

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

A RESOLUTION ACCEPTING ENGINEER'S REPORT #05

A. The Crowfoot Valley Ranch Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Article 1, C.R.S.

B. Under the Amended and Restated Consolidated Service Plan of the District and Crowfoot Valley Ranch Metropolitan District No. 2 (“**District No. 2**” and together with the District, the “**Districts**”) approved by Douglas County in 2008, the Districts are authorized to finance the construction of public improvements (the “**Public Improvements**”) in connection with development within the boundaries of the District.

C. Pursuant to an Amended and Restated Facilities Agreement dated as of January 1, 2008, as amended, District No. 2 has agreed to finance the Public Improvements to be constructed and/or owned by the District; and

D. Crowfoot Valley Ranch Metropolitan District No. 2 has issued its Junior Lien Limited Tax General Obligation Bonds, Series 2022C(3) (in the Total Aggregate Principal Amount of up to \$28,563,000) (the “**Series 2022C Bonds**”), pursuant to the Indenture of Trust (Junior Lien) dated as of December 1, 2022.

E. HT Canyons South Development LP (“**HT Canyons South**”) is a property owner and developer of real property located within the Districts.

F. The District and HT Canyons South entered into a Construction Funding Agreement, date October 27, 2020, (the “**Construction Funding Agreement**”) under which HT Canyons South agreed to construct Public Improvements, specifically concrete and paving improvements for the street and roadways in Canyons South Filing 1A, via a construction contract with Scott Contracting, dated April 2, 2020, and the District agreed to reimburse HT Canyons South for certified costs related to construction of the Public Improvements.

G. The District and Canyons South LLC entered into a Facilities Funding and Acquisition Agreement, dated as of February 2, 2007 (the “**2007 FFAA**”) for the purpose of providing payment to Canyons South, LLC for its costs incurred in the planning, design, engineering, acquisition, construction, installation and completion of the Public Improvements.

H. Canyons South, LLC and HT Canyons South entered into an Assignment and Assumption of Agreement (Facilities Funding and Acquisition Agreement), dated May 11, 2018, for the purpose of assigning Canyons South, LLC’s right, title and interest in, to and under the 2007 FFAA to HT Canyons South.

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I. In conjunction with issuance of the 2022C Bonds, the 2007 FFAA has subsequently been amended pursuant to the First Amendment to Facilities Funding and Acquisition Agreement, dated December 5, 2022 to, among other things, add Crowfoot Valley Ranch Metropolitan District No. 2 as a party and to recognize the issuance of the 2022C Bonds (the "**Reimbursement Agreement**").

J. Pursuant to the Construction Funding Agreement and the Reimbursement Agreement, the District's engineer, Ranger Engineering, LLC ("**Ranger**"), has reviewed invoices, construction plans, proof of payments and lien releases, and/or other satisfactory evidence of costs of the Public Improvements, including visits for verification purposes and to provide certification of costs associated with the Public Improvements being constructed.

K. Via a report dated February 27, 2024, ("**Report #05**") Ranger has certified a total of \$4,660,023.48 in additional costs associated with the Public Improvements (the "**Certified Costs**"), see Exhibit A attached hereto.

L. The Board of Directors (the "**Board**") of the District hereby finds and determines that it is appropriate and necessary for the Board to consider and accept Ranger's Report #05.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Crowfoot Valley Ranch Metropolitan District No. 1 as follows:

1. **Recitals.** The Recitals to this Resolution are adopted as the findings of the Board and incorporated herein by reference.

2. **Acceptance of Engineer's Report.** In connection with the Public Improvements, Ranger has reviewed construction plans, invoices, and proof of payment and lien waivers, and visually inspected the location of the Public Improvements and drafted Report #05, attached hereto as Exhibit A, wherein Ranger (i) confirms the costs associated with the Public Improvements are qualified eligible costs of the District, constructed in general conformance with the approved construction documents and are in satisfactory form and condition, (ii) confirms the Public Improvements are fit for their intended purposes and the costs set forth in Report #05 are reasonable and consistent with fair market costs of similar public improvements, and (iii) recommends the District accept the summarized details attached to Report #05 which summarized the costs associated with construction of the Public Improvements pursuant to the Construction Funding Agreement and Reimbursement Agreement from August 2023 to December 2023 with the Certified Costs totaling \$4,660,023.48.

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3. **Acceptance of Certified Costs.** The District hereby accepts the Certified Costs, in the amount of \$4,660,023.48, to be accepted as of the date hereof.

4. **Severability.** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

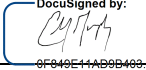
5. **Ratification and Related Authorization.** All acts, order, resolutions, ordinances or parts thereof, of the District, in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed so as to revive any act, order, resolution or ordinance, or part thereof, heretofore repealed. The District's directors, officers and agents are hereby authorized and directed to execute and deliver such other subsequent filings, documents and certificates, and to take such other action as may be necessary or appropriate in order to effectuate the purposes of this Resolution.

6. **Effective Date.** This Resolution shall take effect and be enforced immediately upon its approval by the Board.

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ADOPTED this 5th day of April, 2024.

CROWFOOT VALLEY RANCH
METROPOLITAN DISTRICT NO. 1

By  _____
President

ATTEST:


 _____
Secretary or Assistant Secretary

EXHIBIT A

Ranger's Report #05



ENGINEER'S REPORT and CERTIFICATION #05
CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

PREPARED FOR:

Crowfoot Valley Ranch Metropolitan District No. 1
c/o Special District Management Services, Inc.
141 Union Blvd, Suite 150
Lakewood, CO 80228

PREPARED BY:

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

DATE PREPARED:

February 27, 2024



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ENGINEER'S REPORT

Introduction

Ranger Engineering, LLC ("Ranger"), was retained by Crowfoot Valley Ranch Metropolitan District No. 1 ("District") as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District.

The District is located within the Douglas County, CO ("County"). The development area is approximately 2,043 acres. This certification considers direct construction costs within and without the District boundaries.

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report, for hard costs primarily from August 2023 to December 2023, are valued at **\$4,660,023.48**. Table I summarizes costs certified to date.

Cert No.	Date	Costs Paid This Period	District Eligible Costs this Period	Total Eligible Costs to Date
01	10/16/2020	\$6,252,956.27	\$6,252,956.27	\$6,252,956.27
02	12/3/2020	\$1,168,825.75	\$1,168,825.75	\$7,421,782.02
03	6/17/2022	\$6,564,423.07	\$6,564,423.07	\$13,986,205.09
04	11/1/2023	\$24,321,136.11	\$22,495,688.06	\$36,481,893.15
05	2/27/2024	\$5,270,936.59	\$4,660,023.48	\$41,141,916.63
Totals		\$43,578,277.78	\$41,141,916.63	

Table II summarizes the cost breakdown of the construction costs. Tables III provides category breakdowns of construction costs reviewed for this certification. IV provides a detailed breakdown of the eligible hard costs per the Service Plan categories. Soft costs were not provided for review.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Amended and Restated Consolidated Service Plan for Crowfoot Valley Ranch Metropolitan District No. 1 and Crowfoot Valley Ranch Metropolitan District No. 2; Prepared by Grimshaw & Harring, P.C. submitted August 12, 2002 ("Service Plan"), as well as the First Amendment to Service Plan ("Amendment").

Section I.D of the Service Plan states:

This Service Plan shows that the Districts are appropriate and economically feasible entities to finance, manage, operate, and maintain selected public services and improvements for the benefit of the landowners and residents of the Development. This Service Plan includes satisfactorily evidence that the follow requirements of Section 32-1-203, C.R.S., as amended have been met:

Section I.G of the Service Plan further states:



There are currently no other entities in existence in the Development which have the ability and/or desire to undertake the design, financing, construction and operation and maintenance of the improvements designated herein which are needed for the community. It is also the Developer's understanding that the County does not consider it feasible or practicable to provide the necessary services and facilities for the Development, as further described herein. Consequently, use of the Districts is deemed necessary for the provision of public improvements in the Development.

Section III.B of the Service Plan further states:

The Districts have the power and authority to provide jointly the services listed below. The specific improvements addressed by the Districts as capital construction items, (as opposed to the Developer or others) depend on the financial wherewithal of the Districts, but any one or a number of the improvements described below may be constructed by the Districts. It is intended, in any event, that the Districts will fund the operation and maintenance of all facilities not dedicated to or owned by the County.

Section 2 of the Amendment states:

The Board of Directors of the Districts have determined it to be in the best interests of the Districts to amend their CSP in order to (1) increase the Districts' total debt limit from \$53 million to \$70 million to account for differences in the original capital plan and significant increases in the costs of construction since 2002.

Exhibit C of the Service Plan shows the Maps of the District. Ranger has determined that the constructed improvements and associated soft and indirect construction costs ("Public Improvements") under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

Scope of Certification

The Service Plan states that the District shall have the power to construct Public Improvements in accordance with the Special District Act. Based on Ranger's experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements (including storm water), Streets Improvements, Traffic and Safety Control Improvements and Parks and Recreation Improvements. Soft costs were not submitted for review. Only Capital improvements have been considered for reimbursement. For a detailed breakdown of district eligible costs, refer to Tables III - IV.

General Methodology

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

Phase I – Authorization to Proceed and Document Gathering

Ranger was authorized to proceed with the Engineer's Certification in March 2020. Ranger received initial documentation in September 2020. Subsequent supporting documentation for construction improvements was delivered by the District on an ongoing basis through the current period.



Phase II – Site Visit

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the County or another third party provided QA/QC and acceptance of the improvements. Calibre Engineering, Inc. is the Engineer of Record.

Phase III – Review of Documentation

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

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

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

Phase IV – Verification of Construction Quantities

Construction quantity take-offs were performed from available construction drawings, plats, and site plans. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger reviewed the prime contracts as well as detailed construction pay applications. Scott Contracting, Inc. (“Contractor”) was utilized on this project to perform and oversee multiple scopes of work within the area as well as offsite, and only costs related to Public Improvements were considered District eligible. Additional vendors provided smaller scopes of work onsite

Phase VI – Verification of Payment for Public Costs

HT Canyons South Development LP (“Developer”) provided payments for hard costs related to the construction of the Public Improvements. Copies of checks with clear dates were provided with invoices and pay applications verifying payments to date with each pay request. Only costs with an approved form of proof of payment have been certified in this report.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer’s Certification by determining which improvements were eligible for District reimbursement and what percent of the costs for those improvements were reimbursable. An overall percentage for the current Filings 1, 2, and 3 was identified as 51.8% district eligible. The percentage was identified by comparing public (Tracts and Right of Way) versus private (Lots) areas per the approved construction plans and plats.

Public Improvement for this certification includes streets and traffic and safety control improvements. The tables in this report identify eligible Capital costs directly paid by the Developer.



ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of Capital costs related to the Public Improvements considered in the attached Engineer's Report dated February 27, 2024 including soft & indirect, District funded, and hard costs, are valued at **\$4,660,023.48**. In the opinion of the Independent Consulting Engineer, the above stated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Regards,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "Collin D. Koranda", is written over a light blue rectangular background.

Collin D. Koranda, P. E.



APPENDIX A

Documents Reviewed

Construction Documents

- Canyons South Filing No. 1A Proposed Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Filing No. 1A Proposed Sanitary Sewer and Water Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Filing No. 1 Proposed Pinery Offsite Sanitary Sewer Plans. Prepared by Calibre Engineering, Inc. Dated 08/9/19.
- Canyons South Filing No. 1A Proposed Channel Improvement Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Filing No. 1A Proposed Sanitary Sewer Outfall Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Planned Development (PD), 5th Amendment. Prepared by Dig Studio, Inc. Recording #2017027034.
- Canyons South Filing No. 1A, 1st Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 11/18/19.
- Canyons South Filing No. 1A, 2nd Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 06/08/2020.
- Canyons South Filing No. 1A, 3rd Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 02/07/2020.
- Canyons South Crowfoot Valley Road Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 12/7/21.
- Canyons South Longstory Ave Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 11/4/21.
- Canyons South Longstory Ave Sanitary Sewer and Water Plans. Prepared by Calibre Engineering, Inc. Dated 11/2/21.
- Canyons South Grading and Erosion Control Plans. Prepared by Calibre Engineering, Inc. Dated 7/21/21.
- Canyons South Filing No. 2 Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 7/23/21.
- Canyons South Filing No. 2 Sanitary Sewer and Water Plans. Prepared by Calibre Engineering, Inc. Dated 7/22/21.
- Canyons South Filing No. 2 Plat. Prepared by Aztec Consultants, Inc. Dated 8/4/22.
- Canyons South Filing No. 3 Plat. Prepared by Aztec Consultants, Inc. Dated 12/8/22.



Contractor Pay Applications

- W.W. Clyde & Co – Canyons F3&4 Pay Application 6 (1) – 1/2/24.

District Documents

- Amended and Restated Consolidated Service Plan for Crowfoot Valley Ranch Metropolitan District No. 1 and Crowfoot Valley Ranch Metropolitan District No. 2. Prepared by Grimshaw & Harrington P.C. Submitted August 12, 2002.
- Crowfoot Valley Ranch Metropolitan Districts First Amendment to Service Plan.



Crowfoot Valley Ranch Metropolitan District No. 1
Summary of Costs
Table II

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 43,578,277.78	\$ 5,270,936.59	\$ 41,141,916.63	\$ 4,660,023.48	88.4%
Totals	\$ 43,578,277.78	\$ 5,270,936.59	\$ 41,141,916.63	\$ 4,660,023.48	88.4%



Crowfoot Valley Ranch Metropolitan District No. 1
Construction Costs Summary By Category
Table III

Category	Total Eligible Cost by Category		Category Percentage
Water	\$	4,517,459.82	11.0%
Sanitation	\$	9,453,357.58	23.0%
Streets	\$	21,624,284.09	52.6%
Traffic & Safety Control	\$	557,036.63	1.4%
Parks and Recreation	\$	4,989,778.51	12.1%
	\$	41,141,916.63	100.0%

Category	Eligible Cost by Category This Period		Category Percentage
Water	\$	944,709.10	20.3%
Sanitation	\$	1,757,867.62	37.7%
Streets	\$	1,770,714.63	38.0%
Traffic & Safety Control	\$	24,041.98	0.5%
Parks and Recreation	\$	162,690.15	3.5%
	\$	4,660,023.48	100.0%



Crowfoot Valley Ranch Metropolitan District No. 1
Construction Costs Detail
Table IV

Contract Values					Payments Made				Eligibility				Submitted Invoices		
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Cert 05	
W.W. Clyde & Co. - Canyons F3	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	6 (1) 1/2/2024
Estimate Level Costs	2	LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	87%	\$ -	\$ -	\$ -	\$ -	\$ -
UT General Super	194	HR	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	87%	\$ -	\$ -	\$ -	\$ -	\$ -
CC General Super	28	HR	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	87%	\$ -	\$ -	\$ -	\$ -	\$ -
EW General Super	222	HR	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	87%	\$ -	\$ -	\$ -	\$ -	\$ -
STR General Super	24	HR	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	87%	\$ -	\$ -	\$ -	\$ -	\$ -
Non Revenue Items	0	LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	87%	\$ -	\$ -	\$ -	\$ -	\$ -
Mobilization	1	EA	\$ 109,209.65	\$ 109,209.65	\$ 109,209.65	100%	\$ 5,460.48	\$ 103,749.17	Multiple	87%	\$ 90,778.25	\$ 90,778.25	\$ 103,749.17	\$	\$ 109,209.65
Remaining GC's	1	EA	\$ 2,590.35	\$ 2,590.35	\$ 2,590.35	100%	\$ 129.52	\$ 2,460.83	Multiple	87%	\$ 2,153.17	\$ 2,153.17	\$ 2,460.83	\$	\$ 2,590.35
DEMO - WL Existing Hydrant	1	EA	\$ 1,860.00	\$ 1,860.00	\$ 1,860.00	100%	\$ 93.00	\$ 1,767.00	Multiple	52%	\$ 914.46	\$ 914.46	\$ 1,767.00	\$	\$ 1,860.00
Sediment Basin	2	EA	\$ 18,400.00	\$ 36,800.00	\$ 36,800.00	100%	\$ 1,840.00	\$ 34,960.00	Multiple	52%	\$ 18,092.61	\$ 18,092.61	\$ 34,960.00	\$	\$ 36,800.00
EC - Seeding - Mulch	30	AC	\$ 1,700.00	\$ 51,000.00	\$ 51,000.00	100%	\$ 2,550.00	\$ 48,450.00	Multiple	52%	\$ 25,074.00	\$ 25,074.00	\$ 48,450.00	\$	\$ 51,000.00
ERO - Silt Fence	7470	LF	\$ 1.65	\$ 12,325.50	\$ 12,325.50	100%	\$ 616.28	\$ 11,709.23	Multiple	52%	\$ 6,059.80	\$ 6,059.80	\$ 11,709.23	\$	\$ 12,325.50
EC - Staging Area	2	EA	\$ 7,090.00	\$ 14,180.00	\$ 14,180.00	100%	\$ 709.00	\$ 13,471.00	Multiple	52%	\$ 6,971.56	\$ 6,971.56	\$ 13,471.00	\$	\$ 14,180.00
EC - Vehicle Tracking Control	2	EA	\$ 3,120.00	\$ 6,240.00	\$ 6,240.00	100%	\$ 312.00	\$ 5,928.00	Multiple	52%	\$ 3,067.88	\$ 3,067.88	\$ 5,928.00	\$	\$ 6,240.00
Diversion Ditch	700	LF	\$ 1.45	\$ 1,015.00	\$ 1,015.00	100%	\$ 50.75	\$ 964.25	Multiple	52%	\$ 499.02	\$ 499.02	\$ 964.25	\$	\$ 1,015.00
Inlet/Outlet Protection	14	EA	\$ 390.00	\$ 5,460.00	\$ 5,460.00	100%	\$ 273.00	\$ 5,187.00	Multiple	52%	\$ 2,684.39	\$ 2,684.39	\$ 5,187.00	\$	\$ 5,460.00
Washout Structure	2	EA	\$ 851.00	\$ 1,702.00	\$ 1,702.00	100%	\$ 85.10	\$ 1,616.90	Multiple	52%	\$ 836.78	\$ 836.78	\$ 1,616.90	\$	\$ 1,702.00
Road Sub-EX (5" From Subgrade)	32425	CY	\$ 3.35	\$ 108,623.75	\$ 108,623.75	100%	\$ 5,431.19	\$ 103,192.56	Multiple	52%	\$ 53,404.56	\$ 53,404.56	\$ 103,192.56	\$	\$ 108,623.75
Cut/Fill (15% Shrink)	35314	CY	\$ 3.05	\$ 107,707.70	\$ 107,707.70	100%	\$ 5,385.39	\$ 102,322.32	Multiple	52%	\$ 52,954.18	\$ 52,954.18	\$ 102,322.32	\$	\$ 107,707.70
Import To Fill (North To South 15% g	97271	CY	\$ 5.90	\$ 573,898.90	\$ 573,898.90	100%	\$ 28,694.95	\$ 545,203.96	Multiple	52%	\$ 282,155.75	\$ 282,155.75	\$ 545,203.96	\$	\$ 573,898.90
Export To Pile (F4)	18511	CY	\$ 2.50	\$ 46,277.50	\$ 46,277.50	100%	\$ 2,313.88	\$ 43,963.63	Multiple	52%	\$ 22,752.20	\$ 22,752.20	\$ 43,963.63	\$	\$ 46,277.50
F 4 Rebalance	127000	CY	\$ 3.10	\$ 393,700.00	\$ 186,000.00	47%	\$ 9,300.00	\$ 176,700.00	Multiple	52%	\$ 91,446.37	\$ 91,446.37	\$ 176,700.00	\$	\$ 186,000.00
SS - Tie-in (to Existing MH)	1	EA	\$ 2,740.00	\$ 2,740.00	\$ 2,740.00	100%	\$ 137.00	\$ 2,603.00	Sanitation	100%	\$ 2,603.00	\$ 2,603.00	\$ 2,603.00	\$	\$ 2,740.00
"SS - Main 08"	1000	LF	\$ 101.00	\$ 101,000.00	\$ 101,000.00	100%	\$ 5,050.00	\$ 95,950.00	Sanitation	100%	\$ 95,950.00	\$ 95,950.00	\$ 95,950.00	\$	\$ 101,000.00
"SS MH - 48" Precast"	6	EA	\$ 7,350.00	\$ 44,100.00	\$ 44,100.00	100%	\$ 2,205.00	\$ 41,895.00	Sanitation	100%	\$ 41,895.00	\$ 41,895.00	\$ 41,895.00	\$	\$ 44,100.00
"ST - RCP 48"	323	LF	\$ 329.00	\$ 106,267.00	\$ 106,267.00	100%	\$ 5,313.35	\$ 100,953.65	Sanitation	100%	\$ 100,953.65	\$ 100,953.65	\$ 100,953.65	\$	\$ 106,267.00
"ST - RCP 24 "	200	LF	\$ 143.00	\$ 28,600.00	\$ 28,600.00	100%	\$ 1,430.00	\$ 27,170.00	Sanitation	100%	\$ 27,170.00	\$ 27,170.00	\$ 27,170.00	\$	\$ 28,600.00
"ST - RCP 18 "	100	LF	\$ 111.00	\$ 11,100.00	\$ 11,100.00	100%	\$ 555.00	\$ 10,545.00	Sanitation	100%	\$ 10,545.00	\$ 10,545.00	\$ 10,545.00	\$	\$ 11,100.00
"ST - RCP 48 FES"	2	EA	\$ 6,200.00	\$ 12,400.00	\$ 12,400.00	100%	\$ 620.00	\$ 11,780.00	Sanitation	100%	\$ 11,780.00	\$ 11,780.00	\$ 11,780.00	\$	\$ 12,400.00
"ST MH - 72" CIP"	1	EA	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	100%	\$ 540.00	\$ 10,260.00	Sanitation	100%	\$ 10,260.00	\$ 10,260.00	\$ 10,260.00	\$	\$ 10,800.00
"ST MH - 60" CIP"	2	EA	\$ 7,280.00	\$ 14,560.00	\$ 14,560.00	100%	\$ 728.00	\$ 13,832.00	Sanitation	100%	\$ 13,832.00	\$ 13,832.00	\$ 13,832.00	\$	\$ 14,560.00
Permits	1	LS	\$ 16,703.38	\$ 16,703.38	\$ 16,703.38	100%	\$ 835.17	\$ 15,868.21	Sanitation	100%	\$ 15,868.21	\$ 15,868.21	\$ 15,868.21	\$	\$ 16,703.38
SS - Tie-in (connect To Stub)	1	EA	\$ 1,380.00	\$ 1,380.00	\$ 1,380.00	100%	\$ 69.00	\$ 1,311.00	Sanitation	100%	\$ 1,311.00	\$ 1,311.00	\$ 1,311.00	\$	\$ 1,380.00
SS - Main 8"	3511	LF	\$ 101.00	\$ 354,611.00	\$ 354,611.00	100%	\$ 17,730.55	\$ 336,880.45	Sanitation	100%	\$ 336,880.45	\$ 336,880.45	\$ 336,880.45	\$	\$ 354,611.00
SS MH - 48 Precaset	22	EA	\$ 7,350.00	\$ 161,700.00	\$ 161,700.00	100%	\$ 8,085.00	\$ 153,615.00	Sanitation	100%	\$ 153,615.00	\$ 153,615.00	\$ 153,615.00	\$	\$ 161,700.00
SS - Service 4"	90	EA	\$ 3,810.00	\$ 342,900.00	\$ 342,900.00	100%	\$ 17,145.00	\$ 325,755.00	Sanitation	100%	\$ 325,755.00	\$ 325,755.00	\$ 325,755.00	\$	\$ 342,900.00
WL - Tie to Existing Stub/BO 3"	4	EA	\$ 912.00	\$ 3,648.00	\$ 3,648.00	100%	\$ 182.40	\$ 3,465.60	Water	100%	\$ 3,465.60	\$ 3,465.60	\$ 3,465.60	\$	\$ 3,648.00
WL - Main 8"	4627	LF	\$ 79.20	\$ 366,458.40	\$ 366,458.40	100%	\$ 18,322.92	\$ 348,135.48	Water	100%	\$ 348,135.48	\$ 348,135.48	\$ 348,135.48	\$	\$ 366,458.40
WL - Gate Valve 8"	18	EA	\$ 3,720.00	\$ 66,960.00	\$ 66,960.00	100%	\$ 3,348.00	\$ 63,612.00	Water	100%	\$ 63,612.00	\$ 63,612.00	\$ 63,612.00	\$	\$ 66,960.00
"WL - Bend 08 "	24	EA	\$ 832.00	\$ 19,968.00	\$ 19,968.00	100%	\$ 998.40	\$ 18,969.60	Water	100%	\$ 18,969.60	\$ 18,969.60	\$ 18,969.60	\$	\$ 19,968.00
"WL - Cross 08 "	1	EA	\$ 1,480.00	\$ 1,480.00	\$ 1,480.00	100%	\$ 74.00	\$ 1,406.00	Water	100%	\$ 1,406.00	\$ 1,406.00	\$ 1,406.00	\$	\$ 1,480.00
"WL - Tee 08 "	2	EA	\$ 1,260.00	\$ 2,520.00	\$ 2,520.00	100%	\$ 126.00	\$ 2,394.00	Water	100%	\$ 2,394.00	\$ 2,394.00	\$ 2,394.00	\$	\$ 2,520.00
WL - Fire Hydrant Asy - Tee - GB - P	11	EA	\$ 11,150.00	\$ 122,650.00	\$ 122,650.00	100%	\$ 6,132.50	\$ 116,517.50	Water	100%	\$ 116,517.50	\$ 116,517.50	\$ 116,517.50	\$	\$ 122,650.00
"WL - Depression 08"	2	EA	\$ 5,490.00	\$ 10,980.00	\$ 10,980.00	100%	\$ 549.00	\$ 10,431.00	Water	100%	\$ 10,431.00	\$ 10,431.00	\$ 10,431.00	\$	\$ 10,980.00
"WL - Plug 08 "	1	EA	\$ 778.00	\$ 778.00	\$ 778.00	100%	\$ 38.90	\$ 739.10	Water	100%	\$ 739.10	\$ 739.10	\$ 739.10	\$	\$ 778.00
"WL - Service 3/4" Pot W/Pit"	90	EA	\$ 2,430.00	\$ 218,700.00	\$ 218,700.00	100%	\$ 10,935.00	\$ 207,765.00	Water	100%	\$ 207,765.00	\$ 207,765.00	\$ 207,765.00	\$	\$ 218,700.00
"IRR - Service 1-1/2" Pot W/Pit"	1	EA	\$ 11,650.00	\$ 11,650.00	\$ 11,650.00	100%	\$ 582.50	\$ 11,067.50	Parks and Recreation	100%	\$ 11,067.50	\$ 11,067.50	\$ 11,067.50	\$	\$ 11,650.00
WL - Castle Rock Testing	5820	LF	\$ 6.15	\$ 35,793.00	\$ 35,793.00	100%	\$ 1,789.65	\$ 34,003.35	Water	100%	\$ 34,003.35	\$ 34,003.35	\$ 34,003.35	\$	\$ 35,793.00
"ST - RCP 24 "	778	LF	\$ 143.00	\$ 111,254.00	\$ 111,254.00	100%	\$ 5,562.70	\$ 105,691.30	Sanitation	100%	\$ 105,691.30	\$ 105,691.30	\$ 105,691.30	\$	\$ 111,254.00
"ST - RCP 18 "	545	LF	\$ 111.00	\$ 60,495.00	\$ 60,495.00	100%	\$ 3,024.75	\$ 57,470.25	Sanitation	100%	\$ 57,470.25	\$ 57,470.25	\$ 57,470.25	\$	\$ 60,495.00
"ST - RCP 24" FES"	2	EA	\$ 4,160.00	\$ 8,320.00	\$ 8,320.00	100%	\$ 416.00	\$ 7,904.00	Sanitation	100%	\$ 7,904.00	\$ 7,904.00	\$ 7,904.00	\$	\$ 8,320.00
"Type M (Soil-Filled) RipRap 12 Ta	70	CY	\$ 163.00	\$ 11,410.00	\$ 11,410.00	100%	\$ 570.50	\$ 10,839.50	Sanitation	100%	\$ 10,839.50	\$ 10,839.50	\$ 10,839.50	\$	\$ 11,410.00
"Type M RipRap Pads 12"	128	CY	\$ 144.00	\$ 18,432.00	\$ 18,432.00	100%	\$ 921.60	\$ 17,510.40	Sanitation	100%	\$ 17,510.40	\$ 17,510.40	\$ 17,510.40	\$	\$ 18,432.00



Exhibit A

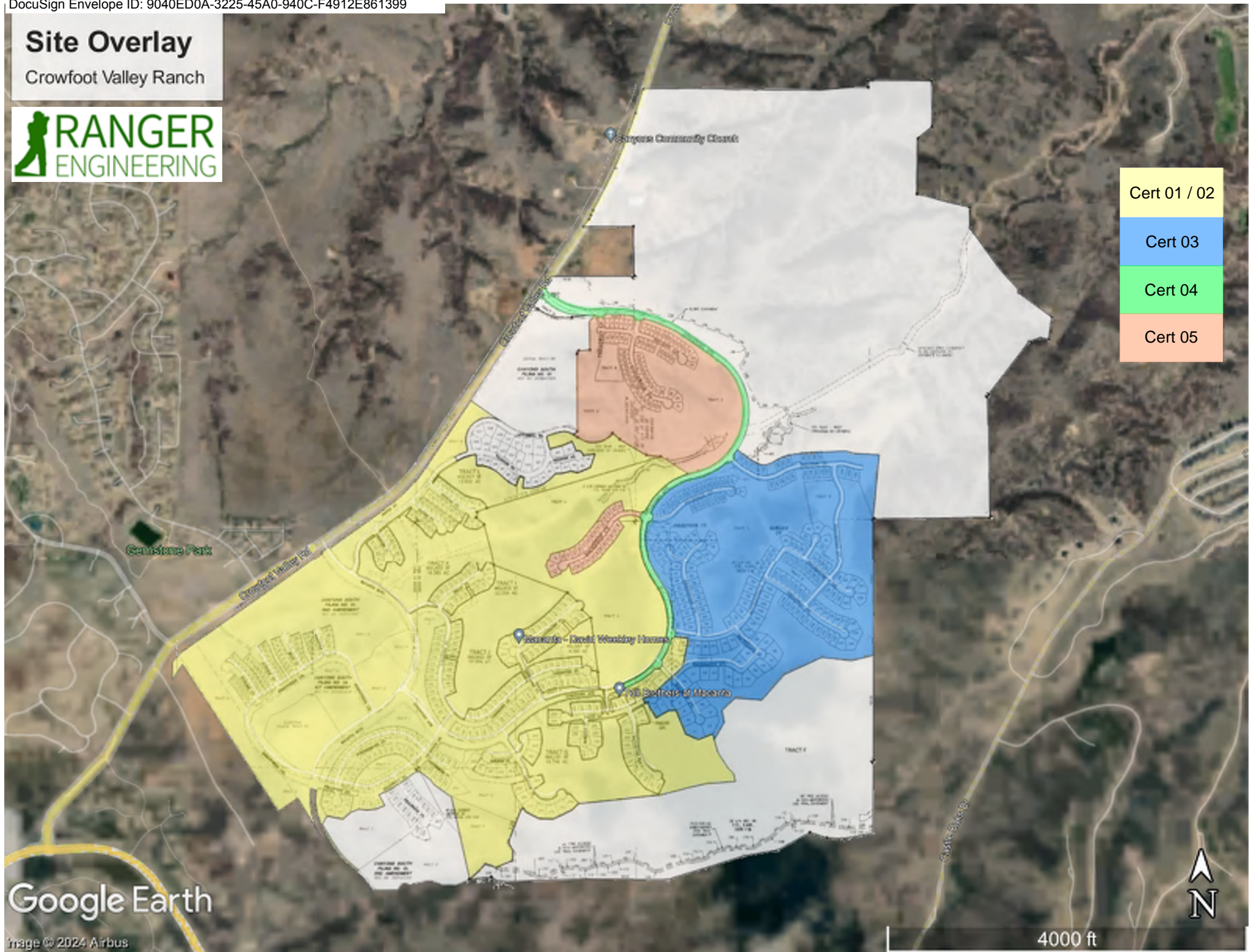
Crowfoot Valley Ranch Site Plan Overlay

Site Overlay

Crowfoot Valley Ranch



- Cert 01 / 02
- Cert 03
- Cert 04
- Cert 05



Google Earth

4000 ft

