Filings

METROPOLITAN DISTRICT EXHIBIT MAP

A PARCEL OF LAND IN SECTIONS 21 AND 22, T 9 S, R 85 W, OF THE 6TH P.M.
COUNTY OF PITKIN, STATE OF COLORADO



NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF TRUE NORTH DETERMINED BY G.P.S. OBSERVATION YIELDING A BEARING OF S NORTHEAST CORNER OF SECTION 21 AND THE EAST QUARTER CORNER OF SECTION 21, 3" ALUMINUM CAPS L.S. #20632 IN PLACE.
2. NO FIELD SURVEY WAS PERFORMED FOR THIS EXHIBIT MAP.
3. THE SHADED AREA REPRESENTS METROPOLITAN DISTRICT BOUNDARY.

Appendix 1

NO.	DATE	REVISION	BY
1	9/10/03	REDUCED SIZE OF DISTRICT BOUNDARY	HMS

DES.	HMS
DR.	HMS
CK.	FWH
DATE	7/24/03
FILE	METRO

HIGH COUNTRY ENGINEERING, INC.
107 BLAKE AVENUE, STE. 101
P.O. BOX 3945
ENGLEWOOD, CO 80155
PH.(303) 945-2555
14 INVERNESS DRIVE EAST, STE. D366
ENGLEWOOD, CO 80112
PH.(303) 825-0547
FX.(303) 825-0547

EXHIBIT MAP
PITKIN COUNTY, COLORADO
LOWE W/J L.L.C.

PROJECT NO.
2000638.02

SHEET 1
OF 1

Key

- Common Lands (Lots 1-5) With Conservation Easement (89.40 Ac)
- Open Space Located Within Lots 1-5 (16.91 Acres)
- Land Trust Donation (35.13 Acres) F
- Pitkin County Open Space Donation (40.34 Acres) D + E
- Home Owners Association Donation and Accessory ISDS Building Envelopes (17.73 Acres) G, H + I ?
- Proposed Affordable Housing Mitigation and Re-Platted RO Lots Near G
- Home Owners Association Property with Land Trust Easement (7.79 Acres) J
- Trails
- Evergreen
- Building Envelopes

Appendix 2

STAN CLAUSON ASSOCIATES, LLC
200 E. MAIN STREET
ASPEN, CO 81611
Telephone: (970)925-3133
Fax: (970)920-1628
Web: www.scaplanning.com

W/J Ranch PUD

PITKIN COUNTY, COLORADO

Conceptual Development Plan

DATE:
21 July 2003
REVISIONS:
1 August 2003
4 August 2003

SHEET:
4

Affordable Housing Mitigation

Re-Located Cellular Site

60' White Star Easement

2.61 Acres

2.31 Acres

2.61 Acres

2.65 Acres

7.79 Acres

6.83 Acres

51.12 Acres

20.99 Acres

6.50 Acres

AREA RESERVED FOR FUTURE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

35.72 Acres

AREA RESERVED FOR FUTURE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

AREA RESERVED FOR FUTURE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

10.00 Acres

19.35 Acres

Appendix 3

LEGEND

AREA AVAILABLE FOR ISDS PLACEMENT

EXISTING SEPTIC TANK

EXISTING LEACHFIELD

NORTH

0 200 400
(GRAPHIC SCALE IN FEET)

P:\99012\008Service Plan\dwg\WJ Septic.dwg, Figure 2, 02/26/2004 11:42:10 AM, 1:2

Water & Waste ENGINEERING, INC.
621 SEVENTEENTH ST., STE. 1020 PHONE 303.292.3503
DENVER, COLORADO 80293 FAX 303.292.3547

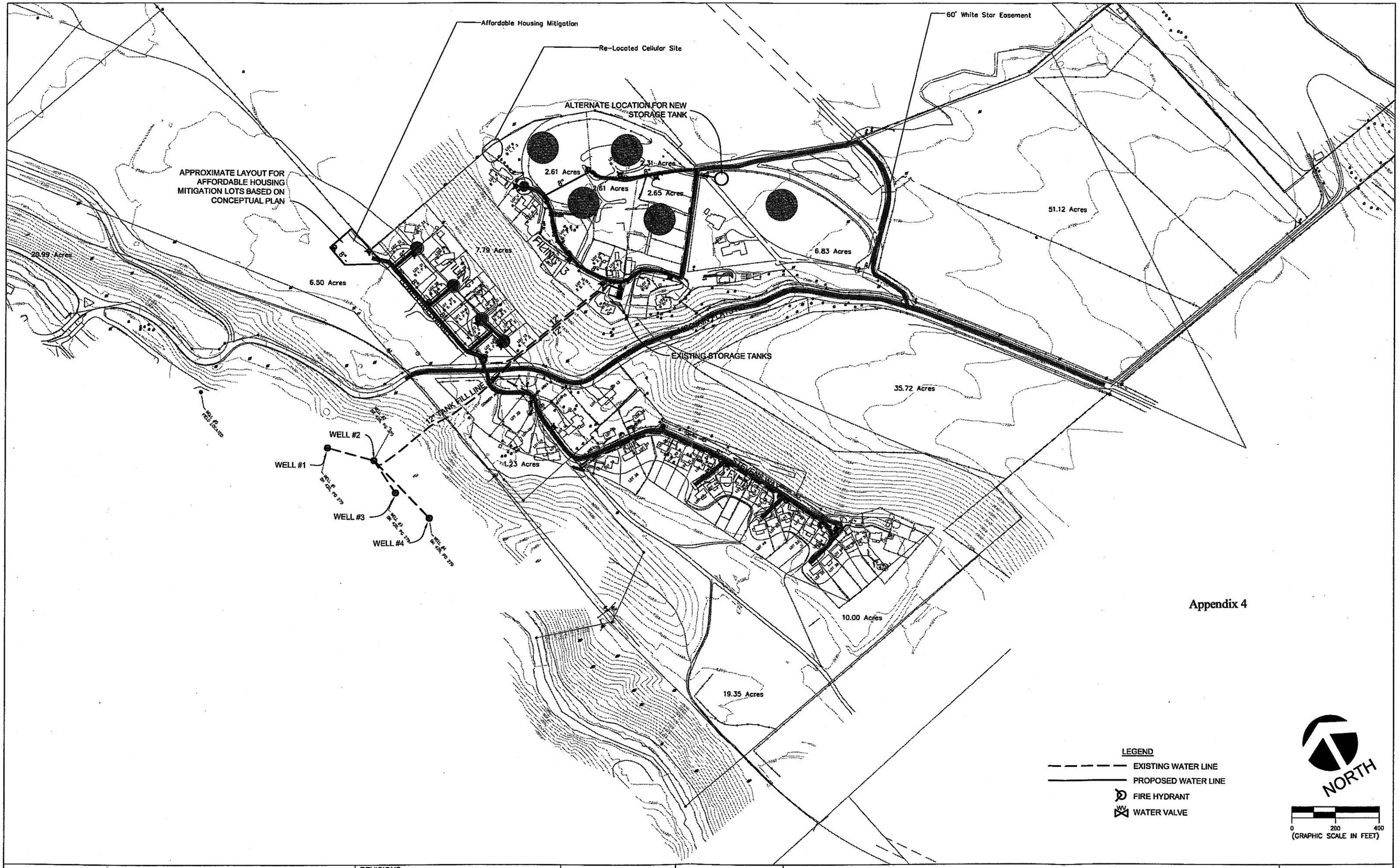
REVISIONS			
NO.	DESCRIPTION	DATE	BY

CITY -
COUNTY PITKIN
STATE COLORADO

DESIGNED BY: REP
CHECKED FRM
DATE 8/6/03
PROJECT NO. 99.012-008

W/J SERVICE PLAN
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PLAN

FIGURE
2



Appendix 4

Water & Waste ENGINEERING, INC.
621 SEVENTEENTH ST., STE. 1020 PHONE 303.292.3503
DENVER, COLORADO 80293 FAX 303.292.3547

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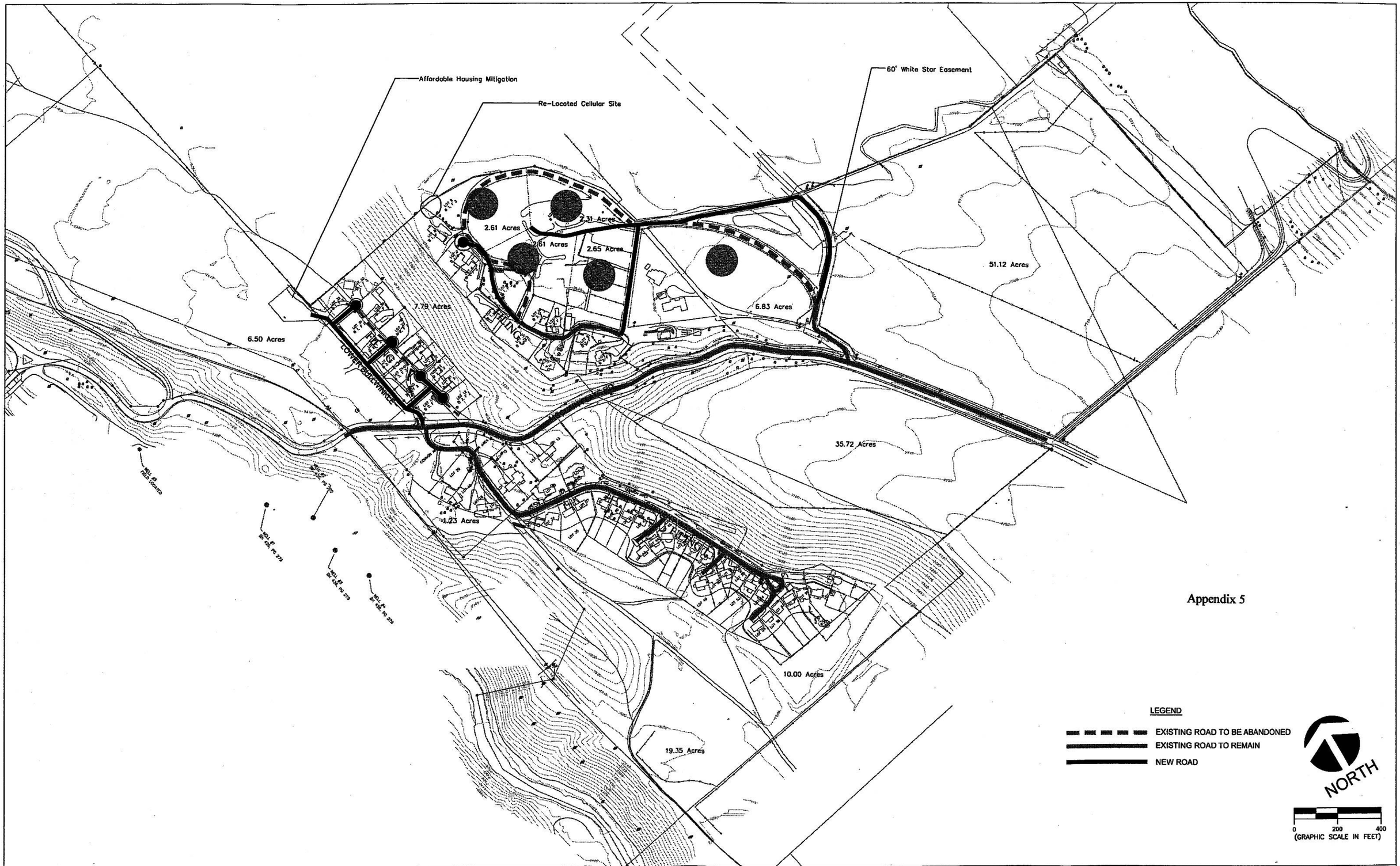
DATE 8/6/03
PROJECT NO. 99.012-008

W/J SERVICE PLAN
WATER PLAN

FIGURE
1

P:\99012\006Service Plan\dwg\WJ F1.dwg, Figure 1, 02/26/2004 11:50:49 AM, 1:2



Appendix 5

P:\99012\008\Service Plan\dwg\Roads Layout.dwg, Figure 3, 02/26/2004 11:54:33 AM, 1:2

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DENVER, COLORADO 80293 FAX 303.292.3547

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STATE COLORADO

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W/J SERVICE PLAN
ROAD PLAN

FIGURE
3

93/981

Affordable Housing Mitigation and three re-located RO Lots

Re-Located Cellular Site

Dense Evergreen Screen

60' White Star Easement

60' Star Mesa Easement

Mc Lain Flats Road

Rio Grande Trail Head

Key

- Filing #1
- Filing #2
- Filing #3
- Filing #4
- Filing #5

Appendix 6

NORTH

0 100 200 400
1"=200'

STAN CLAUSON ASSOCIATES, LLC
200 E. MAIN STREET
ASPEN, CO 81611
Telephone: (970)925-2323
Fax: (970)920-1628
Web: www.scnplanning.com

W/J Ranch PUD

PITKIN COUNTY, COLORADO

Filings

DATE:
1 September 2003
REVISIONS:

SHEET:
8