

Upon recording return to:

The Shores on Plum Creek Metropolitan District Nos. 1-10  
c/o Spencer Fane LLP  
1700 Lincoln Street, Suite 2000  
Denver, Colorado 80203

**GENERAL DISCLOSURE AND COMMON QUESTIONS  
REGARDING THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NOS. 1-10  
WELD COUNTY, COLORADO**

**1. What is a special district and what does it do?**

Colorado special districts are local governments just as municipalities and counties are considered local governments. Often, municipalities and counties are limited by law and other factors as to the services they may provide. Therefore, special districts are formed to provide necessary public services that the municipality or county cannot otherwise provide.

The Shores on Plum Creek Metropolitan District Nos. 1-5 was organized pursuant to Orders of the Weld County District Court following an election held on May 8, 2018 for The Shores on Plum Creek Metropolitan District Nos. 1-5 and at a special election held on March 12, 2019 for The Shores on Plum Creek Metropolitan District Nos. 6-10, at which elections a majority of the eligible electors voted in favor of the formation of each of the Districts, elected members to the initial board of directors and voted in favor of certain tax and debt authorization. District Nos. 1-10 are collectively, the "District".

The District is a quasi-municipal governmental entity with the power to impose property taxes and other fees and charges for services within its boundaries. A map and legal description of Districts 1-10 is attached hereto as Exhibits A. The District is governed by an elected board of directors made up of property owners from each district. The District is an independent unit of local government, separate and distinct from the Town of Frederick (the "Town"), within which the District is located. Pursuant to the Service Plan for the District (the "Service Plan") which was approved on March 27, 2018 by the Town, as was amended December 11, 2018 and may be amended from time to time, the District has the ability to construct and finance major public improvements as well as additional amenities, including, but not limited to park and recreation, landscaping, water, drainage, wastewater and road improvements within its boundaries. The District has the authority to own, operate and maintain public improvements as permitted by the Service Plan or by Intergovernmental Agreement with the Town, as well as prior to dedication and acceptance to the Town, any applicable Water and Sanitation District or a property owners association with the written consent and approval of the Town. If the District is permitted by the Town to operate and maintain such facilities, the expense associated with such activity may be paid from the District's tax revenues and/or fees lawfully imposed by the District.

**2. May the Districts Impose Any Fees Upon Me as a Property Owner?**

Special Districts are governmental entities, and have the power to impose property taxes and to adopt and charge fees, rates, tolls, penalties, or charges for services including but not limited to general administrative, operations and maintenance services. All District fees and rates may be adopted and/or amended from time to time by the District's board of directors at their discretion, as permitted by law and pursuant to the provisions of the Service Plan. Any proposed service fees shall pay for the District costs of providing District services and any District owned public facilities, services and improvements and their administration.

In addition to limitations imposed by law, market constraints require that fees within the District be comparable to fees in competing development areas in order to further the community as an attractive place for individuals to buy homes. Therefore, it is in the best interest to maintain fees in the District comparable to the total fees paid in other similar communities so that the fees paid for the amenities and services in the District is a good value.

A property owners association is separate and distinct from the special district and is generally responsible for reviewing architectural plans for the construction of new homes and enforcing restrictive covenants in the community to help maintain property values. Instead of a property owners association, the District is authorized and will be responsible for the maintenance and operation of the common areas and other landscaping within a community which are owned, operated and maintained by the District. It is currently anticipated that the District will take the place of any property owners' association duties and responsibilities, unless otherwise determined.

**3. How much property tax will the Districts collect to construct improvements and pay for operations and maintenance?**

The District has the authority to impose property taxes for all of the activities identified in its Service Plan, a copy of which is on file with the Town and which is available to prospective purchasers. The District may issue bonds to provide for the costs of capital improvements within its boundaries. Once the bonds are sold, they must be repaid over time with interest. The maximum repayment period for the bonds is generally, forty (40) years. The annual payment on the bonds is known as "debt service." In order to meet the debt service requirements for the bonds, and to pay operations and maintenance costs associated with the provision of services and district administration and operating costs, the District will impose mill levies as limited under the Service Plan.

All District bonds or other obligations of which the District has promised to impose an *ad valorem* property tax mill levy (the "Debt") is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term (generally, 40 years after the initial imposition of such mill levy) and no higher than the Maximum Debt Mill Levy and in accordance with the Service Plan as amended and as restricted by the "Limited Mill Levy" or an *ad valorem* mill levy imposed upon all taxable property of the Districts each year in an amount that does not exceed a combined total of fifty (50) mills for the Debt Mill Levy, Contribution Mill Levy, and Operating Mill Levy; provided that if, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Limited Mill Levy may be increased or decreased to offset such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. The Debt Mill Levy shall be imposed in an amount sufficient to pay the principal of, premium if any, and interest on Debt as the same become due and payable, and to make up any deficiencies in any debt service reserve for the Debt and shall not exceed fifty (50) mills, including the Contribution Mill Levy of three (3) mills to the Town, as adjusted. As of January 1, 2017, the Residential Assessment Ratio was 7.96%. What this means is that the 50 mills at the 7.96 assessment rate, when "Gallagherized" so the mill levy assessed to equal the same amount of taxes collected under an adjusted rate could increase or decrease to be equivalent to the 50 mills assessed in 2017.

Market constraints also require that the mill levy within the District be comparable to mill levies in competing development areas in order to further the community as an attractive place for individuals to buy homes. Therefore, it is in both the District's and the project developer's best interest to maintain mill levies in the

District comparable to the total property taxes paid in other similar communities so that the property taxes paid for the amenities and services in the District is a good value.

It is the intent of the District to dissolve or consolidate upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and if any District has authorized operating functions under an intergovernmental agreement with the Town, to retain only the power necessary to impose and collect taxes or fees to pay for these costs.

**4. Why are special districts used for financing public infrastructure?**

Many areas in Colorado utilize special districts to finance public improvements. Homeowners often are surprised to find that they have lived for years in water and sanitation districts, or other types of special districts. Since cities and counties typically do not provide for construction or installation of water and wastewater systems, roads, or recreation facilities in new communities, special districts are organized to build these facilities. Special districts and the financial powers they utilize, permit early construction of recreation facilities and other amenities for the benefit of the community. Where special districts are established, the costs of public improvements within the community are generally spread over 20 to 30 years and are paid from mill levies which, under current tax laws, may result in federal income tax benefits.

**5. What limitations exist to make sure the Districts do not create unreasonably high mill levies?**

All general obligation bonds anticipated to be issued by the District will be governed by the controls adopted by the Colorado legislature and governing the process by which bonds are issued by special districts. In addition, the Service Plan includes a debt limit, a Maximum Debt Mill Levy, and Maximum Debt Mill Levy Imposition Term. The Limited Mill Levy that may be assessed by the District is 50 mills (less the Contribution Mill Levy of three (3) mills to the Town), subject to adjustment to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters. The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of mills assessed and adjusted since January 1, 2017 as appropriate absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters.

In addition, various voter limitations exist which affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also provides for various legal limitations which may restrict the taxing and spending authority of the District.

The mill levies expected in the District are reasonable and comparable to other developments served by special districts that provide similar services and amenities. The debt limit and the mill levy cap will remain in place for general obligation limited tax bonds issued by the District. These limits, as well as others existing under Colorado law and various voter approvals, are believed to be adequate to control the tax levels within the District.

Market constraints on property sales by the developer also require that the mill levy within the District be comparable to mill levies in competing development areas in order to further the community as an attractive place for individuals to buy homes. Therefore, in the initial stages of the development, it is in both the District's and the project developer's best interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that the property taxes paid for the amenities and services in the District are a good value.

**6. Who bears the risk that the community may not fully develop?**

During the early stages of development, the developer of the project will be providing necessary funding and advancing funds to the District to pay for the public infrastructure construction costs and operational needs. The developer advances will be reimbursed at the time the District is able to issue general obligation, limited tax bonds. Property taxes paid and collected within the District will help pay the costs of all bonds. Therefore, if the actual build-out that occurs is less than what is projected, the individual property owners will not experience an increase in their tax obligations to the District beyond the limits described herein. The limited mill levy will be assessed the same on each home and other taxable property in the District regardless of the number of taxable structures. This results in the risk of development being shared by bondholders and the developer. The property owners also share risk relative to the bonds, but this risk is limited as discussed above.

**7. What will the tax bill look like, and what are the various taxes used for?**

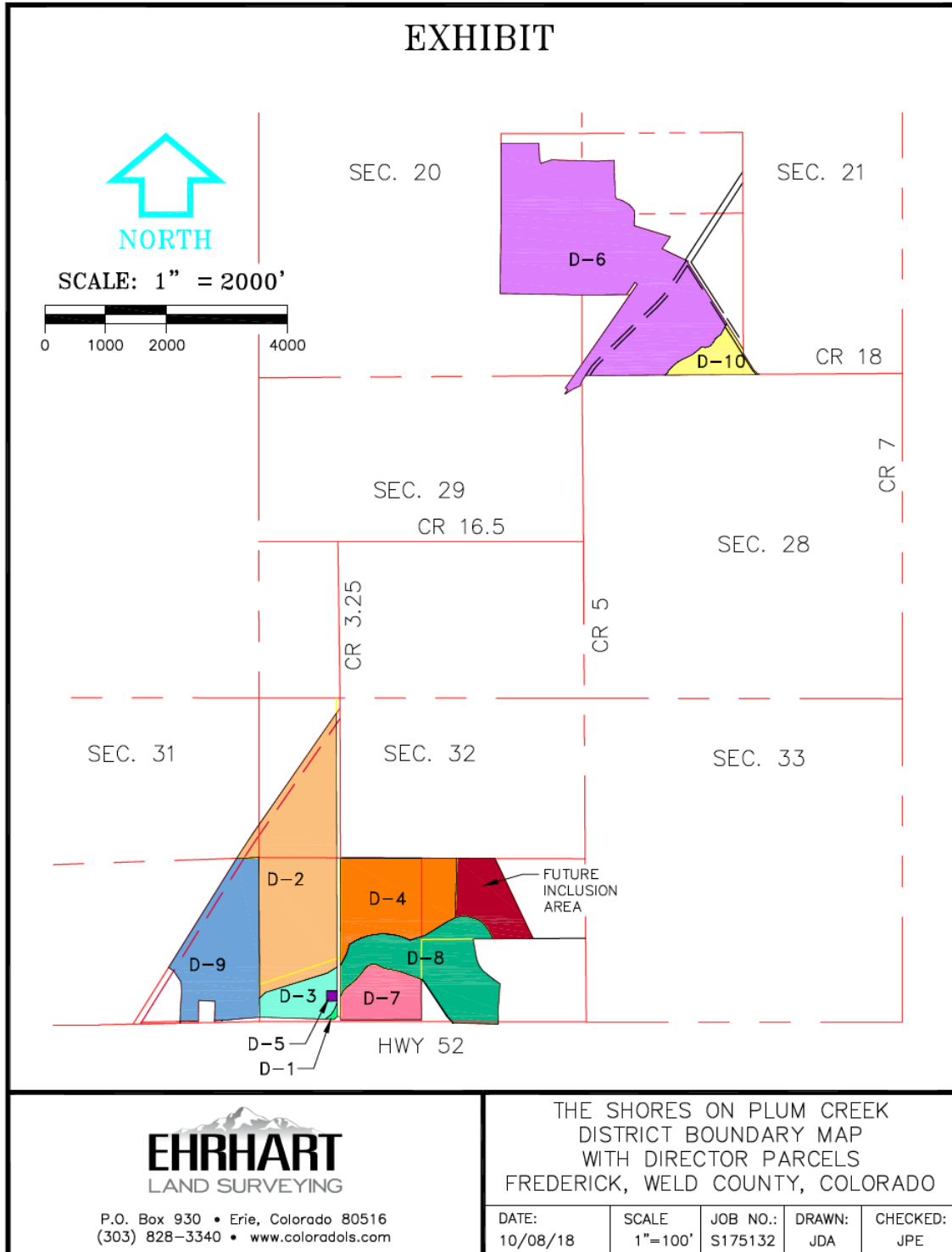
It is anticipated that the tax bill for individual properties will show mill levies for Weld County, the, school districts and various other public service providers, including the District. Colorado municipalities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current total and overlapping mill levy on any property is to directly contact the County Treasurer and Assessor. Attached hereto as Exhibit B is a general formula for the manner in which residential property in Colorado is assessed.

In summary, it is anticipated that the total mill levy charged to properties within the boundaries of the District will be comparable to those of surrounding, similar communities.

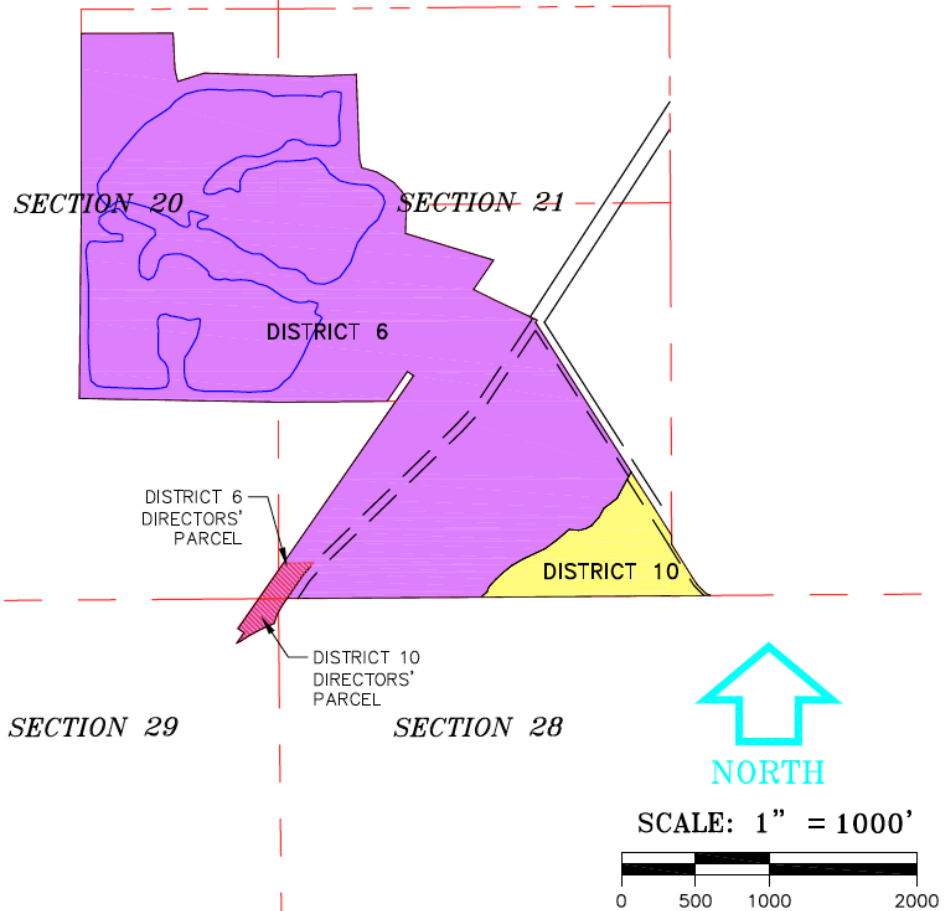
**8. Where can one get additional information regarding the Districts?**

This document is not intended to address all issues associated with special districts generally or with the District specifically. More information may be obtained by contacting the District's manager, Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland, Colorado, 80537, (970) 669-3611; District's general counsel, Spencer Fane LLP, 1700 Lincoln Street, Ste. 2000, Denver, Colorado 80203, (303) 839-3800; the Colorado Department of Local Affairs, (303) 864-7720; or by attending District meetings, which occur normally when posted. Meetings are held at a location either within the District, or if there is no convenient site or meeting location, within 20 miles of the boundaries of the District or the offices of District Council. The District is also required to keep minutes and other records that are open for inspection by any citizen, hold elections for the boards of directors, adopt annual budgets, and submit to financial audits.

**EXHIBIT A**  
**MAP AND LEGAL DESCRIPTION OF THE PROPERTY WITHIN THE**  
**THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NOS. 1-10**



# EXHIBIT



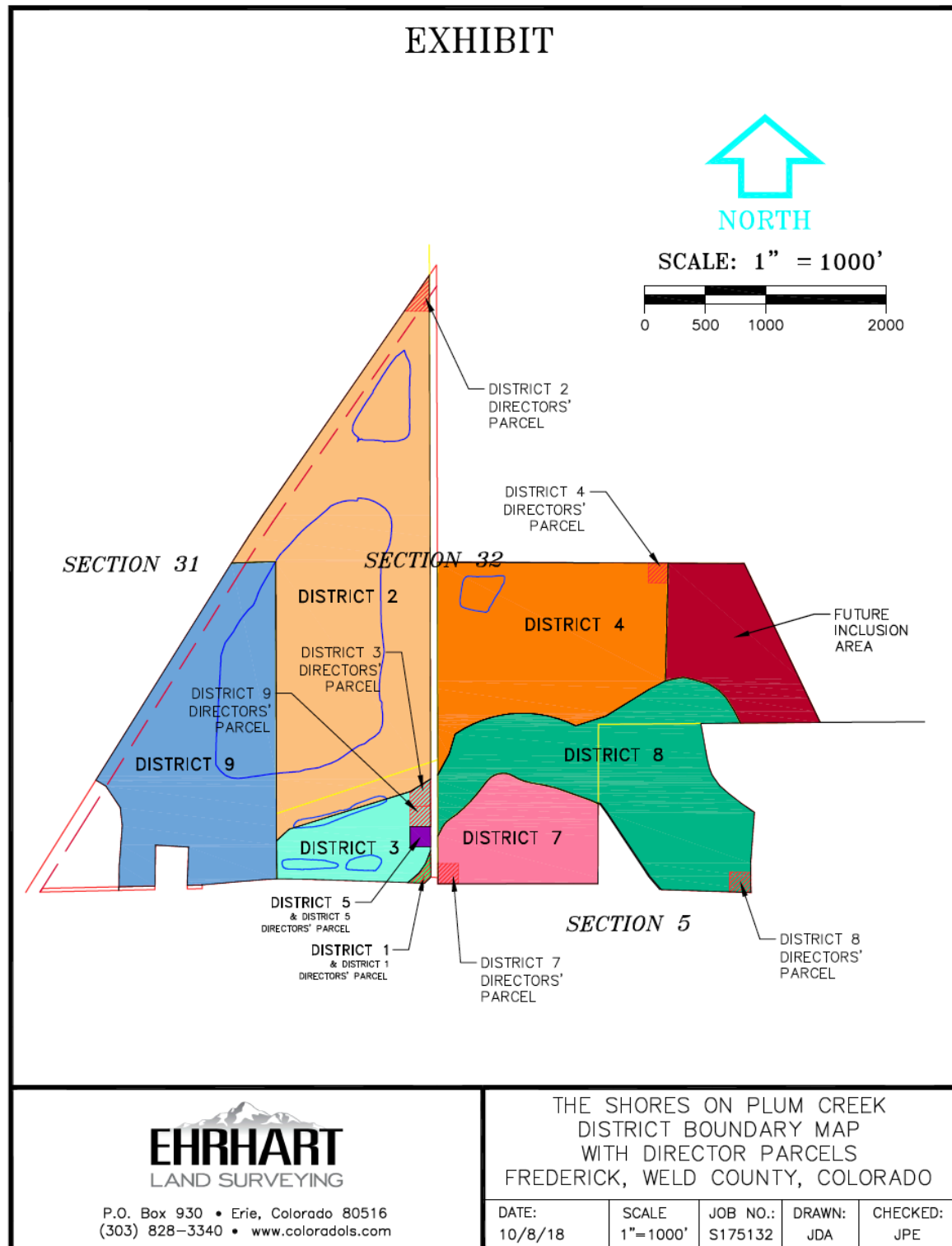
**EHRHART**  
LAND SURVEYING

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(303) 828-3340 • [www.coloradolands.com](http://www.coloradolands.com)

THE SHORES ON PLUM CREEK  
DISTRICT BOUNDARY MAP  
WITH DIRECTOR PARCELS  
FREDERICK, WELD COUNTY, COLORADO

DATE: 10/8/18	SCALE: 1"=1000'	JOB NO.: S175132	DRAWN: JDA	CHECKED: JPE
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# EXHIBIT



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THE SHORES ON PLUM CREEK  
DISTRICT BOUNDARY MAP  
WITH DIRECTOR PARCELS  
FREDERICK, WELD COUNTY, COLORADO

DATE: 10/8/18	SCALE 1"=1000'	JOB NO.: S175132	DRAWN: JDA	CHECKED: JPE
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## EXHIBIT

August 17, 2018

### LEGAL DESCRIPTION: DISTRICT 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOT A, RECORDED EXEMPTION 1313-32-3 RE-3474, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHERLY MOST POINT OF THE SOUTH LINE OF SAID LOT A; THENCE N88°08'41"W ALONG SAID SOUTH LINE A DISTANCE OF 138.81 FEET; THENCE N49°26'13"E A DISTANCE OF 118.00 FEET; THENCE N35°48'20"E A DISTANCE OF 92.60 FEET; THENCE N22°04'59"E A DISTANCE OF 118.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE S00°05'43"E ALONG SAID WEST LINE A DISTANCE OF 218.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52; THENCE S46°00'48"W ALONG SAID NORTHERLY LINE A DISTANCE OF 69.74 FEET TO THE **POINT OF BEGINNING**;

Containing 18,267 SQUARE FEET OR 0.419 ACRE, MORE OR LESS.

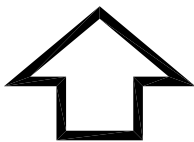
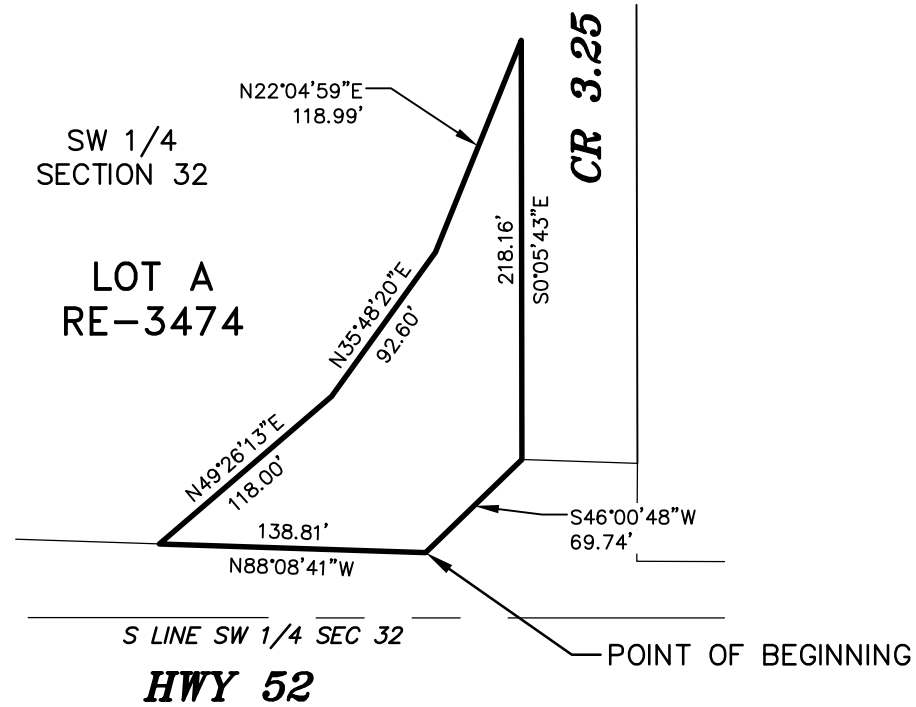
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John P. Ehrhart, PLS



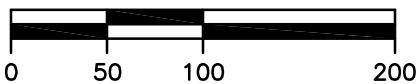
# EXHIBIT

DISTRICT 1



NORTH

SCALE: 1" = 100'



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THE SHORES ON PLUM CREEK  
DISTRICT 1

SW 1/4 SEC 32, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
8/17/18

SCALE  
1"=100'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE



## EXHIBIT

September 14, 2018

### LEGAL DESCRIPTION: DISTRICT 2

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32 AND THE EAST HALF OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOTS A AND B, RECORDED EXEMPTION 1313-32-3 RE-3474, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE S87°59'18"W ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 31 A DISTANCE OF 365.19 FEET TO A POINT ON THE NORTHWESTERLY LINE OF RAILROAD RIGHT OF WAY; THENCE ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N32°01'22"E A DISTANCE OF 33.87 FEET TO A POINT OF CURVATURE; 2) ALONG A 11510.00 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 02°11'45" AND A CHORD BEARING N33°07'15"E A DISTANCE OF 441.09 FEET) AN ARC LENGTH OF 441.12 FEET; 3) N34°46'35"E A DISTANCE OF 2056.26 FEET; THENCE N89°50'16"E A DISTANCE OF 207.87 FEET TO A POINT ON WEST LINE OF WELD COUNTY ROAD 3.25; THENCE S00°09'44"E ALONG SAID WEST LINE A DISTANCE OF 2081.09 FEET; THENCE S00°05'42"E CONTINUING ALONG SAID WEST LINE A DISTANCE OF 1798.97 FEET; THENCE S58°45'14"W A DISTANCE OF 197.65 FEET; THENCE S72°44'26"W A DISTANCE OF 1048.60 FEET; THENCE S47°46'35"W A DISTANCE OF 143.15 FEET TO A POINT ON THE WEST LINE OF SAID LOT A; THENCE N00°10'43"W ALONG THE WEST LINE OF SAID LOT A AND SAID LOT B A DISTANCE OF 2315.02' FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH

**COMMENCING** AT THE NORTHERLY MOST CORNER OF SAID LOT B; THENCE N00°09'44"W ALONG THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25 A DISTANCE OF 174.61 TO A POINT ON THE NORTHWESTERLY LINE OF A RAILROAD RIGHT OF WAY; THENCE S34°46'35"W ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 104.77 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE S00°09'44"E ALONG SAID WEST LINE A DISTANCE OF 297.55 FEET; THENCE S89°50'16"W A DISTANCE OF 207.87 FEET TO A POINT ON SAID NORTHWESTERLY LINE; THENCE N34°46'35"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 362.97 FEET TO THE **TRUE POINT OF BEGINNING**;

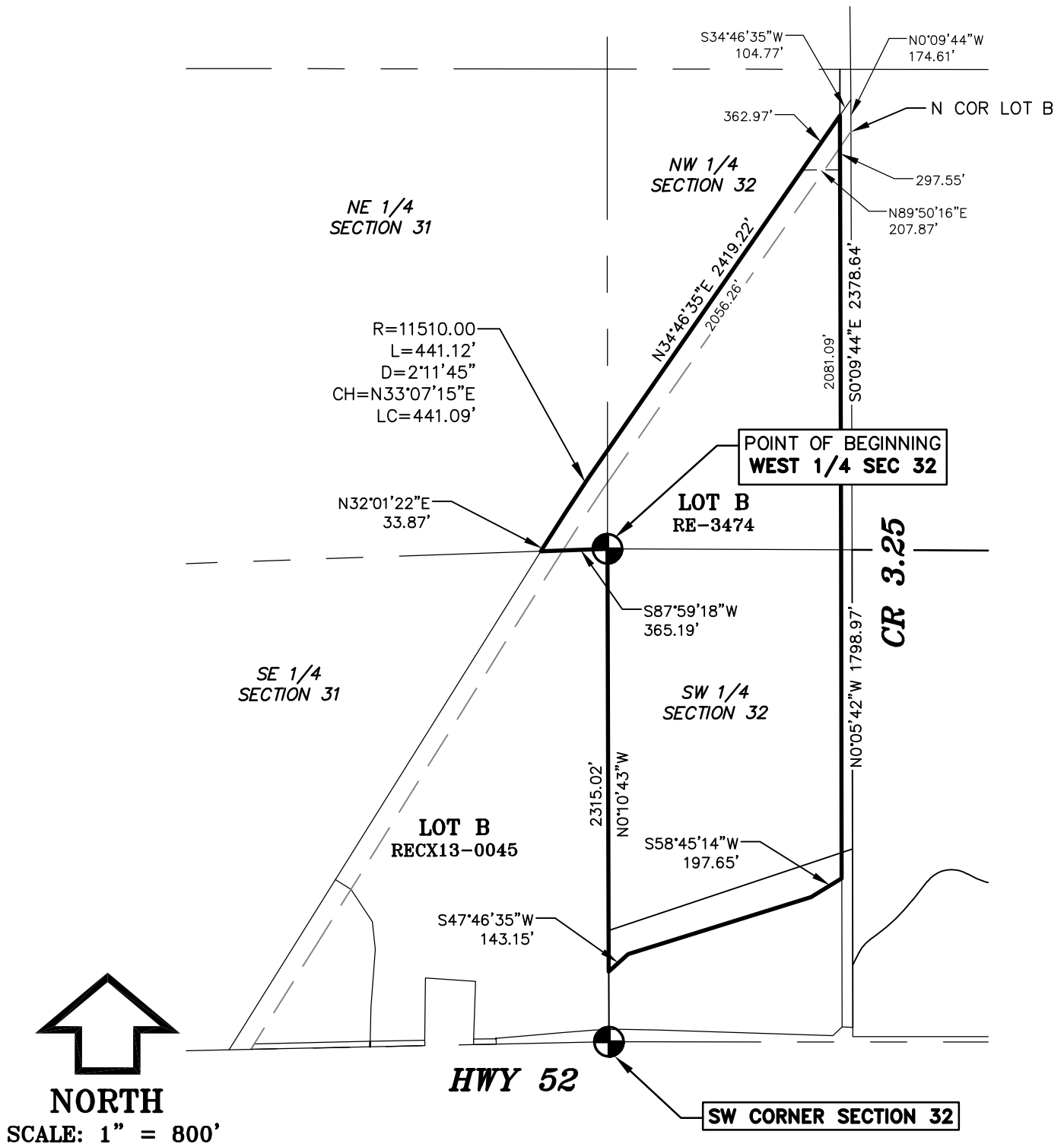
Containing 4,587,744 SQUARE FEET OR 105.320 ACRES, MORE OR LESS.

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John P. Ehrhart, PLS

# EXHIBIT

DISTRICT 2



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THE SHORES ON PLUM CREEK  
DISTRICT 2  
SEC 31 & 32, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
9/14/18

SCALE  
1"=800'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE



## EXHIBIT

September 14, 2018

### LEGAL DESCRIPTION: DISTRICT 3

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOT A, RECORDED EXEMPTION 1313-32-3 RE-3474, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT A; THENCE N00°10'43"W ALONG THE WEST LINE OF SAID LOT A A DISTANCE OF 317.28 FEET; THENCE N47°46'35"E A DISTANCE OF 143.15 FEET; THENCE N72°44'26"E A DISTANCE OF 1048.60 FEET; THENCE S00°05'43"E A DISTANCE OF 458.62 FEET; THENCE N89°54'17"E A DISTANCE OF 169.15 FEET TO THE WEST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE S00°05'43"E ALONG SAID WEST LINE A DISTANCE OF 33.69 FEET; THENCE S22°05'00"W A DISTANCE OF 118.99 FEET; THENCE S35°48'20"W A DISTANCE OF 92.60 FEET; THENCE S49°26'13"W A DISTANCE OF 118.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N88°08'41"W A DISTANCE OF 810.52 FEET; 2) N88°45'25"W A DISTANCE OF 204.77 FEET TO A POINT OF CURVATURE; 3) ALONG A 2916.02 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°26'04" AND A CHORD BEARING S89°05'54"W A DISTANCE OF 73.01 FEET) AN ARC LENGTH OF 73.01 FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT A; THENCE S71°30'29"W A DISTANCE OF 63.23 FEET TO THE WEST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE S00°05'43"E ALONG SAID WEST LINE A DISTANCE OF 141.46 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S00°05'43"E CONTINUING ALONG SAID WEST LINE A DISTANCE OF 222.86 FEET; THENCE S89°54'17"W A DISTANCE OF 169.15 FEET; THENCE N00°05'43"W A DISTANCE OF 120.62 FEET; THENCE N58°45'14"E A DISTANCE OF 197.65 FEET TO THE **TRUE POINT OF BEGINNING**;

TOGETHER WITH

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT A; THENCE S71°30'29"W A DISTANCE OF 63.23 FEET TO THE WEST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE S00°05'43"E ALONG SAID WEST LINE A DISTANCE OF 364.32 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S00°05'43"E A DISTANCE OF 169.00 FEET; THENCE S89°54'17"W A DISTANCE OF 169.15 FEET; THENCE N00°05'43"W A DISTANCE OF 169.00 FEET THENCE N89°54'17"E A DISTANCE OF 169.15 FEET TO THE **TRUE POINT OF BEGINNING**;

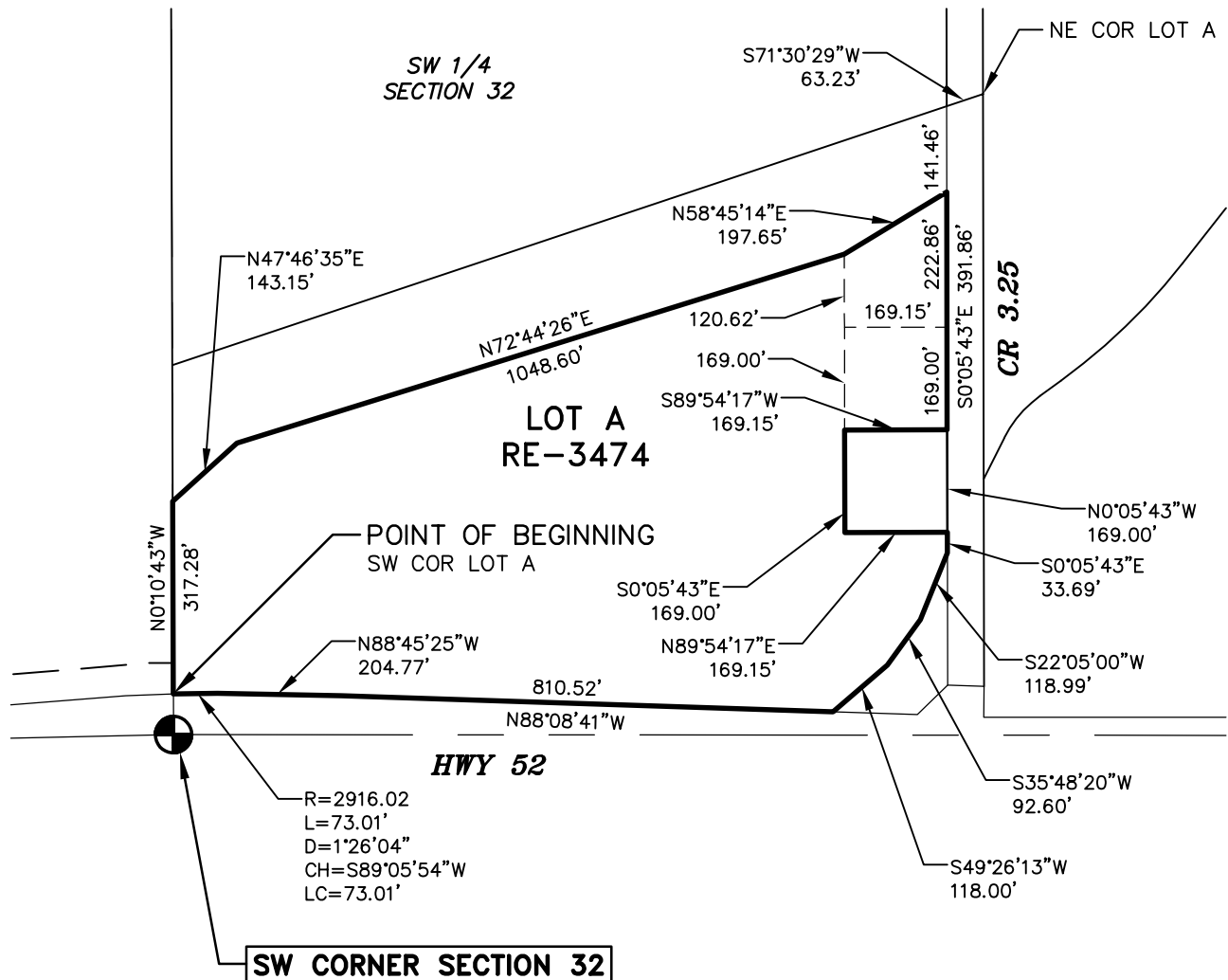
Containing 711,585 SQUARE FEET OR 16.336 ACRES, MORE OR LESS.

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John P. Ehrhart, PLS

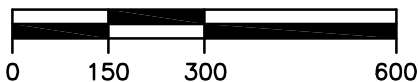
# EXHIBIT

DISTRICT 3



NORTH

SCALE: 1" = 300'



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THE SHORES ON PLUM CREEK  
DISTRICT 3

SW 1/4 SEC 32, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:

9/14/18

SCALE

1"=300'

JOB NO.:

S175132

DRAWN:

JDA

CHECKED:

JPE



## EXHIBIT

September 14, 2018

### LEGAL DESCRIPTION: DISTRICT 4

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF LOT B, RECORDED EXEMPTION NO. 1313-32-3 RE-4954, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT B; THENCE S89°45'37"E ALONG THE NORTH LINE OF SAID LOT B A DISTANCE OF 1749.83 FEET; THENCE S00°14'05"W A DISTANCE OF 165.00 FEET; THENCE S89°45'33"E A DISTANCE OF 161.51 FEET TO A POINT ON THE EAST LINE OF SAID LOT B; THENCE S01°26'47"W ALONG SAID EAST LINE A DISTANCE OF 812.85 FEET; THENCE S63°09'23"W A DISTANCE OF 141.80 FEET; THENCE S58°26'51"W A DISTANCE OF 434.79 FEET; THENCE S72°15'52"W A DISTANCE OF 258.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A 983.14 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 61°16'37" AND A CHORD BEARING S85°59'12"W A DISTANCE OF 1002.06 FEET) AN ARC LENGTH OF 1051.45 FEET; THENCE S17°06'33"W A DISTANCE OF 174.93 FEET; THENCE S28°45'44"W A DISTANCE OF 193.47 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE N00°05'43"W ALONG SAID EAST LINE A DISTANCE OF 1762.77 FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT B; THENCE S01°26'47"W ALONG THE EAST LINE OF SAID LOT B A DISTANCE OF 165.06 FEET; THENCE N89°45'33"W A DISTANCE OF 161.51 FEET; THENCE N00°14'05"E A DISTANCE OF 165.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT B; THENCE S89°45'55"E ALONG SAID NORTH LINE A DISTANCE OF 165.00 FEET TO THE **POINT OF BEGINNING**;

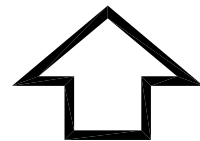
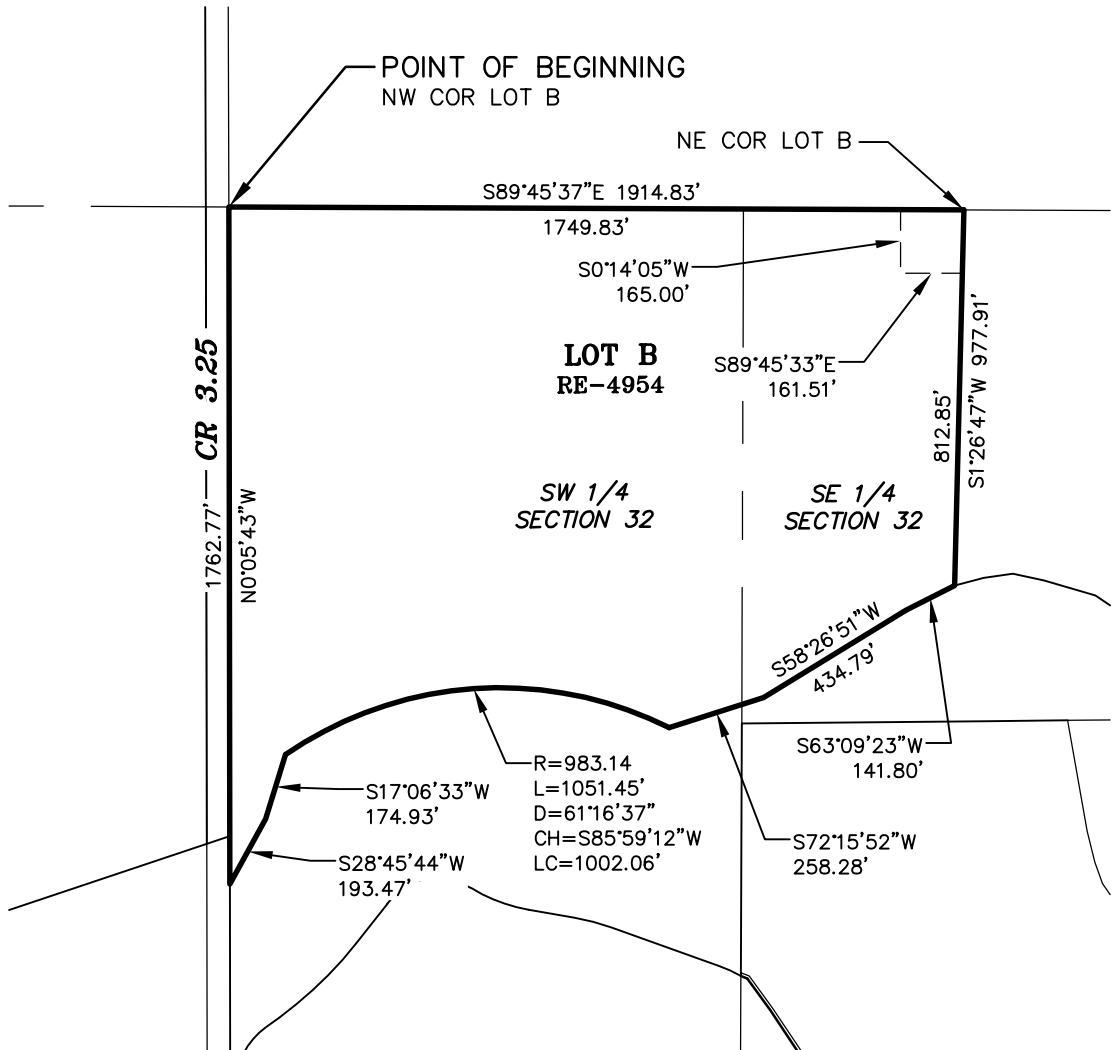
Containing 2,422,051 SQUARE FEET OR 55.603 ACRES, MORE OR LESS.

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John P. Ehrhart, PLS

# EXHIBIT

DISTRICT 4



**NORTH**

**SCALE: 1" = 500'**



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THE SHORES ON PLUM CREEK  
DISTRICT 4  
SEC 32, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
9/14/18

SCALE  
1"=500'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE



## EXHIBIT

October 8, 2018

### LEGAL DESCRIPTION: DISTRICT 5

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOT A, RECORDED EXEMPTION 1313-32-3 RE-3474, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT A; THENCE S71°30'29"W A DISTANCE OF 63.23 FEET TO THE WEST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25 ; THENCE S00°05'43"E ALONG SAID WEST LINE A DISTANCE OF 553.32 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S00°05'43"E CONTINUING ALONG SAID WEST LINE A DISTANCE OF 169.00 FEET; THENCE S89°54'17"W A DISTANCE OF 169.02 FEET; THENCE N00°05'43"W A DISTANCE OF 169.00 FEET; THENCE N89°54'17"E A DISTANCE OF 169.02 FEET TO THE **TRUE POINT OF BEGINNING**;

Containing 28,565 SQUARE FEET OR 0.656 ACRE, MORE OR LESS.

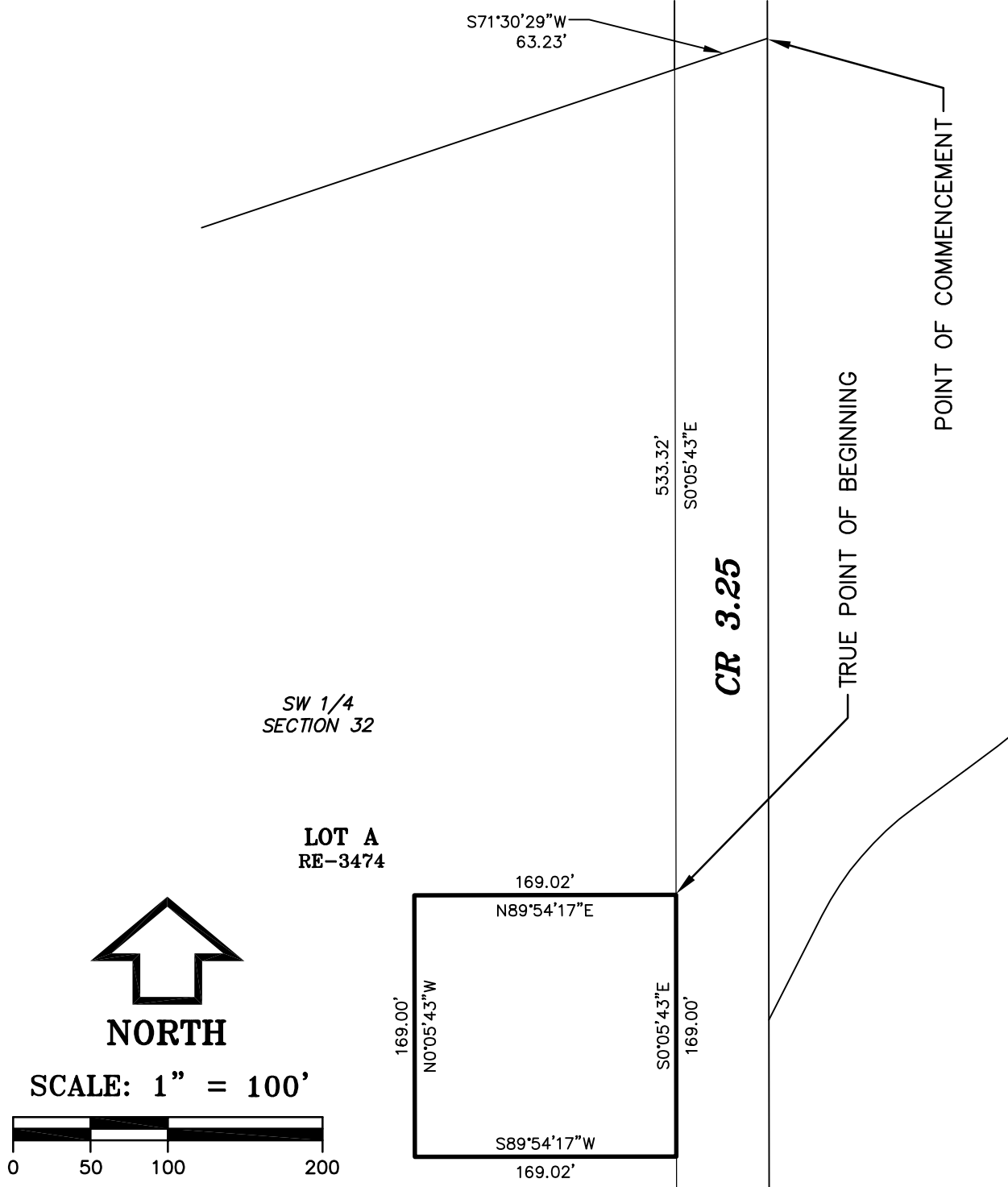
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John P. Ehrhart, PLS



# EXHIBIT

DISTRICT 5



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## THE SHORES ON PLUM CREEK DISTRICT 5

SW 1/4 SEC 32, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
10/8/18

SCALE  
1"=100'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE



September 24, 2018

**LEGAL DESCRIPTION: DISTRICT 6**

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 20 AND THE WEST HALF OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING PART OF TRACT A, DREAMERS RIDGE PHASE ONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE N89°56'40"E A DISTANCE OF 619.99 FEET; THENCE S02°49'57"E A DISTANCE OF 242.40 FEET; THENCE S12°50'04"E A DISTANCE OF 85.57 FEET; THENCE N72°40'56"E A DISTANCE OF 190.36 FEET; THENCE S88°10'54"E A DISTANCE OF 719.83 FEET; THENCE N87°28'32"E A DISTANCE OF 306.74 FEET; THENCE S02°04'13"E A DISTANCE OF 568.48 FEET; THENCE S13°51'33"E A DISTANCE OF 64.22 FEET; THENCE S74°24'17"E A DISTANCE OF 107.34 FEET; THENCE S58°16'09"E A DISTANCE OF 134.89 FEET; THENCE S42°42'13"E A DISTANCE OF 78.50 FEET; THENCE S33°15'41"E A DISTANCE OF 58.12 FEET; THENCE S01°09'15"W A DISTANCE OF 57.93 FEET; THENCE S02°12'12"W A DISTANCE OF 178.87 FEET; THENCE S72°59'34"E A DISTANCE OF 623.48 FEET; THENCE S34°42'25"W A DISTANCE OF 238.67 FEET; THENCE S63°04'33"E A DISTANCE OF 132.65 FEET; THENCE S64°36'23"E A DISTANCE OF 344.90 FEET; THENCE S32°59'52"W A DISTANCE OF 17.51 FEET; THENCE S32°33'54"E A DISTANCE OF 1201.58 FEET; THENCE S28°37'37"W A DISTANCE OF 57.04 FEET; THENCE S28°37'37"W A DISTANCE OF 146.98 FEET; THENCE S53°05'32"W A DISTANCE OF 108.19 FEET; THENCE S28°52'44"W A DISTANCE OF 71.21 FEET; THENCE S42°20'35"W A DISTANCE OF 74.99 FEET; THENCE S61°49'25"W A DISTANCE OF 42.95 FEET; THENCE S76°49'05"W A DISTANCE OF 49.46 FEET; THENCE N83°13'11"W A DISTANCE OF 62.67 FEET; THENCE S49°53'41"W A DISTANCE OF 125.69 FEET; THENCE S53°50'09"W A DISTANCE OF 87.55 FEET; THENCE S65°07'29"W A DISTANCE OF 153.09 FEET; THENCE S60°37'32"W A DISTANCE OF 91.81 FEET; THENCE S51°31'19"W A DISTANCE OF 76.89 FEET; THENCE S47°13'49"W A DISTANCE OF 68.16 FEET; THENCE S42°58'02"W A DISTANCE OF 68.08 FEET; THENCE S22°35'25"W A DISTANCE OF 41.65 FEET; THENCE S48°23'39"W A DISTANCE OF 51.26 FEET; THENCE S89°35'35"W A DISTANCE OF 1313.05 FEET; THENCE N34°02'57"E A DISTANCE OF 187.14 FEET; THENCE N41°28'29"E A DISTANCE OF 114.62 FEET; THENCE S89°35'35"W A DISTANCE OF 204.29 FEET; THENCE N34°47'32"E A DISTANCE OF 1541.84 FEET TO A POINT ON THE BOUNDARY OF PROPERTY DESCRIBED IN DEED RECORDED MAY 29, 1997 AT RECEPTION NO. 2550492; THENCE N55°12'28"W CONTINUING ALONG SAID BOUNDARY A DISTANCE OF 50.00 FEET; THENCE S34°47'32"W CONTINUING ALONG SAID BOUNDARY A DISTANCE OF 245.31 FEET; THENCE S89°36'19"W A DISTANCE OF 733.88 FEET; THENCE N88°57'49"W A DISTANCE OF 1345.32 FEET; THENCE N00°36'35"E A DISTANCE OF 1299.92 FEET; THENCE N00°00'05"W A DISTANCE OF 1166.62 FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH



**BEGINNING** AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE N89°35'35"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 58.21 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT A; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TEN (10) COURSES: 1) S34°42'45"W A DISTANCE OF 59.63 FEET; 2) S29°21'55"W A DISTANCE OF 64.39 FEET; 3) S19°20'15"W A DISTANCE OF 67.21 FEET; 4) S65°51'56"W A DISTANCE OF 96.99 FEET; 5) S62°11'26"W A DISTANCE OF 87.38 FEET; 6) S57°01'32"W A DISTANCE OF 77.00 FEET; 7) S66°18'48"W A DISTANCE OF 20.54 FEET; 8) N34°47'28"E A DISTANCE OF 83.38 FEET; 9) N55°16'56"W A DISTANCE OF 49.97 FEET; 10) N34°47'32"E A DISTANCE OF 244.57 FEET; THENCE N89°35'35"E A DISTANCE OF 132.73 FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH

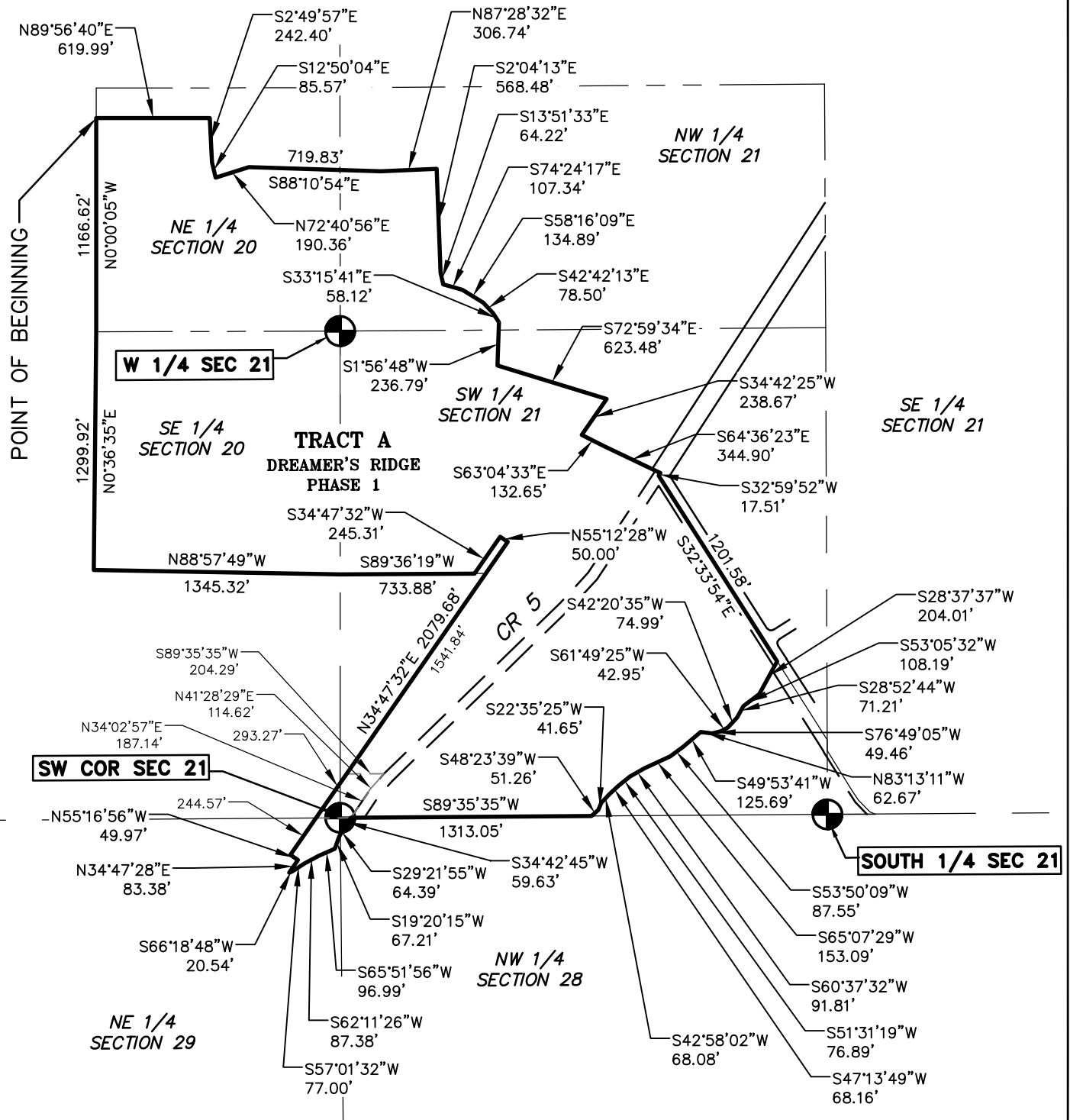
**BEGINNING** AT AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE S89°35'35"W A DISTANCE OF 132.73 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT A; THENCE N34°47'32"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 293.27 FEET; THENCE N89°35'35"E A DISTANCE OF 204.29 FEET; THENCE S41°28'29"W A DISTANCE OF 114.62 FEET; THENCE S34°02'57"W A DISTANCE OF 187.14 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S89°35'35"W ALONG SAID SOUTH LINE A DISTANCE OF 58.21 FEET TO THE **POINT OF BEGINNING**;

Containing 7,946,651 SQUARE FEET OR 182.430 ACRES, MORE OR LESS.

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John P. Ehrhart, PLS

DISTRICT 6



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THE SHORES ON PLUM CREEK  
DISTRICT 6  
SEC 20 & 21 & 28 & 29, T2N, R68W,  
WELD COUNTY, COLORADO

DATE:  
9/24/18

SCALE  
1"=800'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE



## EXHIBIT

September 14, 2018

### LEGAL DESCRIPTION: DISTRICT 7

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE N00°11'26"E ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 32 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 52, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE N89°58'59"W ALONG SAID NORTH LINE A DISTANCE OF 1157.28 FEET; THENCE N00°00'39"E A DISTANCE OF 166.22 FEET; THENCE N89°59'21"W A DISTANCE OF 170.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE N00°05'43"W ALONG SAID EAST LINE A DISTANCE OF 226.90 FEET; THENCE N26°56'33"E A DISTANCE OF 75.74 FEET TO A POINT OF CURVATURE; THENCE ALONG A 195.00 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 26°56'13" AND A CHORD BEARING N40°24'40"E A DISTANCE OF 90.84 FEET) AN ARC LENGTH OF 91.68 FEET; THENCE ALONG A 1044.91 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 17°37'31" AND A CHORD BEARING N47°05'29"E A DISTANCE OF 320.17 FEET) AN ARC LENGTH OF 321.43 FEET; THENCE N38°13'24"E A DISTANCE OF 131.94 FEET TO A POINT OF CURVATURE; THENCE ALONG A 167.56 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 83°12'00" AND A CHORD BEARING N79°49'24"E A DISTANCE OF 222.50 FEET) AN ARC LENGTH OF 243.32 FEET; THENCE ALONG A 420.00 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 21°44'25" AND A CHORD BEARING S69°26'49"E A DISTANCE OF 158.41 FEET) AN ARC LENGTH OF 159.37 FEET; THENCE S80°19'02"E A DISTANCE OF 121.25 FEET; THENCE S75°18'38"E A DISTANCE OF 101.23 FEET; THENCE S70°18'14"E A DISTANCE OF 296.76 FEET; THENCE S65°08'37"E A DISTANCE OF 62.06 TO SAID NORTH-SOUTH CENTERLINE; THENCE S00°11'26"W ALONG SAID NORTH-SOUTH CENTERLINE LINE A DISTANCE OF 663.36 FEET TO THE **TRUE POINT OF BEGINNING**;

TOGETHER WITH

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE N00°11'26"E ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 32 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 52; THENCE N89°58'59"W ALONG SAID NORTH LINE A DISTANCE OF 1157.28 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE N89°59'21"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 170.00 FEET; THENCE N00°15'02"E CONTINUING ALONG HIGHWAY 52 RIGHT OF WAY A DISTANCE OF 50.99 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE N00°05'43"W ALONG SAID EAST LINE A DISTANCE OF 115.22 FEET; THENCE S89°59'21"E A DISTANCE OF 170.00 FEET; THENCE S00°00'39"W A DISTANCE OF 166.22 FEET TO THE **TRUE POINT OF BEGINNING**;

Containing 1,002,088 SQUARE FEET OR 23.005 ACRES, MORE OR LESS.

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John P. Ehrhart, PLS

## DISTRICT 7

SW 1/4  
SECTION 32

LOT B  
RE-4954

—R=420.00  
 L=159.37'  
 D=21°44'25"  
 CH=S69°26'49"E  
 LC=158.41'

R=167.56  
L=243.32'  
D=83°12'00"  
CH=N79°49'24"E  
LC=222.50'

R=1044.91'  
L=321.43'  
D=17°37'31"  
CH=N47°05'29"E  
LC=320.17'

R=195.00'  
L=91.68'  
D=26°56'13"  
CH=N40°24'40"E  
LC=90.84'

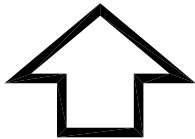
CR 3.25

N0°05'43"W 342.12'

**HWY 52**

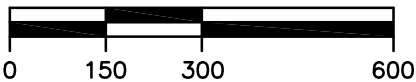
TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT  
S 1/4 SECTION 32



# NORTH

**SCALE: 1" = 300'**



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# THE SHORES ON PLUM CREEK DISTRICT 7

SW 1/4 SEC 32, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
9/14/18

SCALE  
1"=300'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE



## EXHIBIT

September 14, 2018

### LEGAL DESCRIPTION: DISTRICT 8

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF LOT A, RECORDED EXEMPTION NO. 1313-32-4 RE-4197, AND PART OF LOT B, RECORDED EXEMPTION NO. 1313-32-3 RE-4954, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID LOT A; THENCE N88°07'41"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52 A DISTANCE OF 180.03 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE N88°07'41"W CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 563.72 FEET; THENCE N40°47'58"W A DISTANCE OF 146.59 FEET; THENCE N33°39'05"W A DISTANCE OF 620.89 FEET; THENCE N36°09'22"W A DISTANCE OF 104.57 FEET; THENCE N67°17'07"W A DISTANCE OF 23.24 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE, SECTION 32; THENCE S00°11'26"W ALONG SAID LINE A DISTANCE OF 8.66 FEET; THENCE N65°08'37"W A DISTANCE OF 62.06 FEET; THENCE N70°18'14"W A DISTANCE OF 296.76 FEET; THENCE N75°18'38"W A DISTANCE OF 101.23 FEET; THENCE N80°19'02"W A DISTANCE OF 121.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A 420.00 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 21°44'25" AND A CHORD BEARING N69°26'49"W A DISTANCE OF 158.41 FEET) AN ARC LENGTH OF 159.37 FEET; THENCE ALONG A 167.56 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 83°12'00" AND A CHORD BEARING S79°49'24"W A DISTANCE OF 222.50 FEET) AN ARC LENGTH OF 243.32 FEET; THENCE S38°13'24"W A DISTANCE OF 131.94 FEET TO A POINT OF CURVATURE; THENCE ALONG A 1044.91 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 17°37'31" AND A CHORD BEARING S47°05'29"W A DISTANCE OF 320.17 FEET) AN ARC LENGTH OF 321.43 FEET; THENCE ALONG A 195.00 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 26°56'13" AND A CHORD BEARING S40°24'40"W A DISTANCE OF 90.84 FEET) AN ARC LENGTH OF 91.68 FEET; THENCE S26°56'33"W A DISTANCE OF 75.74 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE N00°05'43"W ALONG SAID EAST LINE A DISTANCE OF 509.03 FEET; THENCE N28°45'44"E A DISTANCE OF 193.47 FEET; THENCE N17°06'33"E A DISTANCE OF 174.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A 983.14 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 61°16'37" AND A CHORD BEARING N85°59'12"E A DISTANCE OF 1002.06 FEET) AN ARC LENGTH OF 1051.45 FEET; THENCE N72°15'52"E A DISTANCE OF 258.28 FEET; THENCE N58°26'51"E A DISTANCE OF 434.79 FEET; THENCE N63°09'23"E A DISTANCE OF 141.80 FEET TO THE SOUTH A POINT ON THE BOUNDARY OF SAID LOT B; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING NINE (9) COURSES: 1) N75°30'02"E A DISTANCE OF 78.61 FEET; 2) N81°29'33"E A DISTANCE OF 76.83 FEET; 3) S77°27'43"E A DISTANCE OF 82.54 FEET; 4) S73°39'28"E A DISTANCE OF 140.05 FEET; 5) S56°25'10"E A DISTANCE OF 92.35 FEET; 6) S43°44'03"E A DISTANCE OF 88.53 FEET; 7) S32°02'05"E A DISTANCE OF 129.44 FEET; 8) S26°18'14"E A DISTANCE OF 107.29 FEET; 9) S89°19'17"W A DISTANCE OF





326.74 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE ALONG THE BOUNDARY OF SAID LOT A FOR THE FOLLOWING TEN (10) COURSES: 1) S09°53'32"E A DISTANCE OF 292.16 FEET; 2) S13°58'00"E A DISTANCE OF 83.15 FEET; 3) S20°13'24"E A DISTANCE OF 59.68 FEET; 4) S34°51'19"E A DISTANCE OF 108.65 FEET; 5) S48°56'25"E A DISTANCE OF 97.50 FEET; 6) S51°42'32"E A DISTANCE OF 130.04 FEET; 7) S55°22'51"E A DISTANCE OF 106.56 FEET; 8) S56°31'48"E A DISTANCE OF 32.91 FEET; 9) S04°13'45"W A DISTANCE OF 421.85 FEET; 10) S00°35'37"E A DISTANCE OF 79.25 FEET; THENCE N88°07'41"W A DISTANCE OF 172.90 FEET; THENCE S01°52'19"W A DISTANCE OF 165.00 FEET TO THE **TRUE POINT OF BEGINNING**;

TOGETHER WITH

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT A ; THENCE N88°07'41"W ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 52 A DISTANCE OF 180.00 FEET; THENCE N01°52'19"E A DISTANCE OF 165.00 FEET; THENCE S88°07'41"E A DISTANCE OF 172.90 FEET TO A POINT ON THE EAST LINE OF SAID LOT A; THENCE S00°35'37"E ALONG SAID EAST LINE A DISTANCE OF 165.15 FEET TO THE **POINT OF BEGINNING**;

Containing 2,410,867 SQUARE FEET OR 55.346 ACRES, MORE OR LESS.

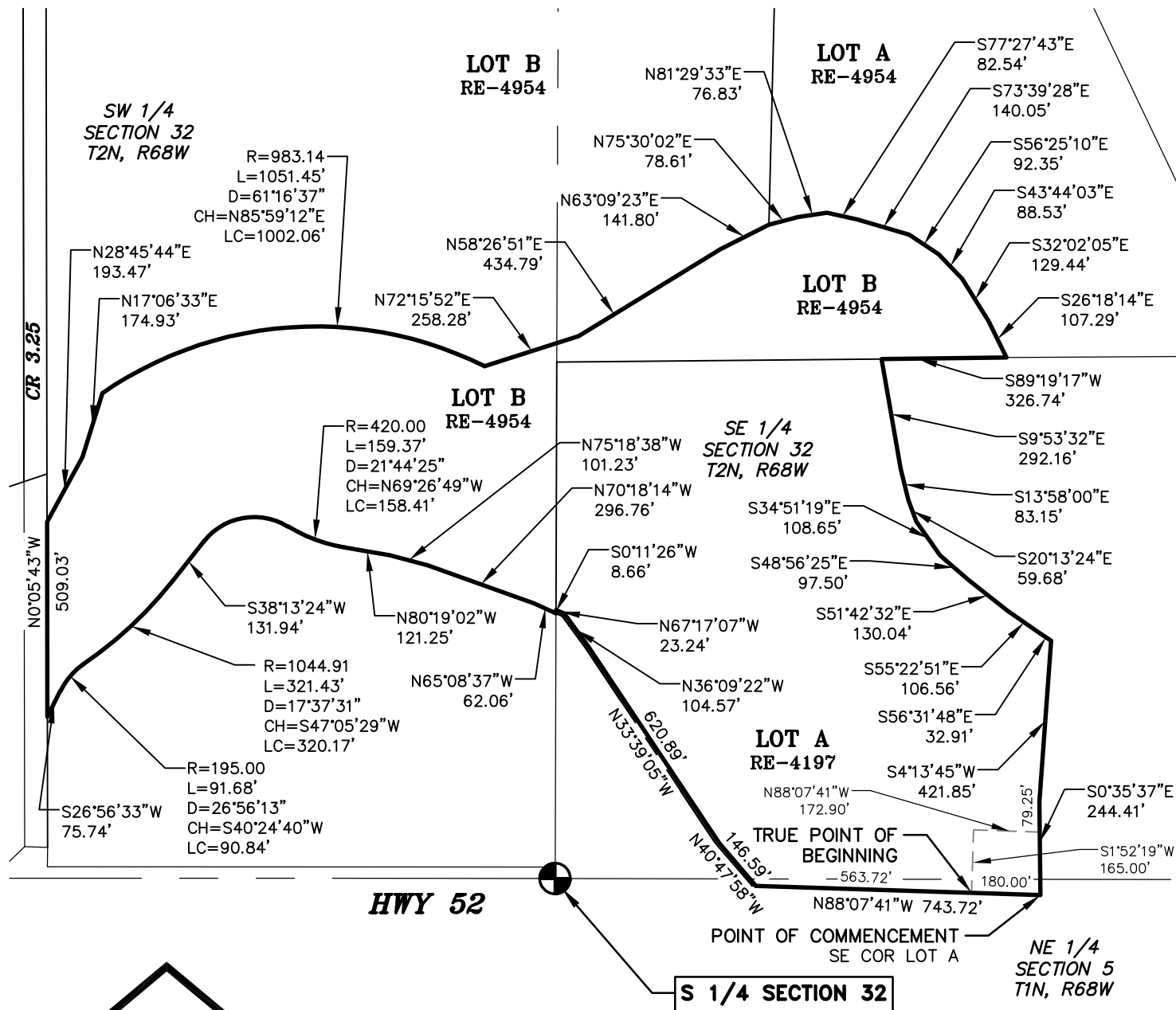
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John P. Ehrhart, PLS



# EXHIBIT

DISTRICT 8



**EHRHART**  
LAND SURVEYING

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**THE SHORES ON PLUM CREEK**  
**DISTRICT 8**

**SEC 5, T1N & SEC 32, T2N, R68W**  
**WELD COUNTY, COLORADO**

**DATE:**  
9/14/18

**SCALE**  
1"=400'

**JOB NO.:**  
S175132

**DRAWN:**  
JDA

**CHECKED:**  
JPE



## EXHIBIT

October 19, 2018

### LEGAL DESCRIPTION: DISTRICT 9

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF LOT B RECORDED EXEMPTION NO. 1313-31-04 RECX13-0045, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE ALONG THE BOUNDARY OF SAID LOT B FOR THE FOLLOWING SIX (6) COURSES: 1) S00°10'43"E A DISTANCE OF 2632.29 FEET TO A POINT OF CURVATURE; 2) ALONG A 2914.77 FOOT CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°33'00" AND A CHORD BEARING S87°45'17"W A DISTANCE OF 78.85 FEET) AN ARC LENGTH OF 78.85 FEET; 3) S85°27'49"W A DISTANCE OF 201.92 FEET; 4) S84°44'53"W A DISTANCE OF 180.79 FEET TO A POINT OF CURVATURE; 5) ALONG A 7590.00 FOOT CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°11'47" AND A CHORD BEARING S85°23'35"W A DISTANCE OF 158.49 FEET) AN ARC LENGTH OF 158.49 FEET; 6) S00°18'47"E A DISTANCE OF 2.03 FEET; THENCE S88°49'22"W A DISTANCE OF 123.49 FEET TO A POINT ON THE BOUNDARY OF SAID LOT B; THENCE ALONG THE BOUNDARY OF SAID LOT B FOR THE FOLLOWING THREE (3) COURSES: 1) N02°04'53"E A DISTANCE OF 317.26 FEET; 2) N86°21'43"W A DISTANCE OF 275.50 FEET; 3) S00°42'47"W A DISTANCE OF 340.23 FEET; THENCE S88°47'02"W A DISTANCE OF 299.00 FEET TO A POINT ON THE BOUNDARY OF SAID LOT B; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN (7) COURSES: 1) N01°18'12"E A DISTANCE OF 184.15 FEET; 2) N04°21'06"E A DISTANCE OF 319.73 FEET; 3) N06°12'07"W A DISTANCE OF 152.79 FEET; 4) N33°26'55"W A DISTANCE OF 212.86 FEET; 5) N57°58'38"W A DISTANCE OF 100.00 FEET; 6) N32°01'22"E A DISTANCE OF 2121.80 FEET; 7) N87°59'18"E A DISTANCE OF 365.19 FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOT A, RECORDED EXEMPTION 1313-32-3 RE-3474, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID LOT A; THENCE S71°30'29"W A DISTANCE OF 63.23 FEET TO THE WEST RIGHT OF WAY LINE OF WELD COUNTY ROAD 3.25; THENCE S00°05'43"E ALONG SAID WEST LINE A DISTANCE OF 364.32 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S00°05'43"E A DISTANCE OF 169.00 FEET; THENCE S89°54'17"W A DISTANCE OF 169.02 FEET; THENCE N00°05'43"W A DISTANCE OF 169.00 FEET; THENCE N89°54'17"E A DISTANCE OF 169.02 FEET TO THE **TRUE POINT OF BEGINNING**;

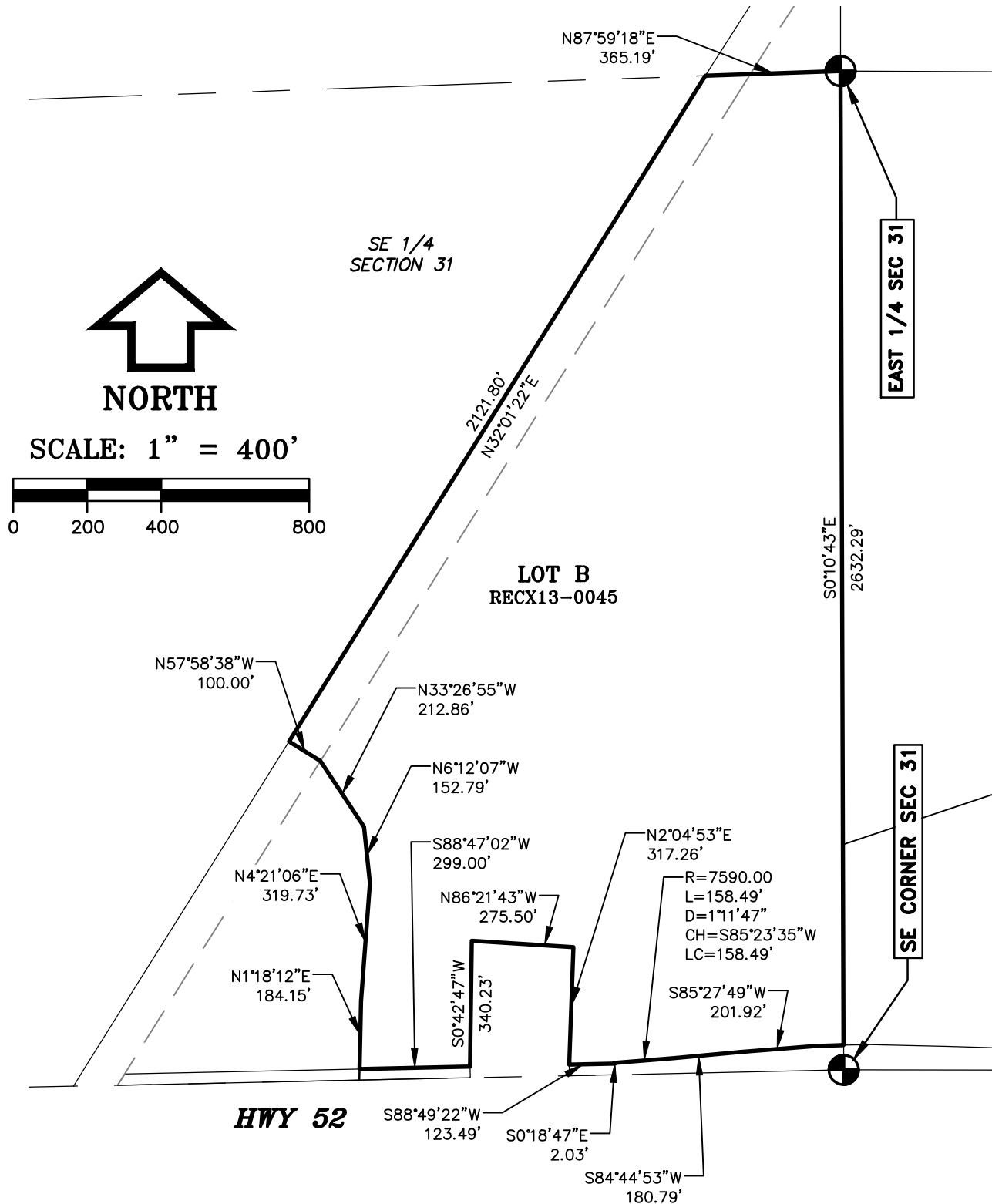
CONTAINING 2,748,810 SQUARE FEET OR 63.104 ACRE, MORE OR LESS.

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John P. Ehrhart, PLS

# EXHIBIT

DISTRICT 9



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THE SHORES ON PLUM CREEK  
DISTRICT 9  
SE 1/4 SEC 31, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
8/17/18

SCALE  
1"=400'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE

**EXHIBIT**  
DISTRICT 9  
DIRECTORS' PARCEL

POINT OF COMMENCEMENT

S71°30'29"W  
63.23'

TRUE POINT OF BEGINNING

**LOT A**  
**RE-3474**

N0°05'43"W

169.00'

N89°54'17"E  
169.02'

364.32'

S0°05'43"E

**CR 3.25**

S0°05'43"E

169.00'

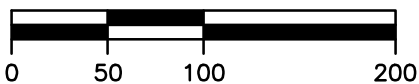
169.02'  
S89°54'17"W

SW 1/4  
SECTION 32



**NORTH**

SCALE: 1" = 100'



  
**EHRHART**  
LAND SURVEYING

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THE SHORES ON PLUM CREEK  
DISTRICT 9 DIRECTORS' PARCEL  
SW 1/4 SEC 32, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
8/17/18

SCALE  
1"=100'

JOB NO.:  
S175132

DRAWN:  
JDA

CHECKED:  
JPE



## EXHIBIT

October 19, 2018

### LEGAL DESCRIPTION: DISTRICT 10

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF DREAMER'S RIDGE PHASE ONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE S89°35'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1288.24 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID DREAMERS RIDGE PHASE ONE; THENCE ALONG THE NORTHWESTERY LINES OF LOTS 1-6 OF SAID DREAMER'S RIDGE THE FOLLOWING SIXTEEN (16) COURSES: 1) N48°23'39"E A DISTANCE OF 51.26 FEET; 2) N22°35'25"E A DISTANCE OF 41.65 FEET; 3) N42°58'02"E A DISTANCE OF 68.08 FEET; 4) N47°13'49"E A DISTANCE OF 68.16 FEET; 5) N51°31'19"E A DISTANCE OF 76.89 FEET; 6) N60°37'32"E A DISTANCE OF 91.81 FEET; 7) N65°07'29"E A DISTANCE OF 153.09 FEET; 8) N53°50'09"E A DISTANCE OF 87.55 FEET; 9) N49°53'41"E A DISTANCE OF 125.69 FEET; 10) S83°13'11"E A DISTANCE OF 62.67 FEET; 11) N76°49'05"E A DISTANCE OF 49.46 FEET; 12) N61°49'25"E A DISTANCE OF 42.95 FEET; 13) N42°20'35"E A DISTANCE OF 74.99 FEET; 14) N28°52'44"E A DISTANCE OF 71.21 FEET; 15) N53°05'32"E A DISTANCE OF 108.19 FEET; 16) N28°37'37"E A DISTANCE OF 204.01 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID DREAMER'S RIDGE; THENCE ALONG SAID EASTERLY BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES: 1) S32°33'54"E A DISTANCE OF 16.79 FEET; 2) S32°41'25"E A DISTANCE OF 274.49 FEET; 3) S32°12'29"E A DISTANCE OF 216.63 FEET; 4) S00°11'37"E A DISTANCE OF 58.73 FEET; 5) S31°58'16"E A DISTANCE OF 253.06 FEET; 6) S33°00'28"E A DISTANCE OF 64.67 FEET; 7) S44°23'40"E A DISTANCE OF 91.13 FEET; 8) S67°35'50"E A DISTANCE OF 33.81 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89°43'33"W ALONG SAID SOUTH LINE A DISTANCE OF 263.06 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF TRACT A, DREAMER'S RIDGE PHASE ONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE N89°35'35"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 58.21 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT A; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING ELEVEN (11) COURSES: 1) S34°42'45"W A DISTANCE OF 59.63 FEET; 2) S29°21'55"W A DISTANCE OF 64.39 FEET; 3) S19°20'15"W A DISTANCE OF 67.21 FEET; 4) S65°51'56"W A DISTANCE OF 96.99 FEET; 5) S62°11'26"W A DISTANCE OF 87.38 FEET; 6) S57°01'32"W A DISTANCE OF 77.00 FEET; 7) S66°18'48"W A DISTANCE OF 20.54 FEET; 8) N34°47'28"E A DISTANCE OF 83.38 FEET; 9) N55°16'56"W A DISTANCE OF 49.97 FEET; 10) N34°47'32"E A DISTANCE OF 244.57 FEET; THENCE N89°35'35"E A DISTANCE OF 132.73 FEET TO THE **POINT OF BEGINNING**;

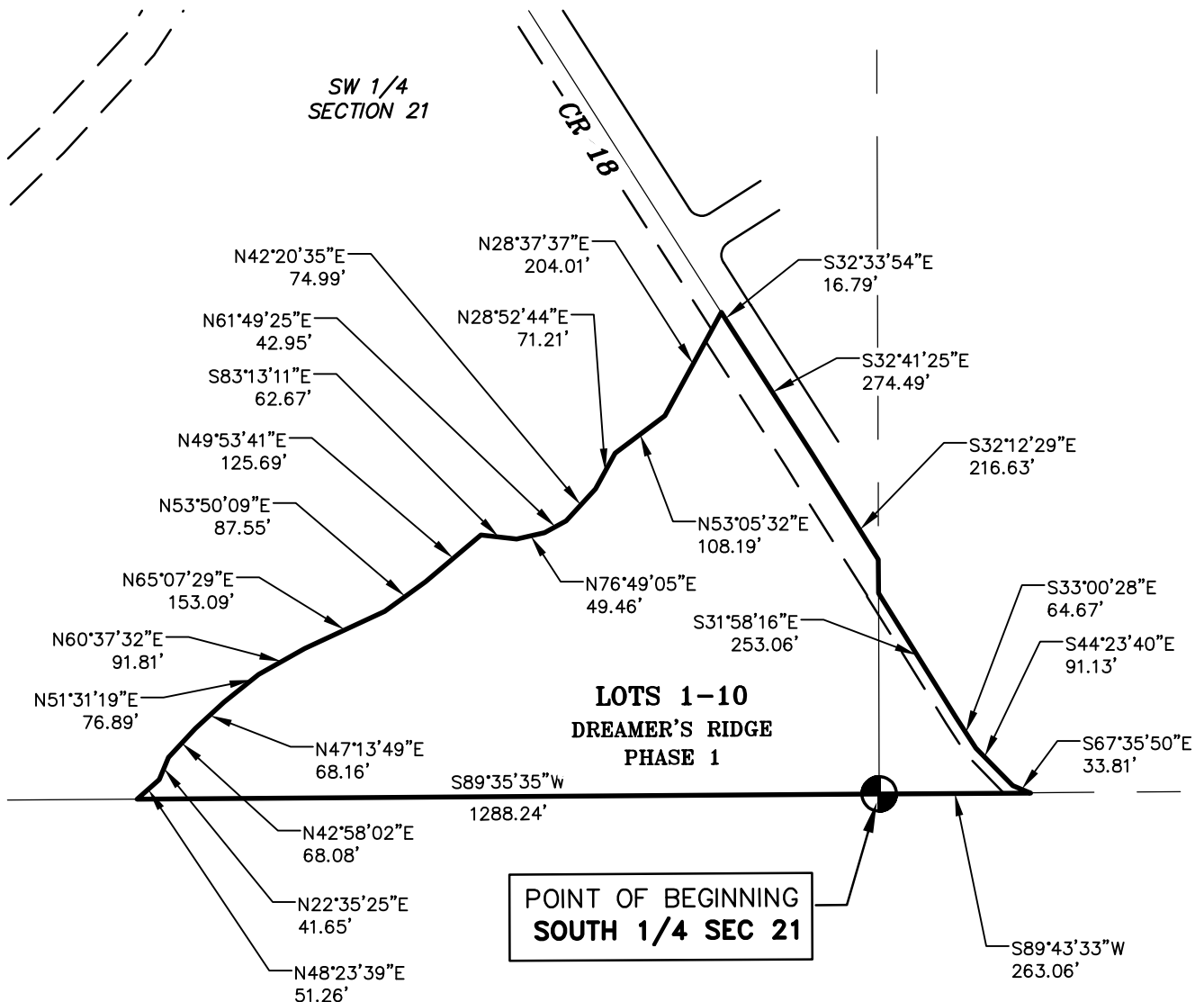
CONTAINING 642,952 SQUARE FEET OR 14.760 ACRES, MORE OR LESS.

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John P. Ehrhart, PLS

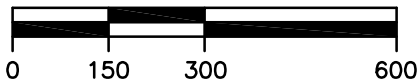
# EXHIBIT

DISTRICT 10



NORTH

SCALE: 1" = 300'



**EHRHART**  
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516  
(303) 828-3340 • www.coloradols.com

THE SHORES ON PLUM CREEK  
DISTRICT 10

S 1/2 SEC 21, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:

10/8/18

SCALE

1"=300'

JOB NO.:

S175132

DRAWN:

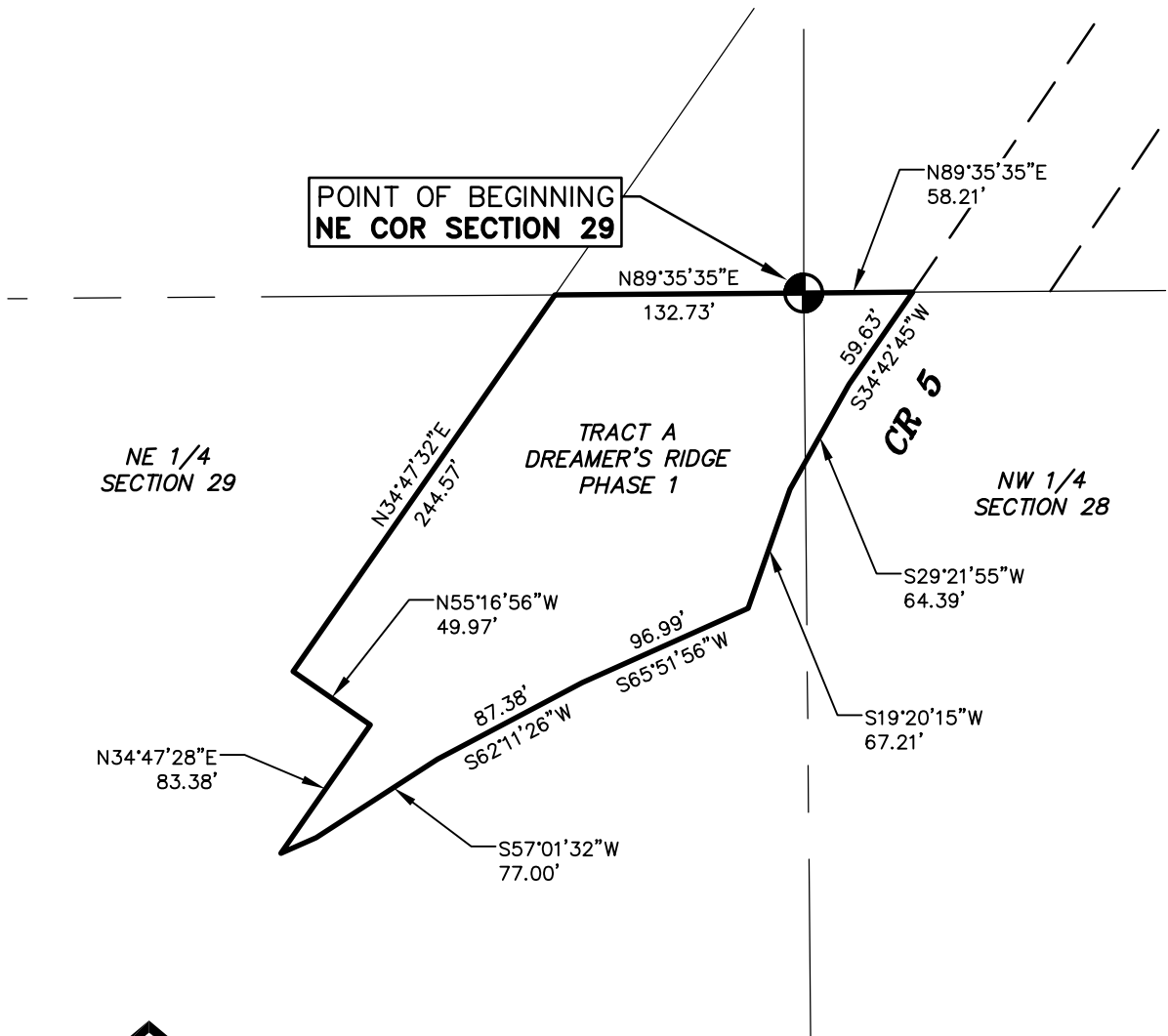
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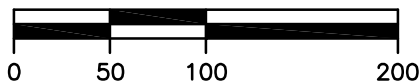
# EXHIBIT

DISTRICT 10  
DIRECTORS' PARCEL



**NORTH**

**SCALE: 1" = 100'**



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THE SHORES ON PLUM CREEK  
DISTRICT 10 DIRECTORS' PARCEL  
SEC 28 & 29, T2N, R68W, 6TH P.M.  
WELD COUNTY, COLORADO

DATE:  
10/8/18

SCALE  
1"=100'

JOB NO.:  
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## **EXHIBIT B**

### **GENERAL FORMULA FOR ASSESSMENT OF RESIDENTIAL PROPERTY**

The assessment for a home is determined as follows:

The County Assessor's Office determines the Actual Value of the property based upon sales prices of comparable property in the area.

To determine the Assessed Valuation, the Actual Value of the home is multiplied by the Assessment Ratio, which is set every odd numbered year by the state legislature. As of January 1, 2018, the Residential Assessment Ratio was 7.20%. The current Assessment Ratio can be obtained from the County Assessor's Office.

The applicable Mill Levy is multiplied by the Assessed Valuation of the home, resulting in the assessment for the home. The mill levy is determined by calculating the District's funding needs for operation and debt service.

#### Sample Calculation of District Property Taxes (assuming 25 mills):

\$300,000 Actual Value x 7.20% assessment rate = \$21,600 assessed value

Property tax: \$21,600 assessed / divide by 1,000 (mill levy applies to every \$1,000 in value) x 25 mills = \$540 in annual property tax, or \$45.00 per month on a 12-month basis.