



Shareholders

Paul R. Cockrel
Evan D. Ela
Linda M. Glesne
David A. Greher
Matthew P. Ruhland

Associates

Joseph W. Norris
Harley G. Gifford
Madison D. Phillips

Paralegals

Micki Mills
Sarah Luetjen

August 15, 2022

Via email and regular mail

Manager of Revenue
Department of Finance
City and County of Denver
Wellington Webb Municipal Office Building
201 West Colfax, Department 1010
Denver, Colorado 80202

Re: Park Creek Metropolitan District – Annual Report

Dear Sir or Madam,

Pursuant to Section XII.A of the Service Plan of the Park Creek Metropolitan District, enclosed is the District's 2022 Annual Report.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Micki L. Mills'.

Micki L. Mills

Enclosure

cc: Board Members
Division of Local Government
Colorado State Auditor

ANNUAL INFORMATION REPORT FOR THE
2022 CALENDAR/FISCAL YEAR
PARK CREEK METROPOLITAN DISTRICT

TO: Manager of Revenue
Department of Finance
City and County of Denver
Wellington Webb Municipal Office Building
201 West Colfax, Department 1010
Denver, Colorado 80202

The following information and documents (attached as exhibits) are provided for calendar/fiscal year 2022 pursuant to Section XII.A of the Service Plan of the Park Creek Metropolitan District (“District”) approved by the City Council of the City and County of Denver (“City”) and filed with the District Court and City Clerk. Unless otherwise defined herein, all capitalized terms used herein shall have the meanings given to such terms in the Service Plan.

A. Annual District Budget.

Attached as **Exhibit A** is a copy of the District’s Budget for the current fiscal year 2022.

B. Annual Construction Schedules.

Attached as **Exhibit B** is the District’s construction activities for Infrastructure, including activity through December 31, 2020, which (i) for In-Tract Infrastructure is taken from the District’s In-Tract IFDA Completion Schedule as of December 31, 2020 (attached as **Exhibit B-1**) and (ii) for Trunk Infrastructure is shown in the Central Park 2020 Annual Report dated August 2021 previously filed with the City and attached as **Exhibit B-2**.

C. Annual Audited Financial Statements of the District.

Attached as **Exhibit C** is a copy of the audited financial statements and independent auditor’s report for fiscal year 2021.

D. Total Authorized Amount of District Obligations and Total District Obligations Incurred.

The District has been authorized to incur Obligations (i) in the principal amount of \$679,415,000 for In-Tract Infrastructure and (ii) in the principal amount of \$706,905,000 for Trunk Infrastructure in each of the following categories of improvements (except as noted): street, water (In-Tract Infrastructure only), sanitation and drainage, park and recreation, fire and rescue, television relay and

translation system (In-Tract Infrastructure only), transportation, traffic and safety, and mosquito control (In-Tract Infrastructure up to \$1,000,000 only).

As of December 31, 2021, the District has incurred New Money Obligations for financing Infrastructure as follows: (i) bonds, notes and reimbursement agreements (exclusive of Refunding Obligations, original issue premiums and interest accruals) in the total principal amount of \$645,536,569 for In-Tract Infrastructure (ii) bonds in the total principal amount of \$75,000,000 for Trunk Infrastructure (all Obligations for Trunk Infrastructure were refunded by a DURA financing in 2004), and (iii) included in the principal amount set forth in (i) above are outstanding developer advances in the approximate amount of \$40,768,979, which will be refunded and reimbursed from proceeds of future Obligations to be issued at lower interest rates. Attached as **Exhibit D** is a list of outstanding Obligations (except for developer advances not converted to notes) as of December 31, 2021.

Except as noted in **Exhibit D**, the Obligations listed in **Exhibit D** are not credit enhanced and/or have no rating from any rating agency. As noted in **Exhibit D**, the Series 2015A Senior Limited Property Tax Supported Revenue Refunding Bonds, the Series 2016A Senior Limited Property Tax Supported Revenue Refunding Bonds (Tax-Exempt), the Series 2017A Senior Limited Property Tax Supported Revenue Bonds (Tax-Exempt), the Series 2017B Senior Limited Property Tax Supported Revenue Bonds (Taxable), the Series 2018A Senior Limited Property Tax Supported Revenue Bonds (Tax-Exempt), the Series 2018B Senior Limited Property Tax Supported Revenue Bonds (Taxable) and the Series 2019A Senior Limited Property Tax Supported Revenue Bonds (Tax-Exempt) and Series 2019B Senior Limited Property Tax Supported Revenue Bonds (Taxable) have an underlying rating of "A" from Fitch Ratings. The Series 2016A Bonds have an insured rating of "AA-" by Standard and Poor's Rating Services ("S&P"). The Series 2019A Bonds and Series 2019B Bonds have an insured rating of "AA" by S&P.

E. Names and Terms of Members of the District’s Board of Directors and Officers.

<u>Name</u>	<u>Office</u>	<u>Term</u>
King H. Harris	President/Chair	2023
Russell Heise	First Vice President	2023
James D. Chrisman	Secretary/Treasurer	2025
Brian Fennelly	Assistant Secretary	2025
Shalise Hudley	Assistant Secretary	2025
Andrew Bartlett	Assistant Secretary	2023
Vacancy	Assistant Secretary	2023

F. Rules and Regulations of the District.

The District has not adopted rules and regulations. The District and Westerly Creek Metropolitan District (“Westerly Creek”) have jointly adopted a Resolution establishing street maintenance fees and repair charges, which Resolution was included in the 2004 Annual Report. Fees and charges are imposed on builders and are adjusted from time to time to cover current costs.

G. Current Intergovernmental Agreements.

Attached as **Exhibit G** is a list of significant intergovernmental agreements entered into by the District, including without limitation the Intergovernmental Financing and Construction Agreement with Westerly Creek.

H. Contracts for Services or Construction.

Attached as **Exhibit H** is a list of District service contracts. The District construction activities are summarized in **Exhibits B-1 and B-2**. There are numerous construction contracts; more detailed information will be provided upon written request.

I. Current Documentation of Credit Enhancements.

The District currently has no credit facilities.

J. Disclosure Documents for Current Outstanding Obligations.

Disclosure documents for the District’s outstanding Senior and Subordinate Bonds specified in **Exhibit D** were filed with the Manager of Revenue at the time of issuance and/or submittal of a Certification of satisfaction of Minimum Criteria


and/or are (i) available upon written request or (ii) posted on the Electronic Municipal Market Access System maintained by the Municipal Securities Rulemaking Board.

K. Current Approved Service Plan.

The approved Service Plan of the District was previously filed with the Department of Finance and City Clerk. No amendments have been made to the Service Plan.

Respectfully submitted this 15th day of August, 2022.

COLLINS COCKREL & COLE

By: 

Paul R. Cockrel
Attorney for Park Creek Metropolitan
District

cc: Board of Directors, Park Creek Metropolitan District
State of Colorado, Division of Local Government
State of Colorado, Office of the State Auditor

EXHIBIT A

BUDGET FOR FISCAL YEAR 2022

**CERTIFICATION OF 2022 BUDGET FOR
PARK CREEK METROPOLITAN DISTRICT**


TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Park Creek Metropolitan District, for the budget year ending December 31, 2022, as adopted on November 18, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Park Creek Metropolitan District in the City and County of Denver, Colorado, this 18th day of November, 2021.

PARK CREEK METROPOLITAN DIST

By


King H. Harris, Chair

**PARK CREEK METROPOLITAN DISTRICT
2022
BUDGET MESSAGE**

Attached please find a copy of the adopted 2022 budget for the Park Creek Metropolitan District.

The Park Creek Metropolitan District has adopted budgets for three funds, a General Fund to provide for operating and maintenance expenditures; a Capital Projects Fund to provide for the regional improvements that are to be built for the benefit of the District and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2022 will be transfer from Westerly Creek Metropolitan District, facility fees and DURA revenue. The district does not intend to impose a mill levy on property within the district for 2022.

PARK CREEK METROPOLITAN DISTRICT
ADOPTED BUDGET
GENERAL FUND
For the Year Ended December 31, 2022

	Actual 2020	Adopted Budget 2021	Actual 9/30/2021	Estimate 2021	Adopted Budget 2022
REVENUE					
Payments from Westerly Creek	\$ 3,402,432	\$ 5,035,698	\$ 2,796,334	\$ 4,000,000	\$ 4,212,971
Other income	-	1,000	-	-	1,000
Total revenue	<u>3,402,432</u>	<u>5,036,698</u>	<u>2,796,334</u>	<u>4,000,000</u>	<u>4,213,971</u>
EXPENDITURES					
Maintenance	1,644,416	1,546,914	1,143,036	1,524,048	1,687,780
Accounting and audit fees	18,898	25,000	21,359	33,000	35,000
Professional services	84,520	90,000	90,012	125,000	125,000
Legal fees	64,271	60,000	179,335	225,000	225,000
Insurance	30,208	35,000	32,735	33,000	40,000
Miscellaneous	7,250	5,000	9,862	10,000	15,000
Allocated overhead costs	29,447	11,960	29,777	36,000	33,200
District MCA fee	-	77,342	46,602	60,000	84,831
Public art maintenance	-	15,000	22,669	25,000	25,000
Public art monitoring - B. Neal	-	7,500	6,000	10,000	7,500
Emergency reserve	-	130,101	-	-	105,419
Payments to Westerly Creek	158,045	156,747	(62,004)	157,929	237,228
Reserve for improvements	-	4,000,000	-	-	4,000,000
	<u>2,037,055</u>	<u>6,160,564</u>	<u>1,519,383</u>	<u>2,238,977</u>	<u>6,620,958</u>
Revenue over / (under) expenditures	<u>1,365,377</u>	<u>(1,123,866)</u>	<u>1,276,951</u>	<u>1,761,023</u>	<u>(2,406,987)</u>
OTHER FINANCING SOURCES/(USES)					
Developer advances received / (paid)	-	-	-	-	-
Transfers (to) / from capital fund	(1,029)	(15,000)	(1,029)	(8,000)	(15,000)
Transfers (to) / from debt service fund	(703,056)	(700,000)	(349,856)	(700,000)	(700,000)
	<u>(704,085)</u>	<u>(715,000)</u>	<u>(350,885)</u>	<u>(708,000)</u>	<u>(715,000)</u>
	<u>661,292</u>	<u>(1,838,866)</u>	<u>926,066</u>	<u>1,053,023</u>	<u>(3,121,987)</u>
Beginning fund balance	2,049,105	3,494,718	2,710,397	2,710,397	3,763,420
Ending fund balance - Unassigned	<u>\$ 2,710,397</u>	<u>\$ 1,655,852</u>	<u>\$ 3,636,463</u>	<u>\$ 3,763,420</u>	<u>\$ 641,433</u>

PARK CREEK METROPOLITAN DISTRICT
ADOPTED BUDGET
DEBT SERVICE FUND
For the Year Ended December 31, 2022

	Actual 2020	Adopted Budget 2021	Actual 09/30/2021	Estimate 2021	Adopted Budget 2022
REVENUE					
Payments from Westerly Creek	\$ 40,131,271	\$ 48,952,326	\$ 41,182,025	\$ 43,000,000	\$ 45,524,228
Interest income	5,175	120,000	693	30,000	1,000
Subsidy payments	591,348	575,000	291,756	575,000	570,000
Other income	-	5,000	-	-	5,000
Total revenue	40,727,794	49,652,326	41,474,474	43,605,000	46,100,228
EXPENDITURES					
Interest - bonds	31,594,219	30,000,000	16,621,609	29,978,849	49,000,000
Principal - bonds	96,450,000	7,800,000	-	7,790,000	9,295,000
Bond issuance	1,517,613	1,000,000	48,330	500,000	-
Developer advance repayments	5,820,549	13,000,000	-	-	-
Payments to Westerly Creek	404,594	492,863	414,862	500,000	460,031
Other	-	-	-	-	-
	135,786,975	52,292,863	17,084,801	38,768,849	58,755,031
Revenue over / (under) expenditures	(95,059,181)	(2,640,537)	24,389,673	4,836,151	(12,654,803)
OTHER FINANCING SOURCES / (USES)					
Bond refunding	99,014,731	39,270,000	-	-	39,270,000
Premium on bonds	(1,975,000)	2,500,000	-	-	2,500,000
Payment to refunded bond escrow agent	-	(40,770,000)	-	-	(40,770,000)
Developer advances received / (paid and/or convert	4,378,770	-	-	-	-
Discount on bond issuance(s)	(690,394)	-	-	-	-
Transfers (to) / from general fund	703,056	700,000	-	700,000	700,000
	101,431,163	1,700,000	-	700,000	1,700,000
Change in fund balance	6,371,982	(940,537)	24,389,673	5,536,151	(10,954,803)
Beginning fund balance	627,159	6,999,141	6,999,141	6,999,141	12,535,292
Ending fund balance - Restricted	\$ 6,999,141	\$ 6,058,604	\$ 31,388,814	\$ 12,535,292	\$ 1,580,489

PARK CREEK METROPOLITAN DISTRICT
ADOPTED BUDGET
CAPITAL FUND
For the Year Ended December 31, 2022

	Actual 2020	Adopted Budget 2021	Actual 09/30/2021	Estimate 2021	Adopted Budget 2022
REVENUE					
System development fees	\$ -	\$ -	\$ -	\$ -	\$ -
TOS Facility Fee (See 10)	-	2,118,000	1,731,660	2,118,000	831,000
City and County of Denver	207,283	400,000	(874)	100,000	-
Damage fees	244,540	172,000	312,664	400,000	100,000
Facility fees	2,746,500	2,922,000	2,451,000	2,922,000	1,216,000
Mailbox Fees	-	47,000	47,430	48,000	24,000
DIJRA revenue	3,242,856	1,000,000	744,417	1,000,000	110,000
Aurora Use tax	684,001	500,000	679,209	700,000	700,000
DWD receipts	-	-	-	-	-
CDDT	2,376,861	-	690,442	700,000	-
Other income	8,216	200,000	20,642	50,000	200,000
	<u>9,510,257</u>	<u>7,359,000</u>	<u>6,676,590</u>	<u>8,038,000</u>	<u>3,181,000</u>
EXPENDITURES					
Trunk infrastructure	3,996,565	-	463,732	500,000	-
Trunk open space infrastructure	5,821,050	5,096,000	1,455,745	2,000,000	5,100,000
Intraet infrastructure	47,278,469	26,604,000	12,680,382	15,000,000	22,000,000
Denver water infrastructure	-	-	5,676	1,000	-
Trustee Fees	15,150	15,000	26,700	26,700	30,000
Insurance	11,216	30,000	11,688	11,688	20,000
Dues	1,485	1,500	1,114	1,500	1,500
CCD Review/Monitoring Fees	3,000	3,000	10,500	10,500	10,500
Accounting services	12,581	18,000	16,730	20,000	18,000
Public art	-	5,000	-	100,000	-
Repay developer advances- principal	22,325,851	-	-	-	-
Repay developer advances- interest	2,705,113	-	3,172,012	4,000,000	-
Infrastructure repairs	162,670	450,000	66,297	150,000	200,000
Principal and interest on dev notes	-	-	-	-	-
Other	-	-	8,035	15,000	-
	<u>82,333,150</u>	<u>32,222,500</u>	<u>17,918,611</u>	<u>21,836,388</u>	<u>27,380,000</u>
Revenue in excess / (under) expenditures	(72,822,893)	(24,863,500)	(11,242,021)	(13,798,388)	(24,199,000)
OTHER FINANCING SOURCES / (USES)					
Developer advances received / (paid and/or converted)	47,487,359	26,100,000	12,974,667	15,000,000	21,500,000
Bond proceeds	22,825,001	-	-	-	-
Transfers (to) / from general fund	1,029	15,000	225	1,000	15,000
	<u>70,313,389</u>	<u>26,115,000</u>	<u>12,974,892</u>	<u>15,001,000</u>	<u>21,515,000</u>
Change in fund balance	(2,509,504)	1,251,500	1,732,871	1,202,612	(2,684,000)
Beginning fund balance	6,128,352	3,618,848	3,618,848	3,618,848	4,821,460
Ending fund balance - Assigned	<u>\$ 3,618,848</u>	<u>\$ 4,870,348</u>	<u>\$ 5,351,719</u>	<u>\$ 4,821,460</u>	<u>\$ 2,137,460</u>

EXHIBIT B-1

**IN-TRACT INFRASTRUCTURE CONSTRUCTION SCHEDULES
AS OF DECEMBER 31, 2021**

[Attached]

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw N/A/NA/57/23
 As of: 12/31/2021

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Trunk	Filing 15 Total IFDA 15	10,323,181	(430,123)	9,893,057	9,896,386	4,671	9,893,056	1
Trunk	Filing 28 Total IFDA 28	553,850	-	553,850	553,850	-	553,850	-
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,907,310	111,425	5,907,293	11,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40	240,101	-	240,101	186,813	53,288	186,813	53,288
Trunk	Filing 42 Total IFDA 42	12,695,791	(1,859,000)	10,836,791	10,634,879	1,912	10,828,498	8,293
Trunk	Filing 43 Total IFDA 43	125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 45 Total IFDA 45	14,871,325	(2,029,432)	12,841,893	12,833,744	8,149	12,829,564	12,329
Trunk	Filing 47 Total IFDA 47	671,755	(81,155)	590,601	590,563	38	590,166	435
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,686)	5,947,590	5,942,894	4,696	5,936,676	11,914
Trunk	Filing 52 Total IFDA 52	2,056,890	(105,000)	1,951,890	1,480,798	470,892	1,480,725	470,965
Trunk	Filing 54 Total IFDA 54	412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing IC-4 Total IFDA C4	16,803,727	1	16,803,727	16,776,066	27,661	16,757,765	45,962
Trunk	Filing IC-4A Total IFDA C4A	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing IC-4B Total IFDA IC-4B	8,400,000	364,999	8,764,999	8,694,049	80,950	8,514,128	250,872
Trunk	Filing MB Total IFDA MB	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
Trunk	Filing ME Total IFDA ME	625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	7,133	79,900
Trunk	Filing ML Total IFDA ML	13,498,494	264,676	13,498,494	12,870,971	627,522	12,623,876	874,618
Trunk	Filing N/F Linear Park Total IFDA P8	5,949,489	1,077,075	7,085,638	7,085,024	614	7,083,639	1,999
Trunk	Filing PA Total	19,242,911	1,059,420	20,302,331	19,938,196	364,135	19,800,700	501,631

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/8/NA/57/28
 As of: 12/31/2021

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
IFDA PA	19,242,911	19,242,911	1,059,420	20,302,331	19,938,196	364,135	19,800,700	501,631
Park Trunk								
Filing PB Total	14,450,857	14,450,856	-	14,450,856	13,484,613	966,242	13,382,867	1,067,989
IFDA PS	14,450,857	14,450,856	-	14,450,856	13,484,613	966,242	13,382,867	1,067,989
Park Trunk								
Filing PC Total	10,512,911	6,900,000	4,926,292	11,826,292	11,469,509	356,783	6,195,736	5,630,556
IFDA PC	10,512,911	6,900,000	4,926,292	11,826,292	11,469,509	356,783	6,195,736	5,630,556
Total Trunk Job Costs	106,969,774	106,959,755	(7,057,160)	99,853,915	97,821,761	1,977,866	97,461,952	2,437,765
Total Park Trunk Job Costs	52,960,072	49,347,159	6,679,287	56,002,453	53,885,373	2,200,147	48,353,020	7,732,500
Total	159,919,847	156,306,914	(377,873)	155,856,368	151,807,134	4,178,009	145,814,972	10,170,285

Park Creek Metropolitan District
 In-Tract IFDAs #All Open - Filing #All Open
 Draw 201
 As of: 12/31/2021

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,156,784	430,690
Filing 15 Total IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,156,784	430,690
In-Tract	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
Filing 17 Total IFDA 17	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	16,929,665	16,929,665	691,210	17,620,875	17,609,315	11,559	17,609,315	11,559
Filing 32 Total	370,052	370,052	(341,542)	28,511	28,511	-	28,511	-
Filing 34 Total IFDA 32	17,299,717	17,299,717	349,668	17,649,385	17,637,826	11,559	17,637,826	11,559
In-Tract	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
Filing 34 Total IFDA 34	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
In-Tract	5,404,254	5,404,254	(756,501)	4,647,753	4,210,731	437,023	4,205,843	441,910
Filing 35 Total	2,592,337	2,592,337	756,501	3,348,837	2,876,456	472,382	2,876,606	472,231
Filing 34 Total IFDA 35	7,996,591	7,996,591	-	7,996,591	7,087,186	909,405	7,082,449	914,142
In-Tract	31,228,859	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
Filing 36 Total IFDA 36	31,228,859	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
In-Tract	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
Filing 40 Total IFDA 40	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
In-Tract	16,952,761	16,952,761	-	16,952,761	13,705,343	3,247,418	13,705,343	3,247,418
Filing 42 Total IFDA 42	16,952,761	16,952,761	-	16,952,761	13,705,343	3,247,418	13,705,343	3,247,418
In-Tract	35,656,775	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
Filing 45 Total IFDA 45	35,656,775	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
In-Tract	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,268,944	2,606,140
Filing 47 Total IFDA 47	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,268,944	2,606,140
In-Tract	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
Filing 48 Total IFDA 48	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
In-Tract	58,653,806	58,653,806	-	58,653,806	49,253,228	9,400,578	48,979,372	8,674,434
Filing 49 Total IFDA 49	58,653,806	58,653,806	-	58,653,806	49,253,228	9,400,578	48,979,372	8,674,434
In-Tract	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
Filing 52 Total IFDA 52	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
Filing 53 Total IFDA 53	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
In-Tract	53,859,266	53,859,266	(4,274,632)	49,584,633	48,808,550	776,084	48,072,863	1,511,770
Filing 54 Total IFDA 54	53,859,266	53,859,266	(4,274,632)	49,584,633	48,808,550	776,084	48,072,863	1,511,770
In-Tract	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
Filing 55 Total IFDA 55	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	2,966,874	2,966,874	(531,983)	2,434,891	2,369,949	64,941	2,344,314	90,577
Filing 56 Total IFDA 56	2,966,874	2,966,874	(531,983)	2,434,891	2,369,949	64,941	2,344,314	90,577
In-Tract	52,110,215	52,110,215	-	52,110,215	45,232,396	6,877,818	41,380,812	10,729,403
Filing 57 Total IFDA 57	52,110,215	52,110,215	-	52,110,215	45,232,396	6,877,818	41,380,812	10,729,403
In-Tract	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,950,940	258,828
Filing 59 Total IFDA 59	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,950,940	258,828

Park Creek Metropolitan District
 In-Tract IFDAs #All Open- Filing #All Open
 Draw 201
 As of: 12/31/2021

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	Amount Paid	Remaining to Pay on CFN	A-B
In-Tract	Filing AC Total IFDA AC	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,462,313	67,763	67,763
In-Tract	Filing IC-4 Total IFDA C4	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356	271,356
In-Tract	Filing IC-4A Total IFDA C4A	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097	478,097
In-Tract	Filing MB Total IFDA MB	7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976	2,332,976
In-Tract	Filing MC Total IFDA MC	8,507,309	-	8,507,309	6,712,764	1,817,046	6,712,764	1,817,046	1,817,046
In-Tract	Filing MD Total IFDA MD	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001	20,001
In-Tract	Filing ME Total IFDA ME	7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501	313,501
In-Tract	Filing MF Total IFDA MF	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,350,280	757,912	757,912
In-Tract	Filing ML Total IFDA MI	3,013,788	356,938	3,366,789	3,258,774	128,015	3,158,030	228,758	228,758
	Total Job costs	401,766,581	(11,885,688)	389,631,678	353,082,936	36,577,413	347,559,149	42,101,365	42,101,365

EXHIBIT B-2

**STAPLETON 2020 ANNUAL REPORT WITH
TRUNK INFRASTRUCTURE CONSTRUCTION SCHEDULES
AS OF DECEMBER 31, 2020**

[Attached]

CENTRAL PARK

DENVER - 80238

2020 ANNUAL REPORT

Includes activity through December 31, 2020



AUGUST 2021

Prepared by:



Prepared for:



In Fulfillment of the requirements of IFDA F-2

On Behalf of:

PARK CREEK
METROPOLITAN DISTRICT

CENTRAL PARK
DENVER - 80238



Matrix Design Group, Inc.
707 17th Street, Suite 3150
Denver, CO 80202
O 303.572.0200
F 303.572.0202
matrixdesigngroup.com

August 24, 2021

To: All recipients of the annual report

From: Patrick Chelin, P.E.

Re: Central Park 2020 Annual Report

Attached is the Central Park 2020 Annual Report in fulfillment of the requirements of the Individual Facilities Development Agreement No. F-2. This report includes activity through December 31, 2020.

Most of the changes in this year's Annual Report are the result of 2020 development activity associated with Filing No. 57 located on the north end of Central Park Section 10 and is the final major residential Filing at Central Park, TOD development phase 2, the anticipated Trunk Open Space Acquisitions, as seen in the 3-year plan in Section 2. The Land Use Maps have been updated to reflect changes in anticipated land uses and development patterns. Construction opinions of probable costs and quantities have also been updated to reflect current unit prices. For a complete listing of changes from last year's Annual Report, please refer to the Appendix.

If you have any questions in regard to this document, please feel free to contact me at 303-572-0200.

Sincerely,

A handwritten signature in black ink that reads 'Patrick Chelin' with a long horizontal flourish extending to the right.

Patrick Chelin, P.E.
Project Coordinator

Excellence by Design

Anniston, AL | Atlanta, GA | Colorado Springs, CO | Denver, CO | Niceville, FL | Parsons, KS | Phoenix, AZ
Sacramento, CA | Tamuning, GUAM | Texarkana, TX | Washington, DC

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Includes activity through December 31, 2020

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Executive Summary

The Central Park 2020 Annual Report summarizes work accomplished from January 1, 2020 to December 31, 2020, and shows projected work anticipated for the next three years (2021, 2022, and 2023), and includes the anticipated takedown of the remaining parcels of land owned by Denver International Airport (DEN). This report should be read in its entirety.

Program Update

At build out, Central Park is anticipated to include the uses shown below within its approximately 4,000 acres. The current program allocation is based on the Calthorpe Land Use Map dated July 5, 2021 (v1) located in Section 1 of this report. The development densities represent the projections of the plan, which is subject to change as development progresses.

	Projected at Build-out
Trunk Open Space	1,151.9 Acres
In-Tract Open Space in South Central Park	77.42 Acres
In-Tract Open Space in North Central Park	45.43 Acres
Total In-Tract Open Space	122.61 Acres
Civic Uses	148 Acres
Mixed-Use Retail Square Footage	704K SF
Regional Retail Square Footage	2.1M SF
Office Square Footage	6.3M SF
R&D/Distribution Square Footage	2.5M SF
Residential Units in South Central Park	9,211 Units
Residential Units in North Central Park (including Section 10)	5,039 Units
Total Residential Units	14,250 Units

The Calthorpe Land Use Map dated July 5, 2021 (v1) shows an In-Tract Open Space tally of 122.61 acres. Per Amendment No. 1 to the Master Facilities Development Agreement, the minimum acreage of In-Tract Open Space is 108 acres throughout Central Park, with the greater of 52 acres or 0.0062 acres of In-Tract Open Space per Dwelling Unit in South Central Park and at least 0.009 acres of In-Tract Open Space per Dwelling Unit in North Central Park. Based on the residential unit counts included in this year's annual report, South Central Park needs to have at least 57.1 acres of In-Tract Open Space, North Central Park needs to have at least 45.35 acres of In-Tract Open Space, and Central Park as a whole needs to have at least 108 acres of In-Tract Open Space. As seen in the summary table above and the detailed In-Tract Open Space Summary in Section 2, the planned In-Tract Open Space will exceed the minimum requirements.

Please note that the acreage of Trunk Open Space provided at full build-out will exceed the 1,116 acre requirement due to the inclusion of land areas that were taken down as developable and then used as Trunk Open Space and the land areas behind back of curb that were landscaped with Trunk Park dollars, are maintained by Denver Park & Rec and are used as Trunk Open Space. In terms of land taken down from DEN, exactly 1,116 acres of Trunk Open Space will be taken down at full build-out.

These acreages are in relation to the original 4,050 acres identified in the "Amended and Restated Central Park Purchase Agreement" dated 2/15/2000. In 2019, all the land that was under contract by

Executive Summary

Forest City/Brookfield/Park Creek Metro District. Although full takedown is shown during the year 2019, the timing of construction of the actual parcels will depend on market conditions and any necessary remediation. Table ES.1 summarizes the anticipated developable land acquisitions for the next three years, and Table ES.2 summarizes the anticipated Trunk Open Space takedowns for the next three years. These projects can be seen in Figure 2-1 and Figure 2-2 in Section 2.

Table ES.1 3-Year Anticipated Developable Takedown Acquisitions (2021 and beyond)*

None	0	acres
Total Developable Takedown	0	acres

*Full takedown occurred during 2019. See Figures 2-1 and 2-2 in Section 2.

Table ES.2 3-Year Anticipated Trunk Open Space Acquisitions (2021 and beyond)*

Total Trunk Open Space	0	Acres
-------------------------------	----------	--------------

*Full takedown occurred during 2019. See Figures 2-1 and 2-2 in Section 2.

Infrastructure Update

The attached maps illustrate the Trunk improvements completed through December 31, 2020, the Trunk improvements anticipated to be completed during the next three years (2021 – 2023), and the remaining Trunk improvements. Through the end of 2020, the District has constructed, or is in the process of constructing, approximately 9.9 miles of Trunk roadways (excludes widening of Quebec Street, Montview Boulevard, and 56th Avenue), 10.2 miles of Trunk sanitary sewer, 10.0 miles of Trunk storm sewer pipes and channels, 434 acre-feet of Trunk detention and infiltration ponds, 13.2 miles of 16" or larger water lines, and 1,107 acres of Trunk parks. The second half of the Central Park Boulevard bridge over Smith Road and Sand Creek was completed in 2018.

Phasing Update

Please see Figures 2-1 and 2-2 in Section 2 for locations of the current filings and projects discussed in this section.

Filing No. 57 located within Central Park Section 10 were the major focus for 2018 and 2019 and in 2020 construction continued and over 350 lots were turned over to the homebuilders. This is the final major residential Filing at Central Park, located at the north end of Section 10. Filing 54 was completed in 2020.

Several historic trunk infrastructure puzzle pieces were completed including the MLK arterial extension to Peoria and the District 4 regional detention pond. Commercial/Multi family infrastructure at Filings 56 and 59 also made a comeback in 2020 as well as land sales at 3 of the 4 corners of the busy CPB/ I-70 interchange. Trunk Park work in Section 10 continued to steam ahead with the completion of Parks PB and PC Phase 1 and significant progress on Park PC Phase 2. Our seventh community Pool in Filing 54 opened under COVID regulations allowing users to enjoy our first waterslide.

Central Park Boulevard is now finished from Montview Boulevard to 56th Avenue.

Executive Summary

Infrastructure for Central Park Aurora Filing 3 completed construction in 2019 and was fully completed in 2020. After this project, single family residential in South Central Park will be substantially complete with only infill projects remaining. Multi-family residential also continued to move forward with engineering and planning progressing on the multi-family project located within TOD phase 1.

The last segment of Martin Luther King Jr. Boulevard from Havana Street to Peoria Street was designed in 2017 and was constructed throughout 2020 and turnover to the City occurred.

A number of Trunk Open Space ("TOS") projects are anticipated to take steps towards implementation in the next three years. The PB Trunk Open Space areas north and east of Filing 49 are nearing completion. The PC Trunk Open Space areas located within and adjacent to Filing 54 were under construction in 2020.

Projected Land Acquisitions for 2021

All land takedowns were completed in 2019 and no more are anticipated.

Anticipated Department of Aviation License or Permit Information for 2021

Because all the land has been taken down, there are not any licenses and permits anticipated to be required to support the current construction phasing plan. The licenses and permits required can change at any time due to the timing of environmental remediation and changes to program phasing.

School Construction Update

A second school site in Central Park Section 10 has been incorporated into Filing 54. The site is located just north of 60th Avenue, and DPS will determine the type of school. The school site was provided to DPS in 2019 though we are not aware of when they expect to move forward with their design.

Funding Sources

Funding sources for the Trunk improvements to be completed in the next three years could include a combination of bond/loan proceeds, tax increment revenue, DRCOG/CDOT funding, system development fees, developer contributions, and developer advances, advances from DPS, advances from CCD, and revenue collected from homebuilders for certain TOS in section 10, along with reductions in scope and cost savings from other projects, or other funding sources if available.

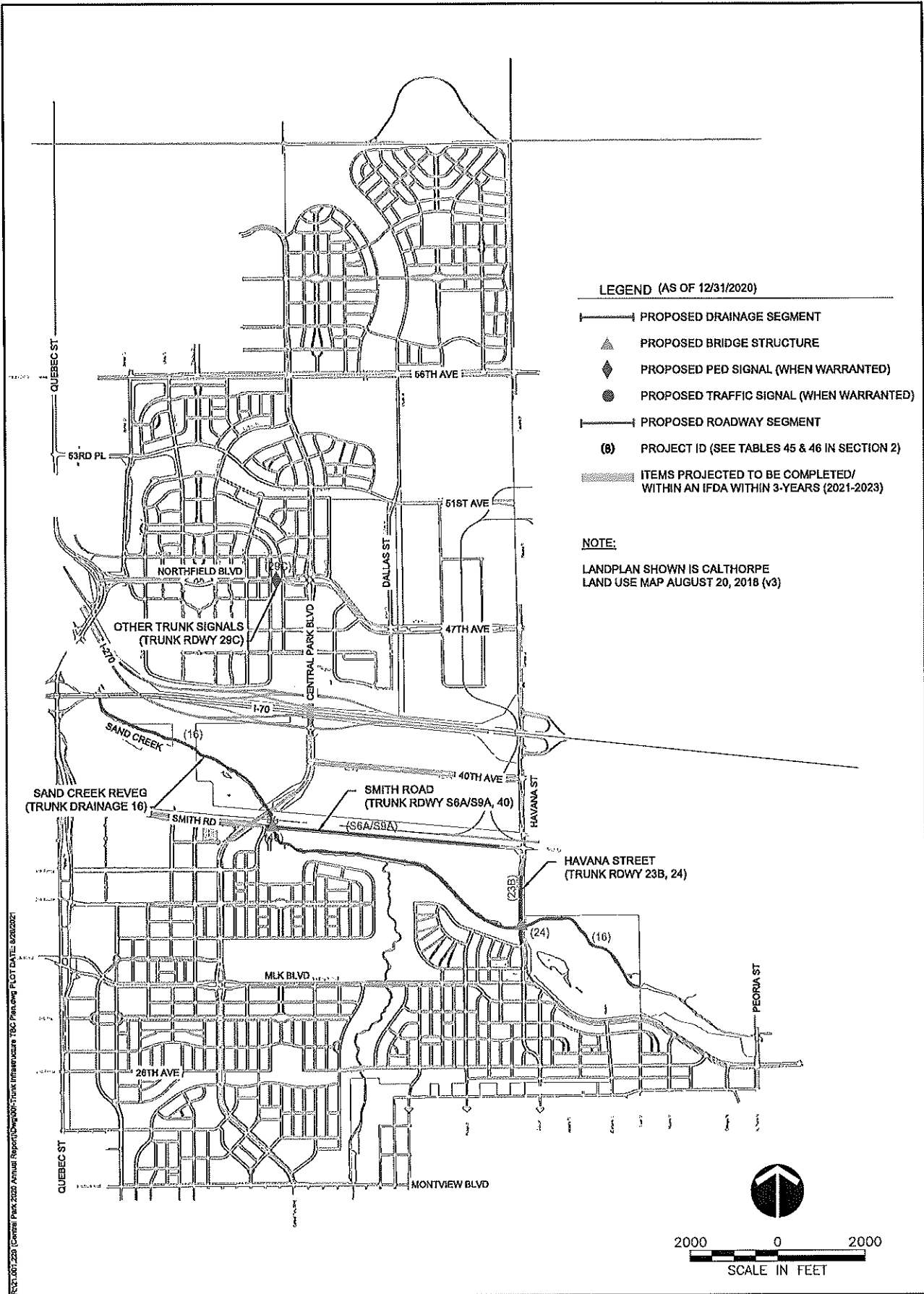
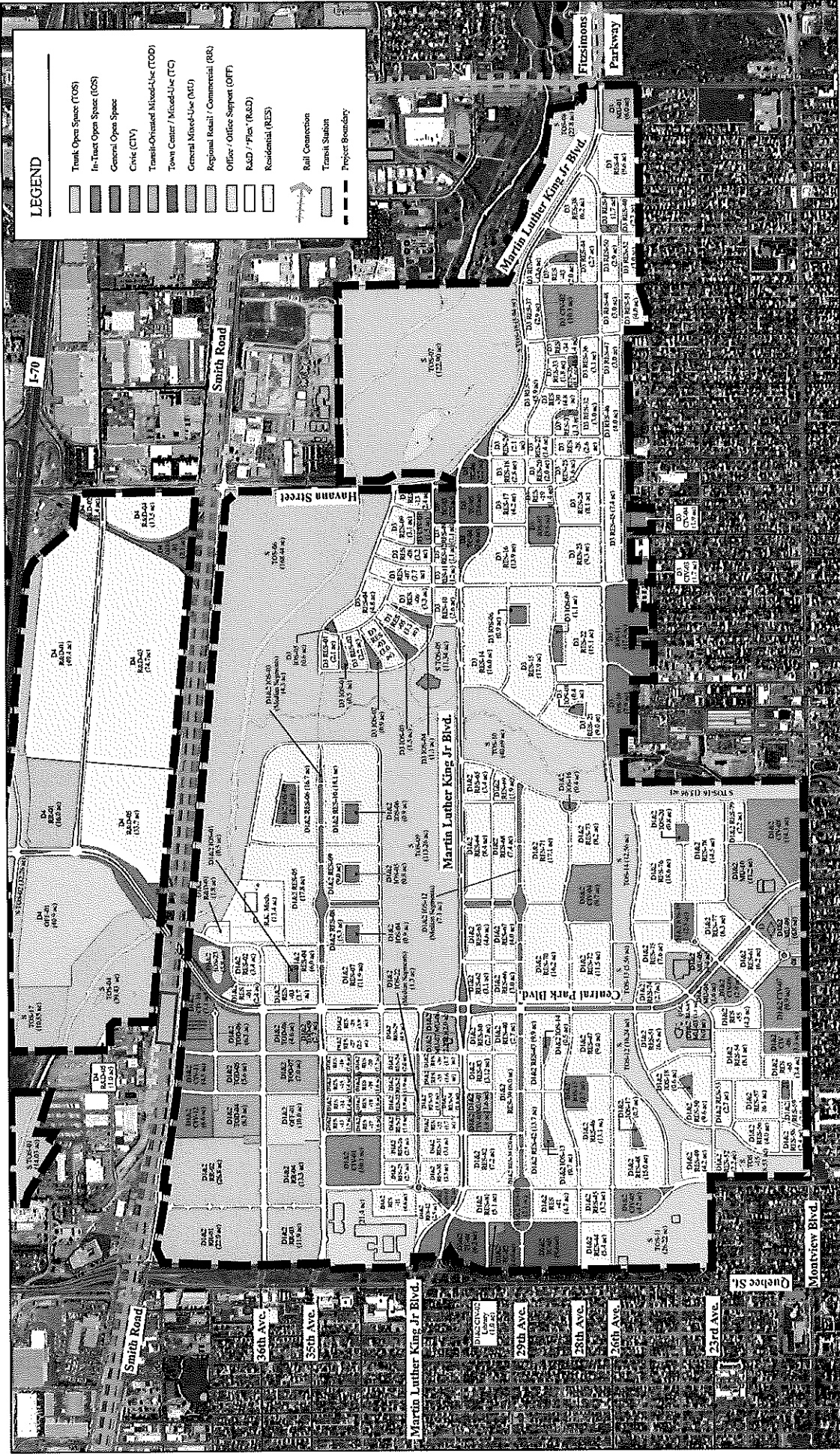


Figure ES-2 Stapleton Trunk (Non-Park) Infrastructure to be Completed



* This rendering and the development depicted are for illustrative purposes only and should not be relied upon for any purpose. Brookfield Properties makes no guarantee concerning future development and the development depicted in this rendering may be modified at the discretion of Brookfield Properties without notice.

SOUTH LAND USE MAP

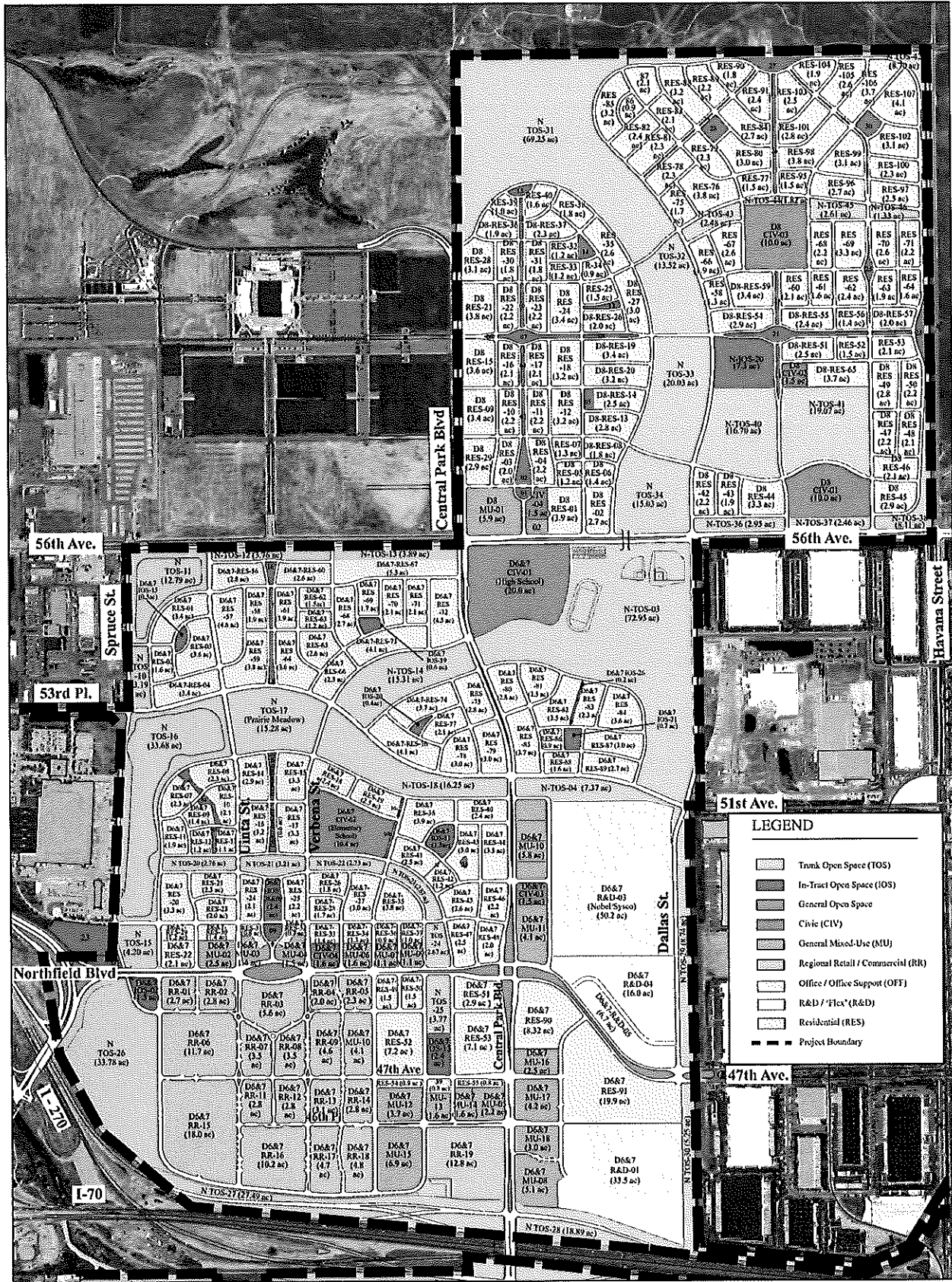
July 5, 2021 (v1)

CENTRAL PARK DEVELOPMENT PLAN
Denver, Colorado

Calibrye Associates
Berkeley, California

Brookfield Properties
Denver, Colorado

* Note: Averages noted are for general reference only.
** Note: In-Trail Open Space is shown only for those areas which are in the advanced stages of planning.



* Note: Acreages, if shown, are for general reference only.
 ** Note: In-Tract Open Space is shown only for those areas which are in the advanced stages of planning.

NORTH LAND USE MAP

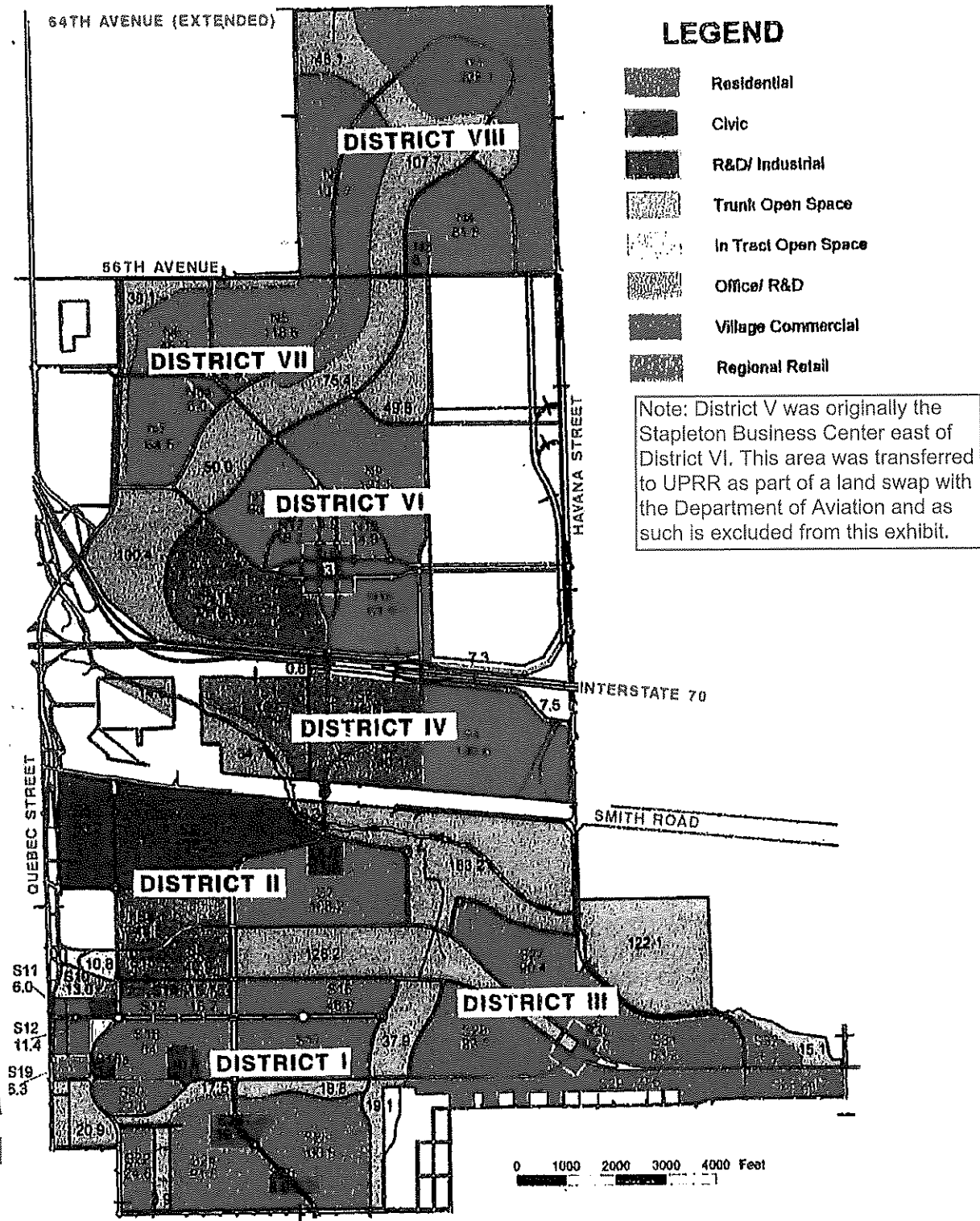
July 5, 2021 (v1)

CENTRAL PARK DEVELOPMENT PLAN
 Denver, Colorado



* This rendering and the development depicted are for illustrative purposes only and should not be relied upon for any purpose. Brookfield Properties makes no guarantees concerning future development and the development depicted in this rendering may be modified at the discretion of Brookfield Properties without notice.

Original Stapleton District Map
(for reference only)



MONTVIEW BLVD
Forest City Stapleton
Denver, CO

PRELIMINARY CONCEPT PLAN
Stapleton
9/16/99

Calthorpe Associates
Berkeley, CA

LAND USE STATISTICAL SUMMARY

Central Park Development plan

August 20, 2018 (v03)

**By: Calthorpe Associates
For: Brookfield Property**

**Refers to:
SitePlanCad(2018-08-20)-v03.dwg (CAD file)
&
"Land Use Map"
"North Land Use Map"
"South Land Use Map"
[all dated August 20, 2018 (v01)]**

SUMMARY BY DISTRICT

Newest Calthorpe Land Use Plan		
Land Area	Non-Residential Built Program	Residential Units

Page 1 of 2

Districts 1 & 2	Gross District Area (Measured frm CAD)			
		1,275.40 ac		
	Residential (RES)	459.28 ac	0 s.f.	5,822 units
	Industrial (R&D)	1.80 ac	12,500 s.f.	0 units
	Office (OFF)	10.04 ac	1,695,593 s.f.	0 units
	Mixed-Use Retail (RET+MU+TC+TOD)	91.29 ac	356,314 s.f.	1,019 units
	Regional Retail (RR)	74.00 ac	771,540 s.f.	0 units
	Civic (CIV)	76.29 ac	0 s.f.	0 units
	In-Tract Open Space (IOS)	38.19 ac	0 s.f.	0 units
	General Open Space (GOS)	0.00 ac	0 s.f.	0 units
	Dev + In-Tract Open Space	750.89 ac	2,835,947 s.f.	6,841 units
	Trunk Open Space (TOS)	239.02 ac	0 s.f.	0 units
	Dev + All Open Space	989.91 ac	2,835,947 s.f.	6,841 units
	Streets (Gross Minus Dev+ All OS+ Outparcels)	250.69 ac		
	Out Parcels	34.80 ac	0 s.f.	0 units
Total (Dev + All OS + Streets + Out Parcels)	1,275.40 ac	2,835,947 s.f.	6,841 units	

District 3	Gross District Area (Measured frm CAD)			
		726.90 ac		
	Residential (RES)	224.25 ac	0 s.f.	2,356 units
	Industrial (R&D)	0.00 ac	0 s.f.	0 units
	Office (OFF)	0.00 ac	65,340 s.f.	0 units
	Mixed-Use Retail (RET+MU+TC+TOD)	16.84 ac	184,250 s.f.	0 units
	Regional Retail (RR)	0.00 ac	0 s.f.	0 units
	Civic (CIV)	15.68 ac	0 s.f.	0 units
	In-Tract Open Space (IOS)	38.99 ac	0 s.f.	0 units
	General Open Space (GOS)	0.00 ac	0 s.f.	0 units
	Dev + In-Tract Open Space	295.76 ac	249,590 s.f.	2,356 units
	Trunk Open Space (TOS)	331.42 ac	0 s.f.	0 units
	Dev + All Open Space	627.18 ac	249,590 s.f.	2,356 units
	Streets (Gross Minus Dev+ All OS+ Outparcels)	99.72 ac		
	Out Parcels	0.00 ac	0 s.f.	0 units
Total (Dev + All OS + Streets + Out Parcels)	726.90 ac	249,590 s.f.	2,356 units	

District 4	Gross District Area (Measured frm CAD)			
		358.80 ac		
	Residential (RES)	0.00 ac	0 s.f.	0 units
	Industrial (R&D)	140.00 ac	1,799,300 s.f.	0 units
	Office (OFF)	90.62 ac	1,851,200 s.f.	0 units
	Mixed-Use Retail (RET+MU+TC+TOD)	0.00 ac	0 s.f.	0 units
	Regional Retail (RR)	0.00 ac	0 s.f.	0 units
	Civic (CIV)	0.00 ac	0 s.f.	0 units
	In-Tract Open Space (IOS)	0.70 ac	0 s.f.	0 units
	General Open Space (GOS)	2.10 ac	0 s.f.	0 units
	Dev + In-Tract Open Space	233.42 ac	3,650,500 s.f.	0 units
	Trunk Open Space (TOS)	96.57 ac	0 s.f.	0 units
	Dev + All Open Space	329.99 ac	3,650,500 s.f.	0 units
	Streets (Gross Minus Dev+ All OS+ Outparcels)	28.81 ac		
	Out Parcels	0.00 ac	0 s.f.	0 units
Total (Dev + All OS + Streets + Out Parcels)	358.80 ac	3,650,500 s.f.	0 units	

Page 2 of 2

Gross District Area (Measured frm CAD) 1,115.60 ac

SUMMARY BY DISTRICT

				Newest Calthorpe Land Use Plan		
				Land Area	Non-Residential Built Program	Residential Units
District 6 & 7	Residential (RES)	218.96 ac	0 s.f.	2,663 units		
	Industrial (R&D)	72.86 ac	674,155 s.f.	0 units		
	Office (OFF)	98.09 ac	2,899,800 s.f.	0 units		
	Mixed-Use Retail (RET+MU+TC+TOD)	26.53 ac	171,100 s.f.	0 units		
	Regional Retail (RR)	91.84 ac	1,319,940 s.f.	0 units		
	Civic (CIV)	33.48 ac	0 s.f.	0 units		
	In-Tract Open Space (IOS)	20.38 ac	0 s.f.	22 units		
	General Open Space (GOS)	0.00 ac	0 s.f.	0 units		
	Dev + In-Tract Open Space	562.14 ac	5,064,995 s.f.	2,685 units		
	Trunk Open Space (TOS)	299.22 ac	0 s.f.	0 units		
	Dev + All Open Space	861.36 ac	5,064,995 s.f.	2,685 units		
	Streets (Gross Minus Dev+ All OS+ Outparcels)	254.24 ac				
	Out Parcels	0.00 ac	0 s.f.	0 units		
	Total (Dev + All OS + Streets + Out Parcels)	1,115.60 ac	5,064,995 s.f.	2,685 units		

				Gross District Area (Measured frm CAD)		
				607.70 ac		
District 8	Residential (RES)	237.99 ac	0 s.f.	2,451 units		
	Industrial (R&D)	0.00 ac	0 s.f.	0 units		
	Office (OFF)	0.00 ac	28,000 s.f.	0 units		
	Mixed-Use Retail (RET+MU+TC+TOD)	6.68 ac	80,500 s.f.	0 units		
	Regional Retail (RR)	0.00 ac	0 s.f.	0 units		
	Civic (CIV)	23.00 ac	14,000 s.f.	0 units		
	In-Tract Open Space (IOS)	24.35 ac	0 s.f.	0 units		
	General Open Space (GOS)	0.00 ac	0 s.f.	0 units		
	Dev + In-Tract Open Space	292.02 ac	122,500 s.f.	2,451 units		
	Trunk Open Space (TOS)	182.92 ac	0 s.f.	0 units		
	Dev + All Open Space	474.94 ac	122,500 s.f.	2,451 units		
	Streets (Gross Minus Dev+ All OS+ Outparcels)	132.76 ac				
	Out Parcels	0.00 ac	0 s.f.	0 units		
	Total (Dev + All OS + Streets + Out Parcels)	607.70 ac	122,500 s.f.	2,451 units		

				Gross District Area (Measured frm CAD)		
				4,084.40 ac		
TOTAL	Residential (RES)	1,140.48 ac	0 s.f.	13,292 units		
	Industrial (R&D)	214.66 ac	2,485,955 s.f.	0 units		
	Office (OFF)	198.75 ac	6,539,933 s.f.	0 units		
	Mixed-Use Retail (RET+MU+TC+TOD)	141.34 ac	792,164 s.f.	1,019 units		
	Regional Retail (RR)	165.84 ac	2,091,480 s.f.	0 units		
	Civic (CIV)	148.45 ac	14,000 s.f.	0 units		
	In-Tract Open Space (IOS)	122.61 ac	0 s.f.	0 units		
	General Open Space (GOS)	2.10 ac	0 s.f.	0 units		
	Dev + In-Tract Open Space	2,134.23 ac	11,923,532 s.f.	14,311 units		
	Trunk Open Space (TOS)	1,149.15 ac	0 s.f.	0 units		
	Dev + All Open Space	3,283.38 ac	11,923,532 s.f.	14,311 units		
	Streets (Gross Area Minus Dev+ All OS)	801.02 ac				
	Out Parcels	0.00 ac	0 s.f.	0 units		
	Total (Dev + All OS + Streets + Out Parcels)	4,084.40 ac	11,923,532 s.f.	14,311 units		

Note: District V was originally the Stapleton Business Center east of District VI. This area was transferred to UPRR as part of a land swap with the Department of Aviation and as such is excluded from this exhibit.

DISTRICTS 1 & 2 (SOUTH CENTRAL PARK)

Area	Residential estimated		Retail		Office		R & D/Industrial		Chic	
	DU/Ac	Total Units	FAR	Sq. Ft	FAR	Sq. Ft	FAR	Sq. Ft	FAR	
CIVIC USES										
D1&2-CIV-01	Elementary School (K-8) (NE Syracuse & 33rd Ave)	10.09 ac.							6.17 FAR	74,718 s.f. civic
D1&2-CIV-02	Library (29th Drive & Roslyn Street)	0.97 ac.								25,000 s.f. civic
D1&2-CIV-03	Fire Station (SE corner MLK & Trenton St)	1.75 ac.								15,000 s.f. civic
D1&2-CIV-04	Odyssey Charter School (28th Ave & Xenia St)	9.71 ac.								73,055 s.f. civic
D1&2-CIV-05	Anchor Center for Blind Children & Primrose School	4.18 ac.								25,775 s.f. civic
D1&2-CIV-06	Future civic land use (Montrose & Valsarta St)	3.27 ac.						0.25 FAR		35,610 s.f. civic
D1&2-CIV-07	Denver School of Science & Technology (High School)	9.87 ac.								65,883 s.f. civic
D1&2-CIV-08	William Roberts School (Middle School)	14.27 ac.								101,060 s.f. civic
D1&2-CIV-09	Montrosson School	2.79 ac.								10,000 s.f. civic
D1&2-CIV-10	RFD Parcel (Bus Transfer Facility + Pkg Structure)	7.07 ac.								
D1&2-CIV-11	RFD Parcel (Pkg & Future Bldg)	4.47 ac.								
D1&2-CIV-12	RFD Parcel (Pkg & Future Bldg)	6.61 ac.								
D1&2-CIV-13	Church at CPR & Montview	10.2 ac.								9,500 s.f. civic
	Subtotal	76.29 ac.								435,602 s.f. civic

TRANSIT-ORIENTED DEVELOPMENT USES										
(Densities in bold are assumed)										
D1&2-TOD-01										
D1&2-TOD-02										
D1&2-TOD-03										
D1&2-TOD-04	Office (NW corner Unia & 36th Ave)	6.27 ac.					0.55 FAR	198,100 s.f. office		
D1&2-TOD-05	Office (NW corner Unia & 36th Ave)	5.38 ac.			10,000 s.f. retail		0.99 FAR	240,600 s.f. office		
D1&2-TOD-06	Office (NW corner CPB & 36th Ave)	6.32 ac.	25 dw/ac	158 units	10,000 s.f. retail		0.88 FAR	242,300 s.f. office		
D1&2-TOD-07	Office + MP res (NW corner Unia & 35th Ave)	6.97 ac.	48 dw/ac	279 units			0.30 FAR	91,100 s.f. office		
D1&2-TOD-08	Office + MP res (NW corner CPB & 35th Ave)	7.24 ac.	39 dw/ac	282 units			0.19 FAR	91,500 s.f. office		
D1&2-TOD-09										
D1&2-TOD-10										
	Subtotal	34.38 ac.		719 units	20,000 s.f. retail			863,600 s.f. office		

TOWN CENTER / MIXED-USE										
(Densities in bold are assumed)										
D1&2-TC-01	Library (Town Center area)	6.11 ac.			0.05 FAR	1,000 s.f. retail	0.04 FAR	11,500 s.f. office		
D1&2-TC-02	Town Center MUI (containing Office, Retail & Library)	4.41 ac.	7.4 dw/ac	31 units	0.19 FAR	15,000 s.f. retail	0.10 FAR	18,000 s.f. office		
D1&2-TC-03	W/ Grocery	9.36 ac.	3.3 dw/ac	33 units	0.23 FAR	50,100 s.f. retail	0.01 FAR	18,000 s.f. office		
D1&2-TC-04										
D1&2-TC-05										
	Subtotal	20.18 ac.		65 units		146,514 s.f. retail		99,500 s.f. office		

MIXED-USE										
(Densities in bold are assumed)										
D1&2-MU-01	MIX MUI (Grocery & wine shop)	1.21 ac.			1.22 FAR	6,200 s.f. retail				
D1&2-MU-02										
D1&2-MU-03	Garage Studio	6.01 ac.					0.20 FAR	25,000 s.f. office		
D1&2-MU-04	Office MUI (CPB byway Xenia & Valsarta)	1.21 ac.					0.04 FAR	45,000 s.f. office		
D1&2-MU-05	Buildout Site	4.40 ac.			0.34 FAR	6,600 s.f. retail	0.09 FAR	11,000 s.f. office		
D1&2-MU-06	NW corner MDC & CPB (containing lower East)	2.01 ac.	4.8 dw/ac	122 units	0.19 FAR	18,000 s.f. retail				
D1&2-MU-07	NW corner MDC & CPB (containing lower West)	2.31 ac.			0.16 FAR	15,000 s.f. retail				
D1&2-MU-08	Double Duplexes	0.79 ac.			0.21 FAR	7,300 s.f. retail				
D1&2-MU-09	CPB & Montview	0.76 ac.					0.30 FAR	44,340 s.f. office		
D1&2-MU-10	Police Academy Site	11.92 ac.	1.8 dw/ac	112 units			0.30 FAR	148,750 s.f. office		
	Subtotal	36.73 ac.		234 units		189,800 s.f. retail		373,693 s.f. office		

REGIONAL RETAIL USE										
(Densities in bold are assumed)										
D1&2-RR-01	Quorum Square	22.00 ac.			0.22 FAR	207,500 s.f. retail				
D1&2-RR-02	Quorum Square	26.40 ac.			0.24 FAR	280,510 s.f. retail				
D1&2-RR-03	Quorum Square	11.90 ac.			0.28 FAR	145,610 s.f. retail				
D1&2-RR-04	Quorum Square	13.30 ac.			0.24 FAR	137,900 s.f. retail				
D1&2-RR-05					#DIV/0!					
	Subtotal	74.00 ac.				771,540 s.f. retail				

OFFICE / R&D USE										
D1&2-OFF-01	GSA	10.04 ac.					0.81 FAR	358,800 s.f. office		
D1&2-OFF-02							#DIV/0!			
D1&2-OFF-03							#DIV/0!			
D1&2-OFF-04							#DIV/0!			
D1&2-OFF-05							#DIV/0!			
D1&2-OFF-06							#DIV/0!			
D1&2-OFF-07							#DIV/0!			
D1&2-OFF-08							#DIV/0!			
D1&2-OFF-09							#DIV/0!			
D1&2-OFF-10							#DIV/0!			
	Subtotal	10.04 ac.						358,800 s.f. office		

R&D / DISTRIBUTION USE										
D1&2-R&D-01	Parcel at the entrance to RK Mechanical	1.80 ac.					0.16 FAR	12,500 s.f. industrial		
D1&2-R&D-02										
D1&2-R&D-03										
D1&2-R&D-04										
D1&2-R&D-05										
	Subtotal	1.80 ac.						12,500 s.f. industrial		

DISTRICTS 1 & 2 (SOUTH CENTRAL PARK)

Area	Residential		Retail		Office		R & D/Industrial		Civic
	DU/Ac	Total Units	FAR	Sq. Ft	FAR	Sq. Ft	FAR	Sq. Ft	FAR

RESIDENTIAL USE									
(Denarities in bold are assumed)									
D1&2-RES-01	CPB & 36th Ave	2.38 ac.	28.6 du/ac	68 units					
D1&2-RES-01	36th Ave & Wabash St	3.39 ac.	9.1 du/ac	31 units					
D1&2-RES-03	CPB & 35th Ave	3.65 ac.	16.4 du/ac	60 units					
D1&2-RES-04	35th Ave & Willow St	5.99 ac.	7.5 du/ac	45 units					
D1&2-RES-05	35th Ave & Xenia St	17.82 ac.	6.3 du/ac	112 units					
D1&2-RES-06	35th Ave & Butler St	16.68 ac.	7.3 du/ac	121 units					
D1&2-RES-07	33rd Ave & Willow	11.87 ac.	8.5 du/ac	101 units					
D1&2-RES-08	31rd Ave & Xenia	5.27 ac.	8.3 du/ac	44 units					
D1&2-RES-09	14th Ave & Yosemite St	8.95 ac.	7.9 du/ac	71 units					
D1&2-RES-10	15th Ave & Butler St	18.07 ac.	6.9 du/ac	125 units					
D1&2-RES-11	Syracuse & 32nd Ave	4.41 ac.	34.0 du/ac	150 units					
D1&2-RES-12	MLK & Roeljn	2.70 ac.	27.8 du/ac	75 units					
D1&2-RES-13	SE corner 33rd Ave & Trenton St	1.49 ac.	9.4 du/ac	14 units					
D1&2-RES-14	SW corner 35th Ave & Ulster St	1.44 ac.	9.7 du/ac	14 units					
D1&2-RES-15	SE corner 35th Ave & Ulster St	1.44 ac.	8.3 du/ac	12 units					
D1&2-RES-16	SW corner 35th Ave & Ulster St	1.37 ac.	6.4 du/ac	10 units					
D1&2-RES-17	NE corner 33rd Ave & Trenton St	1.57 ac.	7.6 du/ac	12 units					
D1&2-RES-18	NW corner 33rd Ave & Ulster St	1.57 ac.	7.0 du/ac	11 units					
D1&2-RES-19	NE corner 33rd Ave & Ulster St	1.57 ac.	8.9 du/ac	14 units					
D1&2-RES-20	NW corner 33rd Ave & Ulster St	1.73 ac.	6.4 du/ac	11 units					
D1&2-RES-21	NE corner 32nd Ave & Trenton St	1.89 ac.	6.3 du/ac	12 units					
D1&2-RES-22	NW corner 32nd Ave & Ulster St	1.86 ac.	7.0 du/ac	13 units					
D1&2-RES-23	NE corner 32nd Ave & Ulster St	1.86 ac.	7.5 du/ac	14 units					
D1&2-RES-24	NW corner 32nd Ave & Ulster St	2.03 ac.	7.9 du/ac	16 units					
D1&2-RES-25	NE corner 32nd Ave & Syracuse St	2.66 ac.	9.0 du/ac	24 units					
D1&2-RES-26	NW corner 32nd Ave & Trenton St	2.51 ac.	7.3 du/ac	18 units					
D1&2-RES-27	NE corner 33rd Ave & Ulster St	2.30 ac.	8.0 du/ac	20 units					
D1&2-RES-28	NW corner CPB & 33rd Ave	3.89 ac.	17.5 du/ac	68 units					
D1&2-RES-29	SW corner CPB & 33rd Ave	4.50 ac.	70.8 du/ac	315 units					
D1&2-RES-30	NE corner MLK & Syracuse St	3.46 ac.	11.0 du/ac	38 units					
D1&2-RES-31	NW corner MLK & Trenton St	3.08 ac.	11.0 du/ac	34 units					
D1&2-RES-32	NE corner MLK & Trenton St	1.66 ac.	10.8 du/ac	18 units					
D1&2-RES-33	32nd Ave & Ulster St	1.83 ac.	5.3 du/ac	10 units					
D1&2-RES-34	NE corner MLK & Tamarae	1.56 ac.	17.9 du/ac	28 units					
D1&2-RES-35	NE corner MLK & Ulster	1.61 ac.	11.9 du/ac	18 units					
D1&2-RES-36	NW corner MLK & Ulster St	1.70 ac.	10.6 du/ac	18 units					
D1&2-RES-37	-								
D1&2-RES-38	NE of Founders' Green Crescent	2.01 ac.	36.8 du/ac	74 units					
D1&2-RES-39	29th Ave & Ulster	6.02 ac.	9.8 du/ac	59 units					
D1&2-RES-40	NW corner 29th Ave & CPB	2.72 ac.	15.1 du/ac	41 units					
D1&2-RES-41	NW corner 29th Ave & Syracuse St	4.70 ac.	25.7 du/ac	121 units					
D1&2-RES-42	NE corner 29th Ave & Syracuse St	13.70 ac.	15.8 du/ac	217 units					
D1&2-RES-43	NW corner 29th Ave & CPB	9.87 ac.	12.8 du/ac	126 units					
D1&2-RES-44	Clyburn & Roeljn Court (26th Ave & Quebec)	5.41 ac.	33.3 du/ac	180 units					
D1&2-RES-45	Botanica (NW corner 26th Ave & Syracuse St)	3.20 ac.	30.9 du/ac	99 units					
D1&2-RES-46	NE corner 26th & Syracuse St	13.08 ac.	9.3 du/ac	121 units					
D1&2-RES-47	NW corner 26th Ave & CPB	8.99 ac.	8.3 du/ac	75 units					
D1&2-RES-48	NE corner 24th Ave & Syracuse	15.04 ac.	8.2 du/ac	123 units					
D1&2-RES-49	NE corner 23rd Ave & Syracuse St	4.16 ac.	15.9 du/ac	66 units					
D1&2-RES-50	NW corner 23rd Ave & Ulster St	9.62 ac.	6.4 du/ac	62 units					
D1&2-RES-51	SW corner 23rd Ave & CPB	6.49 ac.	13.9 du/ac	90 units					
D1&2-RES-52	Mexy 116g (SE corner 23rd Ave & Syracuse)	2.19 ac.	22.8 du/ac	50 units					
D1&2-RES-53	SW corner 23rd Ave & Ulster St	2.71 ac.	8.9 du/ac	24 units					
D1&2-RES-54	SW corner 23rd Ave & Valerita	8.07 ac.	8.9 du/ac	72 units					
D1&2-RES-55	SE corner 23rd Ave & Valerita St	4.31 ac.	14.2 du/ac	61 units					
D1&2-RES-56	NW corner 21st Ave & Trenton St	4.04 ac.	14.6 du/ac	59 units					
D1&2-RES-57	NW corner 21st Ave & Ulster St	6.13 ac.	14.4 du/ac	88 units					
D1&2-RES-58	NW corner Monview Blvd & Spruce St	2.41 ac.	10.4 du/ac	25 units					
D1&2-RES-59	NW corner Monview & Trenton St	3.03 ac.	14.5 du/ac	44 units					
D1&2-RES-60	NW corner Monview & Ulster St	3.39 ac.	9.7 du/ac	33 units					
D1&2-RES-61	21st Ave & Verbena Street	6.22 ac.	10.0 du/ac	62 units					
D1&2-RES-62	SE corner CPB & MLK	3.06 ac.	16.0 du/ac	49 units					
D1&2-RES-63	SE corner MLK & Willow St	4.59 ac.	14.2 du/ac	65 units					
D1&2-RES-64	SE corner MLK & Xenia St	8.41 ac.	15.2 du/ac	111 units					
D1&2-RES-65	SW corner MLK & Butler	3.38 ac.	10.4 du/ac	35 units					
D1&2-RES-66	NE corner 29th Ave & CPB	3.00 ac.	14.9 du/ac	48 units					
D1&2-RES-67	NE corner 29th Ave & Willow St	3.07 ac.	9.3 du/ac	37 units					
D1&2-RES-68	NE corner 29th Ave & Xenia St	7.56 ac.	9.1 du/ac	67 units					
D1&2-RES-69	NE corner 29th Ave & Alton Court	1.85 ac.	5.9 du/ac	11 units					
D1&2-RES-70	SE corner 29th Ave & CPB	16.22 ac.	8.3 du/ac	138 units					
D1&2-RES-71	SW corner 29th Ave & CPB	17.05 ac.	6.6 du/ac	112 units					
D1&2-RES-72	NE corner 26th Ave & Butler St	11.52 ac.	7.9 du/ac	91 units					
D1&2-RES-73	NW corner 26th Ave & Butler St	8.17 ac.	6.0 du/ac	49 units					
D1&2-RES-74	NW corner 23rd Drive & CPB	2.71 ac.	15.1 du/ac	41 units					
D1&2-RES-75	SE corner 25th Drive & Wabash St	7.57 ac.	9.5 du/ac	72 units					
D1&2-RES-76	SE corner 25th Drive & Xenia St	18.57 ac.	8.1 du/ac	151 units					
D1&2-RES-77	CPB & Xenia Way	6.31 ac.	9.7 du/ac	61 units					
D1&2-RES-78	NE corner 23rd Ave & Xenia St	14.47 ac.	8.8 du/ac	127 units					
D1&2-RES-79	SE corner Alton & 23rd Ave	2.23 ac.	15.2 du/ac	34 units					
D1&2-RES-80	SW corner MLK & CPB	2.74 ac.	16.1 du/ac	44 units					
D1&2-RES-81	North of Founders' Green	5.05 ac.	79.2 du/ac	400 units					
D1&2-RES-82	SE Corner of Syracuse & MLK	7.15 ac.	32.2 du/ac	230 units					
D1&2-RES-83	Ulster & MLK	3.12 ac.	34.6 du/ac	108 units					
D1&2-RES-84	-		#D1V/D1						
D1&2-RES-85	CPB & Verbena	1.10 ac.	9.1 du/ac	10 units					
Subtotal		459.28 ac.		5,822 units					

DISTRICTS 1 & 2 (SOUTH CENTRAL PARK)

Area	Residential		Retail		Office		R & D/Industrial		City
	DU/Ac	Total Units	FAR	Sq. Ft	FAR	Sq. Ft	FAR	Sq. Ft	FAR

INTRACT OPEN SPACE

D1&2-OS-01	DAS Pocket Park	0.41 ac								
D1&2-OS-02	DAS Pool Park	2.30 ac								
D1&2-OS-03	3500 Ave Landscaped Median	4.29 ac								
D1&2-OS-04	DAS Pocket Park (34th Ave & Xenitha St)	0.85 ac								
D1&2-OS-05	DAS Pocket Park (34th Ave & Yonemita St)	0.84 ac								
D1&2-OS-06	DAS Pocket Park (34th Ave & Allison St)	0.91 ac								
D1&2-OS-07	Gateway Entry Park (Syracuse St & MLK)	1.19 ac								
D1&2-OS-08	West Passio Park (D segments)	0.91 ac								
D1&2-OS-09	East Passio Park (D segments)	0.91 ac								
D1&2-OS-10	WAS linear park adj. to Central Park									
D1&2-OS-11	Foundry Green (Syracuse & 29th Ave)	2.09 ac								
D1&2-OS-12	29th Ave Median	7.01 ac								
D1&2-OS-13	Pocket Park (23th Drive & Spruce St)	0.67 ac								
D1&2-OS-14	Pocket Park (23th Drive & Valencia St)	0.53 ac								
D1&2-OS-15	Pool Park (28th Ave & Ulster Street)	2.67 ac								
D1&2-OS-16	Semiprivate entry park (28th Ave & Beeler St)	0.36 ac								
D1&2-OS-17	Pocket Park (23th Ave & Spruce St)	0.65 ac								
D1&2-OS-18	Pocket Park (23th Ave & Ulster Court)	0.63 ac								
D1&2-OS-19	Pool Park (24th Ave & Xenitha St)	2.48 ac								
D1&2-OS-20	Pocket Park (24th Ave & Allison St)	0.78 ac								
D1&2-OS-21	Pocket Park (21st Ave & Ulster Street)	0.43 ac								
D1&2-OS-22	32nd Ave Median segments	1.14 ac								
D1&2-OS-23	Pool (CPD & Smith Rd)	5.82 ac								
D1&2-OS-24										
D1&2-OS-25										
	Subtotal	38.19 ac.								

D1&2 SUBTOTAL (Does NOT include Open Space)	712.70 ac.	6,841 units	1,127,854 s.f. retail	1,695,593 s.f. office	*****
D1&2 SUBTOTAL (DOES include Open Space)	750.89 ac.				

CENTRAL PARK TRUNK OPEN SPACE SUMMARY

Page 1 of 2

		Area	
District 8	N-TOS-31	Detention Pond	69.25 ac
	N-TOS-32	Trunk (spine)	13.52 ac
	N-TOS-33	Trunk (spine)	20.03 ac
	N-TOS-34	Trunk (spine)	15.03 ac
	N-TOS-35	-	
	N-TOS-36	along 56th Ave	2.95 ac
	N-TOS-37	south of school (along 56th Ave)	2.46 ac
	N-TOS-38	along 56th Ave	7.17 ac
	N-TOS-39	-	
	N-TOS-40	south of the pool park	16.70 ac
	N-TOS-41	north of school #1	19.07 ac
	N-TOS-42	eastern & northern perimeter	8.50 ac
	N-TOS-43	60th & Dallas	2.48 ac
	N-TOS-44	north of school #2	1.82 ac
	N-TOS-45	60th Dr & Galena St	2.61 ac
	N-TOS-46	51st Dr & Hanover St.	1.33 ac
	N-TOS-47	-	
	N-TOS-48	-	
	N-TOS-49	-	
	N-TOS-50	-	
Total District 8 Trunk Open Space		182.92 ac	

District 6 & 7	N-TOS-03	Trunk & Regional Rec Park South	71.34 ac
	N-TOS-04	Greenway Connection / Drainage (north of Nobel/Sysco)	7.37 ac
	N-TOS-05	-	
	N-TOS-06	-	
	N-TOS-07	-	
	N-TOS-08	-	
	N-TOS-09	-	
	N-TOS-10	Greenway Connection / Drainage (@ Spruce & 53rd Ave)	3.19 ac
	N-TOS-11	Northwest Detention Pond (@ Spruce & 56th Ave)	12.79 ac
	N-TOS-12	Greenway Connection / Drainage (along 56th Ave)	3.76 ac
	N-TOS-13	Greenway Connection / Drainage (along 56th Ave)	3.89 ac
	N-TOS-14	Greenway Connection / Drainage (diagonal from high school towards elem sc	15.31 ac
	N-TOS-15	Greenway Connection / Drainage (@ Spruce & Northfield Blvd.)	4.20 ac
	N-TOS-16	Greenway Connection / Drainage / Detention Pond (@ Spruce & 53rd Ave)	33.68 ac
	N-TOS-17	Prairie Meadow, Primary East/West Greenway	15.28 ac
	N-TOS-18	Primary East/West Greenway	16.25 ac
	N-TOS-19	-	
	N-TOS-20	Gateway Neighborhood Greenway	2.76 ac
	N-TOS-21	Gateway Neighborhood Greenway, Possible Community Garden	3.21 ac
	N-TOS-22	Gateway Neighborhood Greenway (south of elementary school)	2.73 ac
	N-TOS-23	Gateway Neighborhood Greenway	2.87 ac
N-TOS-24	Gateway Neighborhood Greenway	2.67 ac	
N-TOS-25	Northfield East Trunk Park	3.77 ac	
N-TOS-26	Detention area (west of Northfield)	33.78 ac	
N-TOS-27	I-70 Trunk Open Space (west of CPB)	27.49 ac	
N-TOS-28	I-70 Trunk Open Space (east of CPB)	18.89 ac	
N-TOS-29	Green space (@ Dallas & 51st Ave)	8.74 ac	
N-TOS-30	Dallas Greenway (south of 47th Ave)	5.25 ac	
Total District 6 & 7 Trunk Open Space		299.22 ac	

North Stapleton Trunk Open Space Subtotal **482.14 ac**

North Stapleton TOS TARGET	483.00 ac
North Stapleton TOS DIFFERENCE	-0.86 ac

CENTRAL PARK TRUNK OPEN SPACE SUMMARY

Page 2 of 2

		Area	
District 4	S-TOS-01	Sand Creek Parcel	14.03 ac
	S-TOS-02	Open Space along I-70	32.26 ac
	S-TOS-03		
	S-TOS-04	Sand Creek Parcel	39.43 ac
	S-TOS-17	Water Quality parcel (formerly General Open Space)	10.85 ac
Total District 4 Trunk Open Space			96.57 ac
District 3	S-TOS-05	MLK Rec Center	11.34 ac
	S-TOS-06	Sand Creek Green Space	168.44 ac
	S-TOS-07	Bluff Lake Nature Preserve	122.90 ac
	S-TOS-08	Prairie Dog Habitat	22.80 ac
	S-TOS-18	Sand Creek Regional Trail	5.94 ac
Total District 3 Trunk Open Space			331.42 ac
Districts 1 & 2	S-TOS-09	Central Park	113.26 ac
	S-TOS-10	Westerly Creek Greenway	40.69 ac
	S-TOS-11	Fred Thomas Park	26.22 ac
	S-TOS-12	East-West Greenway	16.24 ac
	S-TOS-13	East-West Greenway	5.56 ac
	S-TOS-14	East-West Greenway	12.56 ac
	S-TOS-15	NE corner Montview Blvd & Syracuse St	8.53 ac
	S-TOS-16	North/south greenway at Montview Blvd. and Beeler Street	15.96 ac
Total Districts 1 & 2 Trunk Open Space			239.02 ac
South Stapleton Trunk Open Space Subtotal			667.01 ac
South Stapleton TOS TARGET			633.00 ac
South Stapleton TOS DIFFERENCE			34.01 ac
Stapleton Trunk Open Space Total (North + South)			1,149.15 ac
Target			1,116.00 ac
Difference			33.15 ac See Note Below

Note: Total acreage of Trunk Open Space provided at full build-out will exceed the 1,116 acre requirement due to the inclusion of land areas that were taken down as developable and then used as Trunk Open Space and land areas behind back of curb that were landscaped with Trunk Park dollars, are maintained by Denver Park & Rec and are used as Trunk Open Space. In terms of land taken down from DIA, exactly 1,116 acres of Trunk Open Space will be taken down at full build-out.

CENTRAL PARK IN-TRACT OPEN SPACE SUMMARY *

Page 1 of 1

	Planned	Target
	Acres	# dwelling units
NORTH STAPLETON		
District 6 & 7	20.38 ac.	2,663 units
District 8	24.35 ac.	2,451 units
	44.73 ac.	5,114 units
SOUTH STAPLETON		
District 1 & 2	38.19 ac.	6,841 units
District 3	38.99 ac.	2,356 units
District 4	0.70 ac.	0 units
South Stapleton In-Tract Open Space Subtotal	77.88 ac.	9,197 units
IN-TRACT OPEN SPACE TOTAL (NORTH + SOUTH)		
	122.61 ac.	

* In-tract open space is shown only for those areas which are in the advanced stages of planning.

** It is anticipated that a 2.3 acre In-Tract Open Space Park will be designed/constructed within Parcel D6&7 OFF-01

Per Amendment No. 1 to the Master Facilities Development Agreement

0.0062 ac/du = In-Tract Open Space demand ratio for SOUTH Stapleton

0.0090 ac/du = In-Tract Open Space demand ratio for NORTH Stapleton

108 acres = Minimum Total In-Tract Open Space for North + South Stapleton

DISTRICT 3 (SOUTH CENTRAL PARK)

Area	Residential estimated		Retail		Office		R & D/Industrial		Civic
	DU/Ac	Total Units	FAR	Sq. Ft	FAR	Sq. Ft	FAR	Sq. Ft	
D3-CIV-01	Day Care	1.30 ac							
D3-CIV-02	Elementary School	10.24 ac							
D3-CIV-03	Civic Use (Aurora Border)	1.65 ac							
D3-CIV-04	Civic Use (Aurora Border)	1.89 ac							
D3-CIV-05	Civic Use	0.40 ac							
Subtotal		15.68 ac							

The above Civic s.f. data is incomplete

TOWN CENTER

(FARs in bold are assumed)

D3-TC-01									
D3-TC-02									
D3-TC-03	Retail mixed	2.51 ac		150 FAR	2,312 s.f. retail				
D3-TC-04	Mixed Use (Retail)	2.45 ac		175 FAR	2,838 s.f. retail				
D3-TC-05	Retail (grocery)	1.85 ac		140 FAR	2,200 s.f. retail				
D3-TC-06	Office (Bank + Gas + Wash + Dry)	2.13 ac		141 FAR	1,952 s.f. retail				
D3-TC-07									
D3-TC-08									
D3-TC-09									
Subtotal		10.84 ac			131,978 s.f. retail				

RESIDENTIAL USE

(Densities in bold are assumed)

D3-RES-01	Filing 12	2.05 ac	7.3 du/ac	15 units					
D3-RES-02	Filing 12	2.21 ac	6.8 du/ac	15 units					
D3-RES-03	Filing 12	2.99 ac	7.4 du/ac	22 units					
D3-RES-04	Filing 12	4.80 ac	10.6 du/ac	51 units					
D3-RES-05	Filing 12	3.23 ac	7.1 du/ac	23 units					
D3-RES-06	Filing 12	3.29 ac	8.5 du/ac	28 units					
D3-RES-07	Filing 20	3.65 ac	7.9 du/ac	29 units					
D3-RES-08	Filing 21	3.18 ac	10.4 du/ac	33 units					
D3-RES-09	Filing 21	3.12 ac	10.3 du/ac	32 units					
D3-RES-10	Filing 12	2.59 ac	12.0 du/ac	31 units					
D3-RES-11	Filing 12	1.16 ac	17.2 du/ac	20 units					
D3-RES-12	Filing 21	1.14 ac	14.0 du/ac	16 units					
D3-RES-13	Filing 21	2.35 ac	39.1 du/ac	92 units					
D3-RES-14	Filing 11	15.95 ac	9.5 du/ac	152 units					
D3-RES-15	Filing 11	17.94 ac	6.9 du/ac	123 units					
D3-RES-16	Filing 15	13.35 ac	8.2 du/ac	114 units					
D3-RES-17	Filing 15	4.23 ac	27.4 du/ac	116 units					
D3-RES-18	Filing 15	2.79 ac	26.2 du/ac	73 units					
D3-RES-19	Filing 15	1.41 ac	9.9 du/ac	14 units					
D3-RES-20	Filing 15	2.01 ac	10.0 du/ac	20 units					
D3-RES-21	Filing 11	8.75 ac	7.3 du/ac	64 units					
D3-RES-22	Filing 11	15.12 ac	9.2 du/ac	139 units					
D3-RES-23	Filing 15	9.31 ac	8.8 du/ac	82 units					
D3-RES-24	Filing 15	8.00 ac	7.8 du/ac	62 units					
D3-RES-25	Filing 15	1.61 ac	8.1 du/ac	13 units					
D3-RES-26	Filing 16	2.13 ac	14.6 du/ac	31 units					
D3-RES-27	Filing 16	1.38 ac	10.9 du/ac	15 units					
D3-RES-28	Filing 16	2.60 ac	11.5 du/ac	30 units					
D3-RES-29	Filing 16/35	5.86 ac	11.9 du/ac	70 units					
D3-RES-30	Filing 16/35	4.82 ac	6.6 du/ac	32 units					
D3-RES-31	Filing 16	1.34 ac	7.5 du/ac	10 units					
D3-RES-32	Filing 16	2.95 ac	9.2 du/ac	27 units					
D3-RES-33	Filing 35	1.84 ac	8.2 du/ac	15 units					
D3-RES-34	Filing 35	1.36 ac	7.4 du/ac	10 units					
D3-RES-35	Filing 35	0.50 ac	8.0 du/ac	4 units					
D3-RES-36	Filing 35	3.14 ac	9.6 du/ac	30 units					
D3-RES-37	Filing 40	2.99 ac	10.7 du/ac	32 units					
D3-RES-38	Residential (tip of the Boof)	6.15 ac	10.6 du/ac	65 units					
D3-RES-39	Residential (tip of the Boof)	1.70 ac	11.8 du/ac	20 units					
D3-RES-40	Residential (tip of the Boof)	2.26 ac	14.2 du/ac	32 units					
D3-RES-41	Residential (tip of the Boof)	9.75 ac	12.3 du/ac	120 units					
D3-RES-42	Filing 40	3.56 ac	14.3 du/ac	51 units					
D3-RES-43	Filing 40	2.01 ac	5.5 du/ac	11 units					
D3-RES-44	Filing 40	2.72 ac	11.4 du/ac	31 units					
D3-RES-45	Aurora Filing	7.40 ac	9.9 du/ac	73 units					
D3-RES-46	Aurora Filing	3.96 ac	11.9 du/ac	47 units					
D3-RES-47	Aurora Filing	3.01 ac	11.6 du/ac	35 units					
D3-RES-48	Aurora Filing	2.96 ac	11.8 du/ac	35 units					
D3-RES-49	MLK & Geneva	1.15 ac	16.5 du/ac	19 units					
D3-RES-50	Aurora Filing	2.87 ac	13.9 du/ac	40 units					
D3-RES-51	Aurora Filing	4.04 ac	11.9 du/ac	48 units					
D3-RES-52	Aurora Filing	3.05 ac	14.4 du/ac	44 units					
Subtotal		224.25 ac	Varies	2,356 units					

DISTRICT 3 (SOUTH CENTRAL PARK)

Area	Residential estimated		Retail		Office		R & D/Industrial		Civic
	DU/Ac	Total Units	FAR	Sq. Ft	FAR	Sq. Ft	FAR	Sq. Ft	

IN-TRACT OPEN SPACE

D3-OS-01	Filing 12 Fingert Park	0.45 ac							
D3-OS-02	Filing 12 Fingert Park	0.91 ac							
D3-OS-03	Filing 12 Fingert Park	1.48 ac							
D3-OS-04	Filing 12 Fingert Park	1.07 ac							
D3-OS-05	Filing 12 Pocket Park, above Green Courts	0.56 ac							
D3-OS-06	Filing 11 Pocket Park	0.90 ac							
D3-OS-07	Filing 15 Community Park	3.60 ac							
D3-OS-08	Filing 11 Pocket Park	0.40 ac							
D3-OS-09	Filing 11 Pocket Park	1.10 ac							
D3-OS-10	Aurora Filing 1 Park	7.92 ac							
D3-OS-11	Aurora Filing 1 Park	12.64 ac							
D3-OS-12	Aurora Filing 2 Park	3.30 ac							
D3-OS-13	Aurora Filing 2 Park	2.50 ac							
D3-OS-14									
D3-OS-15	Filing 16 Pocket Park	0.45 ac							
D3-OS-16	Filing 33 Pocket Park	0.23 ac							
D3-OS-17	Filing 40 Pocket Park	0.87 ac							
D3-OS-18	MLK & Moline Pocket Park	0.56 ac							
	Subtotal	38.99 ac							

D3 SUBTOTAL (Does NOT include Open Space)	256.77 ac	2,356 units	184,250 s.f. retail	65,340 s.f. office
D3 SUBTOTAL (DOES include Open Space)	295.76 ac			

District 4 (SOUTH CENTRAL PARK)

Area	Residential		Retail		Office		R & D/Industrial		Civic
	DU/Ac	Total Units	FAR	Sq. Ft	FAR	Sq. Ft	FAR	Sq. Ft	

OFFICE / R&D USE

(FARs in bold are assumed)

D4-OFF-01	Office campus (west of CPB at 40th Ave)	40.91 ac			0.70 FAR	1,247,400 s.f. office			
D4-OFF-02	NE corner of CPB & 40th Ave	16.04 ac		5,000 s.f. retail	0.35 FAR	244,500 s.f. office			
D4-OFF-03	SE corner of CPB and 40th Ave	33.67 ac		30,000 s.f. retail	0.25 FAR	359,300 s.f. office			
D4-OFF-04									
D4-OFF-05									
Subtotal		90.62 ac		35,000 s.f. retail		1,851,200 s.f. office			

R&D / DISTRIBUTION USE

(FARs in bold are assumed)

D4-R&D-01	Between 40th Ave & I-70	49.38 ac					0.30 FAR	645,300 s.f. industrial	
D4-R&D-02	NW corner Havana & 40th Ave	1.42 ac					0.30 FAR	18,600 s.f. industrial	
D4-R&D-03	Between 40th Ave & Smith Rd	74.66 ac					0.30 FAR	982,200 s.f. industrial	
D4-R&D-04	SW corner Havana & 40th Ave	13.53 ac					0.26 FAR	153,200 s.f. industrial	
D4-R&D-05	R&D sold to adjacent parcel	1.01 ac							
Subtotal		140.00 ac						1,799,300 s.f. industrial	

RESIDENTIAL USE

(Densities in bold are assumed)

D4-RES-01									
D4-RES-02									
D4-RES-03									
D4-RES-04									
D4-RES-05									
Subtotal									

IN-TRACT OPEN SPACE

D4-OS-01	San Creek (railhead (CPB and Smith Road))	0.70 ac							
D4-OS-02									
D4-OS-03									
D4-OS-04									
D4-OS-05									
Subtotal		0.70 ac							

D4-GOS-01	RR Trimbles (Way of D4-R&D-01)	2.10 ac							
D4-GOS-02									
D4-GOS-03									
D4-GOS-04									
D4-GOS-05									
Subtotal		2.10 ac							

D4 SUBTOTAL (Does NOT include Open Space)		230.62 ac		35,000 s.f. retail		1,851,200 s.f. office		1,799,300 s.f. industrial	
D4 SUBTOTAL (DOES include Open Space)		233.42 ac							

DISTRICTS 6 & 7 (NORTH CENTRAL PARK)

Area	Residential estimated		Retail		Office (& Hotel)		R & D/Industrial		Civic
	DU/Ac	Total Units	FAR	Sq. Ft.	FAR	Sq. Ft.	FAR	Sq. Ft.	
CIVIC USES									
D6&7-CIV-01	High School	20.00 ac.							
D6&7-CIV-02	Elementary School	10.38 ac.							
D6&7-CIV-03	Fire Station	1.24 ac.							
D6&7-CIV-04	Daycare	1.36 ac.							
D6&7-CIV-05									
	Subtotal	33.48 ac.							

TRANSIT-ORIENTED DEVELOPMENT USES									
(Densities in bold are assumed)					(FARs in bold are assumed)				
D6&7-TOD-01									
D6&7-TOD-02									
D6&7-TOD-03									
D6&7-TOD-04									
D6&7-TOD-05									
	Subtotal								

TOWN CENTER / MIXED-USE									
(Densities in bold are assumed)					(FARs in bold are assumed)				
D6&7-TC-01									
D6&7-TC-02									
D6&7-TC-03									
D6&7-TC-04									
D6&7-TC-05									
D6&7-TC-06									
D6&7-TC-07									
	Subtotal								

MIXED-USE									
(Densities in bold are assumed)					(FARs in bold are assumed)				
D6&7-MU-01									
D6&7-MU-02	Local (North of Blvd @ Plaza)	2.31 ac.			0.40	87,500 s.f. retail			
D6&7-MU-03	Grocery Retail	1.05 ac.			0.50	17,500 s.f. retail			
D6&7-MU-04	Grocery Retail	1.54 ac.			0.57	18,000 s.f. retail			
D6&7-MU-05	Commercial (Office & Retail)	2.21 ac.			0.78	77,000 s.f. office			
D6&7-MU-06	Commercial (North of Willow St)	1.45 ac.			0.53	55,400 s.f. office			
D6&7-MU-07	Multi-Family (North of Willow St)	1.13 ac.			0.63	2,600 s.f. retail			
D6&7-MU-08	Multi-Family (North of Willow St)	5.12 ac.			0.62	9,800 s.f. retail			
D6&7-MU-09	Commercial (North of Willow St)	1.11 ac.			0.50	15,000 s.f. retail			
D6&7-MU-10	Ware of Office	3.24 ac.			0.44	63,600 s.f. retail			
D6&7-MU-11	Ware of Office	4.10 ac.			0.48	44,500 s.f. retail			
	Subtotal	26.53 ac.				171,199 s.f. retail		334,800 s.f. office	

REGIONAL RETAIL USE									
(Densities in bold are assumed)					(FARs in bold are assumed)				
D6&7-RR-01	Pad Parcel	2.70 ac.			0.08	9,200 s.f. retail			
D6&7-RR-02	Mini & Pad Parcel	2.80 ac.			0.07	8,500 s.f. retail			
D6&7-RR-03	Mixed Use (Mini) w/ Anchor Parcel (May)	3.60 ac.			0.69	168,000 s.f. retail		20,000 s.f. office	
D6&7-RR-04	Future Commercial	1.85 ac.			0.23	23,500 s.f. retail			
D6&7-RR-05	Future Commercial	2.27 ac.			0.29	28,300 s.f. retail			
D6&7-RR-06	Major Anchor Parcel: Super Target, etc.	11.70 ac.			0.35	180,400 s.f. retail			
D6&7-RR-07	Main Street	3.50 ac.			0.41	61,950 s.f. retail		10,000 s.f. office	
D6&7-RR-08	Main Street	3.50 ac.			0.44	67,260 s.f. retail		10,000 s.f. office	
D6&7-RR-09	Pad + future liner retail	4.58 ac.			0.10	20,020 s.f. retail			
D6&7-RR-10	Retail + future liner retail	4.05 ac.			0.63	111,100 s.f. retail			
D6&7-RR-11	Main Street	2.80 ac.			0.35	64,540 s.f. retail		10,000 s.f. office	
D6&7-RR-12	Main Street	2.80 ac.			0.34	66,230 s.f. retail		10,000 s.f. office	
D6&7-RR-13	Surface Parking 4 pad + future liner retail	3.10 ac.			0.11	14,600 s.f. retail			
D6&7-RR-14	Retail + future liner retail	2.72 ac.			0.35	66,430 s.f. retail			
D6&7-RR-15	Major Anchor Parcel: Bass Pro, Circuit City etc.	18.60 ac.			0.22	170,920 s.f. retail			
D6&7-RR-16	Clonessa (O432-Sub)	10.20 ac.			0.30	131,800 s.f. retail			
D6&7-RR-17	Pad + Surface Parking	4.72 ac.			0.65	111,110 s.f. retail			
D6&7-RR-18	IC Pannoy + pad	4.78 ac.			0.36	115,810 s.f. retail			
D6&7-RR-19					#DIV/0!				
D6&7-RR-20					#DIV/0!				
D6&7-RR-21					#DIV/0!				
D6&7-RR-22									
D6&7-RR-23									
	Subtotal	91.84 ac.				1,319,940 s.f. retail		60,000 s.f. office	

OFFICE / R&D									
(Densities in bold are assumed)					(FARs in bold are assumed)				
D6&7-OFF-01	Office campus (47th Ave & Dallas)	53.33 ac.				10,000 s.f. retail	0.43	1,000,000 s.f. office	30,300 s.f. industrial
D6&7-OFF-02	3-story office (CPB @ 46th Place)	4.21 ac.					0.98	180,000 s.f. office	
D6&7-OFF-03	3-story office (Willow @ 46th Place)	3.74 ac.					1.10	180,000 s.f. office	
D6&7-OFF-04	3-story office (CPB @ 46th Place)	1.60 ac.					0.86	60,000 s.f. office	
D6&7-OFF-05	5-story office (Cenia & 46th Place)	6.93 ac.					0.58	175,000 s.f. office	
D6&7-OFF-06	8 & 3-story office (CPB @ 46th Place)	12.80 ac.					0.97	540,000 s.f. office	
D6&7-OFF-07	2-story office (CPB @ 46th Place)	3.03 ac.					0.39	78,000 s.f. office	
D6&7-OFF-08	Office (formerly IQS 1A)	1.61 ac.					0.60	42,000 s.f. office	
D6&7-OFF-09	Office campus (CPB & Northfield Blvd.)	10.79 ac.					0.33	250,000 s.f. office	
D6&7-OFF-10							#DIV/0!		
	Subtotal	98.09 ac.				10,000 s.f. retail		2,505,000 s.f. office	30,500 s.f. industrial

R&D / DISTRIBUTION USE									
(Densities in bold are assumed)					(FARs in bold are assumed)				
D6&7-R&D-1									
D6&7-R&D-2									
D6&7-R&D-3	Nobel / Sysco Site	50.21 ac.						0.24	521,655 s.f. industrial
D6&7-R&D-4	Bus Barn	15.98 ac.						0.85	34,800 s.f. industrial
D6&7-R&D-5	Frontage Parcels below Bus Barn Site	6.67 ac.						0.38	87,200 s.f. industrial
	Subtotal	72.86 ac.							643,655 s.f. industrial

DISTRICTS 6 & 7 (NORTH CENTRAL PARK)

Area	Residential estimated		Retail		Office (& Hotel)		R & D/Industrial		Chic
	DU/Ac	Total Units	FAR	Sq. Ft.	FAR	Sq. Ft.	FAR	Sq. Ft.	
RESIDENTIAL USE									
(Densities in bold are assumed)									
(FARs in bold are assumed)									
D6&7-RES-01	P45; 56th Place & Trenton	3.39 ac	10.0 du/ac	34 units					
D6&7-RES-02	P45; 53rd Place & Trenton	1.43 ac	12.3 du/ac	20 units					
D6&7-RES-03	P45; 53rd Place & Tamarac	3.63 ac	9.6 du/ac	35 units					
D6&7-RES-04	P45; 53rd Ave & Trenton	3.38 ac	16.1 du/ac	34 units					
D6&7-RES-05	-		#DIV/0!						
D6&7-RES-06	-		#DIV/0!						
D6&7-RES-07	F42	2.32 ac	7.8 du/ac	18 units					
D6&7-RES-08	F42	2.26 ac	8.0 du/ac	18 units					
D6&7-RES-09	F42	1.35 ac	8.1 du/ac	11 units					
D6&7-RES-10	F42	2.13 ac	9.4 du/ac	20 units					
D6&7-RES-11	F42	1.85 ac	8.1 du/ac	15 units					
D6&7-RES-12	F42	1.21 ac	9.9 du/ac	12 units					
D6&7-RES-13	F42	1.14 ac	7.0 du/ac	8 units					
D6&7-RES-14	F42, W of Valencia green	2.94 ac	9.9 du/ac	29 units					
D6&7-RES-15	F42, R of Valencia green	3.27 ac	9.2 du/ac	30 units					
D6&7-RES-16	F42, W of Valencia green	3.22 ac	9.0 du/ac	29 units					
D6&7-RES-17	F42, R of Valencia green	3.27 ac	9.2 du/ac	30 units					
D6&7-RES-18	F42, N of school	2.35 ac	8.5 du/ac	20 units					
D6&7-RES-19	F42, N of school	2.49 ac	6.4 du/ac	16 units					
D6&7-RES-20	F42	3.30 ac	9.4 du/ac	31 units					
D6&7-RES-21	F42	2.28 ac	7.0 du/ac	16 units					
D6&7-RES-22	Northfield @ Trenton Street	2.14 ac	25.0 du/ac	54 units					
D6&7-RES-23	F42	2.03 ac	8.4 du/ac	17 units					
D6&7-RES-24	F42	2.12 ac	14.2 du/ac	30 units					
D6&7-RES-25	F42	2.20 ac	11.4 du/ac	25 units					
D6&7-RES-26	F42	1.82 ac	6.6 du/ac	12 units					
D6&7-RES-27	F42	3.12 ac	6.4 du/ac	20 units					
D6&7-RES-28	F42	1.65 ac	9.7 du/ac	16 units					
D6&7-RES-29	F42	1.18 ac	10.2 du/ac	12 units					
D6&7-RES-30	F42	1.41 ac	7.8 du/ac	11 units					
D6&7-RES-31	F42	0.77 ac	18.2 du/ac	14 units					
D6&7-RES-32	F42	0.71 ac	21.1 du/ac	15 units					
D6&7-RES-33	F42; N of MU-05 Parcel	1.35 ac	8.1 du/ac	11 units					
D6&7-RES-34	F42	1.29 ac	8.5 du/ac	11 units					
D6&7-RES-35	F40	3.37 ac	7.7 du/ac	26 units					
D6&7-RES-36	F40	0.94 ac	8.5 du/ac	8 units					
D6&7-RES-37	F40	0.96 ac	8.3 du/ac	8 units					
D6&7-RES-38	F40	3.82 ac	7.1 du/ac	27 units					
D6&7-RES-39	F40 (Formerly IOS 14)	0.75 ac	46.7 du/ac	35 units					
D6&7-RES-40	F40	2.41 ac	10.8 du/ac	26 units					
D6&7-RES-41	F40	2.32 ac	6.9 du/ac	16 units					
D6&7-RES-42	F40	1.36 ac	5.9 du/ac	8 units					
D6&7-RES-43	F40	3.00 ac	9.3 du/ac	28 units					
D6&7-RES-44	F40	3.27 ac	18.0 du/ac	59 units					
D6&7-RES-45	F40	2.52 ac	8.5 du/ac	22 units					
D6&7-RES-46	F40	2.18 ac	20.5 du/ac	44 units					
D6&7-RES-47	F40	2.50 ac	9.2 du/ac	23 units					
D6&7-RES-48	F40	1.95 ac	17.9 du/ac	35 units					
D6&7-RES-49	Northfield East, W of open space	1.53 ac	41.8 du/ac	64 units					
D6&7-RES-50	Northfield East, W of open space	1.53 ac	41.8 du/ac	64 units					
D6&7-RES-51	Northfield East, R of open space	2.87 ac	39.0 du/ac	112 units					
D6&7-RES-52	Northfield East, W of open space	7.15 ac	26.6 du/ac	190 units					
D6&7-RES-53	Northfield East, R of open space	7.14 ac	26.6 du/ac	190 units					
D6&7-RES-54	Lower Residential	0.88 ac	23.9 du/ac	21 units					
D6&7-RES-55	Lower Residential	0.84 ac	22.6 du/ac	19 units					
D6&7-RES-56	F45	2.79 ac	9.3 du/ac	26 units					
D6&7-RES-57	F45	4.59 ac	8.7 du/ac	40 units					
D6&7-RES-58	F45	1.93 ac	14.0 du/ac	27 units					
D6&7-RES-59	F45	3.79 ac	10.0 du/ac	38 units					
D6&7-RES-60	F45	2.56 ac	8.6 du/ac	22 units					
D6&7-RES-61	F45	1.93 ac	14.0 du/ac	27 units					
D6&7-RES-62	F45	1.46 ac	8.2 du/ac	12 units					
D6&7-RES-63	F45	1.16 ac	10.3 du/ac	12 units					
D6&7-RES-64	F45	3.60 ac	8.9 du/ac	32 units					
D6&7-RES-65	F45	2.63 ac	8.4 du/ac	22 units					
D6&7-RES-66	F45	2.34 ac	6.4 du/ac	15 units					
D6&7-RES-67	F45	5.32 ac	11.5 du/ac	61 units					
D6&7-RES-68	F45	2.74 ac	6.2 du/ac	17 units					
D6&7-RES-69	F45	1.65 ac	7.9 du/ac	13 units					
D6&7-RES-70	F45	2.14 ac	6.5 du/ac	14 units					
D6&7-RES-71	F45	2.07 ac	7.7 du/ac	16 units					
D6&7-RES-72	F45	4.46 ac	13.7 du/ac	61 units					
D6&7-RES-73	F45	4.07 ac	8.6 du/ac	35 units					
D6&7-RES-74	F45	3.66 ac	6.0 du/ac	22 units					
D6&7-RES-75	F45	2.78 ac	15.5 du/ac	43 units					
D6&7-RES-76	F45	4.06 ac	6.9 du/ac	28 units					
D6&7-RES-77	F45	2.12 ac	6.6 du/ac	14 units					
D6&7-RES-78	F45	3.04 ac	7.9 du/ac	24 units					
D6&7-RES-79	F45	3.02 ac	15.9 du/ac	48 units					
D6&7-RES-80	F47	2.80 ac	14.6 du/ac	41 units					
D6&7-RES-81	F47	2.54 ac	7.5 du/ac	19 units					
D6&7-RES-82	F47	3.48 ac	7.8 du/ac	27 units					
D6&7-RES-83	F47	2.28 ac	8.3 du/ac	19 units					
D6&7-RES-84	F47	3.61 ac	9.4 du/ac	34 units					
D6&7-RES-85	F47	3.66 ac	22.1 du/ac	81 units					
D6&7-RES-86	F47	0.88 ac	10.2 du/ac	9 units					
D6&7-RES-87	F47	3.00 ac	8.0 du/ac	24 units					
D6&7-RES-88	F47	1.62 ac	10.5 du/ac	17 units					
D6&7-RES-89	F47	2.65 ac	9.1 du/ac	24 units					
Subtotal		218.96 ac	12.2 du/ac	2,663 units					

DISTRICTS 6 & 7 (NORTH CENTRAL PARK)

Area	Residential		Retail		Office (& Hotel)		R & D/Industrial		Civic
	DU/Ac	estimated Total Units	FAR	Sq. Ft.	FAR	Sq. Ft.	FAR	Sq. Ft.	

IN-TRACT OPEN SPACE*

(Densities in bold are assumed)

(FARs in bold are assumed)

DE&7-10S-01	F14: Northfield Blvd & Quebec	0.75 ac.							
DE&7-10S-01	F14: Sance St & Treaton St	1.50 ac.							
DE&7-10S-01	F36: Green Link (Gateway Neighborhood)	0.45 ac.							
DE&7-10S-01	F36: Green Link (Gateway Neighborhood)	0.44 ac.							
DE&7-10S-03	F36: Green Link (Gateway Neighborhood)	0.30 ac.							
DE&7-10S-06	F36: Valencia Green North	0.62 ac.							
DE&7-10S-07	F36: Valencia Green South	0.63 ac.							
DE&7-10S-08	F36: Performance Green	1.73 ac.							
DE&7-10S-09	F36: Performance Crescent	0.67 ac.							
DE&7-10S-10	F01: Willow St Green Link (East of school)	0.35 ac.							
DE&7-10S-11	F42: Pool	1.50 ac.							
DE&7-10S-12	F42: Green Link	0.09 ac.							
DE&7-10S-13	Northfield Apartments Park	2.39 ac.							
DE&7-10S-14	Changed to DE&7-Office-01								
DE&7-10S-15	F45: Pocket Park	0.31 ac.							
DE&7-10S-16	F45: Valencia Green North	0.42 ac.							
DE&7-10S-17	F45: Valencia Green North	0.41 ac.							
DE&7-10S-18	F45: Valencia Green North	0.64 ac.							
DE&7-10S-19	F45: Pocket Park	0.57 ac.							
DE&7-10S-20	F45: Pocket Park	0.43 ac.							
DE&7-10S-21	F47: Pocket Park	0.73 ac.							
DE&7-10S-22	Dallas @ 51st Ave	0.56 ac.							
DE&7-10S-23	Quebec & Northfield Ave	4.31 ac.							
DE&7-10S-24									
DE&7-10S-25	F41: Irregular alley green space	0.16 ac.							
DE&7-10S-26	F47: Boston St. sidewalk open space	0.22 ac.							
DE&7-10S-27									
DE&7-10S-28									
DE&7-10S-29									
DE&7-10S-30									
	Subtotal	20.38 ac.							

* IOS planning for this area is incomplete

DE&7-10S-01									
DE&7-10S-02									
DE&7-10S-03									
DE&7-10S-04									
DE&7-10S-05									

N SUBTOTAL (Does NOT include Open Space) 541.76 ac. 2,663 units 1,501,040 s.f. retail 2,899,800 s.f. office 674,155 s.f. industrial

DISTRICT 8, aka SECTION 10 (NORTH CENTRAL PARK)

Area	Residential estimated		Retail		Office		R & D/Industrial		Chrv
	DUA/E	Total Units	FAR	Sq. Ft.	FAR	Sq. Ft.	FAR	Sq. Ft.	Sq. Ft.
(Durations in bold are assumed)									
CIVIC USES									
DR-01001	Memoriam School	10,000 ac							
DR-01002	Daycare	1,000 ac							
DR-01003	Memoriam School	1,000 ac							
DR-01004	Daycare	1,000 ac							
	Subtotal	23,000 ac							

Area	Residential estimated		Retail		Office		R & D/Industrial		Chrv
	DUA/E	Total Units	FAR	Sq. Ft.	FAR	Sq. Ft.	FAR	Sq. Ft.	Sq. Ft.
(Durations in bold are assumed)									
(FARs in bold are assumed)									
DR-01001	Memoriam Sch	10,000 ac	0.25	25,000 s.f. retail	11,000 s.f. office				10,000 s.f. chrv
DR-01002	Daycare	1,000 ac	0.25	25,000 s.f. retail					
DR-01003	Memoriam Sch	1,000 ac							10,000 s.f. chrv
DR-01004	Daycare	1,000 ac							
	Subtotal	4,000 ac		80,000 s.f. retail	22,000 s.f. office				20,000 s.f. chrv

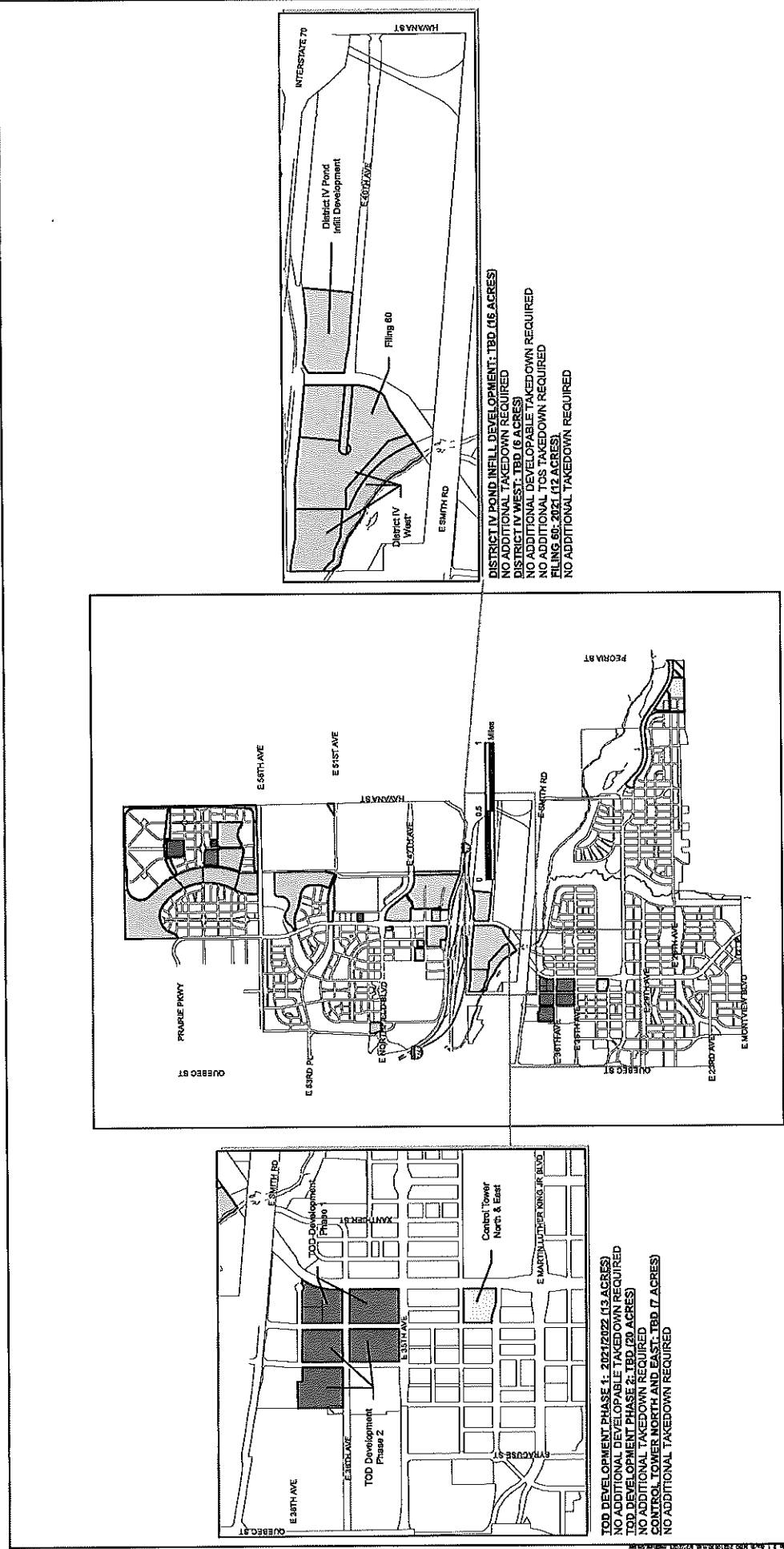
RESIDENTIAL USE									
(Durations in bold are assumed)									
DR-RES-01	MF Housing	2,81 ac	31.8 du/ac	129 units					
DR-RES-02	MF Housing	2,68 ac	31.7 du/ac	85 units					
DR-RES-03	F49: Single Family	2,01 ac	16.6 du/ac	34 units					
DR-RES-04	F49: Single Family	2,21 ac	11.6 du/ac	30 units					
DR-RES-05	F49: Single Family	1,16 ac	8.6 du/ac	10 units					
DR-RES-06	F49: Single Family	1,34 ac	8.0 du/ac	11 units					
DR-RES-07	F49: Single Family	1,51 ac	12.5 du/ac	19 units					
DR-RES-08	F49: Single Family	1,77 ac	8.5 du/ac	15 units					
DR-RES-09	F49: Single Family	2,62 ac	13.5 du/ac	46 units					
DR-RES-10	F49: Single Family	2,15 ac	12.1 du/ac	26 units					
DR-RES-11	F49: Single Family	2,15 ac	15.2 du/ac	33 units					
DR-RES-12	F49: Single Family	3,20 ac	10.6 du/ac	34 units					
DR-RES-13	F49: Single Family	2,76 ac	8.3 du/ac	23 units					
DR-RES-14	F49: Single Family	2,50 ac	8.0 du/ac	20 units					
DR-RES-15	F49: Single Family	3,55 ac	12.7 du/ac	45 units					
DR-RES-16	F49: Single Family	2,07 ac	11.4 du/ac	23 units					
DR-RES-17	F49: Single Family	2,06 ac	8.3 du/ac	17 units					
DR-RES-18	F49: Single Family	3,13 ac	10.1 du/ac	32 units					
DR-RES-19	F49: Single Family	2,41 ac	8.5 du/ac	20 units					
DR-RES-20	F49: Single Family	3,32 ac	7.8 du/ac	26 units					
DR-RES-21	F49: Single Family	3,81 ac	10.2 du/ac	39 units					
DR-RES-22	F49: Single Family	2,31 ac	9.2 du/ac	21 units					
DR-RES-23	F49: Single Family	2,23 ac	11.7 du/ac	26 units					
DR-RES-24	F49: Single Family	3,63 ac	8.7 du/ac	32 units					
DR-RES-25	F49: Single Family	1,57 ac	9.2 du/ac	14 units					
DR-RES-26	F49: Single Family	1,93 ac	8.7 du/ac	17 units					
DR-RES-27	F49: Single Family	2,04 ac	8.2 du/ac	16 units					
DR-RES-28	F49: Single Family	3,10 ac	11.0 du/ac	34 units					
DR-RES-29	F49: Single Family 2 A/Affordable etc	2,90 ac	25.9 du/ac	75 units					
DR-RES-30	F49: Single Family	1,81 ac	10.5 du/ac	19 units					
DR-RES-31	F49: Single Family	1,81 ac	9.9 du/ac	19 units					
DR-RES-32	F49: Single Family	1,21 ac	9.2 du/ac	12 units					
DR-RES-33	F49: Single Family	1,16 ac	10.3 du/ac	12 units					
DR-RES-34	F49: Single Family	0,94 ac	7.4 du/ac	7 units					
DR-RES-35	F49: Single Family	2,61 ac	6.1 du/ac	16 units					
DR-RES-36	F49: Single Family	1,83 ac	6.4 du/ac	12 units					
DR-RES-37	F49: Single Family	1,21 ac	7.2 du/ac	11 units					
DR-RES-38	F49: Single Family	1,81 ac	7.2 du/ac	11 units					
DR-RES-39	F49: Single Family	0,97 ac	6.2 du/ac	6 units					
DR-RES-40	F49: Single Family	1,63 ac	4.9 du/ac	8 units					
DR-RES-41									
DR-RES-42	F225/4: Single Family	2,19 ac	11.8 du/ac	26 units					
DR-RES-43	F225/4: Single Family	1,81 ac	11.0 du/ac	21 units					
DR-RES-44	F225/4: Single Family (1-Affordable)	3,31 ac	25.4 du/ac	78 units					
DR-RES-45	F225/4: Single Family	2,94 ac	15.3 du/ac	45 units					
DR-RES-46	F225/4: Single Family	2,12 ac	13.2 du/ac	28 units					
DR-RES-47	F225/4: Single Family	2,11 ac	10.1 du/ac	22 units					
DR-RES-48	F225/4: Single Family	2,06 ac	10.7 du/ac	22 units					
DR-RES-49	F225/4: Single Family	2,72 ac	11.8 du/ac	32 units					
DR-RES-50	F225/4: Single Family	2,21 ac	12.7 du/ac	28 units					
DR-RES-51	F225/4: Single Family	2,44 ac	8.1 du/ac	20 units					
DR-RES-52	F225/4: Single Family	1,53 ac	9.6 du/ac	14 units					
DR-RES-53	F225/4: Single Family	2,11 ac	7.1 du/ac	16 units					
DR-RES-54	F225/4: Single Family	2,81 ac	9.8 du/ac	27 units					
DR-RES-55	F225/4: Single Family	2,54 ac	9.8 du/ac	25 units					
DR-RES-56	F225/4: Single Family	1,41 ac	7.1 du/ac	10 units					
DR-RES-57	F225/4: Single Family	1,06 ac	7.1 du/ac	16 units					
DR-RES-58	F225/4: Single Family	1,53 ac	6.8 du/ac	15 units					
DR-RES-59	F225/4: Single Family	1,38 ac	9.7 du/ac	33 units					
DR-RES-60	F225/4: Single Family	2,09 ac	8.6 du/ac	18 units					
DR-RES-61	F225/4: Single Family	1,63 ac	8.6 du/ac	14 units					
DR-RES-62	F225/4: Single Family	2,34 ac	7.6 du/ac	18 units					
DR-RES-63	F225/4: Single Family	1,86 ac	6.1 du/ac	17 units					
DR-RES-64	F225/4: Single Family	1,61 ac	11.8 du/ac	14 units					
DR-RES-65	F225/4: Single Family (out of daycare)	3,72 ac	6.7 du/ac	25 units					
DR-RES-66	F225/4: Single Family	1,56 ac	7.5 du/ac	14 units					
DR-RES-67	F225/4: Single Family	2,53 ac	8.6 du/ac	22 units					
DR-RES-68	F225/4: Single Family	2,19 ac	8.6 du/ac	18 units					
DR-RES-69	F225/4: Single Family	3,59 ac	9.6 du/ac	31 units					
DR-RES-70	F225/4: Single Family	2,59 ac	6.1 du/ac	17 units					
DR-RES-71	F225/4: Single Family	2,19 ac	8.7 du/ac	19 units					
DR-RES-72									
DR-RES-73									
DR-RES-74									
DR-RES-75	F37: Single Family	1,70 ac	8.8 du/ac	15 units					
DR-RES-76	F37: Single Family	1,80 ac	8.2 du/ac	11 units					
DR-RES-77	F37: Single Family	1,51 ac	12.6 du/ac	19 units					
DR-RES-78	F37: Single Family	2,31 ac	9.1 du/ac	21 units					
DR-RES-79	F37: Single Family	2,51 ac	11.2 du/ac	26 units					
DR-RES-80	F37: Single Family	2,96 ac	8.8 du/ac	26 units					
DR-RES-81	F37: Single Family	2,31 ac	8.2 du/ac	19 units					
DR-RES-82	F37: Single Family	2,16 ac	7.6 du/ac	18 units					
DR-RES-83	F37: Single Family	2,11 ac	15.6 du/ac	33 units					
DR-RES-84	F37: Single Family	2,71 ac	9.8 du/ac	27 units					
DR-RES-85	F37: Single Family	3,16 ac	12.2 du/ac	33 units					
DR-RES-86	F37: Single Family	0,94 ac	8.5 du/ac	8 units					
DR-RES-87	F37: Single Family	2,02 ac	5.8 du/ac	11 units					
DR-RES-88	F37: Single Family	3,31 ac	11.5 du/ac	37 units					
DR-RES-89	F37: Single Family	2,17 ac	7.8 du/ac	17 units					
DR-RES-90	F37: Single Family	1,81 ac	5.2 du/ac	10 units					
DR-RES-91	F37: Single Family	2,31 ac	6.5 du/ac	15 units					
DR-RES-92	F37: Single Family	1,97 ac	12.1 du/ac	18 units					
DR-RES-93	F37: Single Family	2,61 ac	10.1 du/ac	27 units					
DR-RES-94	F37: Single Family	2,61 ac	9.4 du/ac	23 units					
DR-RES-95	F37: Single Family	3,11 ac	8.7 du/ac	31 units					
DR-RES-96	F37: Single Family	3,11 ac	8.3 du/ac	26 units					
DR-RES-97	F37: Single Family	2,11 ac	8.2 du/ac	19 units					
DR-RES-98	F37: Single Family	2,71 ac	9.1 du/ac	25 units					
DR-RES-99	F37: Single Family	3,26 ac	8.5 du/ac	28 units					
DR-RES-100	F37: Single Family	2,61 ac	5.8 du/ac	14 units					
DR-RES-101	F37: Single Family	1,99 ac	5.6 du/ac	11 units					
DR-RES-102	F37: Single Family	2,59 ac	7.3 du/ac	19 units					
DR-RES-103	F37: Single Family	3,77 ac	8.0 du/ac	30 units					
DR-RES-104	F37: Single Family	4,24 ac	8.5 du/ac	34 units					
DR-RES-105									
DR-RES-106									
DR-RES-107									
	Subtotal	237.97 ac	Varies	2,451 units					

DISTRICT 8, aka SECTION 10 (NORTH CENTRAL PARK)

Area	Residential		Retail		Office		R & I/Industrial		Other
	DUU/ac	estimated Total Units	FAR	Sq. Ft.	FAR	Sq. Ft.	FAR	Sq. Ft.	Sq. Ft.
IN-TRACT OPEN SPACE* (Duplices in bold are assumed)									
DP-10S-01	Spa/6 Openair		0.11 ac						
DP-10S-02	F49: Pool Park		1.21 ac						
DP-10S-03	F49: Beeley St Linear Park		0.19 ac						
DP-10S-04	F49: Beeley St Linear Park		0.19 ac						
DP-10S-05	F49: Park Park		0.43 ac						
DP-10S-06	F49: 59th Place Linear Park		0.03 ac						
DP-10S-07	F49: 59th Place Linear Park		1.14 ac						
DP-10S-08	F49: 59th Place Linear Park		0.46 ac						
DP-10S-09									
DP-10S-10	F49: Beeley St Linear Park		0.37 ac						
DP-10S-11	F49: Beeley St Linear Park		0.33 ac						
DP-10S-12	F49: Beeley St Linear Park		0.34 ac						
DP-10S-13	F49: Park		0.32 ac						
DP-10S-14	F49: Park		0.39 ac						
DP-10S-15	F49: View Crescent		0.41 ac						
DP-10S-16									
DP-10S-17									
DP-10S-18									
DP-10S-19	F32/54: Elmira St/51 Linear Park		0.32 ac						
DP-10S-20	F32/54: Pool Park		2.14 ac						
DP-10S-21	F32/54: 59th Place Linear park		2.07 ac						
DP-10S-22	F32/54: 59th Place Linear park		0.40 ac						
DP-10S-23	F32/54: Fremont crescent park		0.92 ac						
DP-10S-24	F32/54: Elmira St/51 Linear Park		0.53 ac						
DP-10S-25	F32/54: Elmira St/51 Linear Park		0.66 ac						
DP-10S-26	F32/54: Elmira St/51 Linear Park		1.14 ac						
DP-10S-27	F37: North Park		1.26 ac						
DP-10S-28	F37: West Main Park		0.85 ac						
DP-10S-29	F37: Diagonal median park		0.15 ac						
DP-10S-30	F37: Diagonal median park		0.06 ac						
DP-10S-31	F37: Diagonal median park		0.06 ac						
DP-10S-32	F37: Diagonal median park		0.06 ac						
DP-10S-33	F37: Park Main Park		0.82 ac						
DP-10S-34	F37: Elmira median park		0.24 ac						
DP-10S-35	F37: Elmira median park		0.05 ac						
DP-10S-36	F37: Elmira median park		0.05 ac						
DP-10S-37	F37: Elmira median park		0.10 ac						
DP-10S-38									
DP-10S-39									
DP-10S-40									
Subtotal			24.34 ac						

* Incomplete total; detailed planning has not been started yet.

N SUBTOTAL (Does NOT include Open Space)	267.67 ac	2,451 units	80,590 s.f. retail	28,000 s.f. office	14,000 s.f. other
N SUBTOTAL (Does include Open Space)	292.01 ac				



- Land Use**
- Trunk Open Space (TOS)
 - In-Tract Open Space (IOS)
 - Office / R&D / Distribution
 - Residential
 - Regional Retail / Commercial
 - General Mixed-Use
 - Transit-Oriented Mixed-Use

Figure 2-1: South Central Park Anticipated 3 Yr. Parks, Residential, & Commercial Development Plan (2021-2023)

Development Information Current as of 12/31/2018
Takedown Information Current as of DIA Reconciliation Meeting on 2/28/2018

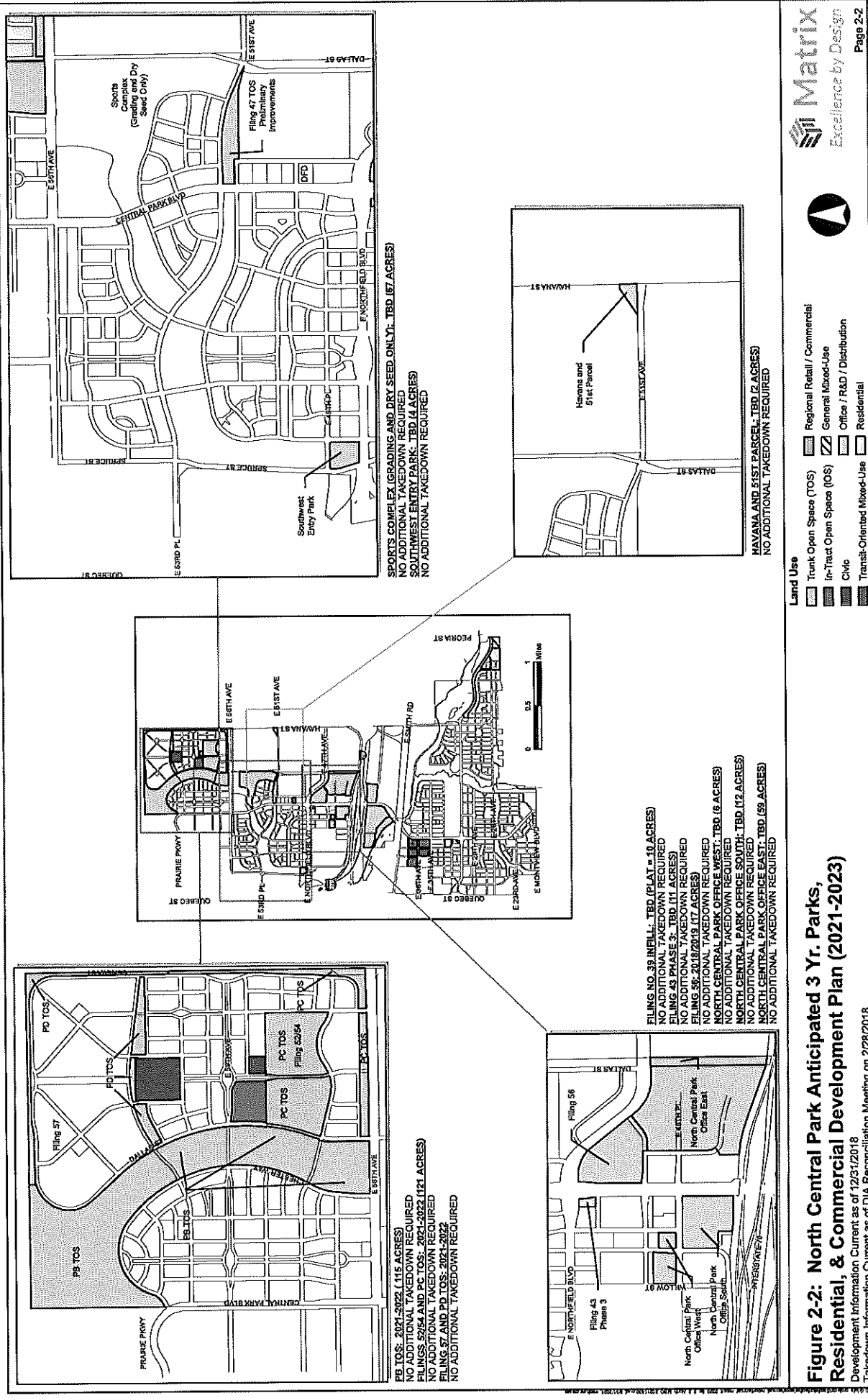


Figure 2-2: North Central Park Anticipated 3 Yr. Parks, Residential, & Commercial Development Plan (2021-2023)

Development Information Current as of 12/21/2018
 Takedown Information Current as of DIA Reconciliation Meeting on 2/28/2018

Land Use

- Trunk Open Space (TOS)
- Regional Retail / Commercial
- In-Tract Open Space (IOS)
- General Mixed-Use
- Civic
- Transit-Oriented Mixed-Use
- Residential

SPORTS COMPLEX (GRADING AND DRY SEED ONLY): TBD (67 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
SOUTHWEST ENTRY PARK: TBD (4 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED

HAVANA AND 51ST PARCEL: TBD (2 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED

FILING NO. 39 INFILL: TBD (PLAT = 19 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
FILING 43 PHASE 3: TBD (17 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
FILING 38: TBD (2019) (17 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
NORTH CENTRAL PARK OFFICE WEST: TBD (6 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
NORTH CENTRAL PARK OFFICE EAST: TBD (12 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
NORTH CENTRAL PARK OFFICE SOUTH: TBD (58 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED

PB TOS: 2021-2022 (115 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
FILINGS 59/54 AND PC TOS: 2021-2022 (121 ACRES)
 NO ADDITIONAL TAKEDOWN REQUIRED
FILING 57 AND PD TOS: 2021-2022
 NO ADDITIONAL TAKEDOWN REQUIRED

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Table 45	Remaining Projects as of 12/31/2018														
Stapleton TIF Roadway Improvements-Revised 4/8/04 per IFDA F-2															
See Figure 2-2 on Page 2-10.															
Version E-2 TIF Project	Project ID	Ver. E-2 Length	Ver. E-2 Unit Cost	Ver. E-2 Hard Cost	E-2 Year	DURA Bond	2004	Project Location Today	IFDA	2020 Length	2020 Unit Cost	2020 Hard Cost	2020 All-in Cost	New Project Name	Notes
1	MLK Westbind (Quebec to Syracuse)	1			1	X		MLK Westbind (Quebec to Syracuse)	1A						
2	MLK Eastbind (Quebec to Syracuse)	2			1	X		MLK Eastbind (Quebec to Syracuse)	1A						
3	Quebec (Half Section 23rd to MLK)	3			1	X		Quebec (Half Section 23rd to MLK)	1						
4	Yosemite Parkway (26th to 29th)	4			2	X		CPB E-W Linear Park to MLK	5 & 9A						
5	MLK Eastbind (Syracuse to Western Creek)	5			2	X		MLK Eastbind (Syracuse to CPB)	5 & 9A						
6	Yosemite Parkway (29th to MLK Eastbind)	6			2	X		CPB E-W Linear Park to MLK	5 & 9A						
7	MLK Westbind (Syracuse to Yosemite)	7			3	X		MLK Westbind (Syracuse to CPB)	9 & 9A						
8	1/2 170 Dayron Interchange	8			3	X		CPB Interchange	Federal Funding						
9	MLK Eastbind (Syracuse to Yosemite)	9			3	X		MLK Eastbind (Syracuse to CPB)	9 & 9A						
10	MLK Westbind (Yosemite to Western Creek)	10			3	X		MLK Westbind (CPB to Western Creek)	9 & 9A						
11	1/2 170 Dayron Interchange	11			4			CPB Interchange	Federal Funding						
12	Havana Interchange Modifications	12		\$ 2,500,000	4			Havana & 170 Interchange Modifications	IC-4						1/2 Section in IFDA IC-4
13	Yosemite (MLK S to 35th)	13			4			CPB (MLK to 35th)	IC-4						West half of CPB (Sand Creek to 170) + 40th Ave signal in IFDA MB
14	Yosemite (35th to Dayron)	14			4			CPB (35th to 40th)	IC-4						Landscaping & 1/2 Section in IFDA IC-4B
15	CPB Interchange (35th to 40th)	15			4			CPB Int. (Sand Creek to 170)	MB						E-2 Deletion per IFDA F2
16	CPB Interchange (35th to 40th)	16			4			CPB Int. (Sand Creek to 170)	IC-4B						1/2 Section in IFDA IC-4
17	CPB Interchange (35th to 40th)	17			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4						West half of CPB (Sand Creek to 170) + 40th Ave signal in IFDA MB
18	CPB Interchange (35th to 40th)	18			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						Landscaping & 1/2 Section in IFDA IC-4B
19	CPB Interchange (35th to 40th)	19			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4						1/2 Section in IFDA IC-4
20	CPB Interchange (35th to 40th)	20			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
21	CPB Interchange (35th to 40th)	21			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
22	CPB Interchange (35th to 40th)	22			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
23	CPB Interchange (35th to 40th)	23			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
24	CPB Interchange (35th to 40th)	24			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
25	CPB Interchange (35th to 40th)	25			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
26	CPB Interchange (35th to 40th)	26			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
27	CPB Interchange (35th to 40th)	27			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
28	CPB Interchange (35th to 40th)	28			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
29	CPB Interchange (35th to 40th)	29			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
30	CPB Interchange (35th to 40th)	30			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
31	CPB Interchange (35th to 40th)	31			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
32	CPB Interchange (35th to 40th)	32			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
33	CPB Interchange (35th to 40th)	33			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
34	CPB Interchange (35th to 40th)	34			4			CPB Int. (Sand Creek, Smith Road & Rail)	IC-4B						1/2 Section in IFDA IC-4
35	Havana Bridge over Sand Creek	24		\$ 3,400,000	5			Havana Bridge over Sand Creek	RTD Funded	1,200	\$ 2,300	\$ 3,465,341	\$ 2,465,257	Havana Street	RTD F2/TIF2 construction Standing bridge without structural enhancements
36	47th Ave Bridge (Redwood/Depos at Dayron)	25			5	X		Northfield Blvd (Quebec to Valencia)	14	24,250	\$ 270 / ft	\$ 5,840,239	\$ 9,200,015	Havana Street	Recommended by design - Roadways constructed without an underpass & with the CPB.
37	47th Ave Bridge (Redwood/Depos at Dayron)	26			5	X		NFB Bridges (North of Northfield Pond)	14						Recommended by design - Roadways constructed without an underpass & with the CPB.
38	47th Ave Bridge (Redwood/Depos at Dayron)	32	1		5			NFB							Recommended by design - Roadways constructed without an underpass & with the CPB.
39	47th Ave Bridge (Redwood/Depos at Dayron)	28			6			NFB 47th Ave (Valencia to Dallas)	13 & 14						Recommended by design - Roadways constructed without an underpass & with the CPB.
40	47th Ave (Town Center to Bayton)	29A			6	X		NFB 47th Ave (Valencia to Dallas)	13 & 14						Recommended by design - Roadways constructed without an underpass & with the CPB.
41	47th Ave (Town Center to Bayton)	29B			6	X		NFB & Willow Traffic Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
42	47th Ave (Town Center to Bayton)	29C			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
43	47th Ave (Town Center to Bayton)	29D			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
44	47th Ave (Town Center to Bayton)	29E			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
45	47th Ave (Town Center to Bayton)	29F			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
46	47th Ave (Town Center to Bayton)	29G			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
47	47th Ave (Town Center to Bayton)	29H			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
48	47th Ave (Town Center to Bayton)	29I			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
49	47th Ave (Town Center to Bayton)	29J			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
50	47th Ave (Town Center to Bayton)	29K			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
51	47th Ave (Town Center to Bayton)	29L			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
52	47th Ave (Town Center to Bayton)	29M			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
53	47th Ave (Town Center to Bayton)	29N			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
54	47th Ave (Town Center to Bayton)	29O			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
55	47th Ave (Town Center to Bayton)	29P			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
56	47th Ave (Town Center to Bayton)	29Q			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
57	47th Ave (Town Center to Bayton)	29R			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
58	47th Ave (Town Center to Bayton)	29S			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
59	47th Ave (Town Center to Bayton)	29T			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
60	47th Ave (Town Center to Bayton)	29U			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
61	47th Ave (Town Center to Bayton)	29V			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
62	47th Ave (Town Center to Bayton)	29W			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
63	47th Ave (Town Center to Bayton)	29X			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
64	47th Ave (Town Center to Bayton)	29Y			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
65	47th Ave (Town Center to Bayton)	29Z			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
66	47th Ave (Town Center to Bayton)	30A			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
67	47th Ave (Town Center to Bayton)	30B			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
68	47th Ave (Town Center to Bayton)	30C			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
69	47th Ave (Town Center to Bayton)	30D			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
70	47th Ave (Town Center to Bayton)	30E			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
71	47th Ave (Town Center to Bayton)	30F			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
72	47th Ave (Town Center to Bayton)	30G			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
73	47th Ave (Town Center to Bayton)	30H			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
74	47th Ave (Town Center to Bayton)	30I			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
75	47th Ave (Town Center to Bayton)	30J			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
76	47th Ave (Town Center to Bayton)	30K			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
77	47th Ave (Town Center to Bayton)	30L			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
78	47th Ave (Town Center to Bayton)	30M			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
79	47th Ave (Town Center to Bayton)	30N			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
80	47th Ave (Town Center to Bayton)	30O			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
81	47th Ave (Town Center to Bayton)	30P			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
82	47th Ave (Town Center to Bayton)	30Q			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
83	47th Ave (Town Center to Bayton)	30R			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
84	47th Ave (Town Center to Bayton)	30S			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
85	47th Ave (Town Center to Bayton)	30T			6	X		NFB & Northfield Linear Park Ped Signal	42						Recommended by design - Roadways constructed without an underpass & with the CPB.
86	47th Ave (Town Center to Bayton)	30U													

A		B	C	D	E	F	G	H	I	J	K	L	M	N	O
Table 45		Remaining Project as of 12/31/2018													
1. Stapleton TIF Roadway Improvements-Revised 4/16/04 per IFDA F-2		Recommend Deletions Project													
3. See Figure 2-2 on Page 2-10.		Optional													
Project ID	Project Description	Ver. E-2 Length	Ver. E-2 Unit Cost	Ver. E-2 Hard Cost	2004 DURA Bond Year	IFDA	2020 Length	2020 Unit Cost	2020 Hard Cost	2020 All-in Cost	New Project Name	Notes			
4	Version E-2 TIF Project														
6	Quebec (Half Section 23rd to MLK)	39			11	1	0								Recommend Deletion - Unfunded project per IFDA F2
7	Quebec (Half Section 23rd to MLK)	39			11	1	0								Recommend Deletion - Unfunded project per IFDA F2
8	Quebec (Half Section 23rd to MLK)	39			11	1	0								Recommend Deletion - Unfunded project per IFDA F2
9	Smith Rd Structure (Culvert Crossing)	40	1	\$1,000,000	15		12,600	\$ 230	\$ 2,891,758	\$ 4,759,435	Smith Road (Xanthia to Havana)	Standard bridge with four vertical electrical enhancements (See Note 2)			
10	Yosemite-Bridges-Widening	42			4							E-2 Deletion per IFDA F2			
11															
12	Added from Table 50 (Per IFDA F-2)	ID*			2	x									
13	Havana (I-70 to Smith Road)	55			2		5,420	\$ 473	\$ 2,552,221	\$ 4,139,075	Smith Road (Xanthia to Havana)	See Note 2			
14	Smith Road (Havana West 2154')	56A	2154	\$ 526	2										RTD Fast Tracks construction
15	Smith Road (2897 East from Yosemite)	59	2897	\$ 526	3										
16	Smith Road (2897 East from Yosemite)	59	2897	\$ 526	3										
17	Yosemite (North Town Center to Greenway)	513	2055	\$ 663	6										
18	Yosemite (Town Center)	514	2514	\$ 663	6										
19	Yosemite (North to 5600)	515	1303	\$ 663	6										
20	Yosemite (Greenway to Quebec)	516	3516	\$ 663	9										
21	Yosemite (Greenway to Quebec)	516	3516	\$ 663	9										
22	Yosemite	518A	2536	\$ 332	11										
23	Yosemite	518B	2536	\$ 332	11										
24	Yosemite Parkway	519A	1311	\$ 332	11										
25	Yosemite Parkway	519B	1311	\$ 332	11										
26	Smith Road	519C			11										
27	Smith Road	521			12										
28	Smith Road	524	699	\$ 663	14										
29	Smith Road	525	3472	\$ 663	15										
30	*IFDA F-2 allocated a number of Title 32 Projects to be added to Table 45 as TIF. These projects are now listed with an "S" in front of their ID to designate their former SubTrunk ID Number.														
31	Revised or New Scope (Per IFDA F-2)														
32	UPRR Bridge Removal				x										
34	Quebec (I-270 to 47th)														
35	I-70 ES														
36	Hessling-70 Crossing-over-Cogge-4th-70th-Station														
37	Sand Creek Bridge Removal														
38	Fulton Street, Filing 11 (See Note 1)														
39															
40	Notes:														
41	1. Transfer to TIF, offsite Aurora Drainage basin Interceptor														
42	2. If determined by an approved traffic study in the future, Smith Road from Xanthia Street to Havana Street may be constructed as a 2-lane facility. The costs shown reflect this potential 2-lane facility (300-foot span length, two 13-foot wide travel lanes, 12-foot sidewalk, 2-foot wide railings on both edges)														
43	3. All projects in addition to those included in the F-6 Reconciliation need to be verified and agreed to by all five parties.														
44															
45															
46															
47															
48															
49															
50															

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	Table 47 ²							Remaining Project as of 12/31/2020							
	2. Stapleton TIF Sewer and Water Improvements- Revised 4/9/04 per IFDA F-2							Recommend Deleting Project							
	3. See Figures 2-4 on Page 2-32							Optional							
	4. Version E-2 TIF Project	Project ID	Ver. E-2 Length	Ver. E-2 Unit Cost	Ver. E-2 Extension	E-2 Year	DURA Bond	Project Location Today	IFDA	2020 Length	2020 Unit Cost	2020 Hard Cost	2020 All-in Cost	New Project Name	Notes
5	25th	10				1	2004	25th (Reshm to CPB)	1						
6	Yosemite	5				1		Beeler (23rd to Westery Creek Project)	6						
7	Yosemite	6				1		29th (CPB to Westery Creek)	1						
8	Sand Creek	2				1	x	Westery Creek (85th to Sand Creek)	IC-3						
9	Yosemite Parkway	9				3		CPB (Smith to 36th), 39th (Akron to Westery Creek), 37th (CPB to Xanthia) & 36th (CPB to Uinta)	18 & 18A						
10	Clinton	11				4	x	Fulton (1st/Darcon (MLK to Westery Creek)	11 & 12						
11	MLK North	12				5	x	MLK (Havana to Fulton)	15						
12	Yosemite	7				4	x	Akron (23rd (CPB to Beeler)	6						
13	Diagonal Road	15				6		12" along 51st (Xenia to Verbena)	36						
14	Diagonal Road	14				6		15" along 51st & Spruce (Verbena to 56th)	36						
15	Quebec	13				6		24" @ 56th & Spruce	36						
16	Quebec	16				6		Trenton (47th to Sand Creek Connector)	IC-2 & 14						
17	47th	17				6	x	47th (CPB to Trenton)	14						
18	Smith Road	8	3,433	\$-60		43		32" along Smith Road							See Note # Below
19	Sand Creek Outfall	1				1	x	Sand Creek Outfall (Smith to Sand Creek Connector)	1A						
20	MLK	4				1		MLK (CPB to Westery Creek)	9						
21	Westery Creek	3				1		Westery Creek (23rd to Sand Creek)	3						
22															
23															
24	Added to Table 46 (Per IFDA F-2)														
25	District IV Sanitary							District IV Sanitary	7			\$ -	\$ -		
26															
27	Notes:														
28	1. Sanitary Sewer is provided by smaller pipes in Filling 34. The 12" sanitary sewer pipe in Smith Road is not needed per Filling 34 Sanitary Sewer Report and Construction Documents.														
29	2. The Trunk Sanitary Sewer System is Complete.														
30								Project Listing - Infrastructure	Projected Costs						
31								Havana Street	\$						
32								Smith Road (Xanthia to Havana)	\$						
33								CPB South Phase 2 Completion (36th to 40th)	\$						
34								Other Trunk Signals	\$						
35								Filling 45 Trunk Improvements	\$						
36								Section 10 Drainage	\$						
37								Sand Creek Reserve	\$						
38								Earthwork	\$						
39								Infrastructure Subtotal	\$						
40															
41															

	A	B	C	D	E	F	G	H	I	J
1	Table 48					Remaining Project as of 12/31/2020				
2	Stapleton TIF Community Facilities per IFDA F-2					Recommend Deleting Project				
3	See Figure 2-5 on Page 2-13					Optional		Opinion of Probable Cost		
4	Version E-2 TIF Project	Project ID	Version E-2 Cost	E-2 Year	2004 DURA Bond	Project Location Today	IFDA	2020 All-in Cost	New Project Name	Notes
5	Elementary School	C1		2	x	Westerly Creek Elementary	DURA/DPS			
6	District 2 Police Station Fire Station*	C2		-	x	South Fire Station	C-2			
7	South Fire Station (1/2)	C3		4, 5, 6	x	South Fire Station	C-2			
8	North Fire Station (1/2)	C4A		6 & 7	x	North Fire Station Land	C-3			
9		C4B	\$ 2,850,000	6 & 7		North Fire Station		\$ 9,500,000	North Fire Station	IFDA C-4
10	Police Academy Allowance	C5		4		Police Academy Allowance	C-2			
11	Elementary K-8 School**	C6		5	x	Bill Roberts K-8	DURA/DPS			
12	District 5 Police Station	C7	\$ 4,000,000	8		District 5 Police Station		\$		Optional Project if Extra Money is Available.
13	Recreation Center	C8		10		Recreation Center	P7 & C-3			
14	Elementary School	C9		11		Filing 32 K-8	DURA/DPS			
15	Middle School	C10	\$ 17,900,000	12		N. Stapleton Elementary	DURA/DPS			Located w/in Filing 36
16	Elementary School	C11	\$ 12,500,000	17		Elementary School (Isabella Bird)	DURA/DPS			Located w/in Filing 40
17			\$ 37,250,000					\$ 9,500,000		
18	*District 2 Police Station (C2) deleted from list in IFDA F-2 with cost reallocated to South and North Fire Stations									
19	**IFDA F-2 increased the scope of Elementary School C6 to be a K-8 and deducted the additional cost from Middle School C10									
20										
21						Other Trunk Projects	Projected Costs			
22						Parks	\$			
23						Schools	\$			
24						North Fire Station	\$ 9,500,000			
25						Parks/Civic Subtotal	\$ 9,500,000			

	A	B	C	D	E	F	G	H	I
1	Table 49					Remaining Project as of 12/31/2020			
2	Stapleton TIF Funded Parks and Recreation Improvements					Recommend Deleting Project			
3	See Figure 2-6 on Page 2-14					Optional		Opinion of Probable Cost	
4	Version E-2 TIF Project	Project ID	Version E Cost	E Year	2004 DURA Bond	Project Location Today	IFDA	2020 All-in Cost	Notes
5	Grey Water	P1	\$ 3,000,000	1-10	x	Grey Water			Portions Complete. See Note 1.
6	Prairie Dog Relocation	P2	\$ 200,000	1-5	x	Prairie Dog Relocation	P1		Portions Complete. See Note 1.
7	Linear Greenway E/W	P3		1-3		E-W Linear Park	P2		
8	Central Park	P4		1-4	x	Central Park	P1		
9	Fred Thomas Park	P5		5		Fred Thomas Park	3		
10	Central Park East	P6A		6	x	Westerly Creek South Phase I	P4 & P7		
11		P6B		6		Westerly Creek North Phase 1/ Recreation Center	P6 Ph2,		
12		P6C		6		Westerly Creek North Phase 2	P3		
13	Linear Greenway N/S	P7		5		N-S Linear Park	P3		
14				5		Westerly Creek South Phase II	IC-4		
15	I-70 Frontage	P8		6		I-70 Frontage			
16	Sand Creek Unit	P9A	\$ 1,500,000	7		Sand Creek Unit		\$ 1,000,000	Not to exceed budget.
17		P9B				Sand Creek Uplands East & Uplands West	P6 Ph2		
18	District 7 Drainage	P10A	\$ 2,502,500	8		Northfield Pond	P5		
19		P10B		8		Southwest Entry TOS		\$ 500,000	Not to exceed budget.
20		P10C		8		West Detention Pond TOS	P8		
21		P10D		8		Northfield Linear Park	P8 & P9		
22		P10E		8		Prairie Meadows TOS	PA		
23		P10F		8		Cottonwood Gallery TOS (West)	PA		
24		P10G		8		Sandhills Prairie TOS	PA		
25		P10H		8		Dog Park TOS	PA		
26		P10J		8		Northwest Detention Pond & 56th Ave Greenway TOS	PA		
27		P10K		8		Cottonwood Gallery TOS (East)		Included in Trunk ID P12B	
28		P10L		8		SE Loop Trail (North Central Park)		\$ 905,375	10' trail @ \$83/ft hard cost. Not included in the F-6 Reconciliation. See Note 2.
29	Trails	P11	\$ 6,589,440	4-10	x	Trails			Portions Complete. See Note 1.
30	Sports Complex	P12A	\$ 3,575,000	9 & 10		DPS Sports Fields	DPS		
31		P12B	\$ 3,575,000	9 & 10		Trunk Open Space around Filing 47			No longer District land. To be transferred to DPR April 2019
32	Prairie Park Golf Course	P13A	\$ 3,700,000	10 & 11		PB Parks - including detention pond		\$ 14,450,855	IFDA PB
33		P13B				PC Parks		\$ 5,300,000	49 ac @ \$2.48/ft hard cost.
34		P13C				PD Parks		\$ 1,800,000	17 ac @ \$2.48/ft hard cost.
35	Urban Farm	P14	\$ 1,123,200	12		Urban Farm		\$ -	No Budget
36	Maintenance Facility	P15	\$ 1,000,000	4		Maintenance Facility		\$ 1,900,000	
37	Earthwork Allocation	P16	\$ 6,992,580	1-12	x	Earthwork Allocation		\$ -	Portions Complete. See Note 1.
38			\$ 33,157,720					\$ 25,854,231	
39	Notes:								
40	1. Each individual TIF Parks Project includes Grey Water, Prairie Dog Relocation, Trails, and Earthwork. The cost of these components are included in the cost of each Version E-2 TIF Project.								
41	2. All projects in addition to those included in the F-6 Reconciliation need to be verified and agreed to by all five parties.								
42									
43						Other Trunk Projects		Projected Costs	
44						Parks		\$ 25,854,231	
45						Schools		\$ -	
46						Other Civic		\$ -	
47						Parks/ Civic Subtotal		\$ 25,854,231	

Remaining Trunk Projects to be Completed

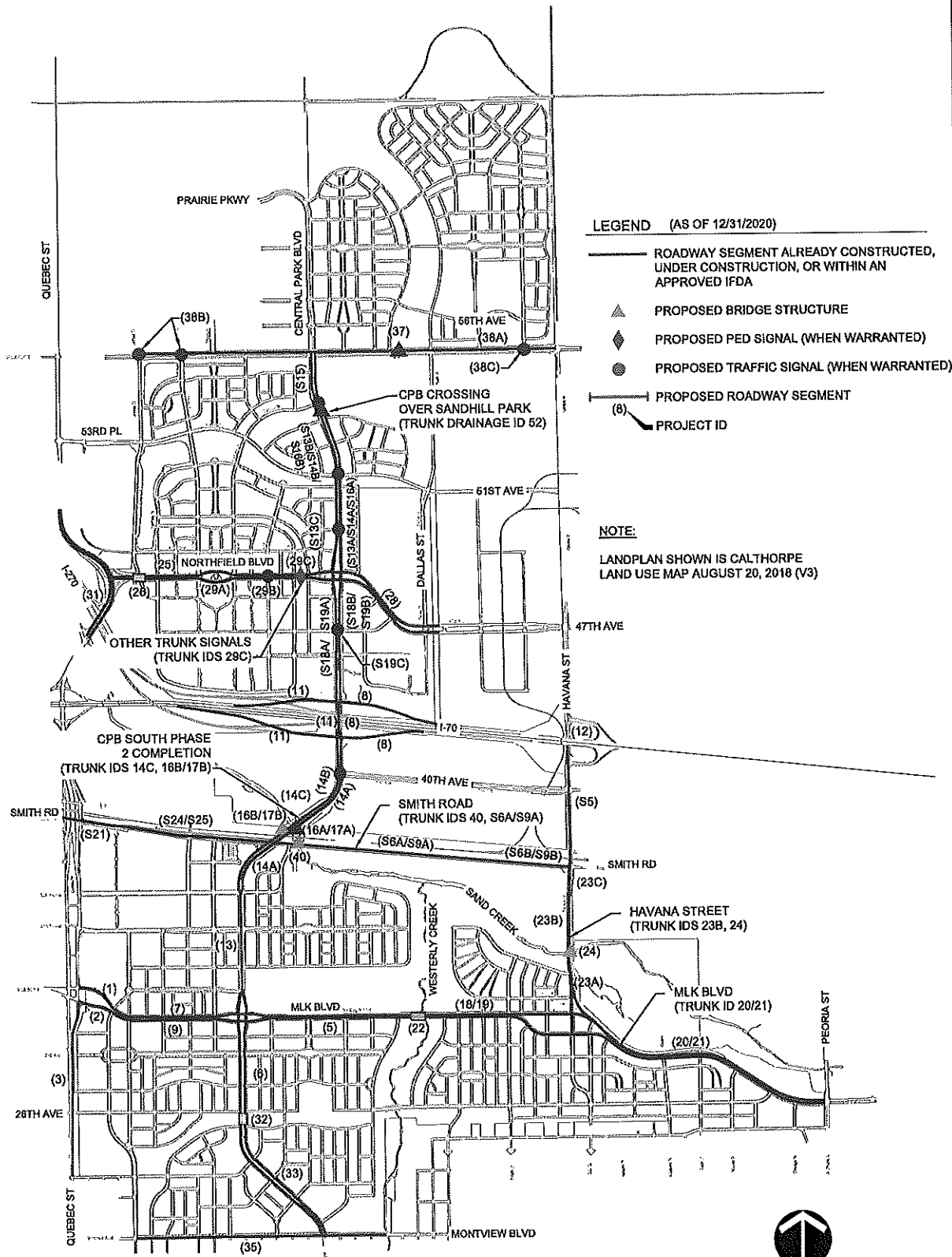
As of 12/31/2020

Project Listing - Infrastructure	Opinion of Probable Cost	Notes
	2020 All-in Cost	
Havana Street	\$ 11,712,772	See Table 45
Smith Road (Xanthia to Havana 2-lane Section) ²	\$ 8,938,210	See Table 45 & Note 2 Below
Other Trunk Signals	\$ 803,033	See Table 45
Sand Creek Reveg	\$ 1,920,067	See Table 46
Earthwork	\$ -	See Earthwork Table
Infrastructure Subtotal	\$ 23,374,082	

Parks/Civic Uses	Opinion of Probable Cost	Notes
	2018 All-in Cost	
Parks	\$ 25,854,231	See Table 49
Schools	\$ -	See Table 48
North Fire Station	\$ 9,500,000	See Table 48
Parks/Civic Subtotal	\$ 35,354,231	
Total Trunk Projects	\$ 58,728,313	

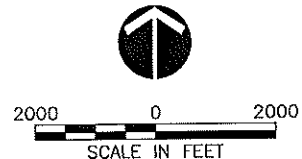
Notes

1. Opinions of Probable 2020 All-in Costs have been updated to reflect the IFDAs approved or in process in 2020 as well as changes in unit costs. Please see Table 49 for additional information on the Opinion of Probable cost for Parks.
2. If determined by an approved traffic study in the future, Smith Road from Xanthia Street to Havana Street may be constructed as a 2-lane facility. The costs shown reflect this potential 2-lane facility.
3. All projects in addition to those included in the F-6 Reconciliation need to be verified and agreed to by all five parties.
4. DPR plans to make improvements to the Sand Creek Unit, and the MCA plans to develop at it's cost the Southwest Entry Park.



- LEGEND (AS OF 12/31/2020)**
- ROADWAY SEGMENT ALREADY CONSTRUCTED, UNDER CONSTRUCTION, OR WITHIN AN APPROVED IFDA
 - ▲ PROPOSED BRIDGE STRUCTURE
 - ◆ PROPOSED PED SIGNAL (WHEN WARRANTED)
 - PROPOSED TRAFFIC SIGNAL (WHEN WARRANTED)
 - PROPOSED ROADWAY SEGMENT
 - (8) PROJECT ID

NOTE:
LANDPLAN SHOWN IS CALTHORPE LAND USE MAP AUGUST 20, 2018 (V3)



P:\0511228\Central Park\2020\Annual Reporting\Section02-7-TRUNK Roadway Planning PLD.DWG DATE: 6/24/2020

Figure 2-3 Stapleton Trunk (Non-Park) Roadway Plan



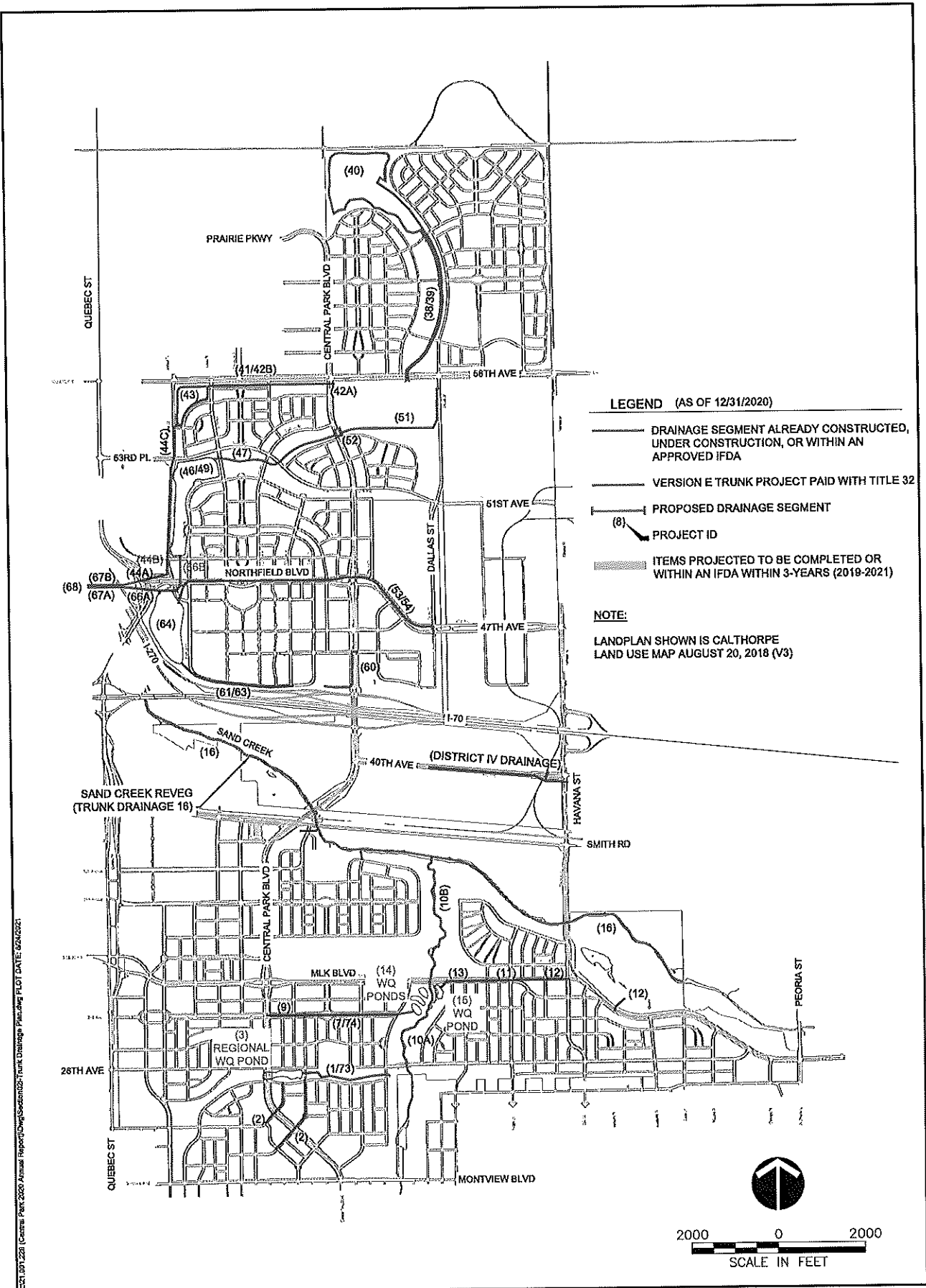
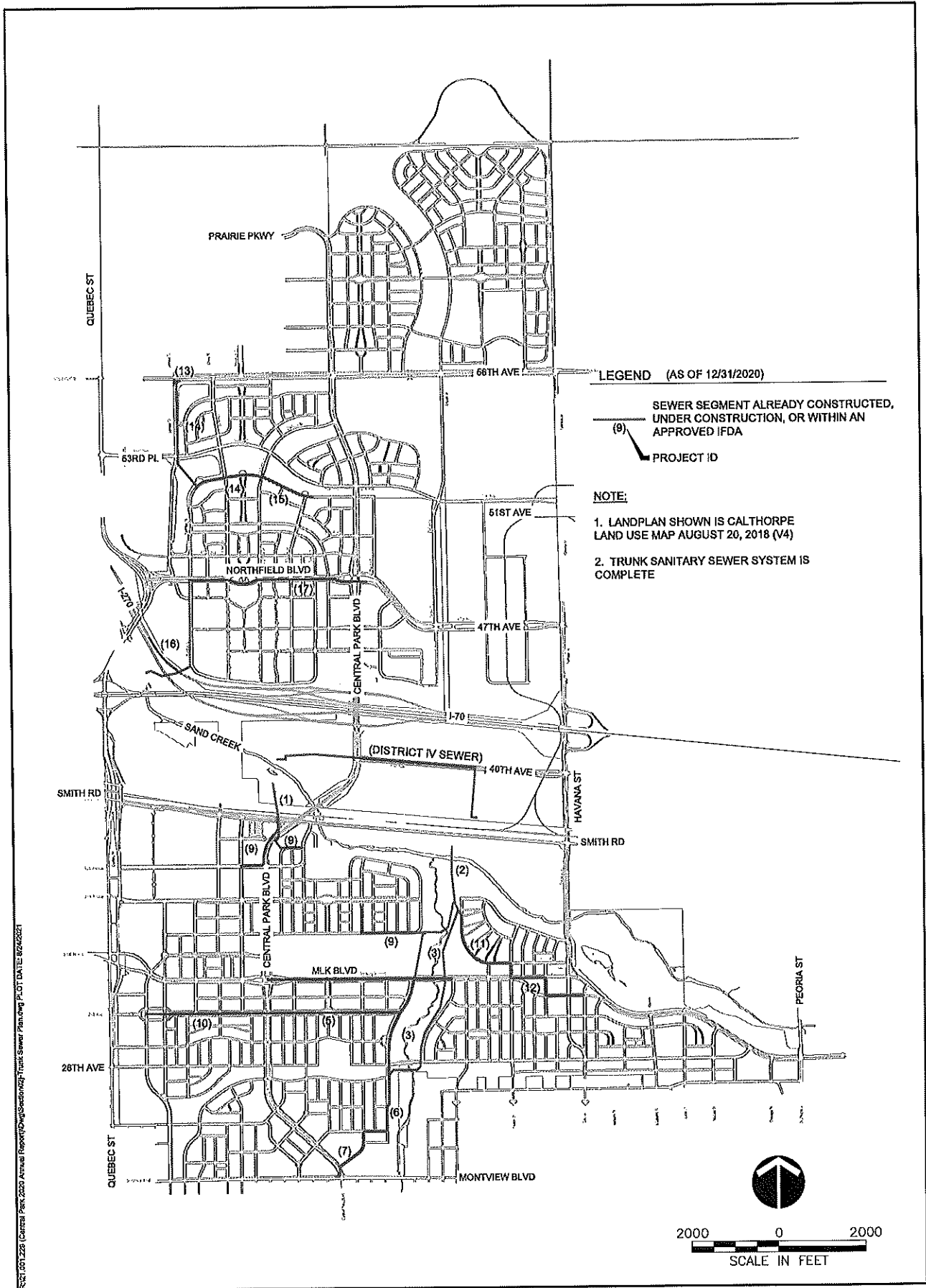


Figure 2-4 Stapleton Trunk (Non-Park) Drainage Plan



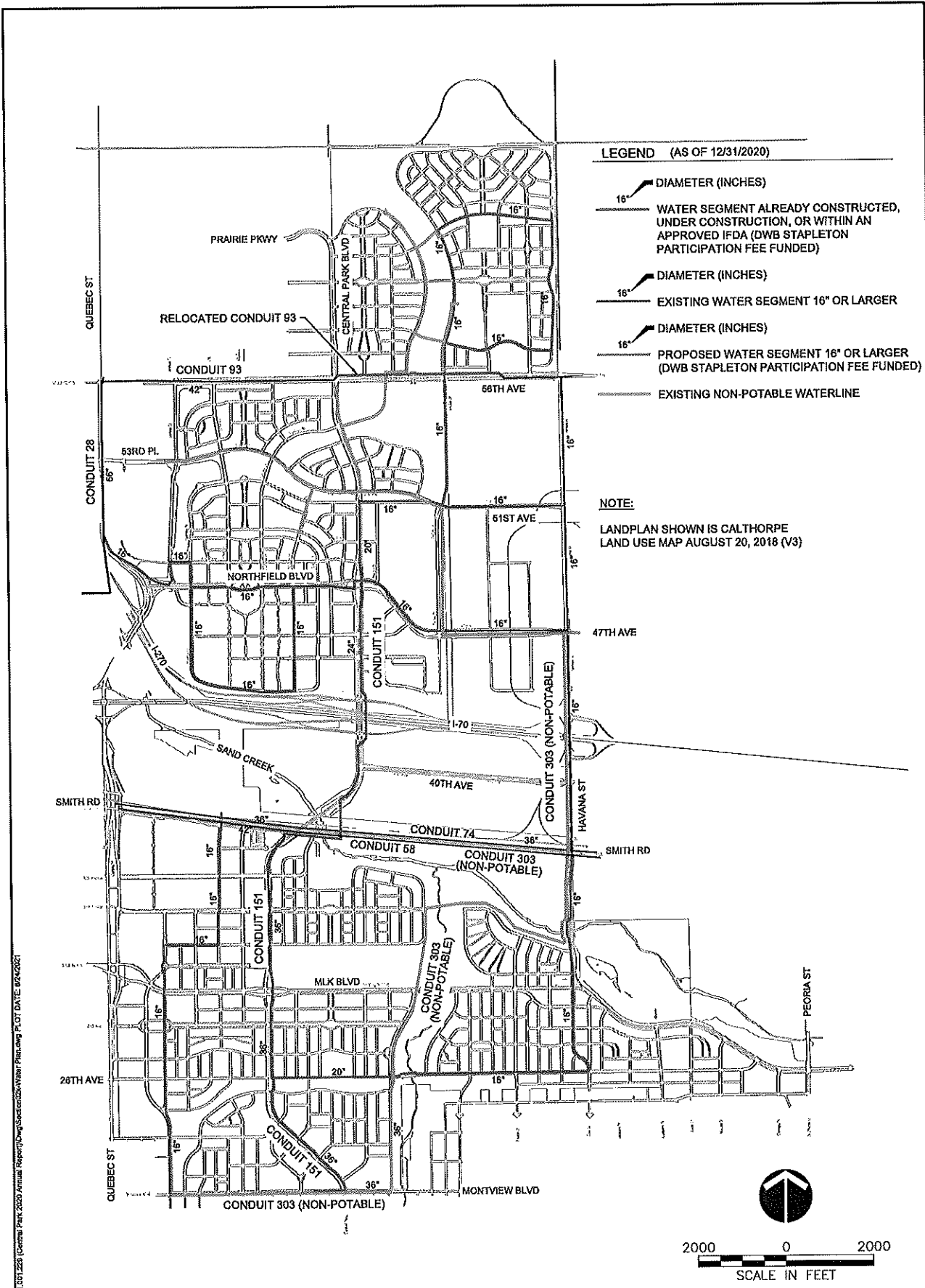


PCST 001226 Central Park 2020 Annual Report (Engineering) Total Sewer Plan Aug PLOT DATE: 8/24/2021

Figure 2-5 Stapleton Trunk (Non-Park) Sewer Plan



PARK CREEK
 MULTIFAMILY DISTRICT
CENTRAL PARK
 DENVER - 80238



PCE21 001 228 (Central Park 2020 Annual Report) Showing Stapleton Water Planning PLAT DATES: 8/24/2021

Figure 2-6 Stapleton Water Plan (Potable Lines 16" and Larger and Non-Potable Lines)



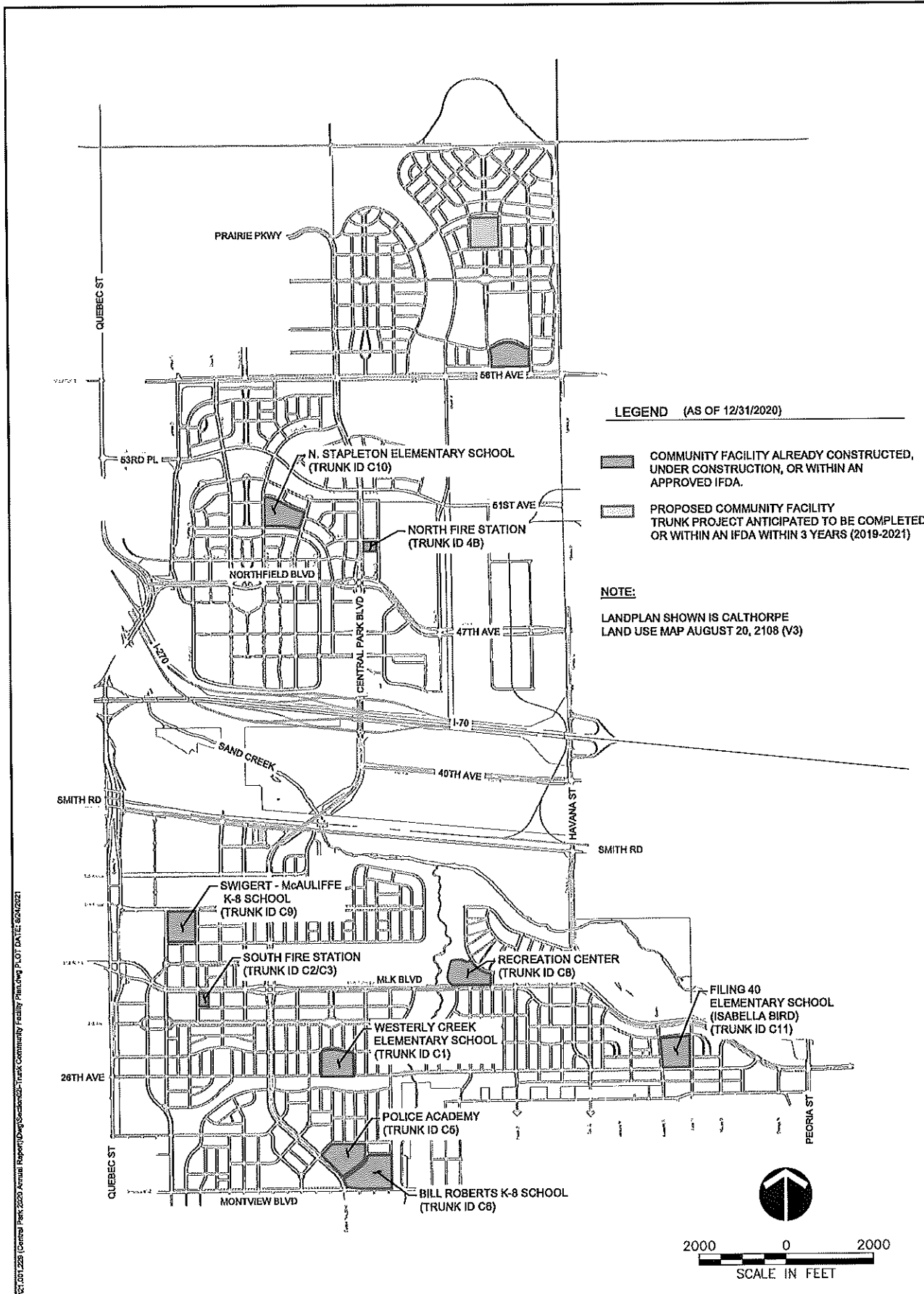
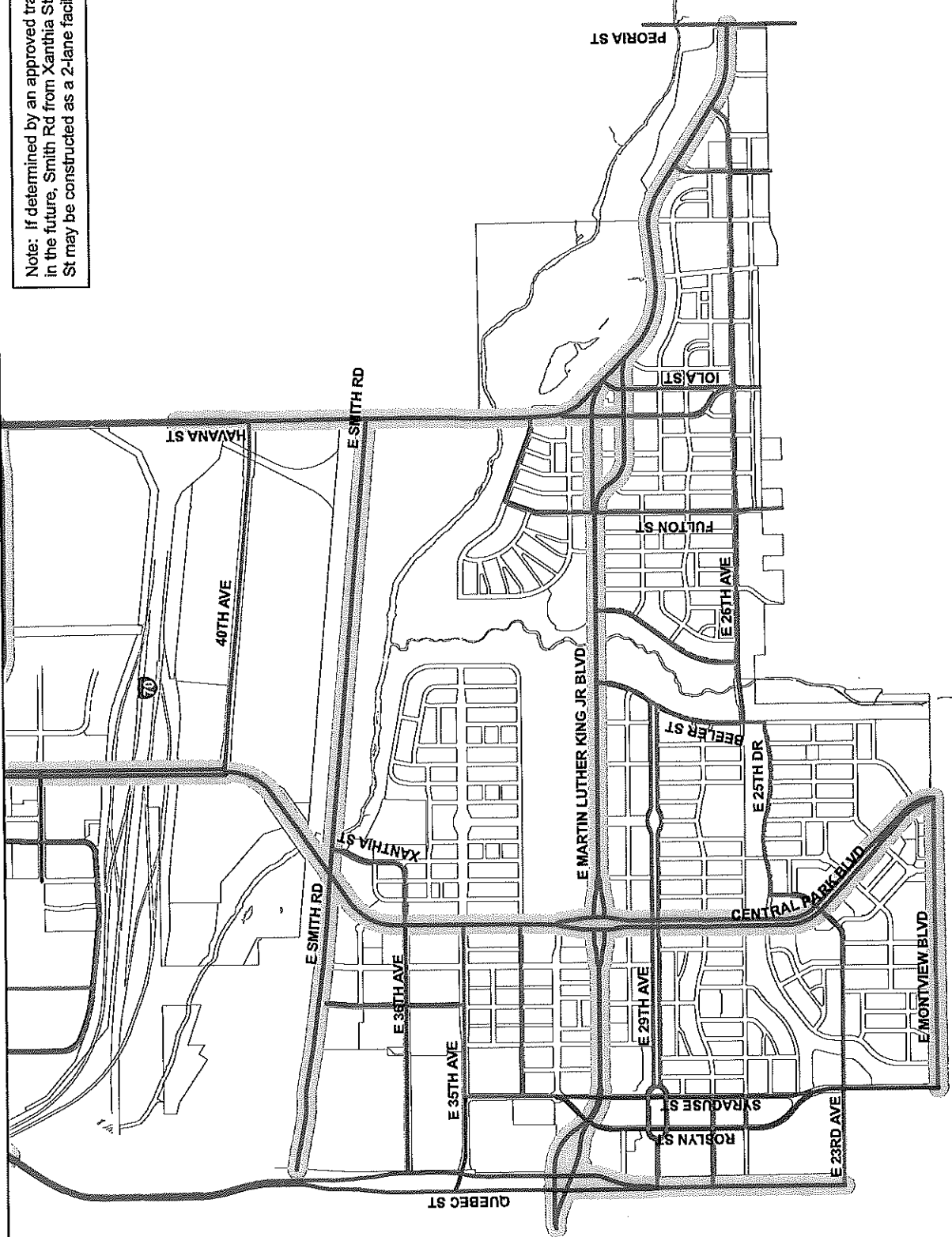


Figure 2-7 Stapleton Trunk (Non-Park) Community Facility Plan

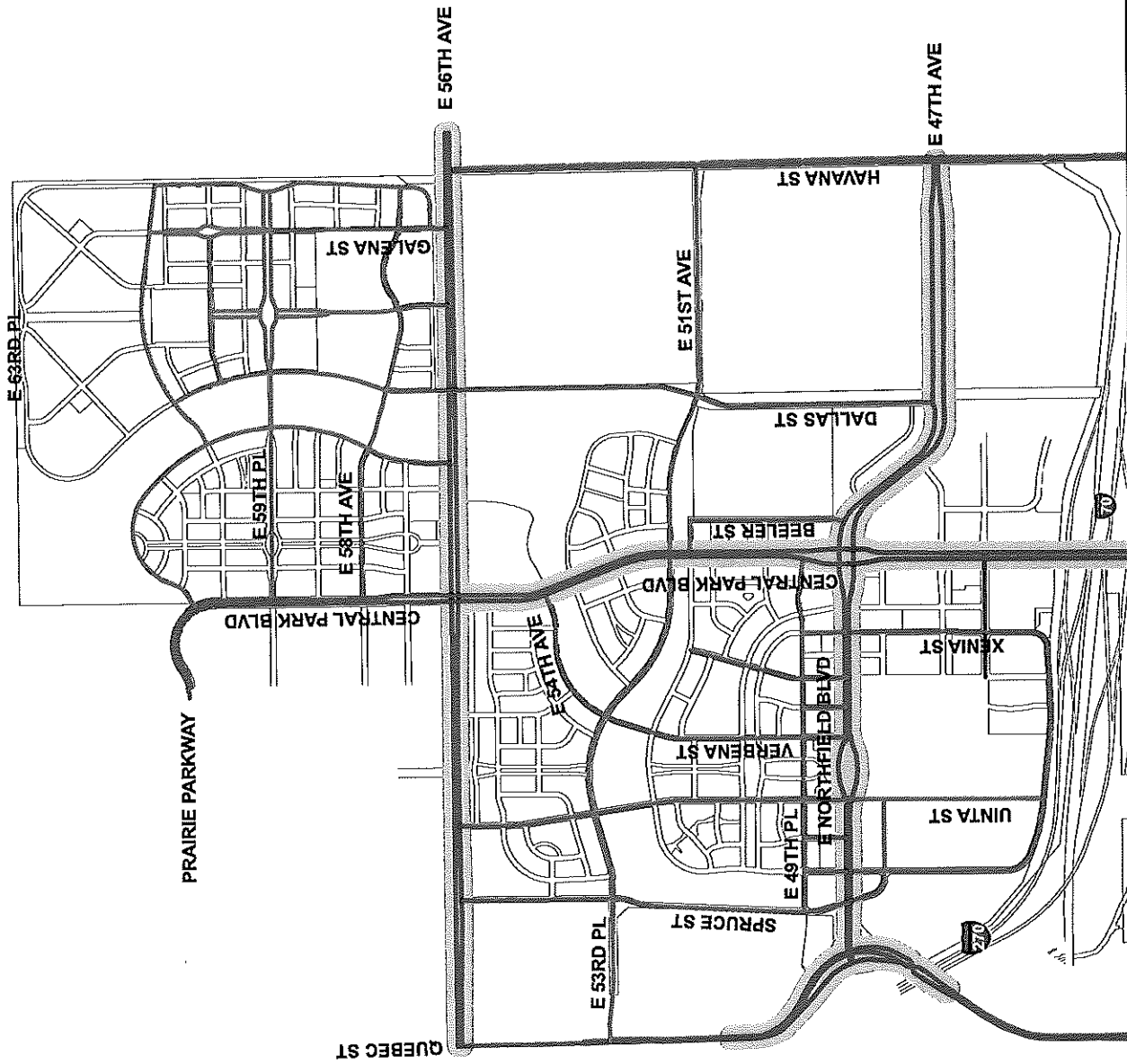


Note: If determined by an approved traffic study in the future, Smith Rd from Xanthia St to Havana St may be constructed as a 2-lane facility.



- 2-Lane Local
- 2-Lane Collector
- 4-Lane Collector
- 4-Lane Arterial
- 6-Lane Arterial
- Trunk Roadway

Figure A-1: South Stapleton Arterial and Collector Road Plan



- 2-Lane Local
- 2-Lane Collector
- 4-Lane Collector
- 4-Lane Arterial
- 6-Lane Arterial
- Trunk Roadway

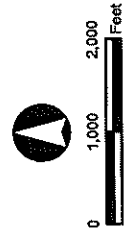


Figure A-2: North Stapleton Arterial and Collector Road Plan

Appendix

Summary of Changes

This year's Annual Report makes various changes from the Stapleton 2019 Annual Report. Most of this year's changes stem from current and anticipated development activity. For a more detailed listing of changes from last year's Annual Report, please see below.

Executive Summary

1. Projected land plan acreages and square footages were updated.
2. Anticipated Land Acquisitions were updated.
3. Phasing plan was updated.
4. Projected Land Acquisitions were updated.
5. Anticipated Dept of Aviation License or Permit Information was updated.
6. School Construction was updated.
7. Funding Sources were updated.

Section 1 – Overall Land Use and Maps

1. **South Stapleton Land Use Map**
 - a. No changes.
2. **North Stapleton Land Use Map**
 - a. No changes.

Section 2 – Update of Version E Tables 45 Through 49 with Maps

1. The 3-year plan has been updated.
2. The Opinion of Probable 2020 Cost for the Remaining Trunk Projects to be Completed went up approximately \$13M mostly due to the costs of the Smith and Havana bridges. Additional details are outlined below.
 - a. **Table 45 Roadway Improvements (Net increase of \$1.4M)**
 - i. Remaining projects increased 3.5% to account for inflation since 1999
 - b. **Table 46 Drainage Improvements (Net increase of \$117k)**
 - i. Remaining projects increased 3.5% to account for inflation since 1999
 - c. **Table 47 Sewer Improvements**
 - i. Trunk Sanitary Sewer System is fully constructed. No changes.
 - d. **Table 48 Community Facilities**
 - i. No changes.
 - e. **Table 49 Parks and Recreation Improvements (No Change in cost)**
 - i. No changes.
 - f. **Earthwork Table (Net decrease \$1.6M decrease)**
 - i. All 2' Trunk land forming is complete.

3. **Trunk Roadway Plan**

Appendix

Summary of Changes

- a. No change
- 4. **Trunk Drainage Plan**
 - a. No Change.
- 5. **Trunk Sanitary Sewer Plan**
 - a. Trunk Sanitary Sewer System is fully constructed. No changes.
- 6. **Stapleton Water Plan**
 - a. No Change.
- 7. **Trunk Community Facility Plan**
 - a. No Change.
- 8. **Trunk Park and Recreation Plan (\$11M cost decrease)**
 - a. No Change.

Section 3 – Reconciliation Report

- 1. As agreed with the City and DURA, the former Reconciliation Report has been switched out with the Construction Funding Notice Tracking Sheet. The Funding Notice Tracking Sheet has been updated to be current as of 12/31/2018. This Tracking Sheet is updated by DURA with each construction funding notice issued and is then reviewed by Forest City, Park Creek Metropolitan District, and the City and County of Denver.

Appendix – Additional Information

- 1. No changes to Figure A-1.

EXHIBIT C

AUDITED FINANCIAL STATEMENTS FOR FISCAL YEAR 2021

[Attached]

PARK CREEK METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2021

with

Independent Auditor's Report

CONTENTS

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Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
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Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Debt Service Fund	28
Schedule of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - Capital Projects Fund	29



**BANKS, FINLEY,
WHITE & CO.**
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Park Creek Metropolitan District
Denver, Colorado

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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



To the Board of Directors
Park Creek Metropolitan District
Page 2

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages III through VIII. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

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

Denver, Colorado
June 10, 2022

Bank, Finley White & Co.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The discussion and analysis is designed to provide an analysis of the Park Creek Metropolitan District's ("District"), financial condition and operating results and to inform the reader of the District's financial issues and activities.

The Management's Discussion and Analysis (MD & A) should be read in conjunction with the District's financial statements.

Financial Highlights

- The net position deficit of the District increased by \$2,243,353 in 2021 to \$(202,339,786). A negative net position (deficit) is typical in a metropolitan district, which transfers its capital assets to the controlling government entity (city, town, etc.) after construction is complete but retains the related debt in the district until it is paid off. During 2021, the District transferred \$14,434,181 of assets to the City and County of Denver.
- The District is obligated to fund, construct and in some instances maintain infrastructure within the Stapleton Service Area, as defined in the District's service plan.
- In 2021, approximately \$17 million was expended for construction of capital assets compared to \$57 million in 2020. Most of the current year's expenditures were concentrated in residential filing 57.
- The District has seven bond issues outstanding. No additional bonds were issued in 2021.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, deferred inflows of resources and deferred outflows of resources, with the difference between the four reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements identify functions of the District that are principally to be supported by ad valorem taxes (governmental activities). The governmental activities of the District include the financing of governmental infrastructure constructed or acquired by the District.

The government-wide financial statements can be found on pages 1-2 of this report.

Fund financial statements

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows, outflows and balances of spendable resources. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds: General Fund, Capital Projects Fund and Debt Service Fund, all of which are major funds. Information is presented separately in the governmental fund financial statements.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for this fund in the basic financial statements to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 1-3 of this report.

Notes to financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 4- 25 of this report.

Government-wide Financial Analysis

The assets of the District are classified as current assets and capital assets. Cash and investments, receivables, prepaid expenses and prepaid bond insurance are current assets. These assets are available to provide resources for the near-term operations of the District. The majority of the current assets are receivables, cash and investments, and prepaid insurance. Capital assets are split between depreciable and non-depreciable, which will be conveyed to other governments.

Current and noncurrent liabilities are classified based on anticipated liquidation either in the near-term or in the future. Current liabilities include accounts payable and accrued interest. The liquidation of current liabilities is anticipated to be either from current available resources, current assets, or new resources that become available during fiscal year 2022.

Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The government has one type of item that qualifies for reporting in this category, the deferred loss on refunding.

Deferred inflows of resources represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government does not have any items that qualify for reporting in the category.

Current assets decreased by \$1,641,614 primarily as a result of an decrease in the cash deposits. Current liabilities decreased by \$229,831 mainly due to a decrease in amounts due to vendors at the end of the year.

Capital Assets increased by \$17,007,504 less the amount of assets that were conveyed to Denver of \$14,434,184. Noncurrent liabilities increased by \$317,567, the amount advanced by the developer significantly offset the principal payment made.

	December 31,	
	<u>2021</u>	<u>2020</u>
Assets:		
Current assets	\$ 14,288,459	\$ 15,930,073
Capital assets	483,264,652	482,377,877
Total assets	<u>497,553,111</u>	<u>498,307,950</u>
Deferred outflow of resources		
Deferred loss on refunding	24,743,741	26,139,452
Total deferred outflow of resources	<u>24,743,741</u>	<u>26,139,452</u>
Liabilities:		
Current liabilities	15,048,723	15,278,554
Long-term liabilities	709,582,847	709,265,279
Total liabilities	<u>724,631,570</u>	<u>724,543,833</u>
Net position(assets):		
Net investment in capital assets	(210,869,454)	(208,537,951)
Restricted	5,757,863	7,925,042
Unrestricted net position	2,771,805	516,477
Total net position	<u>\$ (202,339,786)</u>	<u>\$ (200,096,432)</u>

	<u>Year Ended December 31,</u>	
	<u>2021</u>	<u>2020</u>
Revenues:		
Program revenue:		
Damage & facility fees	5,203,171	2,991,040
General revenue:		
DURA bond draws/TIF revenue	1,498,323	3,242,856
City of Denver/Aurora	-	207,283
Contribution	710,211	2,376,861
Interest subsidy income	585,539	591,348
Other income	1,172	13,390
Payments from Westerly Creek	44,931,831	43,533,703
Total revenue	<u>53,611,722</u>	<u>53,640,482</u>
Expenses:		
Governmental activities:		
General government	2,115,606	2,041,680
Depreciation	1,686,545	1,686,545
Transfers to Westerly Creek	597,208	562,639
Assets conveyed to other governments	14,434,184	61,378,243
Interest and other fiscal charges	37,021,532	35,996,789
Total expenses	<u>55,855,075</u>	<u>101,665,896</u>
Excess deficiency before other financing sources (uses)	(2,243,353)	(48,025,414)
Total change in net position	(16,677,537)	(48,025,414)
Net position - beginning of year	(200,096,432)	(152,071,018)
Net position - end of year	<u>\$ (216,773,969)</u>	<u>\$ (200,096,432)</u>

The net change in net position decreased as compared to 2021 primarily due to conveyance of assets to Denver.

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds

The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported a total ending fund balance of \$11,610,657.

Restricted fund balance for the District at the end of the fiscal year was \$8,385,489, which is restricted for the payment of the general obligation bonds, capital improvements and emergencies.

Budgetary Highlights

The fund balance for the General Fund increased by \$538,368, resulting in an ending fund balance of \$3,248,764. Actual revenue were less than budgeted revenue by \$1,410,802, principally due to a decrease in payments from Westerly Creek Metropolitan District. Actual expenditures were \$3,087,528 less than budgeted expenditures.

The fund balance for the Debt Service Fund decreased by \$3,736,715, resulting in an ending fund balance of \$3,262,427. Actual revenue were more less budgeted revenue by \$7,759,680, principally due to a decrease in the payment from Westerly Creek. Actual expenditures were \$5,104,623 less than budgeted expenditures.

The fund balance for the Capital Projects Fund increased by \$1,481,403, resulting in an ending fund balance of \$5,100,252. Actual revenues were less than budgeted revenue by \$734,180, principally due to an increase in funding from the various entities and facility fees. Actual expenditures were \$11,738,128 less than budgeted expenditures, principally due to a decrease in capital expenditures.

Long-Term Debt

At the end of the current fiscal year, the District had total indebtedness of \$718,877,846.

Additional information on the District's long-term debt can be found in Note 4 on pages 13-21 of this report.

Next Year's Budgets and Rates

The District has budgeted to spend approximately \$27,100,000 on infrastructure in 2022, the primarily source of revenue for these improvements is developer advances.

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Park Creek Metropolitan District
SDC Services Corp.
Controller's Office
7350 E. 29th Avenue, Suite 200
Denver, CO 80238

PARK CREEK METROPOLITAN DISTRICT

**BALANCE SHEET/STATEMENT OF NET POSITION -
GOVERNMENTAL FUNDS**

December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS						
Cash and investments	\$ 3,381,157	\$ -	\$ -	\$ 3,381,157	\$ -	\$ 3,381,157
Cash and investments - restricted	130,101	2,794,069	6,840,901	9,765,071	-	9,765,071
Accounts receivable:						
Denver Urban Renewal Authority	-	-	24,696	24,696	-	24,696
Forest City	-	-	477,456	477,456	(477,456)	-
Westerly Creek	-	387,457	-	387,457	-	387,457
Denver Public Schools	-	-	594,412	594,412	-	594,412
Other	-	80,901	(75,833)	5,068	24,093	29,161
Prepaid expenses	-	-	106,505	106,505	-	106,505
Capital assets not being depreciated	-	-	-	-	469,902,263	469,902,263
Capital assets, net	-	-	-	-	13,362,389	13,362,389
Total Assets	<u>3,511,258</u>	<u>3,262,427</u>	<u>7,968,137</u>	<u>14,741,822</u>	<u>482,811,289</u>	<u>497,553,111</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred loss on refunding	-	-	-	-	24,743,741	24,743,741
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,743,741</u>	<u>24,743,741</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 3,511,258</u>	<u>\$ 3,262,427</u>	<u>\$ 7,968,137</u>	<u>\$ 14,741,822</u>		
LIABILITIES						
Accounts payable	\$ 257,426	\$ -	\$ 2,868,671	\$ 3,126,097	-	3,126,097
Accrued interest	-	-	-	-	2,627,626	2,627,626
Due to Westerly Creek MD	5,068	-	-	5,068	-	5,068
Long-term liabilities:						
Due within one year	-	-	-	-	9,295,000	9,295,000
Due in more than one year	-	-	-	-	709,582,845	709,582,845
Total Liabilities	<u>262,494</u>	<u>-</u>	<u>2,868,671</u>	<u>3,131,165</u>	<u>721,505,471</u>	<u>724,636,636</u>
FUND BALANCES/NET POSITION						
Fund Balances:						
Nonspendable:						
Prepays	-	-	106,505	106,505	(106,505)	-
Restricted:						
Emergencies	130,101	-	-	130,101	(130,101)	-
Debt service	-	3,262,427	-	3,262,427	(3,262,427)	-
Capital projects	-	-	4,992,961	4,992,961	(4,992,961)	-
Unassigned	3,118,663	-	-	3,118,663	(3,118,663)	-
Total Fund Balances	<u>3,248,764</u>	<u>3,262,427</u>	<u>5,099,466</u>	<u>11,610,657</u>	<u>(11,610,657)</u>	<u>-</u>
Total Liabilities, and Fund Balance	<u>\$ 3,511,258</u>	<u>\$ 3,262,427</u>	<u>\$ 7,968,137</u>	<u>\$ 14,741,822</u>		
Net Position:						
Net investment in capital assets					(210,869,452)	(210,869,452)
Restricted for:						
Emergencies					130,101	130,101
Debt service					634,801	634,801
Capital projects					4,992,961	4,992,961
Unrestricted					2,771,805	2,771,805
Total Net Position					<u>\$ (202,339,784)</u>	<u>\$ (202,339,784)</u>

The notes to the financial statements are an integral part of these statements.

PARK CREEK METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES -
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2021

	General	Debt Service	Capital Projects	Total	Adjustments	Statement of Activities
EXPENDITURES						
Accounting and audit	\$ 21,591	\$ -	\$ -	\$ 21,591	\$ -	\$ 21,591
Office expenses	42,634	-	-	42,634	-	42,634
Insurance	32,735	-	-	32,735	-	32,735
Legal	217,377	-	-	217,377	-	217,377
Professional fees	112,512	-	-	112,512	-	112,512
Maintenance	1,605,162	-	-	1,605,162	-	1,605,162
Miscellaneous expenses	17,298	-	-	17,298	-	17,298
Payments to Westerly Creek	181,094	416,114	-	597,208	-	597,208
Debt Service:						
Principal	-	7,790,000	-	7,790,000	(7,790,000)	-
Repay developer obligations- principal	-	5,316,523	-	5,316,523	(5,316,523)	-
Interest expense	-	33,594,195	3,410,571	37,004,766	(179,988)	36,824,778
Bond issuance costs	124,559	71,408	786	196,753	-	196,753
Capital expenditures	-	-	17,007,504	17,007,504	(17,007,504)	-
Other capital expenditures:						
Damage repairs	-	-	66,297	66,297	-	66,297
Infrastructure conveyed	-	-	-	-	14,434,184	14,434,184
Depreciation	-	-	-	-	1,686,545	1,686,545
Total Expenditures	<u>2,354,962</u>	<u>47,188,240</u>	<u>20,485,158</u>	<u>70,028,360</u>	<u>(14,173,286)</u>	<u>55,855,074</u>
PROGRAM REVENUES						
Facility fees	-	-	4,785,100	4,785,100	-	4,785,100
Damage and other fees	-	-	418,071	418,071	-	418,071
Total Program Revenues	<u>-</u>	<u>-</u>	<u>5,203,171</u>	<u>5,203,171</u>	<u>-</u>	<u>5,203,171</u>
Net Program Income (Expenses)	<u>(2,354,962)</u>	<u>(47,188,240)</u>	<u>(15,281,987)</u>	<u>(64,825,189)</u>	<u>14,173,286</u>	<u>(50,651,903)</u>
GENERAL REVENUES						
Payments from Westerly Creek	3,625,896	41,305,935	-	44,931,831	-	44,931,831
DURA bond draws/TIF Revenue	-	-	1,498,323	1,498,323	-	1,498,323
Contributions	-	-	710,211	710,211	-	710,211
Aurora use tax	-	-	681,475	681,475	-	681,475
Interest subsidy income	-	585,539	-	585,539	-	585,539
Other income	-	1,172	-	1,172	-	1,172
Total General Revenues	<u>3,625,896</u>	<u>41,892,646</u>	<u>2,890,009</u>	<u>48,408,551</u>	<u>-</u>	<u>48,408,551</u>
EXCESS (DEFICIENCY) OF REVENUES OVER						
EXPENDITURES	1,270,934	(5,295,594)	(12,391,978)	(16,416,638)	14,173,286	(2,243,352)
OTHER FINANCING SOURCES (USES)						
Developer advances	-	826,538	13,872,370	14,698,908	(14,698,908)	-
Transfers in (out)	<u>(732,566)</u>	<u>732,341</u>	<u>225</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(732,566)</u>	<u>1,558,879</u>	<u>13,872,595</u>	<u>14,698,908</u>	<u>(14,698,908)</u>	<u>-</u>
NET CHANGES IN FUND BALANCES	538,368	(3,736,715)	1,480,617	(1,717,730)	1,717,730	(2,243,352)
CHANGE IN NET POSITION					(2,243,352)	(2,243,352)
FUND BALANCES/NET POSITION:						
BEGINNING OF YEAR	<u>2,710,396</u>	<u>6,999,142</u>	<u>3,618,849</u>	<u>13,328,387</u>	<u>(213,424,819)</u>	<u>(200,096,432)</u>
END OF YEAR	<u>\$ 3,248,764</u>	<u>\$ 3,262,427</u>	<u>\$ 5,099,466</u>	<u>\$ 11,610,657</u>	<u>\$ (213,950,441)</u>	<u>\$ (202,339,784)</u>

The notes to the financial statements are an integral part of these statements.

PARK CREEK METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2021

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable (Unfavorable)
REVENUES			
Payments from Westerly Creek	\$ 5,035,698	\$ 3,625,896	\$ (1,409,802)
Other income	<u>1,000</u>	<u>-</u>	<u>(1,000)</u>
Total Revenues	<u>5,036,698</u>	<u>3,625,896</u>	<u>(1,410,802)</u>
EXPENDITURES			
Accounting and audit	25,000	21,591	3,409
Office expenses	11,960	42,634	(30,674)
Insurance	35,000	32,735	2,265
Legal	60,000	217,377	(157,377)
Professional fees	90,000	112,512	(22,512)
Maintenance	1,646,756	1,605,162	41,594
Miscellaneous expenses	5,000	17,298	(12,298)
Bond issuance costs	-	124,559	(124,559)
Emergency Reserve	130,101	-	130,101
Reserve for improvements	4,000,000	-	4,000,000
Payments to Westerly Creek	<u>156,747</u>	<u>181,094</u>	<u>(24,347)</u>
Total Expenditures	<u>6,160,564</u>	<u>2,354,962</u>	<u>3,805,602</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,123,866)	1,270,934	2,394,800
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	<u>(715,000)</u>	<u>(732,566)</u>	<u>(17,566)</u>
Total Other Financing Sources (Uses)	<u>(715,000)</u>	<u>(732,566)</u>	<u>(17,566)</u>
NET CHANGE IN FUND BALANCE	(1,838,866)	538,368	2,377,234
FUND BALANCE:			
BEGINNING OF YEAR	<u>3,494,718</u>	<u>2,710,396</u>	<u>(784,322)</u>
END OF YEAR	<u>\$ 1,655,852</u>	<u>\$ 3,248,764</u>	<u>\$ 1,592,912</u>

The notes to the financial statements are an integral part of these statements.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Park Creek Metropolitan District (“District”), located in the City and County of Denver, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on July 13, 2000, as a quasi-municipal organization established under the State of Colorado Special District Act. The District, in cooperation with Westerly Creek Metropolitan District (“Westerly Creek”), manages the financing, construction, operation and maintenance of the infrastructure facilities located within Westerly Creek. The District is the financing, construction and operating district and Westerly Creek is the taxing district. The District and Westerly Creek were organized for the completion of infrastructure at the former Stapleton International Airport. The District's primary revenues are system development fees, damage and facility fees, and DURA bond draws/TIF revenue and payments from Westerly Creek. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

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

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

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

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

Budgetary Accounting

In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2021, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Interfund Balances

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". These amounts are eliminated in the Statement of Net Position.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any items that qualify for reporting in this category.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Landscaping	20 years
Alleys and storm sewers	20 years
Buildings and improvements	20 years
Furniture, fixtures and equipment	5 years

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Balance

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund and the Capital Projects Fund represents prepaid expenditures, including prepaid insurance.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$130,101 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$3,262,427 is restricted for the payment of the debt service costs associated with the various District Bonds (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$4,992,961 is restricted for the payment of the costs associated with capital improvements within the District, including financing costs.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Committed Fund Balance

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

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	\$ 3,381,157
Cash and investments - Restricted	<u>9,765,071</u>
Total	\$ <u>13,146,228</u>

Cash and investments as of December 31, 2021, consist of the following:

Deposits with financial institutions	\$ 12,700,221
Investments – First American Government Obligation Fund	<u>446,007</u>
	\$ <u>13,146,228</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act (“PDPA”), requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investment is not required to be categorized within the fair value hierarchy.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Credit Risk

The District's investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

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

First American Government Obligation Fund

The debt service money that was included in the trust accounts at US Bank were invested in the First American Government Obligation Fund. This portfolio is a money market mutual fund which invests in short-term U.S. government securities, including repurchase agreements collateralized by U.S. government securities. U.S. government securities are bonds or other debt obligations issued or guaranteed as to principal and interest by the U.S. government or one of its agencies or instrumentalities. The First American Government Obligation Fund is rated AAAM by Standard and Poor's and the maturity is weighted average under 46 days. At December 31, 2021, the District had \$446,007 invested in the First American Government Obligation Fund.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2021, follows:

<u>Governmental Type Activities:</u>	<u>Balance</u> 1/1/2021	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> 12/31/2021
<u>Capital assets not being depreciated:</u>				
Land	\$ 2,791,283	\$ -	\$ -	\$ 2,791,283
Art	2,596,807	5,467	-	2,602,274
Construction in progress	<u>461,940,853</u>	<u>17,002,037</u>	<u>14,434,184</u>	<u>464,508,706</u>
Total capital assets not being depreciated	<u>467,328,943</u>	<u>17,007,504</u>	<u>14,434,184</u>	<u>469,902,263</u>
<u>Capital assets being depreciated:</u>				
Buildings and improvements	6,491,516	-	-	6,491,516
Landscaping	15,950,914	-	-	15,950,914
Alleys and storm sewers	11,315,887	-	-	11,315,887
Furnitures, fixtures and equipment	<u>368,862</u>	-	-	<u>368,862</u>
Total capital assets being depreciated	<u>34,127,179</u>	-	-	<u>34,127,179</u>
<u>Accumulated Depreciation:</u>				
Buildings and improvements	(3,899,982)	(324,576)	-	(4,224,558)
Landscaping	(7,531,676)	(797,546)	-	(8,329,222)
Alleys and storm sewers	(7,277,727)	(564,423)	-	(7,842,150)
Furnitures, fixtures and equipment	<u>(368,860)</u>	-	-	<u>(368,860)</u>
Total accumulated depreciation	<u>(19,078,245)</u>	<u>(1,686,545)</u>	-	<u>(20,764,790)</u>
Net capital assets being depreciated	<u>15,048,934</u>	<u>(1,686,545)</u>	-	<u>13,362,389</u>
Government type assets, net	<u>\$ 482,377,877</u>	<u>\$ 15,320,959</u>	<u>\$ 14,434,184</u>	<u>\$ 483,264,652</u>

Upon completion and acceptance, all fixed assets except for certain parks and landscape improvements, pools, alleys and furniture, fixtures and equipment will be conveyed by the District to other local governments. The District will not be responsible for maintenance.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 4: Long Term Debt

A description of the outstanding long-term obligations as of December 31, 2021, is as follows:

Series 2013 Subordinate Limited Property Tax Supported Revenue Bonds

On July 17, 2013, the District issued \$50,000,000 of Subordinate Limited Property Tax Supported Revenue Bonds (the "Series 2013 Bonds"). The Series 2013 Bonds were issued for the purpose of (i) currently refunding all of the \$15,535,000 outstanding aggregate principal amount of the District's Junior Subordinate Limited Property Tax Supported Revenue Bonds, Series 2005, (ii) advance refunding all of the \$18,965,000 outstanding aggregate principal amount of the District's Subordinate Limited Property Tax Supported Revenue Bonds, Series 2003A and all of the \$9,965,000 outstanding aggregate principal amount of the District's Subordinate Limited Property Tax Supported Revenue Bonds, Series 2003B, (iii) repaying certain Developer Advances, (iv) funding certain capitalized interest for the Series 2013 Bonds, and (v) paying costs of issuance related to the Series 2013 Bonds. The Series 2013 Bonds bear a fixed interest rate of 6.875%, payable semiannually on each June 1 and December 1, commencing on December 1, 2013. The bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2018, subject to the availability of funds in the Subordinate Bond Fund. The Bonds are subject to an early redemption at the option of the District commencing December 1, 2024, with no call premium. The Series 2013 Bonds mature on December 1, 2041. The Series 2013 Bonds are secured by Pledged Revenues comprised primarily of Subordinate Tax Revenues as defined in the Senior Indenture.

The Series 2013 Bonds were issued at a discount of \$772,000, which will be amortized over the life of the bonds. As of December 31, 2021, \$680,033 has been amortized which includes \$448,231 relating to the Series 2013 Bonds which were refunded in 2020.

Series 2015 Senior Limited Property Tax Supported Revenue Refunding Bonds

On December 17, 2015, the District issued \$231,290,000 of Senior Limited Property Tax Supported Revenue Bonds, Series 2015A (the "Series 2015 Bonds") for the purpose of (i) refunding the Senior Limited Property Tax Supported Revenue Bonds, Series 2005 (the "Series 2005 Bonds"), Senior Limited Property Tax Supported Revenue Refunding and Improvement Bonds, Series 2009 (the "Series 2009 Bonds") and the Senior Limited Property Tax Supported Revenue Refunding Bonds, Series 2011A (the "Series 2011A Bonds"), (ii) repaying certain Developer advances and/or Reimbursement Notes, and (iii) paying costs of issuance. The Series 2015 Bonds mature on December 1, 2045 and bear interest between the rates of 2.0% and 5.0%, payable semiannually on each June 1 and December 1, commencing on June 1, 2016. The Series 2015 Bonds maturing on or after December 1, 2026 are subject to a redemption prior to maturity at the option of the District commencing on December 1, 2025, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date.

PARK CREEK METROPOLITAN DISTRICT

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The Series 2015 Bonds maturing on December 1, 2045 are subject to mandatory sinking fund redemption commencing on December 1, 2036. The Series 2015 Bonds are secured by Pledged Revenues including (i) amounts payable to the District under the Stapleton Urban Redevelopment Area Cooperation Agreement, as amended between DURA and the City, and a Cooperation Agreement, as amended among DURA, the District and Westerly Creek, pursuant to which DURA agrees to pay to the District taxes collected by the City and paid to DURA from the Westerly Creek Limited Mill Levy, a limited ad valorem mill levy of not to exceed 50 mills, as adjusted, of which at least 48.5 mills, as adjusted, must be levied for debt service, and (ii) the amount of Specific Ownership Taxes collected by the District from Westerly Creek in each twelve month period from December 1 through November 30 in the lesser amount of \$700,000, or the amount received.

The Series 2015 Bonds were issued at a premium of \$25,193,519 which is being amortized over the life of the bonds. As of December 31, 2021, \$5,073,695 has been amortized. The Series 2015 Bonds, the Series 2016 Bonds, the Series 2017 Bonds, the Series 2018 Bonds, the Series 2019 Bonds and Series 2020 Bonds are secured by Pledged Revenues on a parity basis.

Series 2016A Senior Limited Property Tax Supported Revenue Bonds

On December 21, 2016 the District issued \$28,000,000 of Senior Limited Property Tax Supported Revenue Bonds Tax-Exempt, Series 2016A (the "Series 2016 Bonds") to (i) repay Developer Advances and/or Reimbursement Notes, (ii) pay cost of issuance relating to the Series 2016 Bonds and (iii) pay for bond insurance. The Series 2016 Bonds mature on December 1, 2051 and bear interest at rates between 4.125% and 5.0%, payable semiannually on each June 1 and December 1, commencing on June 1, 2017. The Series 2016 Bonds maturing on or after December 1, 2027 are subject to a redemption prior to maturity at the option of the District commencing on December 1, 2026, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date.

The Series 2016 Bonds maturing on December 1, 2051 are subject to mandatory sinking fund redemption commencing on December 1, 2037. The Series 2015 Bonds, the Series 2016 Bonds, the Series 2017 Bonds, and the Series 2018 Bonds are secured by Pledged Revenues on a parity basis. The Series 2016 Bonds were issued at a premium of \$2,748,470 which is being amortized over the life of the bonds. As of December 31, 2021, \$316,836 has been amortized.

Series 2017A and 2017B Senior Limited Property Tax Supported Revenue Bonds

On December 20, 2017 the District issued \$48,610,000 of Senior Limited Property Tax Supported Revenue Bonds Tax-Exempt, Series 2017A, and \$18,000,000 Senior Limited Property Tax Supported Revenue Bonds Taxable, Series 2017B (the "Series 2017 Bonds") to (i) repay Developer Advances and/or Reimbursement Notes, and (ii) pay cost of issuance relating to the Series 2017 Bonds. The Series 2017 Bonds mature on December 1, 2051 and bear interest at rates between 2.40% and 5.00%, payable semiannually on each June 1 and December 1, commencing on June 1, 2018.

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The Series 2017A Bonds maturing on or after December 1, 2032 are subject to redemption prior to maturity at the option of the District commencing on December 1, 2025, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date. The Series 2017B Bonds maturing on or after December 1, 2026 are subject to redemption prior to maturity at the option of the District commencing on December 1, 2025, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date. The Series 2017A Bonds maturing on December 1, 2041, December 1, 2046 and December 1, 2051 are subject to mandatory sinking fund redemption. The Series 2017B Bonds maturing on December 1, 2032, and December 1, 2051 are subject to mandatory sinking fund redemption.

The Series 2015 Bonds, the Series 2016 Bonds, the Series 2017 Bonds the Series 2018 Bonds and the Series 2019 Bonds are secured by Pledged Revenues on a parity basis. The Series 2017 Bonds were issued at a premium of \$6,766,867 which is being amortized over the life of the bonds. As of December 31, 2021, \$801,941 has been amortized.

Series 2018A and 2018B Senior Limited Property Tax Supported Revenue Bonds

On December 12, 2018 the District issued \$31,630,000 of Senior Limited Property Tax Supported Revenue Bonds Tax-Exempt, Series 2018A, and \$7,640,000 Senior Limited Property Tax Supported Revenue Bonds Taxable, Series 2018B (the "Series 2018 Bonds") to (i) repay Developer Advances and/or Reimbursement Notes, and (ii) pay cost of issuance relating to the Series 2018 Bonds. The Series 2018 Bonds mature on December 1, 2051 and bear interest at rates between 4.00% and 5.00%, payable semiannually on each June 1 and December 1, commencing on June 1, 2019. The Series 2018A Bonds maturing on or after December 1, 2029 are subject to redemption prior to maturity at the option of the District commencing on December 1, 2028, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date.

The Series 2018B Bonds maturing on or after December 1, 2029 are subject to redemption prior to maturity at the option of the District commencing on December 1, 2028, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date. The Series 2018A Bonds maturing on December 1, 2028, December 1, 2046 and December 1, 2051 are subject to mandatory sinking fund redemption. The Series 2018B Bonds maturing on December 1, 2026, and December 1, 2051 are subject to mandatory sinking fund redemption.

The Series 2015 Bonds, the Series 2016 Bonds, the Series 2017 Bonds the Series 2018 Bonds and the Series 2019 Bonds are secured by Pledged Revenues on a parity basis. The Series 2018 Bonds were issued at a premium of \$2,502,115 which is being amortized over the life of the bonds. As of December 31, 2021, \$227,466 has been amortized.

PARK CREEK METROPOLITAN DISTRICT

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December 31, 2021

Series 2019A and 2019B Senior Limited Property Tax Supported Revenue Bonds

On December 12, 2019 the District issued \$88,275,000 of Senior Limited Property Tax Supported Revenue Bonds Tax-Exempt, Series 2019A, and \$45,165,000 Senior Limited Property Tax Supported Revenue Bonds Taxable, Series 2019B (the "Series 2019 Bonds") to (i) repay Developer Advances and/or Reimbursement Notes, (ii) pay cost of issuance relating to the Series 2019 Bonds and (iii) pay for bond insurance. The Series 2019 Bonds mature on December 1, 2051 and bear interest at rates between 2.170% and 5.00%, payable semiannually on each June 1 and December 1, commencing on June 1, 2020. The Series 2019A Bonds maturing on or after December 1, 2030 are subject to redemption prior to maturity at the option of the District commencing on December 1, 2029, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date.

The Series 2019B Bonds maturing on or after December 1, 2030 are subject to redemption prior to maturity at the option of the District commencing on December 1, 2029, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date. The Series 2019A Bonds maturing on December 1, 2046 and December 1, 2051 are subject to mandatory sinking fund redemption. The Series 2019B Bonds maturing on December 1, 2051 are subject to mandatory sinking fund redemption.

The Series 2015 Bonds, the Series 2016 Bonds, the Series 2017 Bonds, the Series 2018, and the Series 2019 Bonds are secured by Pledged Revenues on a parity basis. The Series 2019 Bonds were issued at a premium of \$11,212,076 which is being amortized over the life of the bonds. As of December 31, 2021, \$747,472 has been amortized.

Series 2020 Second Lien Subordinate Limited Property Tax Supported Revenue Bonds

On September 17, 2020 the District issued \$122,000,000 of Second Lien Subordinate Limited Property Tax Supported Revenue Bonds Series 2020, (the "Series 2020 Bonds") to (i) currently refund all of the \$50,000,000 outstanding principal amount of the Series 2014 Second Lien Subordinate Bonds; (ii) fund the Tender Price associated with the tender of \$39,500,000 principal amount of the Series 2013 Subordinate Bonds (the "Tendered Series 2013 Subordinate Bonds"); (iii) partially fund the Series 2020 Bonds Reserve Account established in the Second Lien Subordinate Indenture for the benefit of the Series 2020 Second Lien Subordinate Bonds; (iv) deposit funds into the Second Lien Subordinate Bond Fund to be used to pay interest due on the Series 2020 Second Lien Subordinate Bonds on June 1, 2021; (v) deposit funds into the Subordinate Bond Fund established under the Subordinate Indenture to be used to pay interest due on the Outstanding Series 2013 Subordinate Bonds on June 1, 2021; (vi) repay certain Developer Advances; and (vii) pay costs of issuance related to the Series 2020 Second Lien Subordinate.

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Notes to Financial Statements December 31, 2021

The Series 2020 Bonds are made up of two term bonds maturing on December 1, 2030 and December 1, 2051 and bear interest at rate 5.95% payable semiannually on each June 1 and December 1, commencing on December 1, 2020. The Series 2020 Bonds maturing on December 1, 2030 are not subject to redemption prior to maturity at the option of the District the Series 2020 Bonds maturing on December 1, 2051 are subject to redemption prior to maturity at the option of the District commencing on December 1, 2030, in whole or in part on any date, at a redemption price equal to 100% of the principal amount thereof to be redeemed plus accrued interest thereon to the redemption date and a redemption premium of .25% between December 1, 2030 and November 30, 2031.

The Series 2020 are secured by Second Lien Subordinate Revenues which is subordinate to the Series 2015 Bonds, the Series 2016 Bonds, the Series 2017 Bonds, the Series 2018, and the Series 2019 Bonds. The Series 2020 Bonds were issued at a discount of \$850,662 which is being amortized over the life of the bonds. As of December 31, 2021, \$28,355 has been amortized.

Advance Refunding of Debt

The Series 2013 Bonds were issued to provide resources to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of \$15,535,000 of Junior Subordinate Limited Property Tax Supported Revenue Bonds, Series 2005 and \$28,930,000 of Subordinate Limited Property Tax Supported Revenue Bonds, Series 2003A and 2003B. As a result, the refunded bonds are considered to be defeased, and the liabilities have been removed from the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by \$1,190,767. This amount is recorded as a deferred outflow and is being amortized over the remaining life of the new debt issued. The refunding resulted in an economic gain of \$2,376,385 and an increase of \$23,603,032 in future debt service requirements.

The Series 2015 Bonds were issued to provide resources to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the Series 2005 Bonds, the Series 2009 Bonds and the Series 2011A Bonds. As a result, the refunded bonds are considered to be defeased and the liabilities have been removed from the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by \$29,202,986. This amount is recorded as a deferred outflow and is being amortized over the remaining life of the old debt issued. The refunding resulted in an economic gain of \$33,416,335 and an increase of \$84,972,084 in future debt service requirements. Accumulated amortization of the deferred loss of refunding at December 31, 2021 was \$6,262,454.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

The Series 2020 Bonds were issued to provide resources to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments for a portion of the Series 2013 Bonds and all of the Series 2014 Bonds. As a result, the refunded bonds are considered to be defeased and the liabilities have been removed from the statement of net position. The reacquisition price exceeded the net carrying amount of the old debt by \$3,071,412. This amount is recorded as a deferred outflow and is being amortized over the remaining life of the old debt issued. The refunding resulted in an economic gain of \$15,215,146 and a decrease of \$5,538,825 in future debt service requirements.

The following is a summary of the annual long-term debt principal and interest requirements for the District's outstanding Limited Property Tax Supported Revenue Bonds.

	Principal	Interest	Total Debt Service
2022	9,295,000	29,629,437	38,924,437
2023	11,440,000	29,227,078	40,667,078
2024	12,385,000	28,759,204	41,144,204
2025	12,910,000	28,236,204	41,146,204
2026	14,975,000	27,664,905	42,639,905
2027-2031	85,425,000	127,782,750	213,207,750
2032-2036	107,060,000	106,146,336	213,206,336
2037-2041	135,525,000	77,683,265	213,208,265
2042-2046	172,825,000	40,377,777	213,202,777
2047-2051	44,690,000	7,667,730	52,357,730
	<u>\$ 606,530,000</u>	<u>\$ 503,174,684</u>	<u>\$ 1,109,704,684</u>

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Developer Obligations

Subordinate Reimbursement Revenue Notes Payable

On April 1, 2015, the District converted \$41,125,415 of Developer Advances to a Tax-Exempt Subordinate Reimbursement Revenue Note In-Tract, Series 2015A (the "Series 2015A Note") to Stapleton Land, LLC. The note accrues interest at the rate of 8.5% per annum, calculated on the basis of a 360 day year and actual days elapsed, payable semi-annually on June 15 and December 15 of each year commencing June 15, 2015 and matures December 15, 2054. The Series 2015A Note is payable solely from the pledged revenues available to the District in accordance with the Reimbursement Agreement and to the extent that funds become legally available for such purpose and subject to the prior claims on such pledged revenues. As part of the Series 2019 Bonds issuance, \$28,656,275 of the Series 2014A Note was refunded. As of December 31, 2021, the outstanding balance of the note is \$12,469,140 and accrued interest due of \$50,050.

Subordinate Notes - Subsidized

On January 4, 2010, the District converted \$6,372,959 of Developer Advances to a Taxable Subordinate Reimbursement Revenue Note In-Tract, Series 2010B (Build America Notes – Direct Payment) (the "Series 2010B Note") to Stapleton Land, LLC which was issued under the US Government sponsored Build America Bond (BAB) program. The note accrues interest at the rate of 9.5% per annum, calculated on the basis of a 360 day year and actual days elapsed, payable semi-annually on June 15 and December 15 of each year commencing June 15, 2010 and matures December 15, 2049. The Series 2010B Note is payable solely from (i) the pledged revenues available to the District in accordance with the Reimbursement Agreement and to the extent that funds become legally available for such purpose and (ii) Subsidy Payments from the BAB program and subject to the prior claims on such pledged revenues. As of December 31, 2021, the outstanding balance of the note is \$6,372,959 and accrued interest due of \$28,590.

On September 8, 2010, the District converted \$5,878,359 of Developer Advances to a Taxable Subordinate Reimbursement Revenue Note In-Tract, Series 2010C (Build America Notes – Direct Payment) (the "Series 2010C Note") to Stapleton Land, LLC which was issued under the BAB program. The note accrues interest at the rate of 9.5% per annum, calculated on the basis of a 360 day year and actual days elapsed, payable semi-annually on June 15 and December 15 of each year commencing December 15, 2010 and matures December 15, 2049. The Series 2010C Note is payable solely from (i) the pledged revenues available to the District in accordance with the Reimbursement Agreement and to the extent that funds become legally available for such purpose and (ii) Subsidy Payments under the BAB program and subject to the prior claims on such pledged revenues. As of December 31, 2021, the outstanding balance of the note is \$5,878,359 and accrued interest due of \$26,371.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

On December 29, 2010, the District converted \$6,180,826 of Developer Advances to a Taxable Subordinate Reimbursement Revenue Note In-Tract, Series 2010D (Build America Notes – Direct Payment) (the “Series 2010D Note”) to Stapleton Land, LLC which was issued under the BAB program. The note accrues interest at the rate of 9.5% per annum, calculated on the basis of a 360 day year and actual days elapsed, payable semi-annually on June 15 and December 15 of each year commencing June 15, 2011 and matures December 15, 2050. The Series 2010D Note is payable solely from (i) the pledged revenues available to the District in accordance with the Reimbursement Agreement and to the extent that funds become legally available for such purpose and (ii) Subsidy Payments under the BAB program and subject to the prior claims on such pledged revenues. As of December 31, 2021, the outstanding balance of the note is \$6,180,826 and accrued interest due of \$27,728.

The Series 2010B Note, Series 2010C Note and Series 2010D Note were issued as “Build America Bonds” as defined by the American Recovery and Reinvestment Act of 2009. Per this act, the District expects to receive a cash subsidy payment from the United States Department of the Treasury equal to 35% of the interest payable on the bonds on or about each interest payment date. The cash payment does not constitute a full faith and credit guarantee of the United States government, but is required to be paid under the Recovery Act. Per notification from the IRS, the subsidy payments applied for were reduced by 6.6% in October 2017 6.2% in October 2018 and 5.96% in October 2019 (“Sequestration Reduction”).

All notes are to be repaid from available Pledged Revenues (as defined in various bond indentures and the Reimbursement Agreement), proceeds from future bond issues, or from funds available to the District not otherwise appropriated or obligated for any future purpose in any fiscal year at the District’s discretion until all notes and interest accrued thereon have been discharged.

Developer Advances

Forest City Realty Trust, Inc., through an affiliate, has entered into various reimbursement agreements identified below under which funds are advanced to the District for process of construction costs including interest, and for debt service payments on certain outstanding bonds should Pledged Revenues not be available. Each type of advance is described below. As of December 31, 2021, the District had \$41,182,337 of outstanding developer advances and accrued interest of \$25,770. Advances are to be repaid from available Pledged Revenues (as defined in various bond indentures and reimbursement agreements), proceeds from future bond issues, or from funds available to the District not otherwise appropriated or obligated for any future purpose in any fiscal year at the District’s discretion until all notes and interest accrued thereon have been discharged.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Projects and Interest on Advances

The District has entered into the Third Amended and Restated Reimbursement Agreement for In-Tract Infrastructure dated December 3, 2009 (as previously defined the "Reimbursement Agreement") and the Second Amended and Restated Reimbursement Agreement for Trunk Infrastructure dated February 28, 2013 with Stapleton Land, LLC, an affiliate of Forest City Enterprises (Developer). Under the terms of these agreements if available revenues are insufficient to fund construction or operating costs, the Developer agrees to make Developer Advances to fund such costs. Advances made under the Reimbursement Agreement accrue interest at prevailing market rates or 8.5%, subject to appropriate confirmation of the prevailing market rate for tax-exempt advances and 9.5% for taxable advances. Interest is due each June 15 and December 15 commencing June 15, 2010. The Agreements shall terminate April 30, 2041 or on the date of repayment of all amounts due and owing for Advances, whichever date occurs last.

Advances for Bond Interest

The District has entered into an Amended and Restated Reimbursement Agreement for Subordinate Bonds (In-Tract Infrastructure) dated May 1, 2013 as amended July 15, 2014. Under the terms of this subordinate agreement, if sufficient funds are not available to the District from Pledged Revenues, the Developer has the discretion to advance the funds necessary for the District to pay debt service on the Subordinate Bonds and the Second Lien Subordinate Bonds. Advances accrue interest at the same rate as the bonds or loans for which the advance is made, which is between 6.875% and 7.25%.

Advances and accrued interest are payable on December 15 of each year from pledged revenues, as defined in the Senior Indenture, available for repayment of Junior Lien Obligations in the Junior Lien Obligations Fund, if not pledged to other obligations, and from other funds available to the District not otherwise appropriated or obligated for any current or future purposes in any fiscal year, in the District's discretion. The agreement terminates May 1, 2053 or the date of repayment of all amounts due and owing for Advances, whichever date occurs last.

PARK CREEK METROPOLITAN DISTRICT

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December 31, 2021

The following is an analysis of changes in long-term debt related to infrastructure for the period ending December 31, 2021:

	Balance 1/1/2021	Additions	Deletions	Balance 12/31/2021	Current Portion
Limited Property Tax Supported Revenue General Obligation Bonds:					
Series 2013 Bonds	\$ 8,870,000	\$ -	\$ 200,000	\$ 8,670,000	\$ 215,000
Series 2015 Bonds	221,465,000	-	4,640,000	216,825,000	4,875,000
Series 2016 Bonds	27,200,000	-	1,025,000	26,175,000	1,075,000
Series 2017 Bonds	62,905,000	-	1,000,000	61,905,000	1,025,000
Series 2018 Bonds	38,440,000	-	300,000	38,140,000	840,000
Series 2019 Bonds	133,440,000	-	625,000	132,815,000	1,265,000
Series 2020 Bonds	122,000,000	-	-	122,000,000	-
Developer Obligations:					
Subordinate notes	12,470,524	-	-	12,470,524	-
Subordinate notes - subsidized	18,432,144	-	-	18,432,144	-
Developer advances	30,058,414	16,440,446	5,316,523	41,182,337	-
Total	675,281,082	16,440,446	13,106,523	678,615,005	9,295,000
Original issue discount	(969,808)	-	(55,538)	(914,270)	-
Original issue premium	42,744,006	-	1,566,896	41,177,111	-
	<u>\$ 717,055,280</u>	<u>\$ 16,440,446</u>	<u>\$ 14,617,881</u>	<u>\$ 718,877,846</u>	<u>\$ 9,295,000</u>

Debt Authorization

As of December 31, 2021, the District had remaining voted debt authorization of approximately \$4,954,590,966. The District has not budgeted to issue any new debt during 2021. Per the District's Service Plan, the District cannot issue "New Money Obligations" (as defined in the Service Plan) in excess of \$679,415,000 for the purpose of financing In-Tract infrastructure and \$706,905,000 for Trunk infrastructure.

As of December 31, 2021, the District had incurred New Money Obligations for financing Infrastructure as follows: (i) bonds, notes and reimbursement agreements (exclusive of Refunding Obligations, original issue premiums and interest accruals) in the total principal amount of \$631,664,199 for In-Tract Infrastructure (ii) bonds in the total principal amount of \$75,000,000 for Trunk Infrastructure (all Obligations for Trunk Infrastructure were refunded by a DURA financing in 2004), and (iii) included in the principal amount set forth in (i) above are outstanding developer advances in the amount of \$30,058,414, which will be refunded and reimbursed from proceeds of future Obligations to be issued at lower interest rates.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 5: Intergovernmental Agreement

The District and Westerly Creek entered into an Intergovernmental Financing and Construction Agreement (“IGA”) dated April 30, 2001. Per the IGA, the District will finance the construction costs for the In-Tract and Trunk Infrastructure in accordance with the Service Plan and will be responsible for the completion of the Infrastructure. Westerly Creek agreed to certify a mill levy on all taxable property within the Westerly Creek District of 48.5 mills (as adjusted) to repay all obligations and construction costs and 1.5 mills (as adjusted) to fund administrative and operating expenses of the Westerly Creek District and the District. Westerly Creek agreed to pay to the District any tax revenue it receives.

Note 6: Operating Lease

SDC Services Corporation (“SDC Services”) and FC 29th Avenue Town Center Rental, LLC are parties to an Office Lease Agreement pursuant to which SDC Services leases Suite 200 of the building commonly known as East 29th Avenue Town Center located at 7350 E. 29th Avenue, Denver, CO 80238. On March 1, 2021, the District entered into a Sublease and Services Agreement with SDC Services. Pursuant to the Sublease and Services Agreement, SDC Services Corporation provides office space, non-exclusive use of the Conference Room and Board Room for business meetings, and staff services to include management, accounting, and administrative support to the District. The current Sublease and Services Agreement is for a term from March 1, 2021 until February 28, 2023. For the year ended December 31, 2021, total lease expense amounted to \$10,566. Future lease payments are as follows:

Year Ending	Lease
<u>December 31,</u>	<u>Payments</u>
2022	\$ 7,920
2023	1,320
	<u>\$ 9,240</u>

Note 7: Related Party

Two of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

The Developer oversees the development of infrastructure for the District through the Management Services Agreement dated April 30, 2001. Fees for services under the agreement are approved through Individual Facilities Development Agreements signed by the District, the Developer and City and County of Denver. For the year ended December 31, 2021, the District paid the Developer \$740,511 for these services. This expense is included as a part of the capital expenditure amount.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

At December 31, 2021, the District owed the Developer \$0 related to these services. In addition, the Developer may pay costs on behalf of the District, and the District then reimburses the Developer for these costs. All required accounting and management services are provided by SDC Services, an affiliate of Stapleton Development Corp. During 2020, \$228,538 was paid to SDC Services for accounting and management services. A portion of these expenses related to capital improvements are included in capital expenditures amount. Also see Note 6 for operating lease with SDC Services. During 2021, interest of \$4,997,294 was paid to the Developer and affiliated entities.

Note 8: Tax, Spending and Debt Limitations

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

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

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

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

Note 9: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

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

During 2016, the District purchased a pollution liability insurance policy. Paid premiums cover a ten-year period from 2016 and as such are accounted for as a prepaid asset that the District is amortizing until the end of that period, April 20, 2026. This policy provides insurance up to \$25 million for claims from pre-existing pollution conditions and up to \$25 million for claims on new pollution conditions on District property and is in place to protect the District. The City and County of Denver is principally responsible for remediation of the former Stapleton International Airport and carries its own pollution liability insurance policy. The prepaid balance as of December 31, 2021, is \$131,083.

Note 10: Interfund and Operating Transfers

The transfer of \$732,341 from the General Fund to the Debt Service Fund was transferred for the purpose of transferring Specific Ownership Taxes transferred from Westerly Creek Metropolitan District. The transfer of \$225 from the General Fund to the Capital Projects Fund was to pay costs associated with the public art.

Note 11: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Governmental Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as bonds payable and accrued bond/loan interest payable are not due and payable in the current period and, therefore, are not in the funds.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 3) governmental funds report developer advances, loan and/or bond proceeds as revenue; and,
- 4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

Note 10: Settlement Agreement with Westerly Creek

In a letter dated October 7, 2020, Westerly Creek Metropolitan District (“WCMD” and together with the District, the “Districts”) issued a threat to commence litigation against the District asserting that the Intergovernmental Financing and Construction Agreement, dated April 30, 2001 (“IGA”) is not enforceable. WCMD included a “draft” Complaint with its letter in which it set forth a detailed set of allegations in support of its “threat”. WCMD never commenced any legal action against the District (also referred to as “PCMD” for this Note) pursuant to this letter. Following its receipt of the October 7, 2020 letter, PCMD responded to the letter and denied all of the material allegations contained in it. In a written “Settlement Agreement between PCMD and WCMD, Effective as of September 1, 2021”, and executed by each President of the two Districts, as authorized by the majority vote of the Board of each District in 2022, WCMD: withdrew “all of its previously asserted threats of litigations for lawsuits against PCMD”; agreed, warranted and represented that the IGA and the Service Plans are valid, binding and legally enforceable agreements; reaffirmed its commitment to honor all of its obligations under the IGA and the WCMD Service Plan in a timely and complete manner; and warranted and represented that WCMD has no claims against PCMD.

PARK CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 11: Subsequent Event

On March 30, 2022, the District issued a \$55,000,000 Tax Exempt Subordinate Reimbursement Revenue Note, Series 2022 (“2022 Note”) which was issued under a Supplement to Third Amended and Restated Reimbursement Agreement for In-tract Infrastructure with Stapleton Land, LLC, and Lapis Investment Business Trust (“Lapis”), a Nevada Trust. The 2022 Note was issued to (a) repay Developer Advances not memorialized as notes under the Agreement in the outstanding principal amount of \$40,768,978.57, together with accrued interest thereon, (b) repay the District’s Tax-Exempt Subordinate Reimbursement Revenue Note, In-Tract Series 2015A, which was outstanding in the principal amount of \$12,469,140, together with all accrued interest thereon, and (c) pay costs of issuance of the 2022 Note. The 2022 Note bears interest at 8% per annum and compounds annually on each payment date to the extent interest is not paid when due. Interest is payable annually on December 15 commencing on December 15, 2022. Principal is due on the Note annually on each December 15 according to a set amortization schedule, commencing on December 15, 2027. The 2022 Note matures on December 15, 2051. The 2022 Note may be repaid at any time before December 30, 2023 (the “Make-Whole Date”) in full or in part at a price equal to the absolute sum of (1) any accrued interest, (2) plus remaining scheduled interest through and including the Make-Whole Date, and (3) plus the principal amount of the 2022 Note then outstanding (whether in full or in part); provided that up to \$10,000,000 in principal amount of the 2022 Note may be repaid without penalty any time after December 30, 2022 with ten days prior written notice to Lapis. After the Make-Whole Date, the 2022 Note may be repaid in whole or in part without penalty with ten (10) days prior written notice to Lapis.

SUPPLEMENTAL INFORMATION

PARK CREEK METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2021

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
REVENUES			
Payments from Westerly Creek	\$ 48,952,326	\$ 41,305,935	\$ (7,646,391)
Interest subsidy income	575,000	585,539	10,539
Other income	<u>125,000</u>	<u>1,172</u>	<u>(123,828)</u>
Total Revenues	<u>49,652,326</u>	<u>41,892,646</u>	<u>(7,759,680)</u>
EXPENDITURES			
Interest expense	30,000,000	33,594,195	(3,594,195)
Principal	7,800,000	13,106,523	(5,306,523)
Bond issuance costs	1,000,000	71,408	928,592
Repay developer advances - interest	13,000,000	-	13,000,000
Payments to Westerly Creek	<u>492,863</u>	<u>416,114</u>	<u>76,749</u>
Total Expenditures	<u>52,292,863</u>	<u>47,188,240</u>	<u>5,104,623</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,640,537)	(5,295,594)	(2,655,057)
OTHER FINANCING SOURCES (USES)			
Revenue Bonds	39,270,000	-	(39,270,000)
Discount on bonds	2,500,000	-	(2,500,000)
Payment to escrow agent	(40,770,000)	-	40,770,000
Transfers in (out)	<u>700,000</u>	<u>732,341</u>	<u>32,341</u>
Total Other Financing Sources (Uses)	<u>1,700,000</u>	<u>1,558,879</u>	<u>(141,121)</u>
NET CHANGE IN FUND BALANCE	(940,537)	(3,736,715)	(2,796,178)
FUND BALANCE:			
BEGINNING OF YEAR	<u>2,517,159</u>	<u>6,999,142</u>	<u>4,481,983</u>
END OF YEAR	<u>\$ 1,576,622</u>	<u>\$ 3,262,427</u>	<u>\$ 1,685,805</u>

The notes to the financial statements are an integral part of these statements.

PARK CREEK METROPOLITAN DISTRICT

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

For the Year Ended December 31, 2021

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES			
Facility fees	\$ 5,040,000	\$ 4,785,100	\$ (254,900)
Damage and other fees	219,000	418,071	199,071
DURA bond draws/TIF Revenue	1,000,000	1,498,323	498,323
City and County of Denver	400,000	-	(400,000)
Aurora use tax	500,000	681,475	181,475
Contributions	-	710,211	710,211
Other income	<u>200,000</u>	<u>-</u>	<u>(200,000)</u>
Total Revenues	<u>7,359,000</u>	<u>8,093,180</u>	<u>734,180</u>
EXPENDITURES			
Capital expenditures	31,772,500	17,007,504	14,764,996
Damage repairs	450,000	66,297	383,703
Bond issuance costs	-	786	(786)
Repay developer advances - interest	<u>-</u>	<u>3,410,571</u>	<u>(3,410,571)</u>
Total Expenditures	<u>32,222,500</u>	<u>20,485,158</u>	<u>11,737,342</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(24,863,500)</u>	<u>(12,391,978)</u>	<u>12,471,522</u>
OTHER FINANCING SOURCES (USES)			
Developer advances	26,100,000	13,872,370	(12,227,630)
Transfers in (out)	<u>15,000</u>	<u>225</u>	<u>(14,775)</u>
Total Other Financing Sources (Uses)	<u>26,115,000</u>	<u>13,872,595</u>	<u>(12,242,405)</u>
NET CHANGE IN FUND BALANCE	1,251,500	1,480,617	229,117
FUND BALANCE:			
BEGINNING OF YEAR	<u>4,106,352</u>	<u>3,618,849</u>	<u>(487,503)</u>
END OF YEAR	<u>\$ 5,357,852</u>	<u>\$ 5,099,466</u>	<u>\$ (258,386)</u>

The notes to the financial statements are an integral part of these statements.

EXHIBIT D

OUTSTANDING DISTRICT OBLIGATIONS

1. Senior Bonds

Name of Issue	Issue Date	Final Maturity	Interest Rate	Credit Enhanced; Rating	Holder
\$231,290,000 Senior Limited Property Tax Supported Revenue Refunding Bonds, Series 2015A	12/17/15	12/1/45	2.0% - 5.0% ¹	No; "A" rated. ²	Publicly Issued
\$28,000,000 Senior Limited Property Tax Supported Revenue Bonds, Tax-Exempt Series 2016A	12/21/16	12/1/51	4.125% - 5.0% ³	National Public Finance Guarantee Corporation; "AA-" insured; "A" underlying ⁴	Publicly Issued
\$48,610,000 Senior Limited Property Tax Supported Revenue Bonds, Tax-Exempt Series 2017A	12/20/17	12/1/51	5.0% ⁵	No; "A"	Publicly Issued
\$18,000,000 Senior Limited Property Tax Supported Revenue Bonds, Taxable Series 2017B	12/20/17	12/1/51	2.40% - 5.0% ⁶	No; "A"	Publicly Issued

¹ Due to premiums, yields range from 0.860% to 3.880%.

² Originally carried underlying rating of "BBB" at issuance.

³ Due to premiums yields range from 1.66% to 4.3%.

⁴ Originally carried underlying rating of "BBB" at issuance.

⁵ Due to premiums yields range from 2.8% to 3.2%.

⁶ Due to premiums and discounts yields range from 2.4% to 5.1%.

Name of Issue	Issue Date	Final Maturity	Interest Rate	Credit Enhanced; Rating	Holder
\$31,630,000 Senior Limited Property Tax Supported Revenue Bonds, Tax-Exempt Series 2018A	12/20/18	12/1/51	3.0% - 5.0% ⁷	No; "A"	Publicly issued
\$7,640,000 Senior Limited Property Tax Supported Revenue Bonds, Taxable Series 2018B	12/20/18	12/1/51	3.2% - 5.0% ⁸	No; "A"	Publicly issued
\$88,275,000 Senior Limited Property Tax Supported Revenue Bonds, Tax-Exempt Series 2019A	12/19/19	12/1/51	4.0% - 5.0% ⁹	Assured Guaranty Municipal Corp; "AA" insured; "A" underlying	Publicly issued
\$45,165,000 Senior Limited Property Tax Supported Revenue Bonds, Taxable Series 2019B	12/19/19	12/1/51	2.17% - 4.0% ¹⁰	Assured Guaranty Municipal Corp; "AA" insured; "A" underlying	Publicly issued

2. Senior Subordinate Bonds

- None currently outstanding.

⁷ Due to premiums and discounts, yields range from 3.0% to 4.4%.

⁸ Due to discounts, yields range from 3.2% to 5.1%.

⁹ Due to premiums, yields range from 1.5% to 2.77%.

¹⁰ Due to discounts, yields range from 2.17% to 4.076%.

3. Subordinate Bonds

Name of Issue	Issue Date	Final Maturity	Interest Rate	Holder
\$50,000,000 Subordinate Limited Property Tax Supported Revenue Bonds, Series 2013 ¹¹	7/17/13	12/1/41	6.875%	Bear Creek

4. Second Lien Subordinate Bonds.

Name of Issue	Issue Date	Final Maturity	Interest Rate	Holder
\$122,000,000 Second Lien Subordinate Limited Property Tax Supported Revenue Bonds, Series 2020	9/17/20	12/1/51	5.95% ¹²	Bear Creek

5. Taxable Subordinate Reimbursement Revenue Notes

- None currently outstanding.

6. Developer Advances under Third Amended & Restated Reimbursement Agreement for In-Tract Infrastructure

- Total outstanding par amount changes regularly with Developer Advances.

7. Tax-Exempt Subordinate Reimbursement Revenue Notes

Name of Issue	Issue Date	Final Maturity	Interest Rate	Holder
\$41,125,415 Tax-Exempt Subordinate Reimbursement Revenue Note, Series 2015A ¹³	4/1/15	12/15/54	8.5%	Stapleton Land

¹¹ \$8,870,000 remaining balance as of 12/31/20.

¹² Due to discounts, yields equal 6.00%.

¹³ \$12,469,140 remaining balance as of 12/31/20.

8. **Build America Notes**

Name of Issue	Issue Date	Final Maturity	Interest Rate	Holder
\$6,372,959 Taxable Subordinate Reimbursement Revenue Note In-Tract Series 2010B (Build America Notes – Direct Payment)	1/4/10	12/15/49	9.5%	Stapleton Land
\$5,878,359 Taxable Subordinate Reimbursement Revenue Note In-Tract Series 2010C (Build America Notes - Direct Payment)	9/8/10	12/15/49	9.5%	Stapleton Land
\$6,180,826 Taxable Subordinate Reimbursement Revenue Note In-Tract Series 2010D (Build America Notes – Direct Payment)	12/29/10	12/15/50	9.5%	Stapleton Land

9. **Junior Subordinate Bonds**

- None currently outstanding.

10. **Junior Lien Obligations**

- None currently outstanding.

EXHIBIT E

[RESERVED]

EXHIBIT F
[RESERVED]

EXHIBIT G

DISTRICT INTERGOVERNMENTAL AGREEMENTS

There follows a list of Intergovernmental Agreements entered into by the District with the identified governmental entities and other parties, some of which have been amended, whether specified or not.

1. City and County of Denver

- (a) Master Facilities Development Agreement dated February 12, 2001. Term: 50 years. Other parties: Forest City Stapleton, Inc. is a party to the MFDA and all IFDAs.
- (b) Individual Facilities Development Agreement No. 1 dated April 11, 2001. Term: indefinite.
- (c) Individual Facilities Development Agreement No. 1A dated July 16, 2003. Term: indefinite.
- (d) Individual Facilities Development Agreement No. 2 dated January 8, 2002. Term: indefinite.
- (e) Individual Facilities Development Agreement No. 3 dated June 19, 2002. Term: indefinite.
- (f) Individual Facilities Development Agreement No. 4 dated April 30, 2002. Term: indefinite.
- (g) Individual Facilities Development Agreement No. 5 dated June 26, 2002. Term: indefinite.
- (h) Individual Facilities Development Agreement No. 6 dated May 8, 2003. Term: indefinite.
- (i) Individual Facilities Development Agreement No. 7 dated October 9, 2007. Term: indefinite.
- (j) Individual Facilities Development Agreement No. 8 dated April 1, 2003. Term: indefinite.
- (k) Individual Facilities Development Agreement No. 9 dated October 15, 2003. Term: indefinite.
- (l) Individual Facilities Development Agreement No. 9A dated December 30, 2004. Term: indefinite.
- (m) Individual Facilities Development Agreement No. 9B dated October 4, 2005. Term: indefinite.
- (n) Individual Facilities Development Agreement No. 9C dated February 6, 2007. Term: indefinite.
- (o) Individual Facilities Development Agreement No. 10 dated November 12, 2003. Term: indefinite.
- (p) Individual Facilities Development Agreement No. 11 dated April 20, 2004. Term: indefinite.

- (q) Individual Facilities Development Agreement No. 12 dated August 6, 2004. Term: indefinite
- (r) Individual Facilities Development Agreement No. 13 dated July 21, 2004. Term: indefinite
- (s) Individual Facilities Development Agreement No. 14 dated August 16, 2004. Term: indefinite.
- (t) Individual Facilities Development Agreement No. 15 dated May 3, 2005. Term: indefinite.
- (u) Individual Facilities Development Agreement No. 15B dated February 6, 2007. Term: indefinite.
- (v) Individual Facilities Development Agreement No. 16 dated November 7, 2006. Term: indefinite.
- (w) Individual Facilities Development Agreement No. 16A dated December 1, 2011. Term: indefinite.
- (x) Individual Facilities Development Agreement No. 17 dated March 28, 2006. Term: indefinite.
- (y) Individual Facilities Development Agreement No. 18 dated November 7, 2006. Term: indefinite.
- (z) Individual Facilities Development Agreement No. 18A dated May 15, 2007. Term: indefinite.
- (aa) Individual Facilities Development Agreement No. 19 dated May 1, 2007. Term: indefinite.
- (bb) Individual Facilities Development Agreement No. 22 dated September 18, 2007. Term: indefinite.
- (cc) Individual Facilities Development Agreement No. 23 dated March 2008. Term: indefinite.
- (dd) Individual Facilities Development Agreement No. 24 dated April 1, 2008. Term: indefinite.
- (ee) Individual Facilities Development Agreement No. 25 dated May 2009. Term: indefinite.
- (ff) Individual Facilities Development Agreement No. 27 and Amendment No. 1 to IFDA 15 dated October 28, 2008. Term: indefinite.
- (gg) Individual Facilities Development Agreement No. 28 dated May 2008. Term: indefinite.
- (hh) Individual Facilities Development Agreement No. 29 dated February 17, 2010. Term: indefinite.
- (ii) Individual Facilities Development Agreement No. 32 dated April 30, 2010. Term: indefinite.
- (jj) Individual Facilities Development Agreement No. 34 dated March 31, 2011. Term: indefinite.
- (kk) Individual Facilities Development Agreement No. 35 dated September 18, 2012.

- (ll) Individual Facilities Development Agreement No. 36 and Amendments to Individual Facilities Development Agreement Nos. 14 and 28 dated December 20, 2012.
- (mm) Individual Facilities Development Agreement No. 37 dated October 5, 2012.
- (nn) Individual Facilities Development Agreement No. 39 dated September 2012. Term: indefinite.
- (oo) Individual Facilities Development Agreement No. 40 dated February 2013. Term: indefinite.
- (pp) Individual Facilities Development Agreement No. 41 dated June 2013. Term: indefinite.
- (qq) Individual Facilities Development Agreement No. 41 Amendment No. 1 dated August 2014. Term: indefinite.
- (rr) Individual Facilities Development Agreement No. 42 dated July 2013. Term: indefinite.
- (ss) Individual Facilities Development Agreement No. 43 dated February 2013. Term: indefinite.
- (tt) Individual Facilities Development Agreement No. 43 Amendment No. 1 dated December 2014. Term: indefinite.
- (uu) Individual Facilities Development Agreement No. 44 dated January 2014. Term: indefinite.
- (vv) Individual Facilities Development Agreement No. 45 dated November 2013. Term: indefinite.
- (ww) Individual Facilities Development Agreement No. 47 dated September 2014. Term: indefinite.
- (xx) Individual Facilities Development Agreement No. 48 dated November 2015. Term: indefinite.
- (yy) Individual Facilities Development Agreement No. 49 dated February 2016. Term: indefinite.
- (zz) Individual Facilities Development Agreement No. 52 dated May 2017. Term: indefinite.
- (aaa) Individual Facilities Development Agreement No. 53 dated April 2017. Term: indefinite.
- (bbb) Individual Facilities Development Agreement No. 54 dated May 2018. Term: indefinite.
- (ccc) Individual Facilities Development Agreement No. 55 dated June 2017. Term: indefinite.
- (ddd) Individual Facilities Development Agreement No. 56, dated January 10, 2019. Term: indefinite
- (eee) Individual Facilities Development Agreement No. 59, dated December 24, 2019. Term: indefinite
- (fff) Individual Facilities Development Agreement No. 57, dated June 10, 2020. Term: indefinite

- (AA) Individual Facilities Development Agreement No. AA dated March 2013. Term: indefinite.
- (AB) Individual Facilities Development Agreement No. AB dated November 2015. Term: indefinite.
- (AC) Individual Facilities Development Agreement No. AC dated August 2017. Term: indefinite.

- (CA) Individual Facilities Development Agreement No. C1 dated August 5, 2003. Term: indefinite.
- (CB) Individual Facilities Development Agreement No. C1A dated May 24, 2005, Term: indefinite
- (CC) Individual Facilities Development Agreement No. C2 dated December 30, 2004. Term: indefinite.
- (CD) Individual Facilities Development Agreement No. IC-2 dated May 13, 2004. Term: indefinite.
- (CE) Individual Facilities Development Agreement No. IC-3 dated February 10, 2004. Term: indefinite.
- (CF) Individual Facilities Development Agreement No. IC-4 dated July 7, 2009. Term: indefinite.
- (CG) Individual Facilities Development Agreement No. IC-4A dated October 7, 2011. Term: indefinite.

- (MA) Individual Facilities Development Agreement No. MA (Filing Nos. 7A, 9D and 10A) dated October 9, 2012.
- (MB) Individual Facilities Development Agreement No. MB dated July 2015. Term: indefinite.
- (MC) Individual Facilities Development Agreement No. MC dated October 2015. Term: indefinite.
- (MD) Individual Facilities Development Agreement No. MD dated December 2016. Term: indefinite.
- (ML) Individual Facilities Development Agreement No. ML dated November 2015. Term: indefinite.
- (ME) Individual Facilities Development Agreement No. ME dated December 13, 2018. Term: indefinite.
- (MF) Individual Facilities Development Agreement No. MF dated February 10, 2020. Term: indefinite.

- (P1) Individual Facilities Development Agreement No. P1 dated September 12, 2002. Term: indefinite.
- (P2) Individual Facilities Development Agreement No. P2 dated May 3, 2005. Term: indefinite.

- (P3) Individual Facilities Development Agreement No. P3 dated March 15, 2004. Term: indefinite.
- (P4) Individual Facilities Development Agreement No. P4 dated March 17, 2005. Term: indefinite.
- (P5) Individual Facilities Development Agreement No. P5 dated November 7, 2006. Term: indefinite.
- (P6-1) Individual Facilities Development Agreement No. P6 Phase 1 dated November 2014. Term: indefinite.
- (P6-2) Individual Facilities Development Agreement No. P6 Phase 2 dated March 2015. Term: indefinite.
- (P7) Individual Facilities Development Agreement No. P7 dated May 12, 2009. Term: indefinite.
- (P8) Individual Facilities Development Agreement No. P8 dated July 2012. Term: indefinite.
- (P9) Individual Facilities Development Agreement No. P9 dated June 2013. Term: indefinite.

- (PA) Individual Facilities Development Agreement No. PA dated September 2014. Term: indefinite.
- (PB) Individual Facilities Development Agreement No. PB dated April 2018. Term: indefinite.
- (PC) Individual Facilities Development Agreement No. PC dated May 12, 2020. Term: indefinite.

- (F1) Individual Facilities Development Agreement for Financial and Trunk Infrastructure Scoping dated April 10, 2003. Term: indefinite
- (F2) Individual Facilities Development Agreement No. F2 dated May 1, 2004. Term: indefinite.
- (F3) Individual Facilities Development Agreement No. F3 dated November 7, 2006. Term: indefinite. Other parties: Denver Urban Renewal Authority (“DURA”) on this financial IFDA and subsequent financial IFDAs.
- (F4) Individual Facilities Development Agreement No. F4 dated June 16, 2009. Term: indefinite.
- (F5) Individual Facilities Development Agreement No. F5 dated April 14, 2010. Term: indefinite. Other parties: Denver Public Schools on this financial and subsequent IFDAs.
- (F6) Individual Facilities Development Agreement No. F6 dated August 2013. Term: indefinite.
- (F7) Individual Facilities Development Agreement No. F7 dated December 23, 2014. Term: indefinite.

- (F8) Individual Facilities Development Agreement No. F8 dated May 15, 2017. Term: indefinite.
- (A1) Individual Facilities Development Agreement Art-1 dated August 9, 2005. Term: indefinite. Other parties: DURA.

Other City IGAs

- (i) Public Road Crossing Developer's Agreement between District, City and Union Pacific Railroad (UPRR) dated December 21, 2007. Term: until terminated by agreement of the parties.
- (ii) Recreation Center at Stapleton Project Funding Agreement dated April 21, 2009. Term: effective until final close-out of all project contracts and transfer of the District's interests in the project to the City (now finalized).
- (iii) Rooftop Lease and Solar Facility Lease Purchase Agreement dated July 24, 2012. Term: 12/31/12 with 19 auto year-to-year renewals.
- (iv) Public Highway Overpass Crossing Agreement dated February 18, 2011. Term: indefinite for as long as Central Park Boulevard is maintained as a public street. Other parties: UPRR.
- (v) Martin Luther King Jr. Boulevard Extension (Havana to Peoria) District Funding Agreement dated September 28, 2016. Term: effective until completion of project and acceptance of all work by the City.
- (vi) Central Park Boulevard Bridge (Phase 2) Funding Agreement dated May 15, 2017. Term: effective until completion of project, acceptance of all work by the City, and expiration of the warranty period.
- (vii) Amendment to Public Highway Overpass Crossing Agreement (Central Park Boulevard Bridge – Phase 2) dated January 4, 2018. Term: indefinite for so long as Central Park Boulevard is maintained as a public street. Other parties: Regional Transportation District.

2. Denver Board of Water Commissioners

- (a) Water Infrastructure Agreement dated February 20, 2001 regarding terms and conditions for financing and constructing infrastructure for Stapleton water service. Term: February 20, 2022.
- (b) Intergovernmental Agreement dated January 4, 2002, for construction of Stapleton water facilities. Term: through completion and final payment by Denver Water.

- (c) Temporary Non-Potable Water Lease Agreement dated February 28, 2003 for use of non-potable water for irrigation purposes. Term: October 31, 2007 or until terminated by mutual consent.
- (d) License Agreement dated June 13, 2001 and amended August 22, 2002, which defines the access and control rights applicable to property where water facilities are or will be located. Term: indefinite.
- (e) Agreement for design and construction to relocate Conduit 74 dated December, 2010. Term: upon completion of work and acceptance by Denver Water.

3. Denver Urban Renewal Authority

- (a) Redevelopment Services Agreement dated April 15, 2001. Term: indefinite but subsequently terminated by amendment and restatement.
- (b) Amended and Restated Master Redevelopment Agreement dated May 1, 2004, as supplemented and/or subsequently amended. Term: July 14, 2025 or as otherwise determined.
- (c) Cooperation Agreement dated March 1, 2001 and First Amendment to Cooperation Agreement dated April 30, 2001. Term: until expiration of tax increment revenues provisions in Stapleton Urban Redevelopment Plan. Other parties: Westerly Creek Metropolitan District.

4. City and County of Denver and the City of Aurora

- (a) Intergovernmental Agreement dated April 4, 2006, as amended from time to time. Term: fifty (50) years, unless sooner terminated in accordance with the Agreement.

5. Aurora Urban Renewal Authority

- (a) Redevelopment Agreement dated October 13, 2016. Term: upon full payment of all funding obligations or upon expiration of tax increment revenue provision of the Westerly Creek Village Urban Renewal Plan.

6. Westerly Creek Metropolitan District

- (a) Financing and Construction Agreement dated April 30, 2001. Term: dissolution of Park Creek Metropolitan District

- (b) Cooperation Agreement dated March 1, 2001, as amended. Term: until expiration of tax increment revenues provisions in Stapleton Urban Redevelopment Plan. Other parties: DURA.

7. Colorado Special Districts Property & Liability Pool

- (a) Governmental Self-Insurance Pool Agreement dated August 15, 2000, as amended and restated from time to time. Term: indefinite.

8. Metro Wastewater Reclamation District

- (a) Intergovernmental Agreement dated August 31, 2001, as amended. Term: August 13, 2016 with 5-year renewal option.

9. Regional Transportation District

- (a) Agreement for Smith Road Transit Facility dated July 1, 2010, as amended. Term: until completion of project work and all other obligations under the Agreement.

10. In addition, the District has entered into the following agreements with Stapleton Land, LLC, an affiliate of Forest City Enterprises, Inc., to make advances for interim funding of the Process of Construction of Infrastructure or payment of debt service deficiencies on Obligations.

- (a) Third Amended and Restated Reimbursement Agreement for In-Tract Infrastructure dated as of December 3, 2009 between the District and Stapleton Land, LLC. Term: date of repayment of all developer advances or April 30, 2041, whichever date is later.
- (b) Second Amended and Restated Reimbursement Agreement for Trunk Infrastructure dated as of February 28, 2013 between the District and Stapleton Land, LLC. Term: date of repayment of all developer advance or the termination date under the Amended and Restated Master Redevelopment Agreement with DURA.
- (c) Amended and Restated Reimbursement Agreement for Subordinate Bonds (In-Tract Infrastructure) dated as of May 1, 2013 between the District and Stapleton Land, LLC. Term: date of repayment of all developer advances or May 1, 2053, whichever date is later.
- (d) Reimbursement Agreement for Senior Bonds (In-Tract Infrastructure) dated as of November 18, 2004 between the District and Stapleton Land, LLC. Term: date of repayment of all developer advances or November 18, 2044, whichever date is later.
- (e) Reimbursement Agreement for Senior Subordinate Bonds (In-Tract Infrastructure) dated as of July 1, 2005 between the District and

Stapleton Land, LLC. Term: date of repayment of all developer advances or July 1, 2045, whichever date is later.

- (f) Reimbursement Agreement for Junior Subordinate Bonds (In-Tract Infrastructure) dated as of August 1, 2005 between the District and Stapleton Land, LLC. Term: date of repayment of all developer advances or August 1, 2045, whichever date is later.

EXHIBIT H

DISTRICT SERVICE CONTRACTS¹

1. Professional Services Agreement (Stapleton Central Park Planning) dated September 8, 2000 between the District and AECOM, Inc., as amended from time to time.
2. Professional Services Agreement dated as of January 25, 2001 between the District and SDC Services Corp., as amended from time to time.
3. Management Services Agreement dated as of April 30, 2001 between the District and Forest City Stapleton, Inc., as amended from time to time.
4. Construction Manager Agreement dated June 9, 2001 between the District and M.A. Mortenson Company, as amended from time to time.
5. Agreement for Consulting Services for Implementation of Master Plan for Public Art and Managing and Promoting the Stapleton Public Art Collection dated January 26, 2012 between District and Barbara Neal, as amended from time to time.
6. Second Amended and Restated Management Agreement dated May 1, 2020 between the District and Master Community Association, as amended from time to time.

¹ List of documents does not include minor, single project or short-term agreements with vendors and consultants.

EXHIBIT I
[RESERVED]

EXHIBIT J
[RESERVED]

EXHIBIT K

[RESERVED]