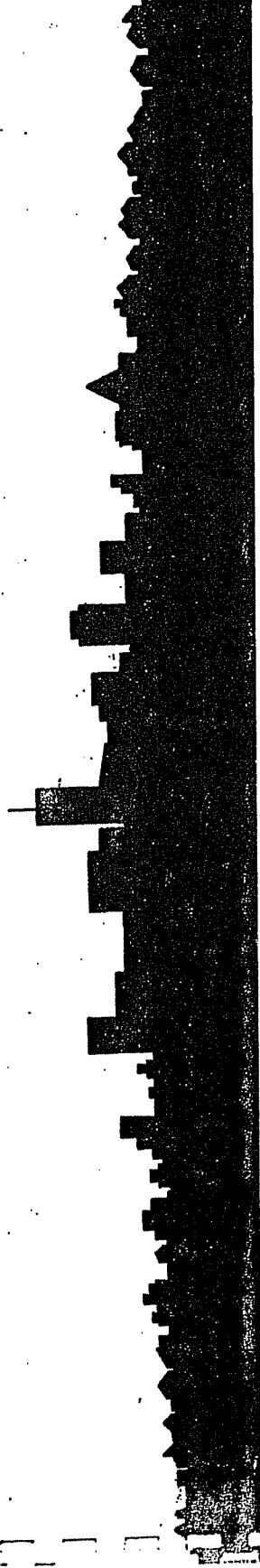
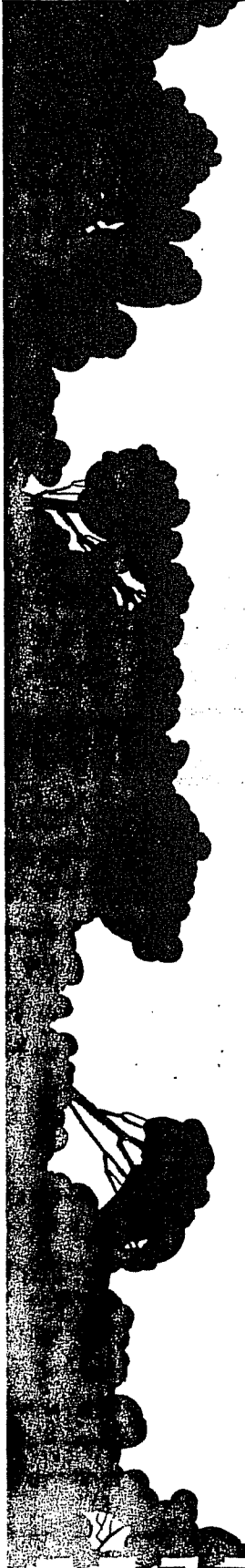


**CONSOLIDATED SERVICE PLANS
FOR
BROMLEY PARK
METROPOLITAN DISTRICTS #1-#4**





CONSOLIDATED SERVICE PLANS
FOR

BROMLEY PARK METROPOLITAN DISTRICT #1

BROMLEY PARK METROPOLITAN DISTRICT #2

BROMLEY PARK METROPOLITAN DISTRICT #3

BROMLEY PARK METROPOLITAN DISTRICT #4

SEPTEMBER 1984

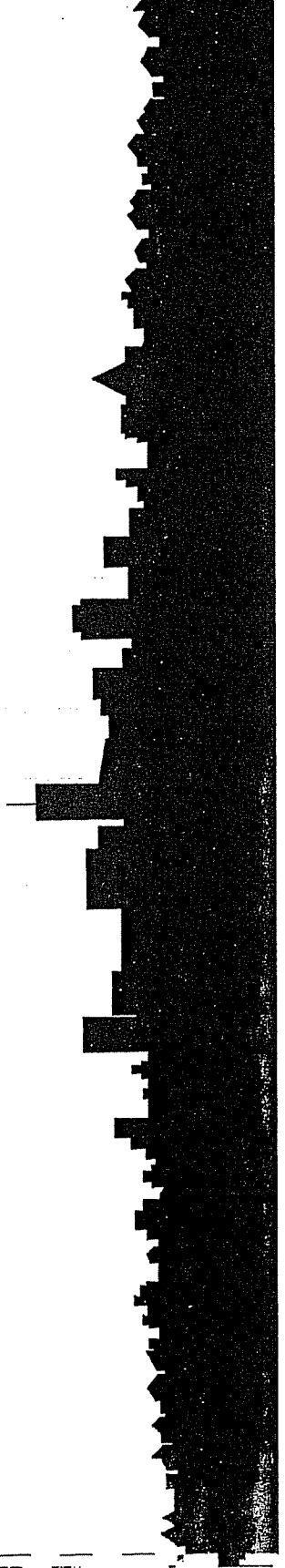


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I. COMBINED SUMMARY OF INFORMATION

I. COMBINED SUMMARY OF INFORMATION

Introduction

It is intended that the proposed Bromley Park Metropolitan Districts #1- #4 (hereafter "the Districts") provide, in a cooperative manner, certain essential public-purpose services and/or facilities for the use and benefit of their anticipated inhabitants and taxpayers, all in accordance with the law of the State of Colorado. The Consolidated Service Plans contained herein are submitted in accordance with the provisions of the Special District Control Act, codified in part 2 of article 1 of title 32, Colorado Revised Statutes (hereafter "the Control Act"), and consist of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Except for a description of proposed inter-governmental agreements, the information required by the Control Act will be set forth separately with respect to each District in the Consolidated Service Plans. However, in view of the overall plan for development of the Bromley Park project and the proposed inter-relationship between the Districts, an initial summary and overview will be provided.

Proposed Service Area

The area to be served by the Districts generally consists of the proposed development known as "Bromley Park" (hereafter "the Project"). The Project is anticipated to ultimately consist of approximately 2348.2 acres located in northern Adams County, Colorado, generally between the City of Brighton and Interstate 76. A map showing the Project is attached hereto as General Exhibit A. It should be noted that negotiations are currently underway for annexation of the Project to the City of Brighton.

Proposed Land Use

The Project is intended to primarily comprise single- and multi-family residential development, including appropriate commercial, office and light industrial uses. The map attached as General Exhibit A outlines the current zoning and proposed land use for the Project. The property within the Project is essentially undeveloped at this time.

Facilities to be Provided

The types of services and/or facilities anticipated to be provided by the Districts include the following:

1. Park and recreation;
2. Sanitation, including sanitary sewer, storm drainage and surface and flood control;
3. Streets, including lighting and signalization;
4. Television relay and transmission;
5. Transportation; and
6. Water.

Overall sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans are attached hereto as General Exhibits B, C, D, E, and F, respectively.

Park and recreation services and/or facilities to be provided will be covered in the portions of the Consolidated Service Plans dealing with individual Districts.

Television relay and transmission and/or transportation services and/or facilities may be provided by the Districts, as authorized by law, pursuant to favorable feasibility studies demonstrating the need for and the ability of the Districts to fund the same. For purposes of the Consolidated Service Plans, it is intended that the separate financing plans provided for each District would include all estimated costs of providing such services and/or facilities.

It is anticipated that potable water and sanitary sewer treatment will be provided by the Bebee draw water and sanitation district and the Town of Lochbuie, respectively, pursuant to appropriate agreements.

Inter-governmental Agreements

It is intended that the Districts will enter into various inter-governmental agreements among themselves and with other entities in order to most effectively and efficiently provide the services and/or facilities outlined in the Combined Service Plans. The following guidelines will be utilized in the structuring of such inter-governmental agreements:

1. Services and/or facilities of a regional nature which provide common benefits to all the Districts will be jointly funded pursuant to appropriate inter-governmental agreements, pursuant to which Bromley Park Metropolitan District #1 would issue the required bonds, and all the Districts would contract to allocate the debt service therefrom on the basis of relative benefits to be determined by the respective Boards of Directors of the Districts. Included in this category would be arterial roadways, regional or community park and re-

creation facilities, primary water and sanitary sewer delivery and collection facilities and/or costs, overall storm drainage and surface and flood control improvements, utility television relay and translation facilities, and transportation activities.

2. Services and/or facilities of a local nature will be funded and administered by each District individually.

3. Bromley Park Metropolitan District #1 will contract, on behalf of the other Districts, with other entities for the provision of potable water and sanitary sewer treatment services, and would administer the costs of such services for all the Districts. Negotiations are currently being held with the Bebee draw water and sanitation district and the Town of Lochbuie, respectively, for such services.

The relative financial obligations of the Districts pursuant to the inter-governmental agreements outlined above are set forth in detail in the separate financing plans provided for each District.

Estimated Costs

The estimated costs of the services and/or facilities to be provided by the Districts are set forth in summary form, by category, in

General Exhibit G. More specific cost data is provided in the portions of the Consolidated Service Plans dealing with individual Districts, including the estimated obligation of each District for joint services and/or facilities.

The costs of organization of the Districts, including legal and engineering services not included as capitalized project costs, is estimated at \$25,000 or less. Ongoing consulting costs are included in the general and specific estimated cost data provided in the Consolidated Service Plans.

Financial Survey

It is intended that the costs of providing the services and/or facilities by the Districts as set forth in the Consolidated Service Plans will be funded by a combination of general obligation bonds, contractual obligations, tap fees and user charges, in accordance with the terms and conditions of the proposed inter-governmental agreements outlined herein and the separate financing plans provided for each District.

General obligation bonds will be issued in accordance with applicable Colorado and federal laws, subject to authorization by the qualified electors, and pursuant to a decision by each respective elected Board of

Directors. Bonds, when issued, will mature in not more than twenty years from the date of issuance, with the first maturity being not less than three years from such date. The proposed maximum interest rate will be not more than 18%, and the maximum discount not more than 6%. Capitalization of up to two years' interest, and the establishment of a reserve fund of up to one years' interest, will be utilized as necessary. The amount, rate, terms and timing of the bonds will be determined by the respective Boards of Directors of the Districts in the context of market conditions which may exist from time to time. Accordingly, the assumptions contained in the financing plans are subject to change based upon such market conditions.

Management

The amount of authorization to incur indebtedness to be submitted to the qualified electors of each District for their approval will be greater than the amount expected to be issued as shown in the financing plans provided for each District in order to allow for inflation, unforeseen contingencies, increases in costs and other factors not within the control of the Districts. Such amounts are set forth in the separate financing plans for each District.

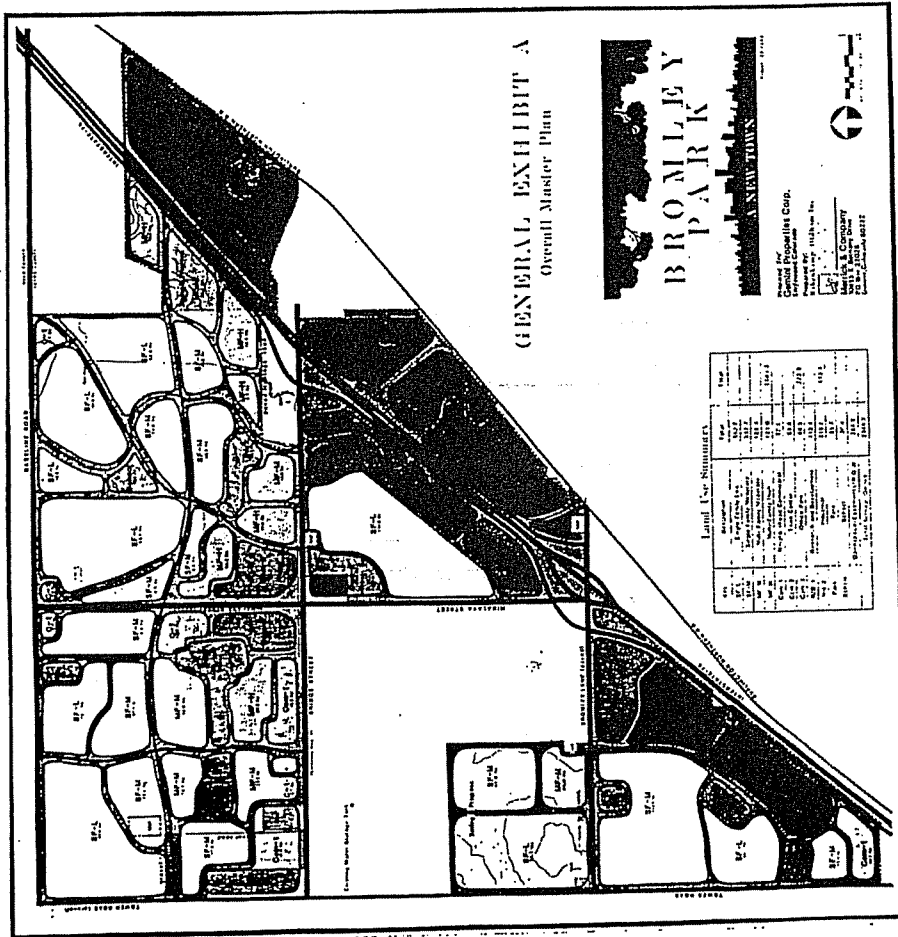
Organizers of these proposed Districts, professional business persons and developers, are committed to the professional operation and management of these Districts and to the development of a quality utility system.

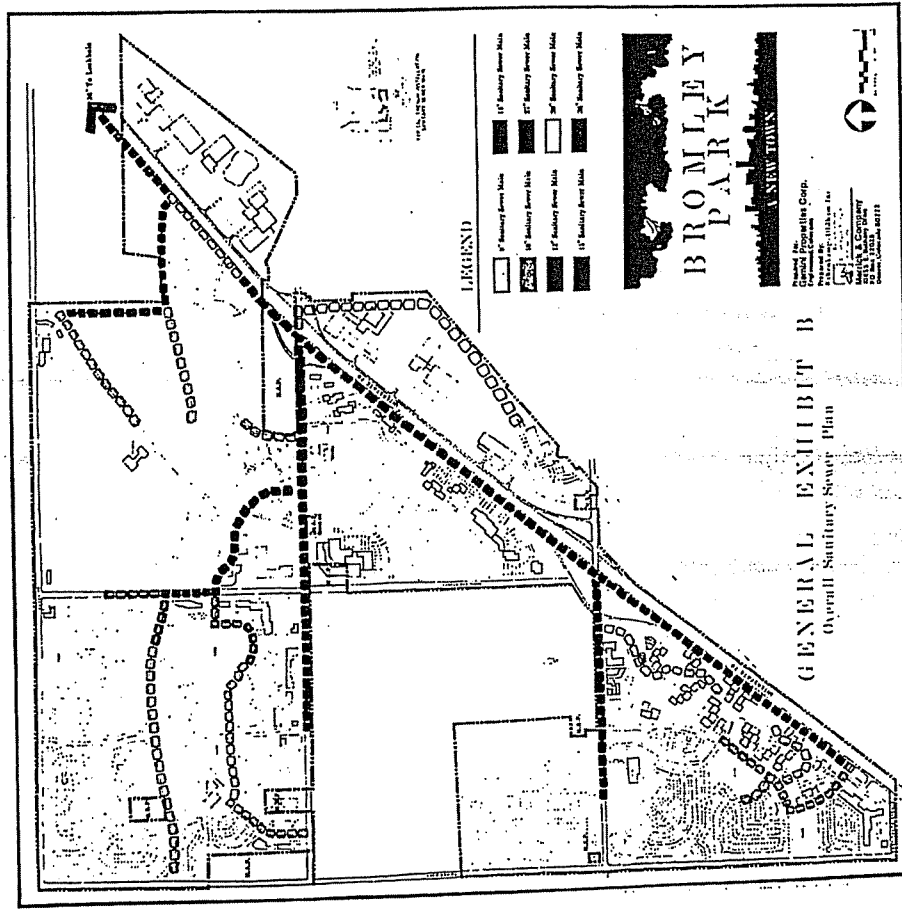
The District Board of Directors will employ professionals in a management team to assure the effective and efficient operation of this District. The team will include at a minimum a manager, an engineer and an attorney knowledgeable in District operations and law. The Board will adopt rules and regulations which will assure the proper operation of the system. District policies will be established to set guidelines for consumer relationships which will be supported by proper communication with the District's customers. The Board will meet on a regular basis to monitor the operation and management of the District.

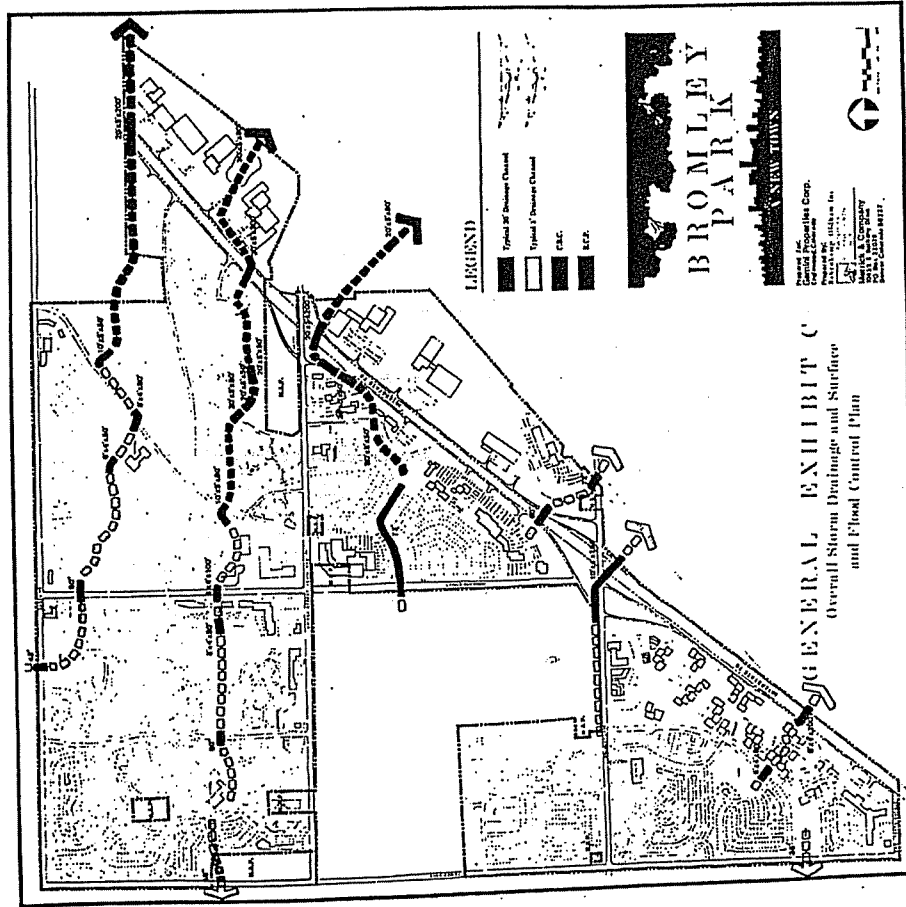
The District's water and sewer rates will be determined by the operation and maintenance costs. The financial structure of the District sets for the following income/expense allocation.

The District's fees and charges will be reviewed annually by the Directors to assure the District remains in a strong and financially viable condition.

- Water/Sewer User Fees:
- Maintenance/Operation
- Water/Sewer Tap Fees:
- Debt Service
- Mill Levy (Ad Valorem taxes):
- Debt Service







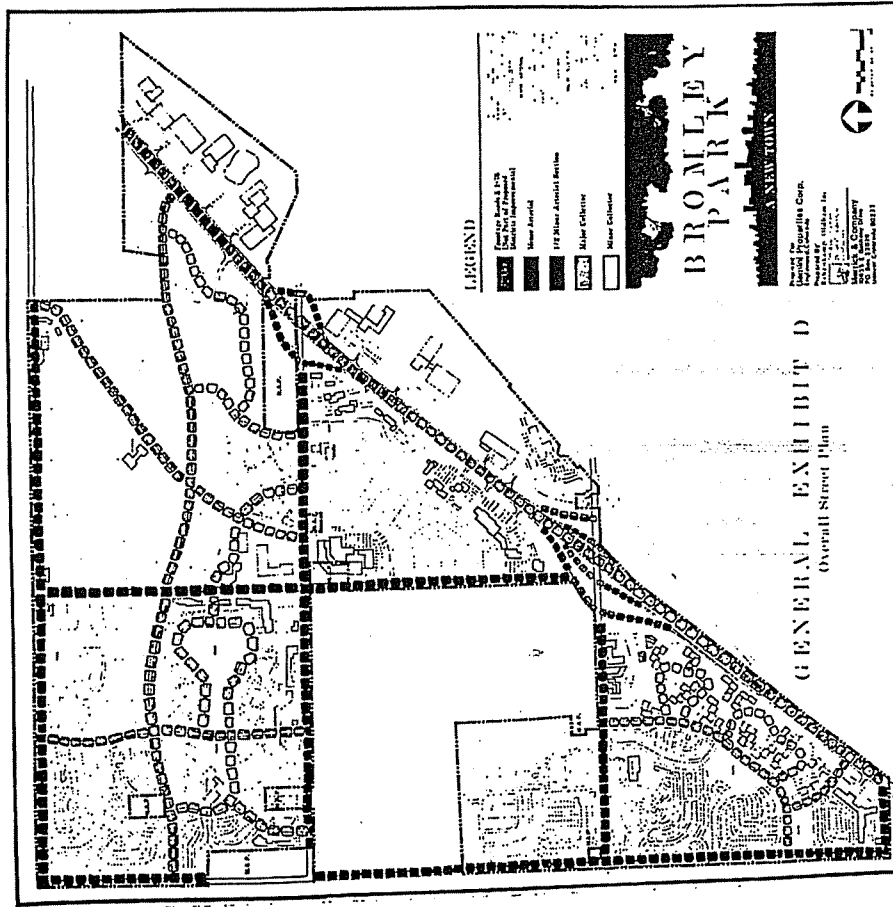


Plate 4

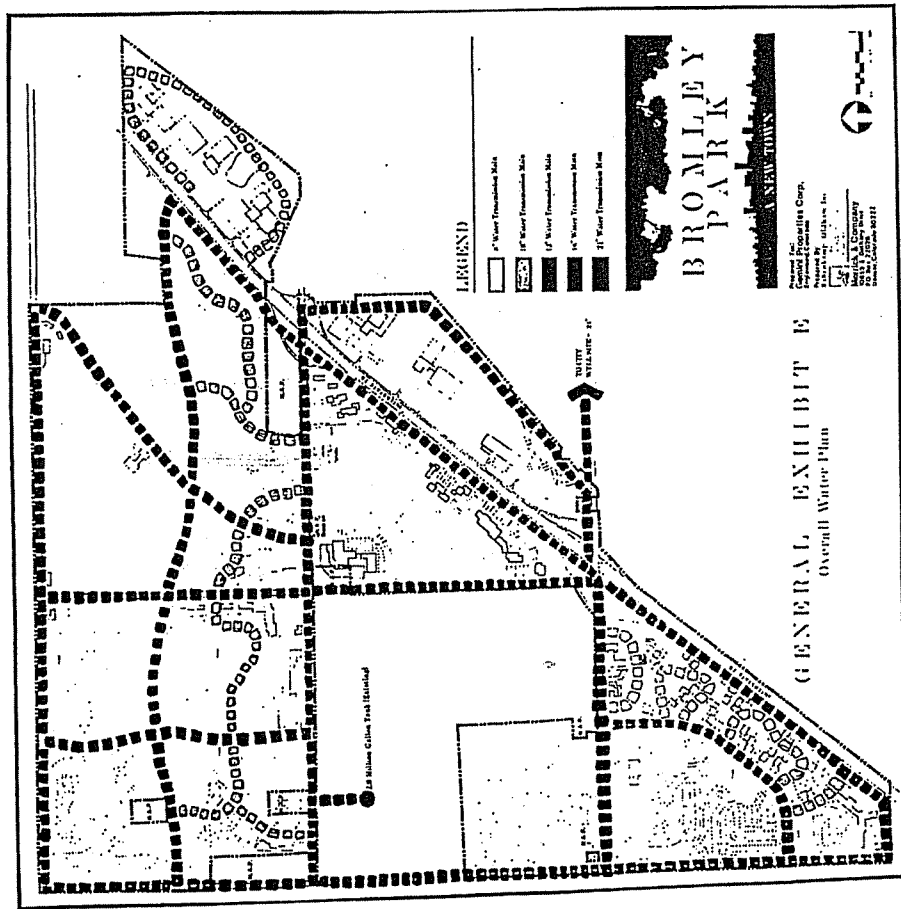
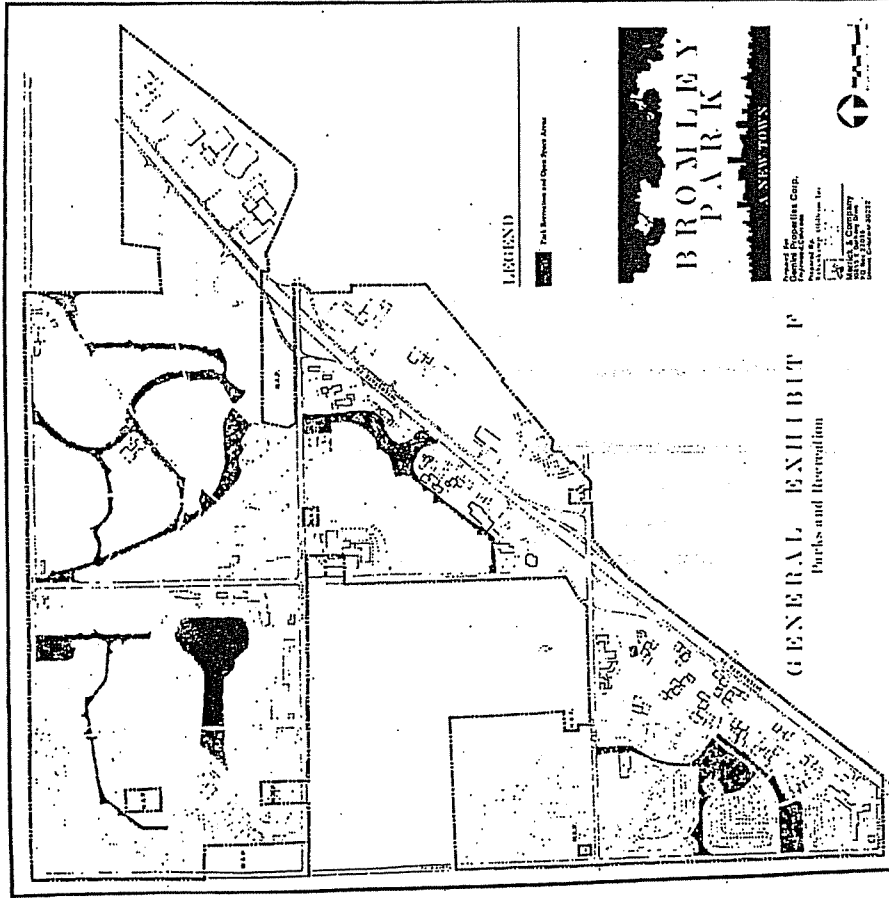


Plate 5



GENERAL EXHIBIT G

Bromley Park Metropolitan Districts Summary

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

YEAR	STREETS			WATER			SEWER			DRAINAGE			PARKS, OPEN SPACE	CONT. ENG. C.M.	TOTAL
	Dist. Dist.		Region Dist.	Dist. Dist.		Region Dist.	Dist. Dist.		Region Dist.	Dist. Dist.		Region Dist.			
	Region Artr.	Coll.		Coll.	Coll.		Coll.	Coll.		Coll.	Coll.				
1985			494			746			1391				895	3526	
1986	423								220			335	322	1310	
1987	447	522	84	135	81				900			335	851	3355	
1988		108	311		83				941			108	548	2159	
1989	522	1,364			11	498			451			641	1257	4954	
1990		177	168		403	76	174	501				641	728	2868	
1991	586	193		256	36			498				534	715	2818	
1992								82	501	356		527	498	1964	
1993		538	985	55	191			50		666		419	987	3891	
1994	477	770		42	42		34					419	607	3290	
1995	509	305	732		133	60	121			365		419	899	3543	
1996	753				57		61		270			419	530	2090	
1997	509		376		65		48					208	410	1616	
1998	515	1,036	363		229		325		404			207	1047	4126	
1999	723											208	316	1248	
2000	107				145		70					207	180	709	
2001															
2002			706		87								270	1063	
TOTAL	5,571	5,013	3,641	931	1,793	882	1,140	1,998	5,964	5,627			11,070	43,630	

TOTAL LOCAL AND REGIONAL ALLOCATION OF COST

- Minor Arterial Streets:
 - total construction cost computed
 - allocated to districts based on % area
 - includes:
 - Tower Road
 - Himalaya Road
 - Baseline
 - Colorado Highway #7
 - Bromley Lane
- Water Transmission:
 - total construction cost computed
 - allocated to districts based on % area
 - includes:
 - all transmission mains with- in minor arterial streets as listed above in 1.
- Sewer Mains
 - total construction cost computed
 - allocated to districts based on % area

- includes:
 sewer outfall line from
 Lochbuie Sewer Plant to
 Bromley Lane, along west
 side of I-76

4. Drainage:

- assumed earthwork cost of
 \$2,000,000
- allocated to Districts 2, 3,
 and 4, equally
- includes:
 filling and grading of sump
 area east of Himalaya and
 halfway between Colorado
 Highway #7 and Baseline
 Road

5. Percent allocations based on
 area (items 1-3; above)

District	Area (Acres)	Percent of Total
1	65.0	2.76%
2	652.4	27.76%
3	523.8	22.29%
4	560.7	23.86%
5	548.2	23.33%

II. BROMLEY PARK METROPOLITAN DISTRICT #1

Bromley Park Metropolitan District #1

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Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

The area to be served by the District is shown graphically in Exhibit A. A legal description of the District is attached as Exhibit B.

Existing Conditions

Current development, population and assessed valuation information relating to the District is included in Exhibit A.

Proposed Land Use

Projected development, population and assessed valuation information relating to the District is included in Exhibit A.

Facilities to be Provided

The sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans for the District, including the standards of construction

therefore, are attached hereto as Exhibits C, D, E, F and G, respectively. Additionally, all facilities to be provided by the District shall meet the standards of construction imposed by the appropriate general governmental jurisdiction, including the Town of Brighton, Adams County, etc.

Estimated Costs

The estimated costs of the services and/or facilities to be provided by the District, including design, consulting, construction management and contingency costs, are set forth by type, category and estimated date of installation in Exhibit H.

Financial Survey

A detailed financing plan showing how both the regional and local services and/or facilities to be provided by the District are to be financed is attached hereto immediately following Exhibit H.

EXHIBIT A

BROMLEY PARK METROPOLITAN DISTRICT #1

Existing Conditions

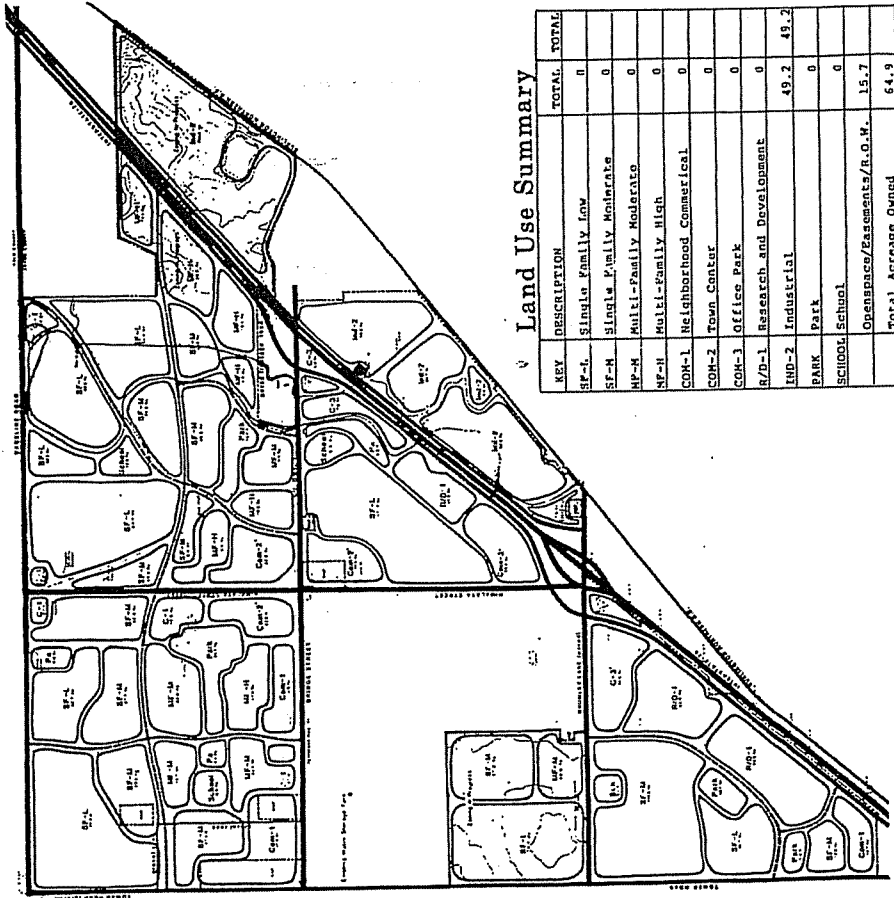
Proposed Bromley Park Metropolitan District #1 (hereafter "District #1") does not contain any developed ground. District #1 has no resident population. The assessed valuation of District #1 is \$1,800.

Proposed Land Use

The projected development use of District #1 is industrial. The projected population of District #1 is zero[1]. The projected daytime employment population of District #1 is 536[2]. The projected assessed valuation for District #1 is \$7,680,000 (see Page II-10)

[1] RESIDENT POPULATION RATIOS*
 S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department

[2] DAYTIME POPULATION RATIOS
 Commercial 1.67 @ 1000 S.F.
 Office 4.0 @ 1000 S.F.
 Industrial 1.5 @ 1000 S.F.



Land Use Summary

KEY	DESCRIPTION	TOTAL	TOTAL
SF-L	Single Family Low	0	0
SF-M	Single Family Moderate	0	0
SF-H	Multi-Family Moderate	0	0
SF-H	Multi-Family High	0	0
CDH-1	Neighborhood Commercial	0	0
CDH-2	Town Center	0	0
CDH-1	Office Park	0	0
R/D-1	Research and Development	0	0
R/D-2	Industrial	49.2	49.2
PARK	Park	0	0
SCIDOL	School	0	0
	OpenSpace/Easements/R.O.M.	15.7	15.7
	Total Acreage Owned	64.9	64.9

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #1

A parcel of land located in the Northeast Quarter of Section 11, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

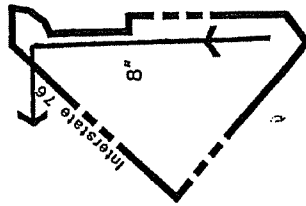
BEGINNING at the Northeast Corner of said Section 11;
THENCE S00°10'01"E along the easterly line of said Section 11 a distance of 2,229.10 feet;
THENCE S49°53'40"W a distance of 681.69 feet to the centerline of an easement as described in Book 353 at Page 274, Adams County Records;
THENCE N38°20'30"W along the centerline of said easement a distance of 1,811.22 feet to the southwesterly right-of-way of Interstate Highway No. I-76;
THENCE along said southwesterly right-of-way of Interstate Highway I-76 the following two (2) courses:

- 1) N38°54'39"E along a line tangent to the following described curve a distance of 925.36 feet;
- 2) THENCE along the arc of a curve to the right having a central angle of 07°17'17", a radius of 5,619.70 feet, a chord bearing N49°33'17"E a distance of 714.34 feet, and an arc length of 714.82 feet to the northerly line of said Section 11;

THENCE N89°51'38"E along said northerly line, which is non-radial to the last described curve, a distance of 574.16 feet to the northeast corner of said Section 11 and the POINT OF BEGINNING.

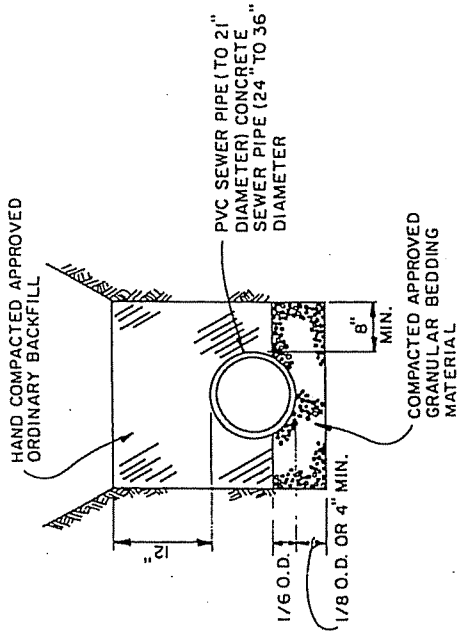
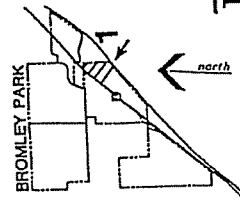
Said parcel contains 64.984 acres, more or less.

EXHIBIT C



LEGEND:

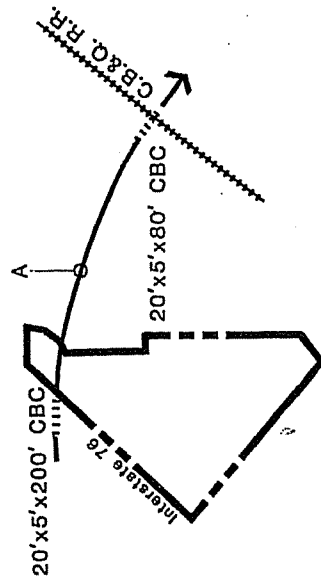
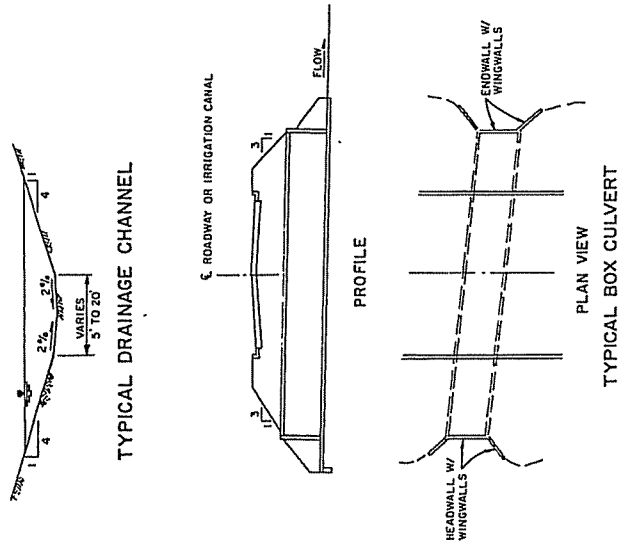
- District Boundary
- Sanitary Sewer Main & Trunks



TYPICAL TRENCH INSTALLATION
SANITARY SEWER MAIN

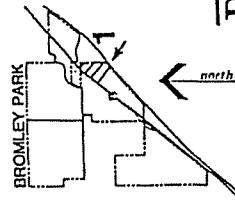
Master Sanitary Sewer Plan Bromley Park Metropolitan District #1

EXHIBIT D



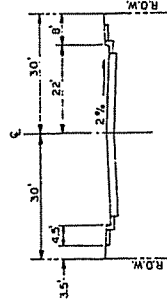
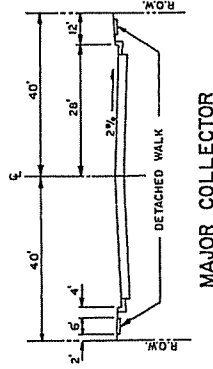
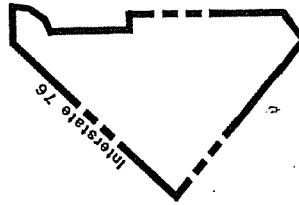
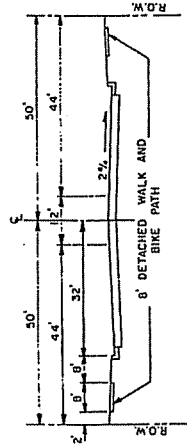
LEGEND:

- District Boundary
- Drainage Channel
- A 20' Drainage Channel
- B 5' Drainage Channel
- R.C.P. (Reinforced Concrete Pipe)
- C.B.C. (Concrete Box Culvert)



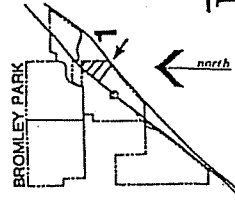
Master Storm Drainage and Surface and Flood Control Plan Bromley Park Metropolitan District #1

EXHIBIT E



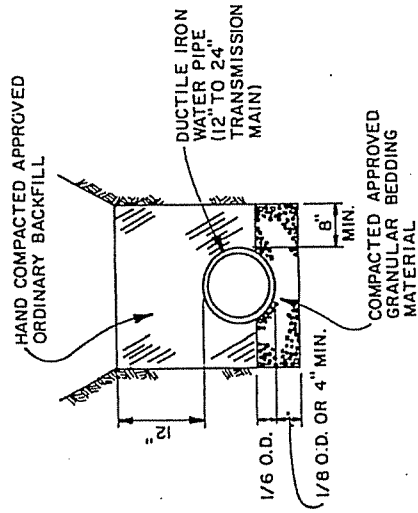
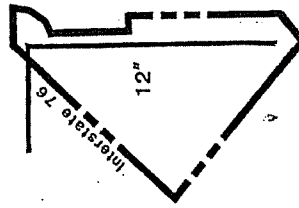
LEGEND:

- District Boundary
- Minor Arterial
- Major Collector
- Minor Collector





Master Street Plan Bromley Park Metropolitan District #1

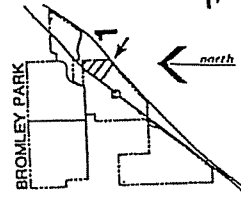
EXHIBIT F



TYPICAL TRENCH INSTALLATION
WATER MAIN

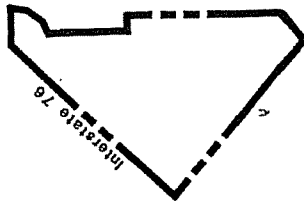
LEGEND:

-  District Boundary
-  Water Main



Master Water Plan Bromley Park Metropolitan District #1

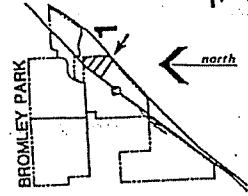
EXHIBIT G



LEGEND:

--- District Boundary

▨ Parks & Recreation



Master Parks and Recreation Plan Bromley Park Metropolitan District #1

EXHIBIT H

Bromley Park Metropolitan District #1

YEAR	STREETS			WATER			SEWER			DRAINAGE			PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
	Region Artr. Coll.	Dist. Maj. Coll.	Minor Coll.	Region Dist.	Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.			
1985				14			21			500			182	717	
1986	11												4	15	
1987	13			2									5	20	
1988															
1989	2												1	3	
1990						86	2						30	118	
1991	15			7									7	29	
1992															
1993				2									1	3	
1994	14			1									5	20	
1995	14						2						5	21	
1996	21												7	28	
1997	14												4	18	
1998	15												5	20	
1999	20												7	27	
2000	3												1	4	
2001															
2002															
TOTAL	134			26	86		25			500			264	1,043	

ALL COSTS IN THOUSANDS OF
1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

Bromley Park - Regional Responsibility And District #1 Estimated Financial Plan

Year	Assessed Value(1)	Mill Levy(3)	Revenue(3)	Interest Earning On Tax Revenue(4)	Sup-Charge Increment(5)	Sup-Charge Income(5)	Interest Earning On Sup-Charge Income(6)	Total Available Revenue(7)	Total S.O. Debt Service(10)	General and Admin.(11)	Operation and Maintenance(12)	Total Required Payments	Annual Surplus	Cumulative Surplus	Year
1984	150,619	5.40	810	0	0	0	0	810	0	5,000	20,000	25,000	150,619	0	1984
1985	150,000	5.40	810	0	0	0	0	810	172,650	15,750	20,000	25,000	150,000	157,650	1985
1986	150,000	5.40	810	0	0	0	0	810	215,300	15,750	20,000	25,000	150,000	281,050	1986
1987	150,000	5.40	810	0	0	0	0	810	250,300	15,750	20,000	25,000	150,000	386,338	1987
1988	150,000	5.40	810	0	0	0	0	810	285,300	15,750	20,000	25,000	150,000	481,618	1988
1989	150,000	5.40	810	0	0	0	0	810	320,300	15,750	20,000	25,000	150,000	576,898	1989
1990	150,000	5.40	810	0	0	0	0	810	355,300	15,750	20,000	25,000	150,000	672,178	1990
1991	150,000	5.40	810	0	0	0	0	810	390,300	15,750	20,000	25,000	150,000	767,458	1991
1992	150,000	5.40	810	0	0	0	0	810	425,300	15,750	20,000	25,000	150,000	862,738	1992
1993	150,000	5.40	810	0	0	0	0	810	460,300	15,750	20,000	25,000	150,000	958,018	1993
1994	150,000	5.40	810	0	0	0	0	810	495,300	15,750	20,000	25,000	150,000	1,053,298	1994
1995	150,000	5.40	810	0	0	0	0	810	530,300	15,750	20,000	25,000	150,000	1,148,578	1995
1996	150,000	5.40	810	0	0	0	0	810	565,300	15,750	20,000	25,000	150,000	1,243,858	1996
1997	150,000	5.40	810	0	0	0	0	810	600,300	15,750	20,000	25,000	150,000	1,339,138	1997
1998	150,000	5.40	810	0	0	0	0	810	635,300	15,750	20,000	25,000	150,000	1,434,418	1998
1999	150,000	5.40	810	0	0	0	0	810	670,300	15,750	20,000	25,000	150,000	1,529,698	1999
2000	150,000	5.40	810	0	0	0	0	810	705,300	15,750	20,000	25,000	150,000	1,624,978	2000
2001	150,000	5.40	810	0	0	0	0	810	740,300	15,750	20,000	25,000	150,000	1,720,258	2001
2002	150,000	5.40	810	0	0	0	0	810	775,300	15,750	20,000	25,000	150,000	1,815,538	2002
2003	150,000	5.40	810	0	0	0	0	810	810,300	15,750	20,000	25,000	150,000	1,910,818	2003
2004	150,000	5.40	810	0	0	0	0	810	845,300	15,750	20,000	25,000	150,000	2,006,098	2004
2005	150,000	5.40	810	0	0	0	0	810	880,300	15,750	20,000	25,000	150,000	2,101,378	2005
2006	150,000	5.40	810	0	0	0	0	810	915,300	15,750	20,000	25,000	150,000	2,196,658	2006
2007	150,000	5.40	810	0	0	0	0	810	950,300	15,750	20,000	25,000	150,000	2,291,938	2007
2008	150,000	5.40	810	0	0	0	0	810	985,300	15,750	20,000	25,000	150,000	2,387,218	2008
2009	150,000	5.40	810	0	0	0	0	810	1,020,300	15,750	20,000	25,000	150,000	2,482,498	2009
2010	150,000	5.40	810	0	0	0	0	810	1,055,300	15,750	20,000	25,000	150,000	2,577,778	2010
2011	150,000	5.40	810	0	0	0	0	810	1,090,300	15,750	20,000	25,000	150,000	2,673,058	2011
2012	150,000	5.40	810	0	0	0	0	810	1,125,300	15,750	20,000	25,000	150,000	2,768,338	2012
2013	150,000	5.40	810	0	0	0	0	810	1,160,300	15,750	20,000	25,000	150,000	2,863,618	2013
2014	150,000	5.40	810	0	0	0	0	810	1,195,300	15,750	20,000	25,000	150,000	2,958,898	2014
2015	150,000	5.40	810	0	0	0	0	810	1,230,300	15,750	20,000	25,000	150,000	3,054,178	2015
2016	150,000	5.40	810	0	0	0	0	810	1,265,300	15,750	20,000	25,000	150,000	3,149,458	2016
2017	150,000	5.40	810	0	0	0	0	810	1,300,300	15,750	20,000	25,000	150,000	3,244,738	2017
2018	150,000	5.40	810	0	0	0	0	810	1,335,300	15,750	20,000	25,000	150,000	3,340,018	2018
Totals		6.90							\$31,977,000				\$30,689,997		Totals

ASBOP(10)65:
 (1) Estimated Assessed Value Based on Absorption Projections for all classes of Development.
 (2) 1984 Assessed Value of Property.
 (3) Estimated Mill Levy to be imposed by the District in each year.
 (4) Estimated Tax Revenue based upon District Assessed Value and Mill Levy Projections.
 (5) Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 months.
 (6) Estimated Water and Sewer Surcharge Income from all classes of development according to each District's schedule.
 (7) Interest Earnings on Water and Sewer Surcharge Income has been calculated at 10.00% for a period of 3 months.
 (8) Capitalized Interest has been included for each bond issue schedule.
 (9) Interest Earnings have been calculated at 10.00% per annum.
 (10) Estimated Total S. O. Debt Payments for all scheduled issues.
 (11) General and Administrative cost for the District has been increased 5.00% per year.
 (12) Operation and Maintenance of common District areas is estimated at 1 Mill per year.

Bromley Park - Regional Responsibility And District #1 Estimated Bond Issues

Year	1985 Issue \$2,230,000				1988 Issue \$1,650,000				1993 Issue \$2,780,000				1995 Issue \$2,995,000				Year																																							
	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Principal Payment	Interest Rate	Interest Payment	Annual Payment																																								
1984																																																								
1985		11.300%	232,650	122,650																																																				
1986		11.000%	245,300	245,300																																																				
1987	5,000	11.300%	245,320	250,320																																																				
1988	10,000	11.300%	244,750	254,750																																																				
1989	15,000	11.000%	243,650	258,650																																																				
1990	20,000	11.000%	242,000	262,000	5,000																																																			
1991	25,000	11.000%	239,800	279,800	10,000																																																			
1992	30,000	11.000%	235,400	285,400	15,000																																																			
1993	35,000	11.000%	229,900	289,900	20,000																																																			
1994	40,000	11.000%	223,300	323,300	25,000																																																			
1995	45,000	11.000%	212,300	342,300	30,000																																																			
1996	50,000	11.000%	195,600	395,600	35,000																																																			
1997	55,000	11.000%	174,700	423,700	40,000																																																			
1998	60,000	11.000%	144,700	444,700	45,000																																																			
1999	65,000	11.000%	113,300	433,300	50,000																																																			
2000	70,000	11.000%	79,100	428,100	55,000																																																			
2001	75,000	11.000%	43,600	397,600	60,000																																																			
2002					65,000																																																			
2003					70,000																																																			
2004					75,000																																																			
2005					80,000																																																			
2006					85,000																																																			
2007					90,000																																																			
2008					95,000																																																			
2009					100,000																																																			
2010					105,000																																																			
2011					110,000																																																			
2012					115,000																																																			
2013					120,000																																																			
2014					125,000																																																			
2015					130,000																																																			
2016					135,000																																																			
2017					140,000																																																			
2018					145,000																																																			
Totals	\$2,230,000	11.000%	\$3,231,250	\$5,461,250	\$1,650,000	11.000%	\$2,715,350	\$4,585,350	\$2,780,000	11.000%	\$3,734,225	\$6,514,225	\$2,995,000	11.000%	\$4,558,675	\$7,553,675	Totals																																							
<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%;">1985</td> <td style="width: 33%;">1988</td> <td style="width: 33%;">1993</td> <td style="width: 33%;">1995</td> </tr> <tr> <td>Construction and Engineering</td> <td>\$1,388,175</td> <td>\$1,515,625</td> <td>\$2,026,350</td> <td>\$2,193,838</td> </tr> <tr> <td>Capitalized Interest (3 Years)</td> <td>\$75,900</td> <td>\$80,500</td> <td>\$611,600</td> <td>\$659,900</td> </tr> <tr> <td>Underwriting Discount</td> <td>\$78,050</td> <td>\$84,750</td> <td>\$97,300</td> <td>\$104,825</td> </tr> <tr> <td>Other Issuing Expenses</td> <td>\$27,875</td> <td>\$23,125</td> <td>\$34,750</td> <td>\$37,438</td> </tr> <tr> <td>Totals</td> <td>\$2,230,000</td> <td>\$1,650,000</td> <td>\$2,780,000</td> <td>\$2,995,000</td> </tr> <tr> <td>Interest Earnings on Const. Funds</td> <td>\$134,152</td> <td>\$91,112</td> <td>\$196,605</td> <td>\$224,919</td> </tr> <tr> <td>Total Available for Const.</td> <td>\$1,527,337</td> <td>\$1,745,767</td> <td>\$2,233,654</td> <td>\$2,418,757</td> </tr> </table>																		1985	1988	1993	1995	Construction and Engineering	\$1,388,175	\$1,515,625	\$2,026,350	\$2,193,838	Capitalized Interest (3 Years)	\$75,900	\$80,500	\$611,600	\$659,900	Underwriting Discount	\$78,050	\$84,750	\$97,300	\$104,825	Other Issuing Expenses	\$27,875	\$23,125	\$34,750	\$37,438	Totals	\$2,230,000	\$1,650,000	\$2,780,000	\$2,995,000	Interest Earnings on Const. Funds	\$134,152	\$91,112	\$196,605	\$224,919	Total Available for Const.	\$1,527,337	\$1,745,767	\$2,233,654	\$2,418,757
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Bromley Park - Regional Responsibility And District # 1 Estimated Bond Issues

Year	1978 Issue		1979 Issue		Annual Payment	Interest Rate	Principal Payment	Interest Expense	Interest Rate	Interest Expense	Annual Payment	Interest Rate	Interest Expense	Annual Payment	Year
	5.8%	6.5%	5.8%	6.5%											
1984														1984	
1985					90,200	11.00%	80,400	11.00%	133,950	180,400	183,950	11.00%	173,750	183,950	1985
1986					180,400	11.25%	164,400	11.00%	202,900	344,800	367,850	11.00%	337,650	367,850	1986
1987					270,600	11.00%	248,400	11.00%	272,350	516,200	540,200	11.00%	505,300	540,200	1987
1988					360,800	11.00%	332,400	11.00%	356,300	648,600	696,550	11.00%	661,600	696,550	1988
1989					451,000	11.00%	415,400	11.00%	439,250	857,850	916,800	11.00%	877,850	916,800	1989
1990					541,200	11.00%	495,600	11.00%	519,100	1,147,000	1,225,900	11.00%	1,186,900	1,225,900	1990
1991					631,400	11.00%	575,800	11.00%	609,050	1,436,050	1,534,950	11.00%	1,474,950	1,534,950	1991
1992					721,600	11.00%	666,000	11.00%	700,200	1,725,250	1,843,900	11.00%	1,782,900	1,843,900	1992
1993					811,800	11.00%	756,200	11.00%	790,350	2,014,600	2,152,250	11.00%	2,092,250	2,152,250	1993
1994					902,000	11.00%	846,400	11.00%	880,500	2,303,100	2,460,800	11.00%	2,412,800	2,460,800	1994
1995					992,200	11.00%	936,600	11.00%	976,650	2,591,750	2,769,450	11.00%	2,732,450	2,769,450	1995
1996					1,082,400	11.00%	1,026,800	11.00%	1,076,900	2,880,650	3,078,350	11.00%	3,028,350	3,078,350	1996
1997					1,172,600	11.00%	1,116,000	11.00%	1,166,100	3,169,750	3,386,450	11.00%	3,326,450	3,386,450	1997
1998					1,262,800	11.00%	1,206,200	11.00%	1,256,300	3,258,850	3,494,150	11.00%	3,454,150	3,494,150	1998
1999					1,353,000	11.00%	1,296,400	11.00%	1,346,500	3,347,950	3,603,250	11.00%	3,563,250	3,603,250	1999
2000					1,443,200	11.00%	1,386,600	11.00%	1,436,650	3,437,050	3,712,350	11.00%	3,672,350	3,712,350	2000
2001					1,533,400	11.00%	1,476,800	11.00%	1,526,750	3,526,150	3,821,450	11.00%	3,781,450	3,821,450	2001
2002					1,623,600	11.00%	1,567,000	11.00%	1,616,900	3,615,250	3,930,550	11.00%	3,890,550	3,930,550	2002
2003					1,713,800	11.00%	1,657,200	11.00%	1,707,000	3,704,350	4,039,650	11.00%	4,000,650	4,039,650	2003
2004					1,804,000	11.00%	1,747,400	11.00%	1,796,150	3,793,450	4,148,750	11.00%	4,110,750	4,148,750	2004
2005					1,894,200	11.00%	1,837,600	11.00%	1,885,250	3,882,550	4,257,850	11.00%	4,220,850	4,257,850	2005
2006					1,984,400	11.00%	1,927,800	11.00%	1,974,400	3,971,650	4,366,950	11.00%	4,330,950	4,366,950	2006
2007					2,074,600	11.00%	2,018,000	11.00%	2,065,500	4,060,750	4,476,050	11.00%	4,440,050	4,476,050	2007
2008					2,164,800	11.00%	2,108,200	11.00%	2,155,600	4,149,850	4,585,150	11.00%	4,550,150	4,585,150	2008
2009					2,255,000	11.00%	2,198,400	11.00%	2,245,700	4,238,950	4,694,250	11.00%	4,660,250	4,694,250	2009
2010					2,345,200	11.00%	2,288,600	11.00%	2,335,800	4,328,050	4,803,350	11.00%	4,770,350	4,803,350	2010
2011					2,435,400	11.00%	2,378,800	11.00%	2,426,900	4,417,150	4,912,450	11.00%	4,880,450	4,912,450	2011
2012					2,525,600	11.00%	2,469,000	11.00%	2,517,000	4,506,250	5,021,550	11.00%	4,990,550	5,021,550	2012
2013					2,615,800	11.00%	2,559,200	11.00%	2,607,100	4,595,350	5,130,650	11.00%	5,100,650	5,130,650	2013
2014					2,706,000	11.00%	2,649,400	11.00%	2,697,200	4,684,450	5,239,750	11.00%	5,210,750	5,239,750	2014
2015					2,796,200	11.00%	2,739,600	11.00%	2,787,300	4,773,550	5,348,850	11.00%	5,320,850	5,348,850	2015
2016					2,886,400	11.00%	2,829,800	11.00%	2,877,400	4,862,650	5,457,950	11.00%	5,431,950	5,457,950	2016
2017					2,976,600	11.00%	2,920,000	11.00%	2,967,500	4,951,750	5,567,050	11.00%	5,541,050	5,567,050	2017
2018					3,066,800	11.00%	3,010,200	11.00%	3,057,600	5,040,850	5,676,150	11.00%	5,651,150	5,676,150	2018
Totals	\$1,640,000	11.00%	\$2,169,200	\$3,609,200	\$1,670,000	11.00%	\$2,203,300	\$1,670,000	11.00%	\$2,703,300	\$4,093,300	11.00%	\$4,197,000	\$4,197,000	Totals
Grand Total															
1978 Issue															
1979 Issue															
Construction and Engineering															
Capitalized Interest															
Underwriting Discount															
Other Issuing Expenses															
Totals															
Interest Earnings on Const. Funds															
Total Available for Const.															

III. BROMLEY PARK METROPOLITAN DISTRICT #2

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*Note: It was determined that two Districts be combined into one District. It was therefore necessary to combine Exhibits of those two Districts (e.g.; B, B-1; C, C-1; etc...)

Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

The area to be served by the District is shown graphically in Exhibit A. A legal description of the District is attached as Exhibit B, B-1.

Existing Conditions

Current development, population and assessed valuation information relating to the District is included in Exhibit A.

Proposed Land Use

Projected development, population and assessed valuation information relating to the District is included in Exhibit A.

Facilities to be Provided

The sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans for the District, including the standards of construction

therefore, are attached hereto as Exhibits C, C-1; D, D-1; E, E-1; F, F-1; G, G-1, respectively. Additionally, all facilities to be provided by the District shall meet the standards on construction imposed by the appropriate general governmental jurisdiction, including the Town of Brighton, Adams County, etc.

Estimated Costs

The estimated costs of the services and/or facilities to be provided by the District, including design, consulting, construction management and contingency costs, are set forth by type, category and estimated date of installation in Exhibit H, H-1.

Financial Survey

A detailed financing plan showing how both the regional and local services and/or facilities to be provided by the District are to be financed is attached hereto immediately following Exhibit H, H-1.

EXHIBIT A

BROMLEY PARK METROPOLITAN DISTRICT #2

Existing Conditions

Proposed Bromley Park Metropolitan District #2 (hereafter "District #2") is currently zoned P.U.D. with the exception of 234.6 acres (zoning in progress). The dominant use is agricultural. District #2 has a resident population of approximately 4 (four). The assessed valuation of District #2 is \$32,800.

Proposed Land Use

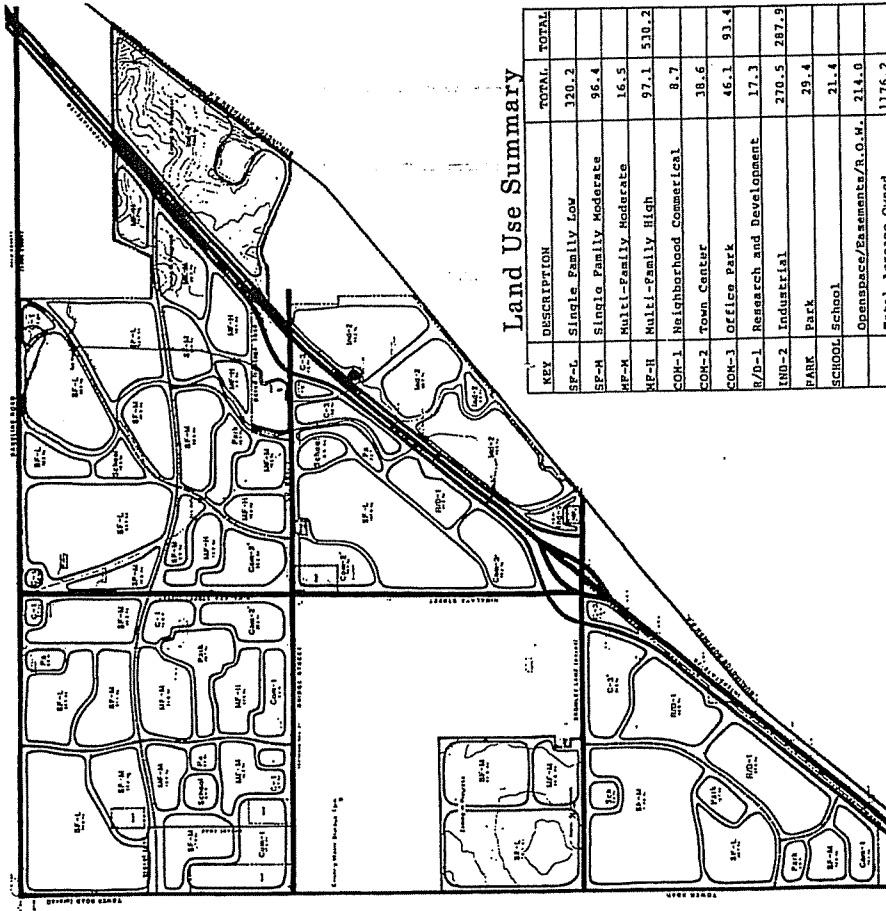
The projected development use of District #2 is industrial, commercial, office, single-family residential, and multi-family residential. The projected population of District #2 is 12,610[1]. The projected daytime employment population of District #2 is 6962[2]. The projected assessed valuation for District #2 is \$114,400,000 (see Page III-18).

[1] RESIDENT POPULATION RATIOS*

S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department

[2] DAYTIME POPULATION RATIOS

Commercial 1.67 @ 1000 S.F.
 Office 4.0 @ 1000 S.F.
 Industrial 1.5 @ 1000 S.F.



Land Use Summary

KEY	DESCRIPTION	TOTAL	TOTAL
SP-L	Single Family Low	320.2	
SP-M	Single Family Moderate	96.4	
MP-M	Multi-Family Moderate	16.5	
MP-H	Multi-Family High	97.1	530.2
COM-1	Neighborhood Commercial	8.7	
COM-2	Town Center	18.6	
COM-3	Office Park	46.1	93.4
R/D-1	Research and Development	17.3	
IND-2	Industrial	270.5	287.9
PARK	Park	29.4	
SCHOOL	School	21.4	
	Openpace/Easements/R.O.W.	214.0	
	Total Acreage Owned	1176.2	

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #2

PARCEL A

A parcel of land located in a part of Section 1, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 1;
THENCE N00°47'35"W along the westerly line of said Section 1 a distance of 424.74 feet to the POINT OF BEGINNING;
THENCE continuing N00°47'35"W along the westerly line of said Section 1 a distance of 94.91 feet to the southeasterly right-of-way of Interstate Highway No. 1-76;
THENCE N47°59'56"E along said southeasterly right-of-way a distance of 4,144.32 feet to the northerly line of the South One-half of the South One-half of the Northeast Quarter of said Section 1;
THENCE N89°42'52"E along the northerly line of the South One-half of the South One-half of the Northeast Quarter of said Section 1 a distance of 1,659.78 feet to the westerly right-of-way of the Chicago, Burlington and Quincy Railroad;
THENCE along said westerly right-of-way the following two (2) courses:

- 1) S35°56'22"W a distance of 3,720.92 feet along a line tangent to the following described curve;
- 2) THENCE along the arc of a curve to the right having a central angle of 00°39'34", a radius of 30,872.91 feet, a chord bearing S36°16'09"W a distance of 356.48 feet, and an arc length of 356.48 feet to the southerly line of said Section 1;

THENCE S89°58'30"W along the southerly line of said Section 1 a distance of 377.71 feet to the southeast corner of a parcel of land as described in Book 2405 at Page 263, Adams County Records;
THENCE along the easterly and northerly boundary of said parcel the following three (3) courses:

- 1) N66°00'44"W a distance of 1,271.80 feet to the northeasterly corner of said parcel;
- 2) THENCE S50°24'00"W a distance of 141.21 feet;
- 3) THENCE S89°43'55"W a distance of 694.86 feet to the POINT OF BEGINNING.

Said Parcel A contains 154.781 acres, more or less.

PARCEL B

A parcel of land located in a part of Section 1 and a part of the Southeast Quarter of Section 2, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 1, said corner also being the Southeast Corner of said Section 2;
THENCE N00°47'35"W along the westerly line of said Section 1, said line also being the easterly line of said Section 2, a distance of 779.50 feet to the POINT OF BEGINNING;

THENCE S89°51'38"W a distance of 2,288.64 feet;
THENCE N40°49'38"E a distance of 600.00 feet;
THENCE N75°59'11"E a distance of 1,683.30 feet;
THENCE N42°12'25"E a distance of 300.00 feet;
THENCE N12°42'25"E a distance of 200.00 feet to the easterly line of said Section 2, said line also being the westerly line of said Section 1;
THENCE N00°47'35"W along said Section line a distance of 569.02 feet to the East Quarter Corner of said Section 2, said corner also being the West Quarter Corner of said Section 1;
THENCE S89°46'16"E along the northerly line of the Southwest Quarter of said Section 1 a distance of 778.15 feet;
THENCE N24°18'43"E a distance of 721.64 feet to the northerly line of the South One-half of the South One-half of the Northwest Quarter of said Section 1;
THENCE N89°43'10"E along the northerly line of the South One-half of the South One-half of the Northwest Quarter of said Section 1 a distance of 1,733.16 feet to the northwesterly right-of-way of Interstate Highway No. 1-76;
THENCE S48°00'14"W along said northwesterly right-of-way a distance of 3,744.62 feet to the westerly line of said Section 1, said line also being the easterly line of said Section 2;
THENCE S00°47'35"E along said Section line a distance of 6.13 feet to the POINT OF BEGINNING.

Said Parcel B contains 99.079 acres, more or less.

PARCEL C

A parcel of land located in a part of Section 11, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 11;
THENCE N00°13'14"W along the westerly line of said Section 11 a distance of 162.33 feet to the POINT OF BEGINNING;
THENCE continuing N00°13'14"W along the westerly line of said Section 11 a distance of 4,229.98 feet;
THENCE N89°51'38"E a distance of 551.78 feet;
THENCE N00°13'14"W a distance of 884.84 feet to the northerly line of said Section 11;
THENCE N89°51'38"E along said northerly line a distance of 522.02 feet;

THENCE S00°06'05"E a distance of 50.00 feet;
THENCE along the westerly, southerly and easterly boundary of a parcel as described in Book 572 at Page 417, Adams County Records, the following three (3) courses:

- 1) S00°06'05"E a distance of 208.70 feet;
 - 2) THENCE N89°51'38"E a distance of 208.70 feet;
 - 3) THENCE N00°06'05"W a distance of 208.70 feet to the southerly right-of-way of Colorado State Highway No. 7;
- THENCE N00°06'05"W a distance of 50.00 feet to the northerly line of said Section 11;
- THENCE N89°51'38"E along said northerly line, a distance of 2,976.96 feet to the northwesterly right-of-way of Interstate Highway No. 1-76;
- THENCE along said northwesterly right-of-way the following three (3) courses:
- 1) S06°05'21"E a distance of 143.10 feet;
 - 2) THENCE S38°54'39"W a distance of 6,549.88 feet;
 - 3) THENCE N51°04'48"W a distance of 181.09 feet to the POINT OF BEGINNING.

Said parcel contains 259,058 acres, more or less.

PARCEL D

A parcel of land located in a part of Section 11, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 11;
THENCE S00°10'01"E along the easterly line of Section 11 a distance of 2,229.10 feet;

THENCE S49°53'40"W a distance of 681.69 feet to the POINT OF BEGINNING;
THENCE continuing S49°53'40"W a distance of 1,621.39 feet to the northeasterly corner of a parcel as described in Book 44 at Page 250, Adams County Records;
THENCE along the northeasterly and northwesterly boundary of said parcel the following two (2) courses:

- 1) N40°06'20"W a distance of 50.00 to the northwesterly corner of said parcel;
 - 2) THENCE S49°53'40"W along a line non-tangent to the following described curve a distance of 1,434.13 feet;
- THENCE along the arc of a curve to the right having a central angle of 32°58'03", a radius of 181.20 feet, a chord bearing N86°56'04"W a distance of 102.83 feet, and an arc length of 104.26 feet to a point of reverse curve;
- THENCE along the arc of a curve to the left, having a central angle of 119°53'44", a radius of 37.86 feet, a chord bearing S49°36'06"W a distance of 100.16 feet, and an arc length of 121.07 feet;
- THENCE S10°20'48"E along a line tangent to the last described curve and the

- 1) S49°53'40"W along a line non-tangent to the last described curve a distance of 336.95 feet to the southwesterly corner of said parcel;
- 2) THENCE S40°06'20"E a distance of 50.00 feet to the southeasterly corner of said parcel;

THENCE S49°53'40"W a distance of 467.73 feet to the southerly line of said Section 11;

THENCE N89°27'16"W along the southerly line of said Section 11 a distance of 125.82 feet to the southeast corner of a parcel as described in Book 773 at Page 499, Adams County Records;

THENCE along the easterly and northerly boundary of said parcel the following two (2) courses:

- 1) N00°32'44"E a distance of 238.00 feet to the northeast corner of said parcel;
- 2) THENCE N89°27'16"W a distance of 264.00 feet to the northwest corner of said parcel;

THENCE S00°32'44"W along the westerly boundary of parcels as described in Book 773 at Page 499 and Book 47 at Page 127, Adams County Records, a distance of 238.00 feet to the southwest corner of the parcel as described in Book 47 at Page 127, Adams County Records, along the southerly line of said Section 11;

THENCE N89°27'16"W along the southerly line of said Section 11 a distance of 625.69 feet to the southeasterly right-of-way of Interstate Highway No. 1-76;

THENCE along said southeasterly right-of-way the following two (2) courses:

- 1) N51°06'16"W a distance of 191.25 feet;
- 2) THENCE N38°54'39"E a distance of 5,044.24 feet to the centerline of an easement as recorded in Book 353 at Page 274, Adams County Records;

THENCE S38°20'30"E along the centerline of said easement a distance of 1,811.22 feet to the POINT OF BEGINNING.

Said parcel contains 139,500 acres, more or less.

District No. 2 encompasses Parcels A, B, C and D, with a total of 652,418 acres, more or less.

EXHIBIT B-1

LEGAL DESCRIPTION Bromley Park Metropolitan District #2

A part of Section 2, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 2;
THENCE N89°49'28"E along the northerly line of said Section 2 a distance of 5,263.57 feet to the Northeast Corner of said Section 2;
THENCE S00°47'35"E along the easterly line of said Section 2 a distance of 2,900.00 feet;
THENCE S12°42'25"W a distance of 200.00 feet;
THENCE S42°12'25"W a distance of 300.00 feet;
THENCE S75°59'11"W a distance of 1,583.30 feet;
THENCE S40°49'38"W a distance of 600.00 feet to the westerly boundary of the Speer Canal;
THENCE along the westerly boundary of the Speer Canal the following three (3) courses:

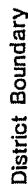
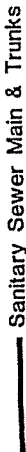
- 1) Continuing S40°49'38"W a distance of 7.47 feet;
- 2) THENCE S15°25'38"W a distance of 563.40 feet;
- 3) THENCE S10°32'52"E a distance of 234.94 feet to the southerly line of said Section 2;

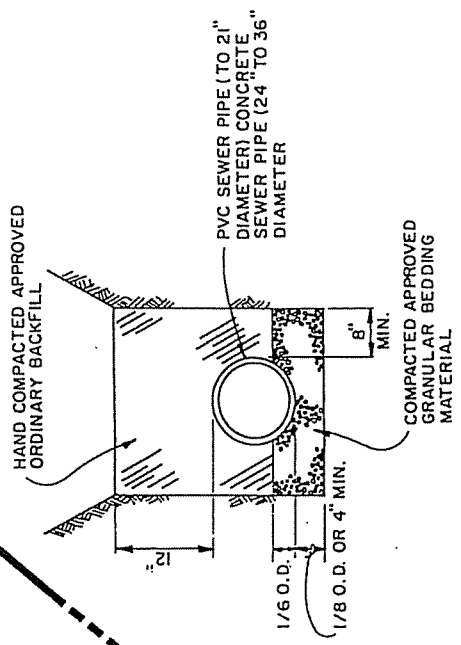
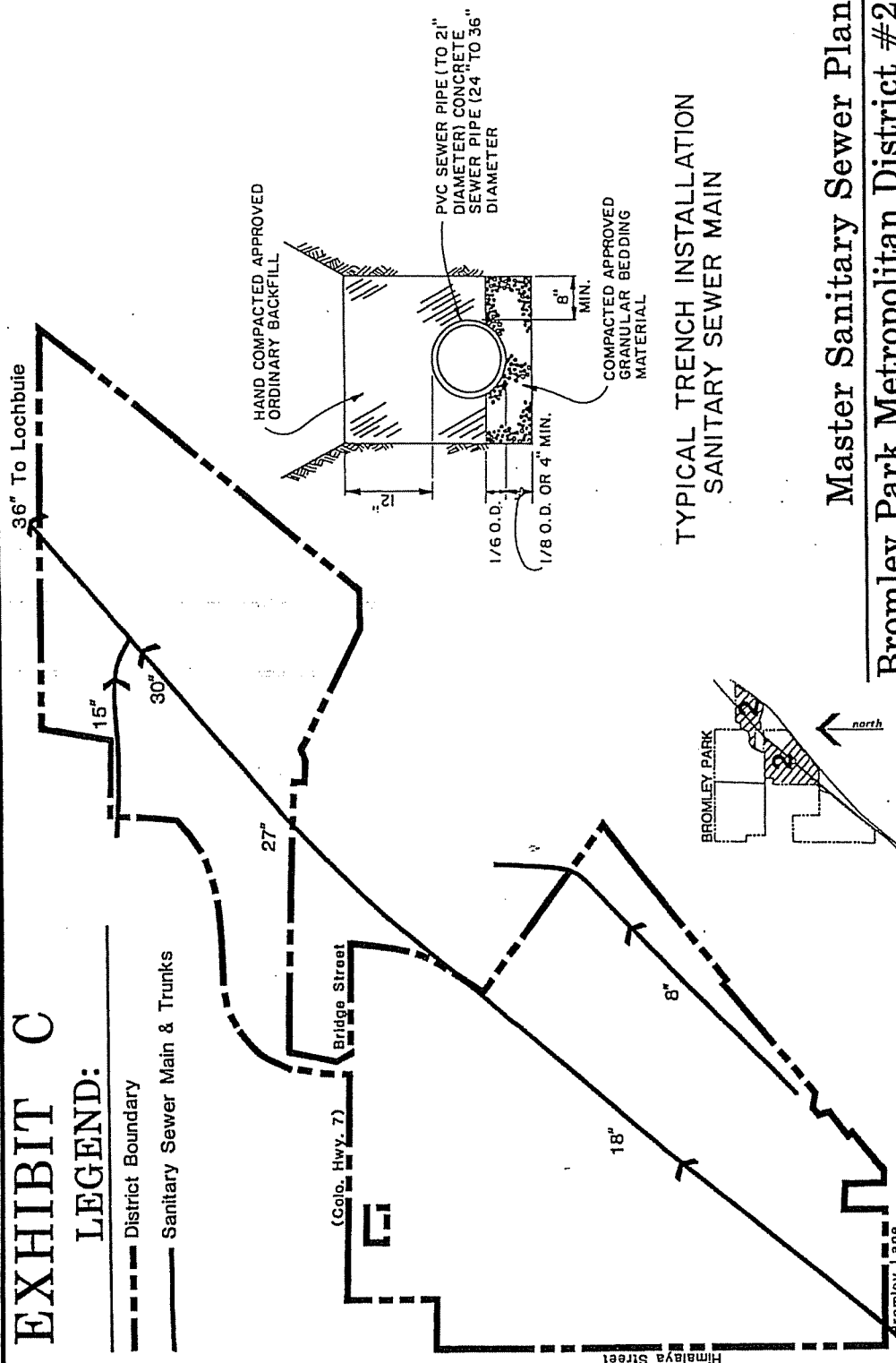
THENCE S89°51'38"W along said southerly line a distance of 2,866.42 feet to the westerly line of said Section 2;
THENCE N00°37'52"W along the westerly line of said Section 2 a distance of 4,949.54 feet to the POINT OF BEGINNING.

Said parcel contains 523.789 acres, more or less, including apparent right-of-way for Baseline Road along the northerly line of said Section 2.

EXHIBIT C

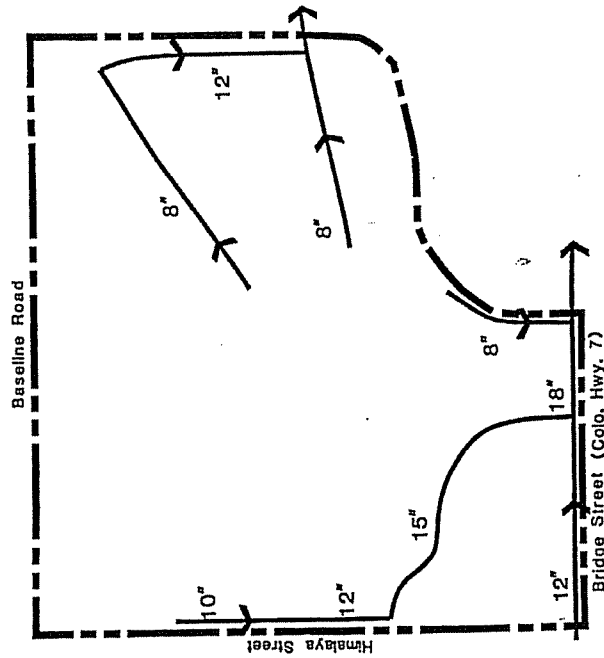
LEGEND:

-  District Boundary
-  Sanitary Sewer Main & Trunks



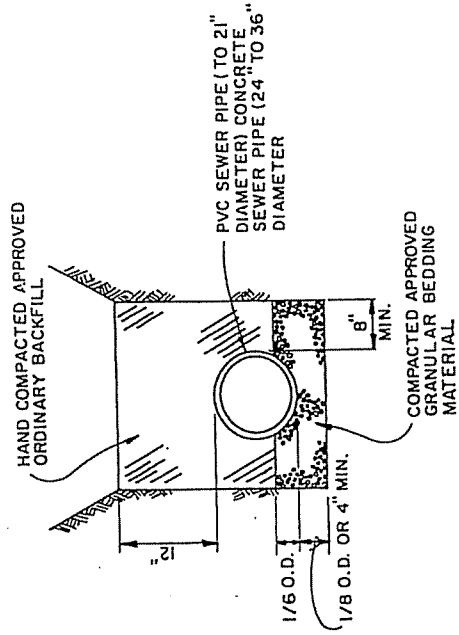
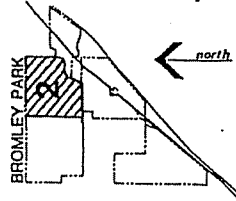
Master Sanitary Sewer Plan Bromley Park Metropolitan District #2

EXHIBIT C-1



LEGEND:

- District Boundary
- Sanitary Sewer Main & Trunks



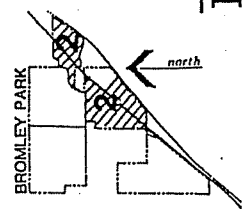
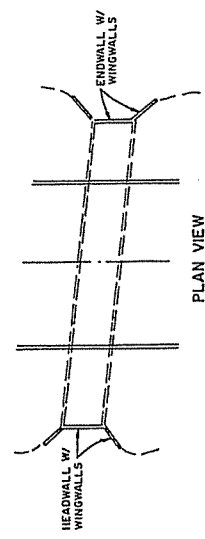
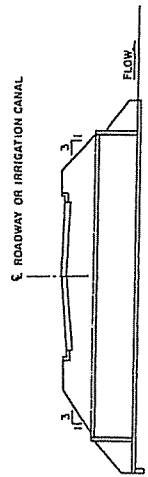
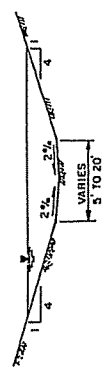
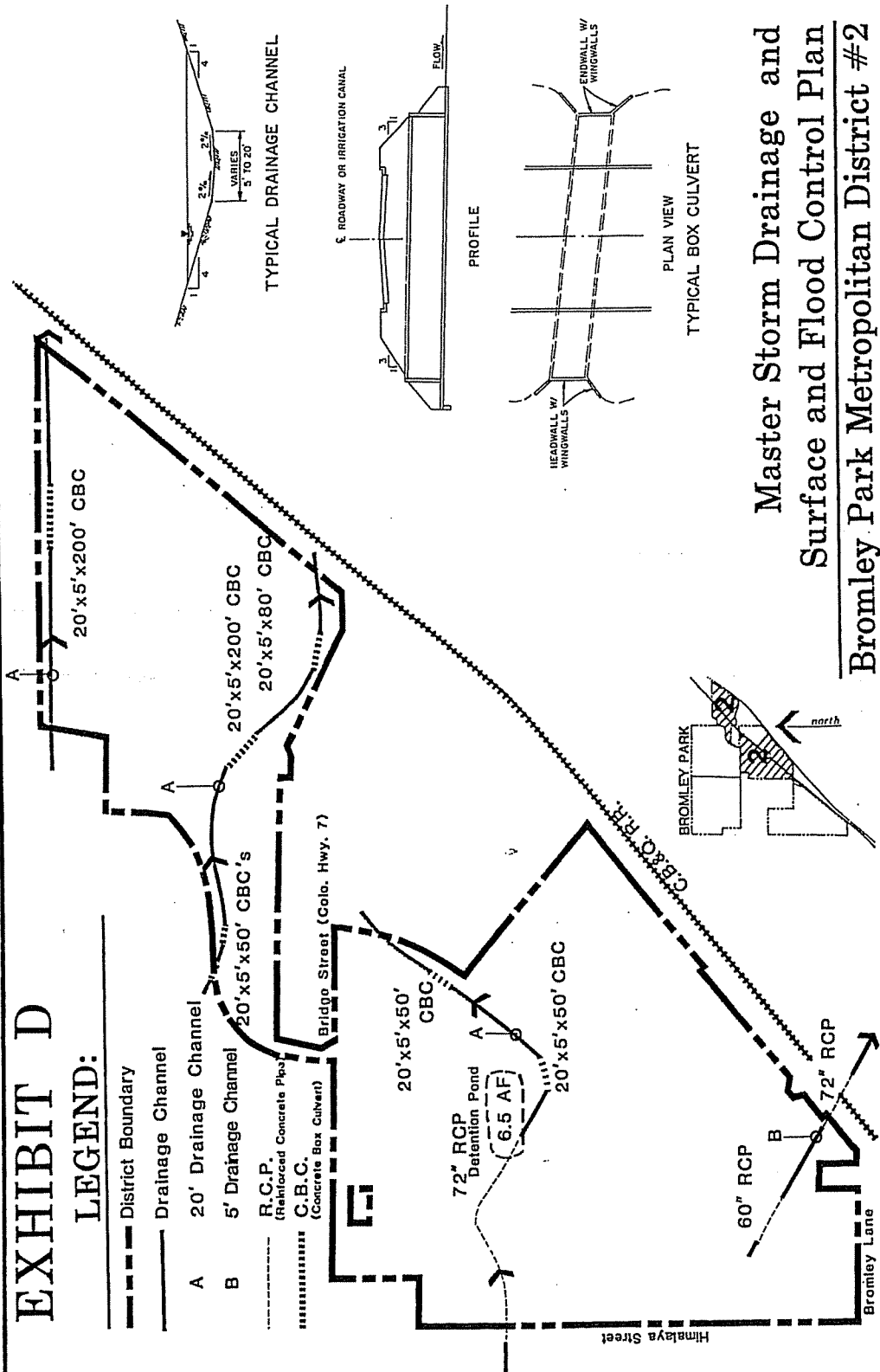
TYPICAL TRENCH INSTALLATION
SANITARY SEWER MAIN

Master Sanitary Sewer Plan Bromley Park Metropolitan District #2

EXHIBIT D

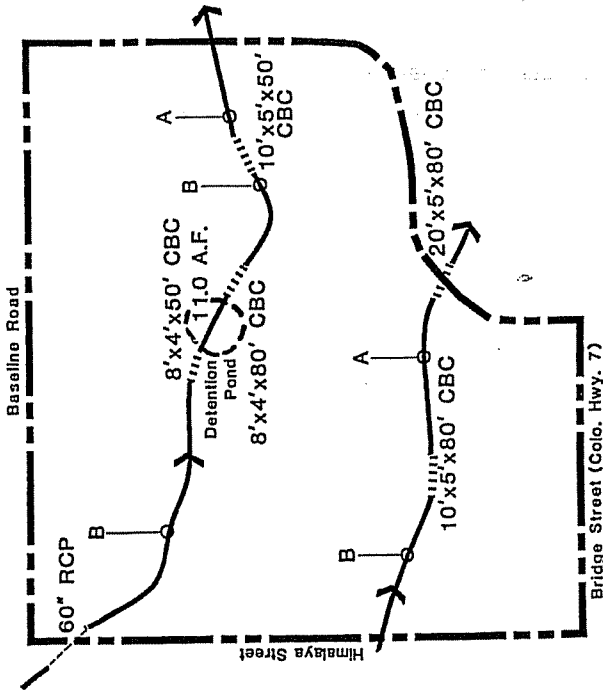
LEGEND:

- District Boundary
- Drainage Channel
- A 20' Drainage Channel
- B 5' Drainage Channel
- R.C.P. (Reinforced Concrete Pipe)
- C.B.C. (Concrete Box Culvert)



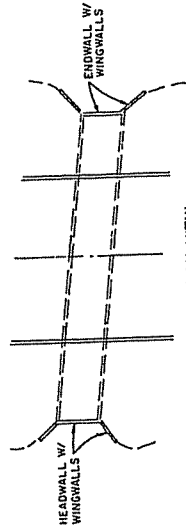
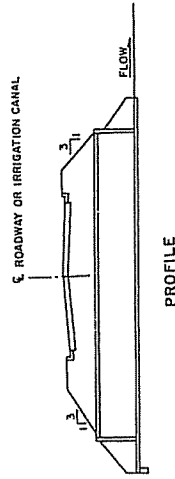
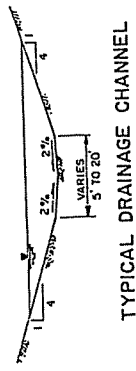
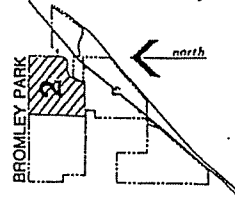
Master Storm Drainage and Surface and Flood Control Plan Bromley Park Metropolitan District #2

EXHIBIT D-1



LEGEND:

- District Boundary
- Drainage Channel
- A 20' Drainage Channel
- B 5' Drainage Channel
- R.C.P. (Reinforced Concrete Pipe)
- C.B.C. (Concrete Box Culvert)

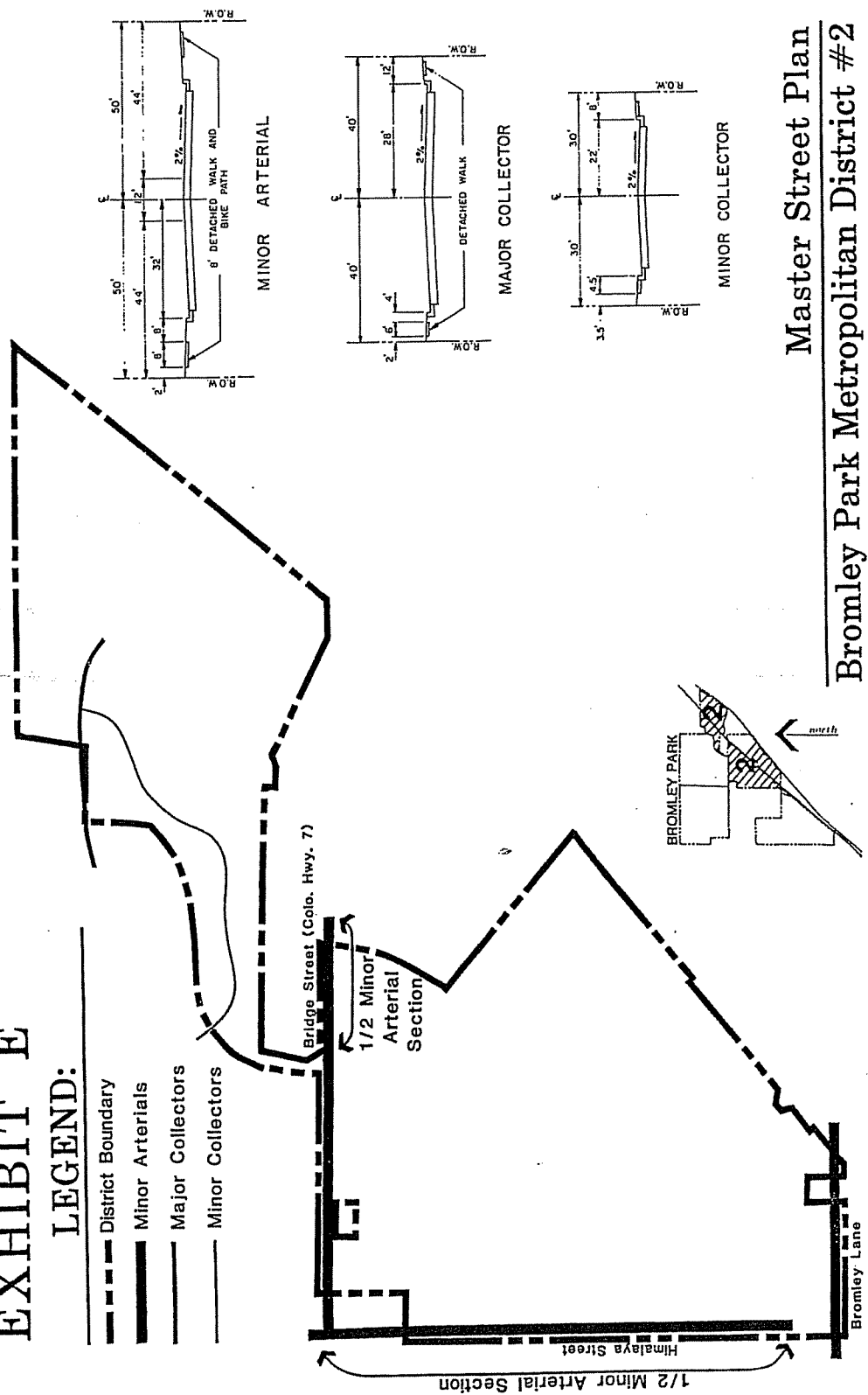


Master Storm Drainage and Surface and Flood Control Plan Bromley Park Metropolitan District #2

EXHIBIT E

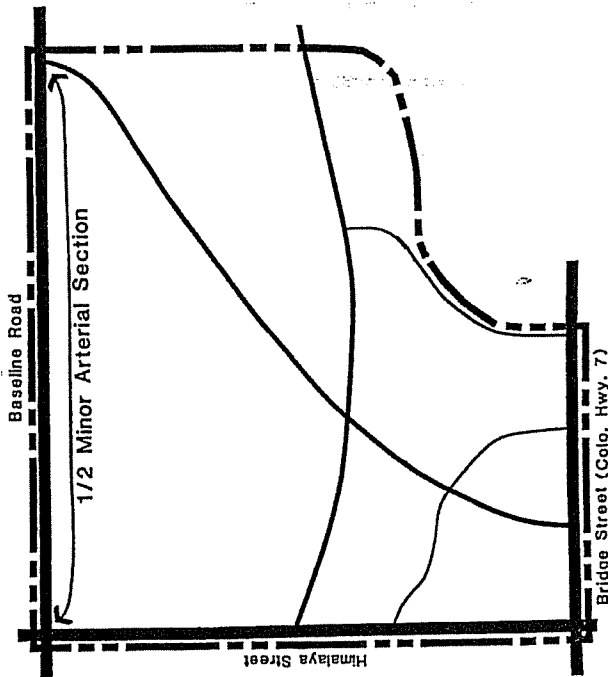
LEGEND:

- District Boundary
- Minor Arterials
- Major Collectors
- Minor Collectors



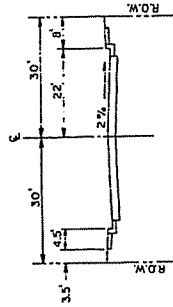
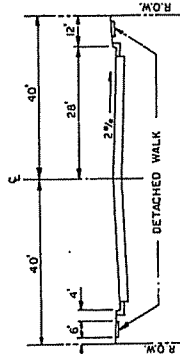
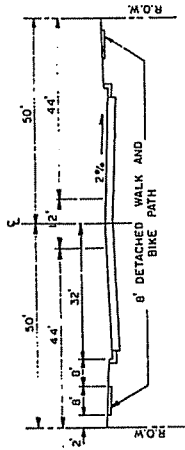
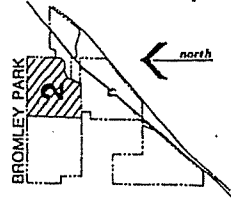
Master Street Plan Bromley Park Metropolitan District #2

EXHIBIT E-1



LEGEND:

- District Boundary
- Minor Arterial
- Major Collector
- Minor Collector



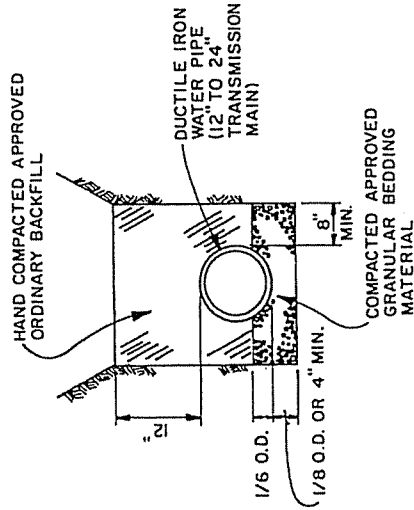
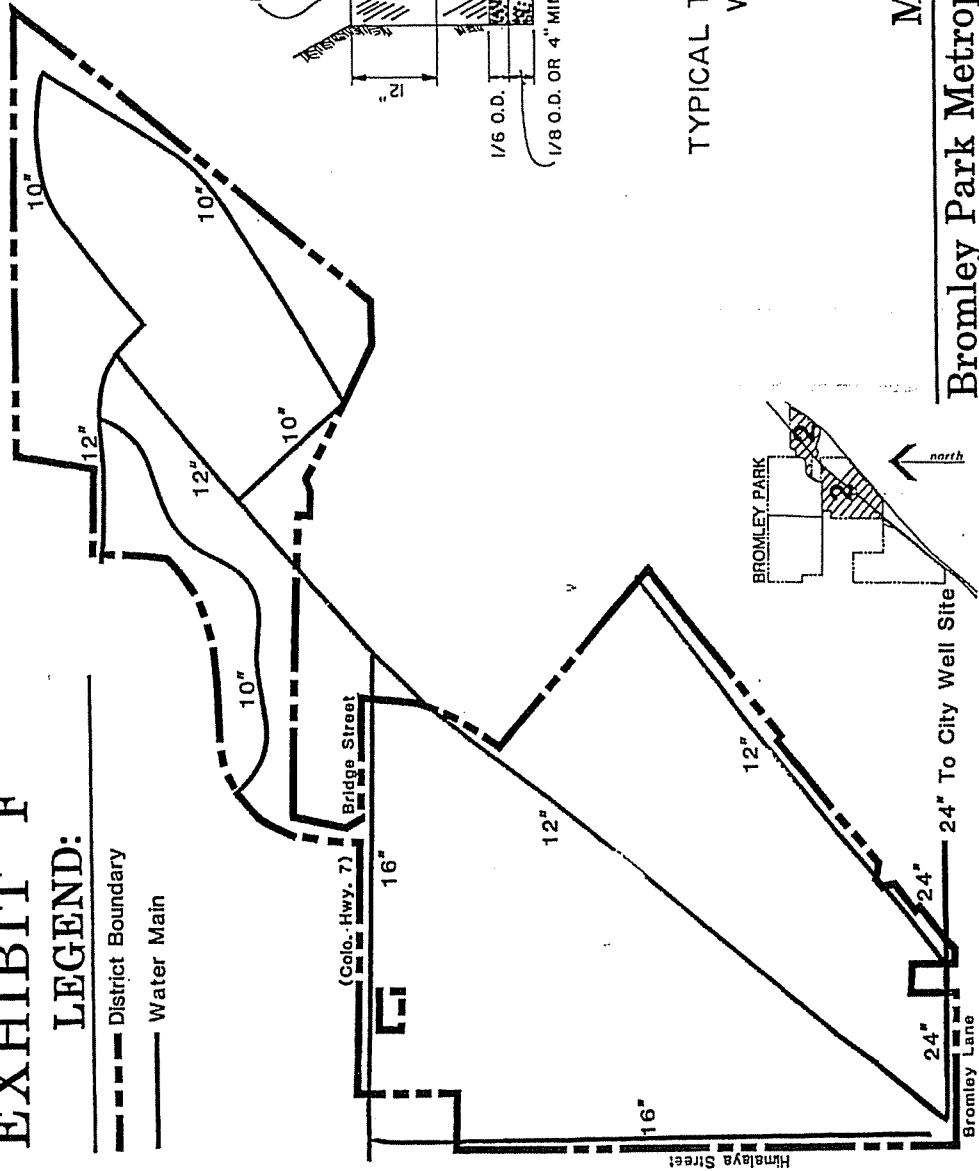
Plan Master Street Plan Bromley Park Metropolitan District #2

III-11

EXHIBIT F

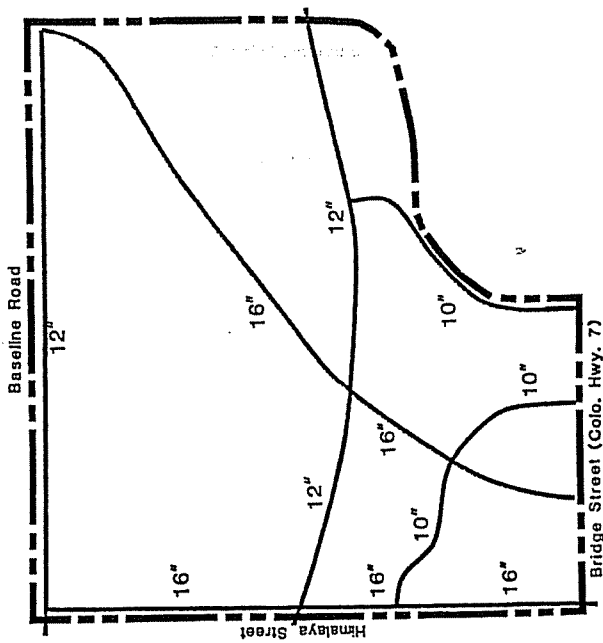
LEGEND:

- District Boundary
- Water Main



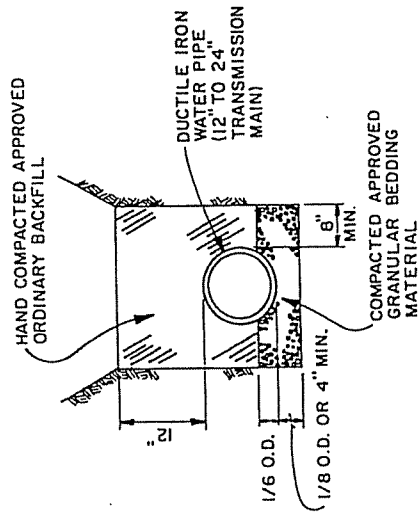
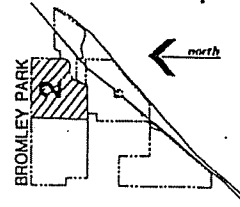
Master Water Plan Bromley Park Metropolitan District #2

EXHIBIT F-1



LEGEND:

- District Boundary
- Water Main



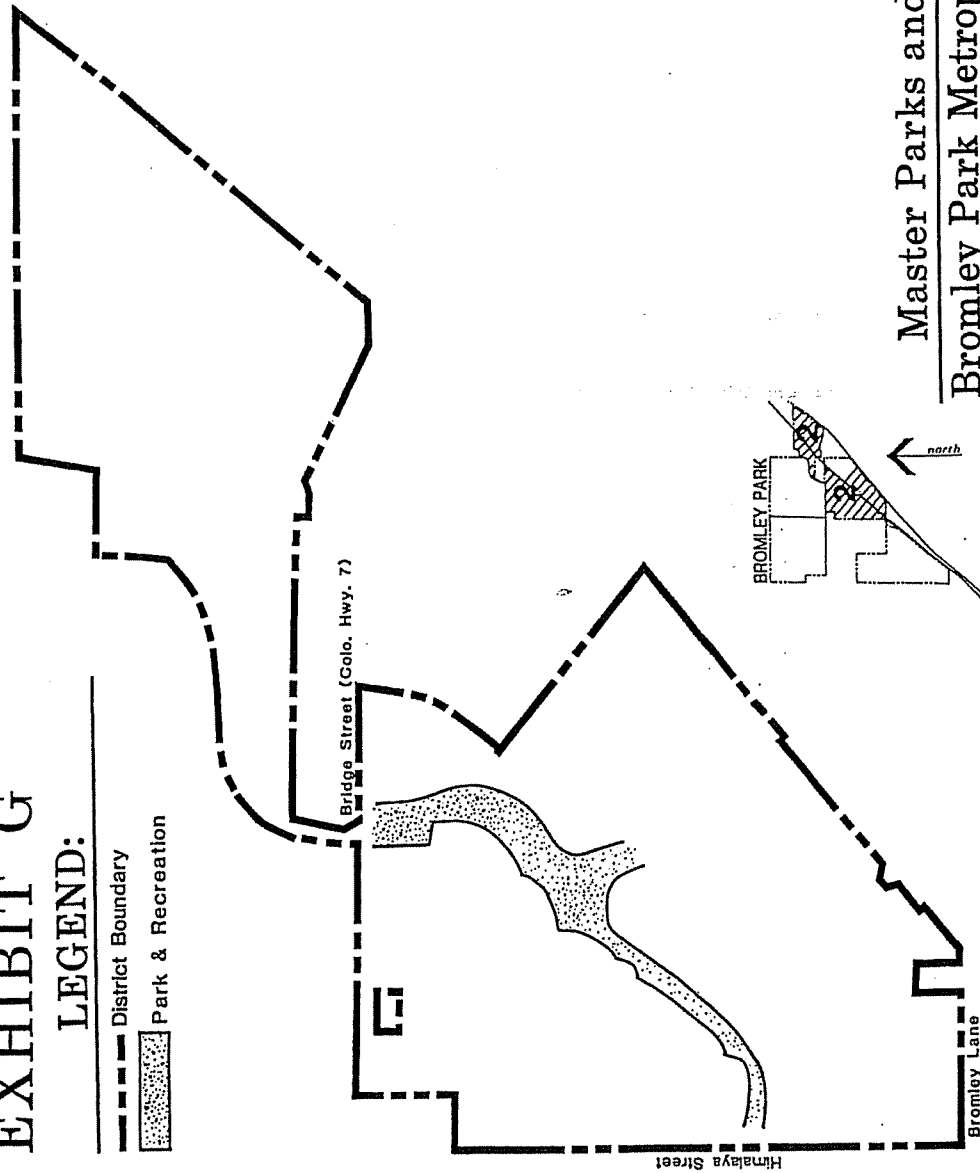
TYPICAL TRENCH INSTALLATION
WATER MAIN

Master Water Plan Bromley Park Metropolitan District #2

EXHIBIT G

LEGEND:

- District Boundary
- Park & Recreation



Master Parks and Recreation Plan Bromley Park Metropolitan District #2

EXHIBIT H

Bromley Park Metropolitan District #2

YEAR	STREETS			WATER			SEWER			DRAINAGE			PARKS, OPEN SPACE			CONT. ENG. C.M.*	TOTAL
	Region Artr.	Dist. Maj. Coll.	Dist. Minor Coll.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.		
1985				137				207			785				384	1513	
1986	118									220			335	229	902		
1987	124	297		23	114		81			900			335	637	2511		
1988										548			108	223	879		
1989									166				108	93	367		
1990					259			21		167				152	599		
1991	208			71					166					151	596		
1992									167					57	224		
1993				354	48									142	559		
1994	132			12			v							49	193		
1995	142				28	198		17						131	516		
1996	209													71	280		
1997	142													48	190		
1998	143						55							67	265		
1999	201													68	269		
2000	29						70							34	133		
2001																	
2002																	
TOTAL	1,448	297	552	258	449		206	245	666	2,453	886	2,536	9,996				

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

EXHIBIT H-1

Bromley Park Metropolitan District #2

YEAR	STREETS			WATER			SEWER			DRAINAGE			PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
	Region Arer.	Dist. Maj. Coll.	Dist. Minor Coll.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.	Region Dist.			
1985				110		166								94	370
1986	95													32	127
1987	100	225		19	21									124	489
1988		108	311		60		83			393				325	1280
1989	167	1364			210		11	166	451		533			986	3888
1990		177	168		58	17	174	167			641			477	1879
1991	117	193		57	36			166			534			375	1478
1992							82	167	75		108			147	579
1993			175	12	27									73	287
1994	106			9										39	154
1995	113					13								43	169
1996	168													57	225
1997	113													38	151
1998	114													39	153
1999	162													55	217
2000	24													8	32
2001															
2002															
TOTAL	1,279	2,067	654	207	412	196	350	666	919	1,816	2,912	11,478			

ALL COSTS IN THOUSANDS OF
1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.
Construction Management is 10.0% of total construction costs.
Contingency is 15% of total construction cost.

Bromley Park - Metropolitan District #2 Estimated Financial Plan

Year	Assessed Value('11)	411 Levy('13)	Revenue('13)	Interest Earned Or For	Sur-Charge Revenue('13)	Interest on Sur-Charge Revenue('13)	Sur-Charge Interest('13)	Total Available Revenue('13)	Total Available Revenue('13) - Sur-Charge Interest('13)	Interest on General and Maintenance (G.O. Debt) (1911)	General and Maintenance (G.O. Debt) (1911)	Total Required Payments	Annual Surplus	Cumulative Surplus	Year
1984	32,800,000	12.00	3,936,000	0	0	0	0	3,936,000	3,936,000	0	0	3,936,000	0	0	1984
1985	33,400,000	12.00	3,998,400	0	0	0	0	3,998,400	3,998,400	0	0	3,998,400	0	0	1985
1986	34,000,000	12.00	4,060,800	0	0	0	0	4,060,800	4,060,800	0	0	4,060,800	0	0	1986
1987	34,600,000	12.00	4,123,200	0	0	0	0	4,123,200	4,123,200	0	0	4,123,200	0	0	1987
1988	35,200,000	12.00	4,185,600	0	0	0	0	4,185,600	4,185,600	0	0	4,185,600	0	0	1988
1989	35,800,000	12.00	4,248,000	0	0	0	0	4,248,000	4,248,000	0	0	4,248,000	0	0	1989
1990	36,400,000	12.00	4,310,400	0	0	0	0	4,310,400	4,310,400	0	0	4,310,400	0	0	1990
1991	37,000,000	12.00	4,372,800	0	0	0	0	4,372,800	4,372,800	0	0	4,372,800	0	0	1991
1992	37,600,000	12.00	4,435,200	0	0	0	0	4,435,200	4,435,200	0	0	4,435,200	0	0	1992
1993	38,200,000	12.00	4,497,600	0	0	0	0	4,497,600	4,497,600	0	0	4,497,600	0	0	1993
1994	38,800,000	12.00	4,560,000	0	0	0	0	4,560,000	4,560,000	0	0	4,560,000	0	0	1994
1995	39,400,000	12.00	4,622,400	0	0	0	0	4,622,400	4,622,400	0	0	4,622,400	0	0	1995
1996	40,000,000	12.00	4,684,800	0	0	0	0	4,684,800	4,684,800	0	0	4,684,800	0	0	1996
1997	40,600,000	12.00	4,747,200	0	0	0	0	4,747,200	4,747,200	0	0	4,747,200	0	0	1997
1998	41,200,000	12.00	4,809,600	0	0	0	0	4,809,600	4,809,600	0	0	4,809,600	0	0	1998
1999	41,800,000	12.00	4,872,000	0	0	0	0	4,872,000	4,872,000	0	0	4,872,000	0	0	1999
2000	42,400,000	12.00	4,934,400	0	0	0	0	4,934,400	4,934,400	0	0	4,934,400	0	0	2000
2001	43,000,000	12.00	4,996,800	0	0	0	0	4,996,800	4,996,800	0	0	4,996,800	0	0	2001
2002	43,600,000	12.00	5,059,200	0	0	0	0	5,059,200	5,059,200	0	0	5,059,200	0	0	2002
2003	44,200,000	12.00	5,121,600	0	0	0	0	5,121,600	5,121,600	0	0	5,121,600	0	0	2003
2004	44,800,000	12.00	5,184,000	0	0	0	0	5,184,000	5,184,000	0	0	5,184,000	0	0	2004
2005	45,400,000	12.00	5,246,400	0	0	0	0	5,246,400	5,246,400	0	0	5,246,400	0	0	2005
2006	46,000,000	12.00	5,308,800	0	0	0	0	5,308,800	5,308,800	0	0	5,308,800	0	0	2006
2007	46,600,000	12.00	5,371,200	0	0	0	0	5,371,200	5,371,200	0	0	5,371,200	0	0	2007
2008	47,200,000	12.00	5,433,600	0	0	0	0	5,433,600	5,433,600	0	0	5,433,600	0	0	2008
2009	47,800,000	12.00	5,496,000	0	0	0	0	5,496,000	5,496,000	0	0	5,496,000	0	0	2009
2010	48,400,000	12.00	5,558,400	0	0	0	0	5,558,400	5,558,400	0	0	5,558,400	0	0	2010
2011	49,000,000	12.00	5,620,800	0	0	0	0	5,620,800	5,620,800	0	0	5,620,800	0	0	2011
2012	49,600,000	12.00	5,683,200	0	0	0	0	5,683,200	5,683,200	0	0	5,683,200	0	0	2012
2013	50,200,000	12.00	5,745,600	0	0	0	0	5,745,600	5,745,600	0	0	5,745,600	0	0	2013
2014	50,800,000	12.00	5,808,000	0	0	0	0	5,808,000	5,808,000	0	0	5,808,000	0	0	2014
2015	51,400,000	12.00	5,870,400	0	0	0	0	5,870,400	5,870,400	0	0	5,870,400	0	0	2015
2016	52,000,000	12.00	5,932,800	0	0	0	0	5,932,800	5,932,800	0	0	5,932,800	0	0	2016
2017	52,600,000	12.00	5,995,200	0	0	0	0	5,995,200	5,995,200	0	0	5,995,200	0	0	2017
2018	53,200,000	12.00	6,057,600	0	0	0	0	6,057,600	6,057,600	0	0	6,057,600	0	0	2018
Totals		12.44	\$2,994,191					\$2,994,191				\$24,750,532		\$23,811,050	Totals

ASSUMPTIONS:
 (1) Estimated Assessed Value Based on Assessor Projections for all classes of Development.
 (2) 1984 Assessed Value of Property.
 (3) Estimated Mill Levy to be imposed by the District in each year.
 (4) Estimated Tax Revenue based upon District Assessed Value and Mill Levy Projections.
 (5) Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 months.
 (6) Estimated Water and Sewer Surcharge Income from all classes of development according to each District's share.
 (7) Interest Earnings on Water and Sewer Surcharge Income has been calculated at 10.00% for a period of 3 months.
 (8) Capitalized Interest has been included for each bond issue scheduled.
 (9) Interest Earnings have been calculated at 10.00% per year.
 (10) Estimated Total G. O. Debt payments for the District has been increased \$1,000,000 in General Obligation Debt.
 (11) General and Administrative cost for the District has been increased \$1,000,000 per year.
 (12) Operation and Maintenance of Common District areas is estimated at \$1 Mill per year.

Bromley Park - Metropolitan District #2 Estimated Bond Issue

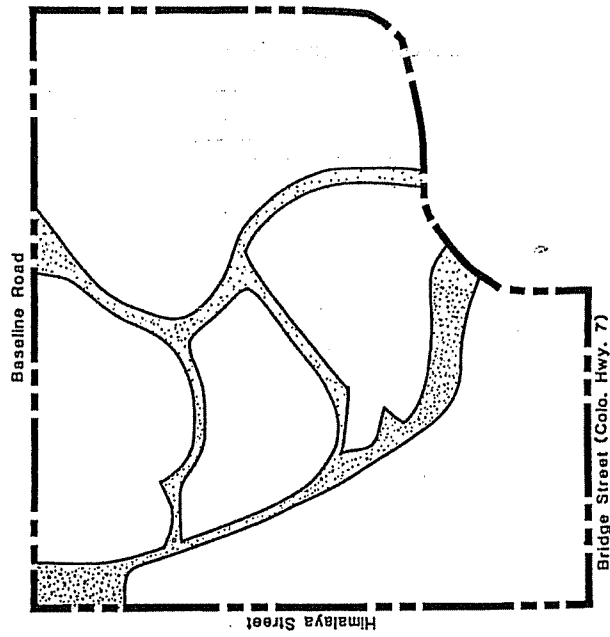
Year	1985 Issue			1987 Issue			1989 Issue			1991 Issue			Year																							
	Principal Payment	Interest Rate	Annual Payment	Principal Payment	Interest Rate	Annual Payment	Principal Payment	Interest Rate	Annual Payment	Principal Payment	Interest Rate	Annual Payment																								
1984													1984																							
1985	65,250	11.00%	85,250										1985																							
1986	170,500	11.00%	170,500	124,025	11.00%	171,550	121,450	11.00%	172,825				1986																							
1987	75,500	11.00%	100,000	248,050	11.00%	248,050	243,100	11.00%	245,650				1987																							
1988	159,750	11.00%	187,200	259,050	11.00%	259,050	243,100	11.00%	245,650				1988																							
1989	187,200	11.00%	210,800	277,050	11.00%	277,050	243,100	11.00%	245,650				1989																							
1990	210,800	11.00%	235,325	292,050	11.00%	292,050	243,100	11.00%	245,650				1990																							
1991	235,325	11.00%	264,400	307,050	11.00%	307,050	243,100	11.00%	245,650				1991																							
1992	264,400	11.00%	292,050	322,050	11.00%	322,050	243,100	11.00%	245,650				1992																							
1993	292,050	11.00%	322,050	337,050	11.00%	337,050	243,100	11.00%	245,650				1993																							
1994	322,050	11.00%	357,050	352,050	11.00%	352,050	243,100	11.00%	245,650				1994																							
1995	357,050	11.00%	387,050	367,050	11.00%	367,050	243,100	11.00%	245,650				1995																							
1996	387,050	11.00%	417,050	382,050	11.00%	382,050	243,100	11.00%	245,650				1996																							
1997	417,050	11.00%	447,050	397,050	11.00%	397,050	243,100	11.00%	245,650				1997																							
1998	447,050	11.00%	477,050	412,050	11.00%	412,050	243,100	11.00%	245,650				1998																							
1999	477,050	11.00%	507,050	427,050	11.00%	427,050	243,100	11.00%	245,650				1999																							
2000	507,050	11.00%	537,050	442,050	11.00%	442,050	243,100	11.00%	245,650				2000																							
2001	537,050	11.00%	567,050	457,050	11.00%	457,050	243,100	11.00%	245,650				2001																							
2002	567,050	11.00%	597,050	472,050	11.00%	472,050	243,100	11.00%	245,650				2002																							
2003	597,050	11.00%	627,050	487,050	11.00%	487,050	243,100	11.00%	245,650				2003																							
2004	627,050	11.00%	657,050	502,050	11.00%	502,050	243,100	11.00%	245,650				2004																							
2005	657,050	11.00%	687,050	517,050	11.00%	517,050	243,100	11.00%	245,650				2005																							
2006	687,050	11.00%	717,050	532,050	11.00%	532,050	243,100	11.00%	245,650				2006																							
2007	717,050	11.00%	747,050	547,050	11.00%	547,050	243,100	11.00%	245,650				2007																							
2008	747,050	11.00%	777,050	562,050	11.00%	562,050	243,100	11.00%	245,650				2008																							
2009	777,050	11.00%	807,050	577,050	11.00%	577,050	243,100	11.00%	245,650				2009																							
2010	807,050	11.00%	837,050	592,050	11.00%	592,050	243,100	11.00%	245,650				2010																							
2011	837,050	11.00%	867,050	607,050	11.00%	607,050	243,100	11.00%	245,650				2011																							
2012	867,050	11.00%	897,050	622,050	11.00%	622,050	243,100	11.00%	245,650				2012																							
2013	897,050	11.00%	927,050	637,050	11.00%	637,050	243,100	11.00%	245,650				2013																							
2014	927,050	11.00%	957,050	652,050	11.00%	652,050	243,100	11.00%	245,650				2014																							
2015	957,050	11.00%	987,050	667,050	11.00%	667,050	243,100	11.00%	245,650				2015																							
2016	987,050	11.00%	1,017,050	682,050	11.00%	682,050	243,100	11.00%	245,650				2016																							
2017	1,017,050	11.00%	1,047,050	697,050	11.00%	697,050	243,100	11.00%	245,650				2017																							
2018	1,047,050	11.00%	1,077,050	712,050	11.00%	712,050	243,100	11.00%	245,650				2018																							
Totals	\$1,550,000	11.00%	\$3,940,475	\$6,195,475	\$2,210,000	11.00%	\$3,460,300	\$5,870,300	\$2,200,000	11.00%	\$1,525,225	\$5,940,225	Totals																							
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">1987</td> <td style="width: 33%; text-align: center;">1989</td> <td style="width: 33%; text-align: center;">1991</td> </tr> <tr> <td>Construction and Engineering</td> <td>\$1,135,375</td> <td>\$1,651,700</td> <td>\$1,616,025</td> </tr> <tr> <td>Capitalized Interest</td> <td>\$341,000</td> <td>\$496,100</td> <td>\$486,200</td> </tr> <tr> <td>Underwriting Discount</td> <td>\$54,250</td> <td>\$76,175</td> <td>\$77,350</td> </tr> <tr> <td>Other Issuing Expenses</td> <td>\$19,375</td> <td>\$28,150</td> <td>\$27,625</td> </tr> <tr> <td>Totals</td> <td>\$1,550,000</td> <td>\$2,255,000</td> <td>\$2,210,000</td> </tr> </table>														1987	1989	1991	Construction and Engineering	\$1,135,375	\$1,651,700	\$1,616,025	Capitalized Interest	\$341,000	\$496,100	\$486,200	Underwriting Discount	\$54,250	\$76,175	\$77,350	Other Issuing Expenses	\$19,375	\$28,150	\$27,625	Totals	\$1,550,000	\$2,255,000	\$2,210,000
	1987	1989	1991																																	
Construction and Engineering	\$1,135,375	\$1,651,700	\$1,616,025																																	
Capitalized Interest	\$341,000	\$496,100	\$486,200																																	
Underwriting Discount	\$54,250	\$76,175	\$77,350																																	
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	1987	1989	1991																																	
Interest Earnings on Const. funds	\$109,720	\$197,099	\$156,154																																	
Total Available for Const.	\$1,235,105	\$1,857,901	\$1,553,846																																	

Bromley Park - Metropolitan District #2 Estimated Bond Issues

\$910,000
1992 Issue

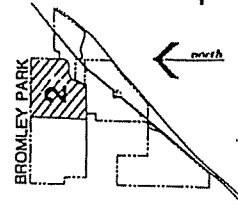
Year	Principal Payment	Interest Payment	Interest Expense	Annual Payment	Year	Grand Total
						Debt Service
1984					1981	
1985					1985	\$85,250
1986					1986	\$1,700,000
1987					1987	\$299,525
1988					1988	\$428,200
1989					1989	\$530,450
1990					1990	\$687,800
1991					1991	\$847,325
1992					1992	\$987,550
1993					1993	\$1,044,000
1994					1994	\$1,137,950
1995	5,000	11,000	100,100	116,100	1995	\$1,131,200
1996	10,000	11,000	99,550	110,550	1996	\$1,184,700
1997	20,000	11,000	98,450	118,450	1997	\$1,185,500
1998	30,000	11,000	96,750	127,750	1998	\$1,233,550
1999	40,000	11,000	94,950	135,950	1999	\$1,318,350
2000	50,000	11,000	93,050	144,050	2000	\$1,419,950
2001	60,000	11,000	91,050	152,050	2001	\$1,525,050
2002	70,000	11,000	88,950	160,950	2002	\$1,656,450
2003	80,000	11,000	86,750	170,750	2003	\$1,809,200
2004	100,000	11,000	84,450	185,450	2004	\$1,984,650
2005	120,000	11,000	82,050	213,050	2005	\$1,993,200
2006	150,000	11,000	79,550	240,550	2006	\$1,446,700
2007	180,000	11,000	76,950	267,950	2007	\$521,400
2008	160,000	11,000	75,400	246,400	2008	\$333,000
2009					2009	\$0
2010					2010	\$0
2011					2011	\$0
2012					2012	\$0
2013					2013	\$0
2014					2014	\$0
2015					2015	\$0
2016					2016	\$0
2017					2017	\$0
2018					2018	\$0
Totals	\$910,000	\$1,000	\$1,090,350	\$2,000,350	Totals	\$23,011,050
					Grand Total	
					All Issues	
					Construction and Engineering	\$666,775
					Capitalized Interest	\$0
					Underwriting Discount	\$31,050
					Other Issuing Expenses	\$11,375
					Totals	\$910,000
					Interest Earnings on Const. Funds	\$43,866
					Total Available for Const.	\$910,866

EXHIBIT G-1



LEGEND:

- District Boundary
- ▨ Parks & Recreation



Master Parks and Recreation Plan Bromley Park Metropolitan District #2

Bromley Park Metropolitan District #3 Table of Contents

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Projected Population	
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Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

The area to be served by the District is shown graphically in Exhibit A. A legal description of the District is attached as Exhibit B.

Existing Conditions

Current development, population and assessed valuation information relating to the District is included in Exhibit A.

Proposed Land Use

Projected development, population and assessed valuation information relating to the District is included in Exhibit A.

Facilities to be Provided

The sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans for the District, including the standards of construction

therefore, are attached hereto as Exhibits C, D, E, F and G, respectively. Additionally, all facilities to be provided by the District shall meet the standards of construction imposed by the appropriate general governmental jurisdiction, including the Town of Brighton, Adams County, etc.

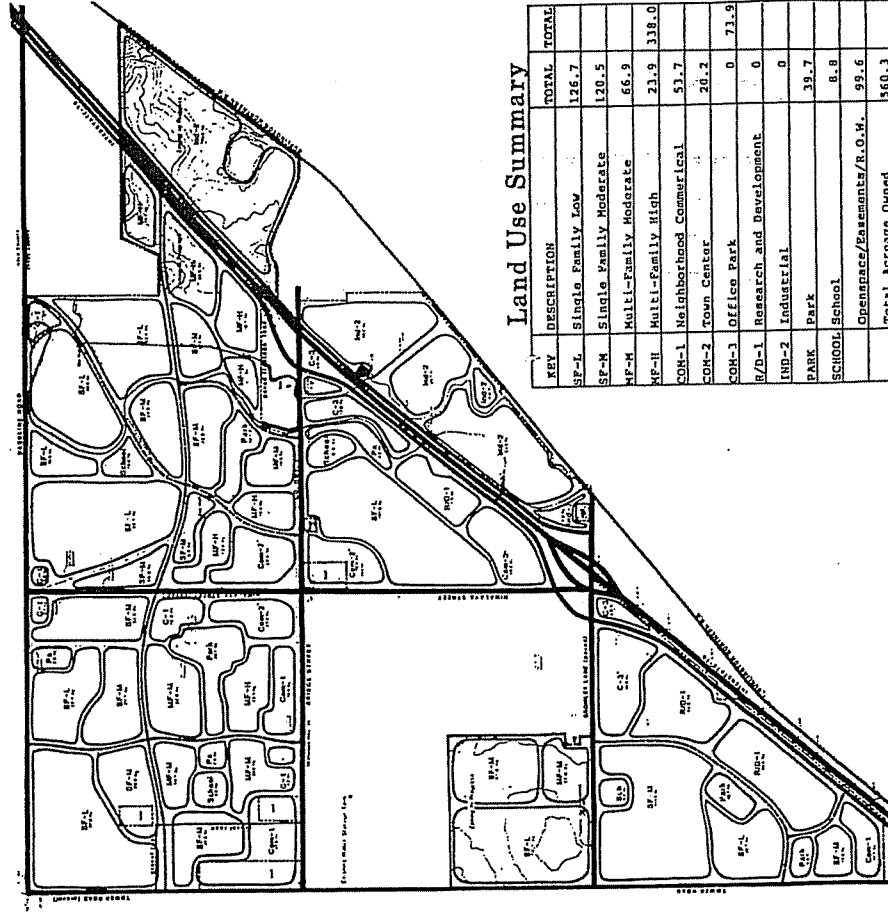
Estimated Costs

The estimated costs of the services and/or facilities to be provided by the District, including design, consulting, construction management and contingency costs, are set forth by type, category and estimated date of installation in Exhibit H.

Financial Survey

A detailed financing plan showing how both the regional and local services and/or facilities to be provided by the District are to be financed is attached hereto immediately following Exhibit H.

EXHIBIT A



Land Use Summary

KEY	DESCRIPTION	TOTAL	TOTAL
SF-L	Single Family Low	126.7	
SF-M	Single Family Moderate	120.5	
MF-M	Multi-Family Moderate	66.9	
MF-H	Multi-Family High	23.9	338.0
COM-1	Neighborhood Commercial	53.7	
COM-2	Town Center	20.2	
COM-3	Office Park	0	73.9
R/D-1	Research and Development	0	
IND-2	Industrial	0	
PARK	Park	39.7	
SCHOOL	School	8.8	
	OpenSpace/Easements/R.O.W.	99.6	
	Total Acreage Owned	560.3	

BROMLEY PARK METROPOLITAN DISTRICT#3

Existing Conditions

Proposed Bromley Park Metropolitan District #3 (hereafter "District #3") is currently zoned P.U.D. with agriculture the dominant use. District #3 has no resident population. The assessed valuation of District #3 is \$15,600.

Proposed Land Use

The projected development use of District #3 is commercial, single-family residential and multi-family residential. The projected population of District #3 is 9,033[1]. The projected daytime employee population of District #3 is 1,620[2]. The projected assessed valuation for District #3 is \$72,385,000 (see Page IV-10).

[1] RESIDENT POPULATION RATIOS*

S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department

[2] DAYTIME POPULATION RATIOS

Commercial 1.67 @ 1000 S.F.
 Office 4.0 @ 1000 S.F.
 Industrial 1.5 @ 1000 S.F.

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #3

A part of Section 3, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 3;
THENCE S00°37'54"E along the easterly line of said Section 3 a distance of 4,949.55 feet to the southerly line of said Section 3;
THENCE S89°46'08"W along said southerly line a distance of 3,606.55 feet;
THENCE N00°20'22"W a distance of 756.00 feet;
THENCE S89°46'08"W a distance of 460.00 feet;
THENCE S00°20'22"E a distance of 756.00 feet to the southerly line of said Section 3;
THENCE S89°46'08"W along said southerly line a distance of 668.90 feet;
THENCE along the easterly and northerly boundary of the Union Rural Electric Association Tract Second Filing as recorded in File No. 12, Map No. 318, Reception No. 921216, Adams County Records, the following two (2) courses:

- 1) N00°20'22"W a distance of 1,904.15 feet to the northeast corner of said Tract;
- 2) THENCE S89°46'08"W a distance of 546.52 feet to the northwest corner of said Tract along the westerly line of the Southwest Quarter of said Section 3;

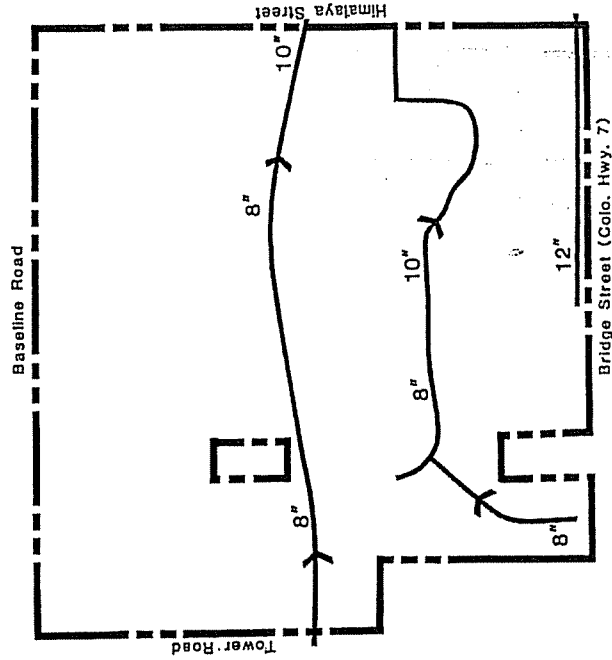
THENCE N00°20'22"W along the westerly line of the Southwest Quarter of said Section 3 a distance of 731.58 feet to the West Quarter Corner of said Section 3 on the Centerline of Tower Road and East 164th Avenue and along the southerly boundary of Brighton East Horizons, a subdivision, as recorded in File No. 14, Map No. 265, Reception No. B029820, Adams County Records;
THENCE along the southerly and easterly boundary of said Brighton East Horizons the following two (2) courses:

- 1) N89°43'32"E a distance of 40.00 feet to the southeast corner of said Brighton East Horizons;
- 2) THENCE N00°20'43"W a distance of 2,323.54 feet to the northerly line of said Section 3;

THENCE N89°52'38"E along the northerly line of said Section 3 a distance of 5,217.00 feet to the POINT OF BEGINNING, except that parcel described in Book 2072 at Page 380, Adams County Records.

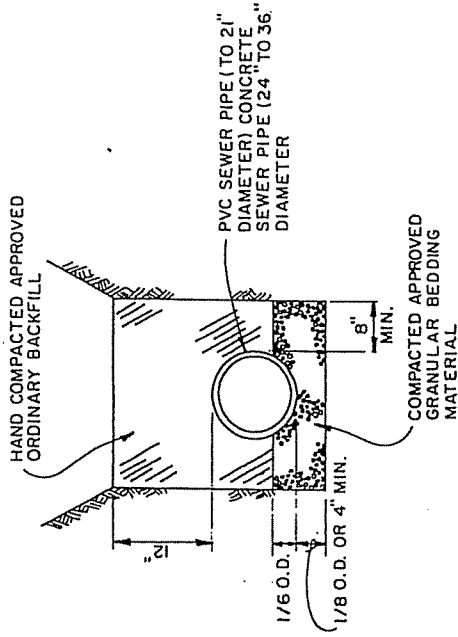
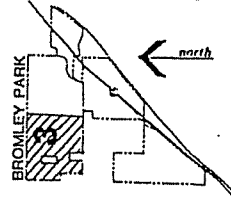
Said parcel contains 560.321 acres, more or less, including an apparent 30.00 foot right-of-way for Baseline Road along the northerly line of said Section 3.

EXHIBIT C



LEGEND:

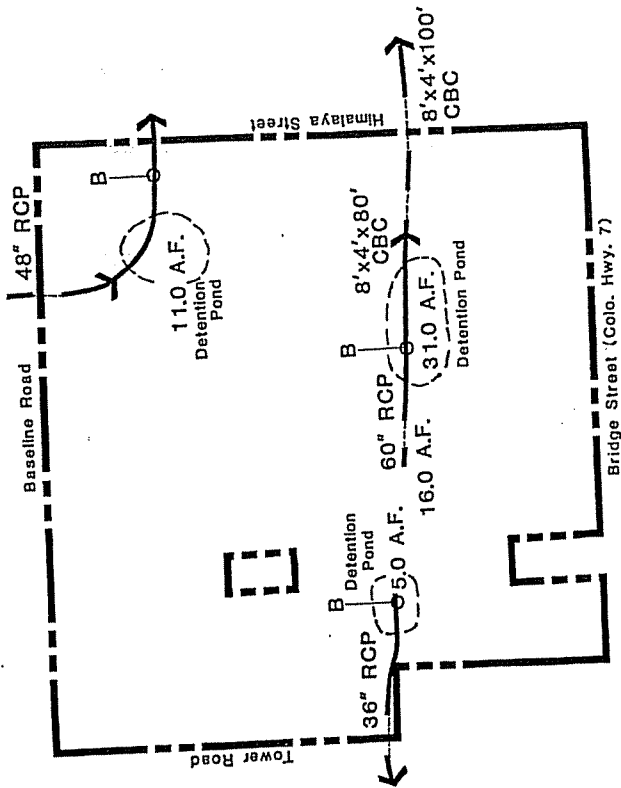
- District Boundary
- Sanitary Sewer Main & Trunks



TYPICAL TRENCH INSTALLATION
SANITARY SEWER MAIN

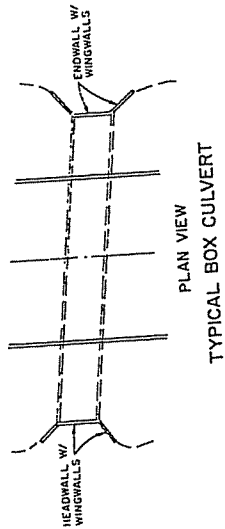
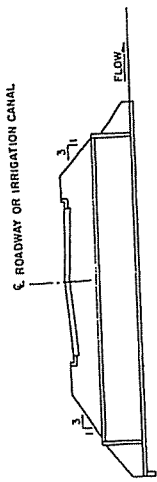
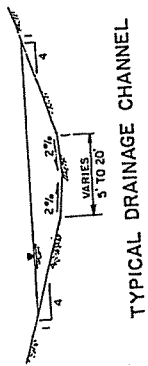
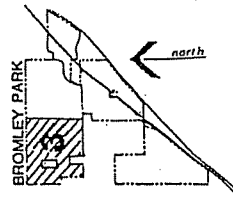
Master Sanitary Sewer Plan Bromley Park Metropolitan District #3

EXHIBIT D



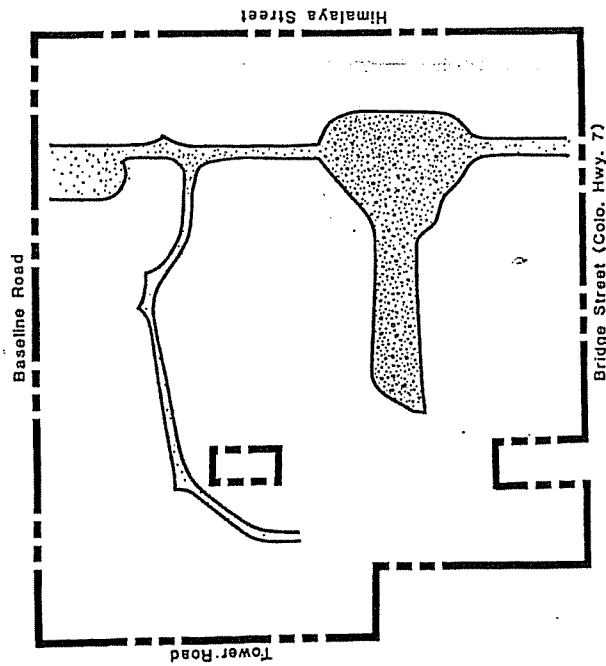
LEGEND:

- District Boundary
- Drainage Channel
- A 20' Drainage Channel
- B 5' Drainage Channel
- R.C.P. (Reinforced Concrete Pipe)
- ||||| C.B.C. (Concrete Box Culvert)



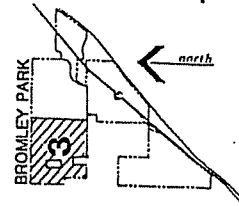
Master Storm Drainage and Surface and Flood Control Plan Bromley Park Metropolitan District #3

EXHIBIT G



LEGEND:

- District Boundary
- ▨ Parks & Recreation



Master Parks and Recreation Plan Bromley Park Metropolitan District #3

EXHIBIT H

Bromley Park Metropolitan District #3

YEAR	STREETS				SEWER				DRAINAGE				PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
	Dist.		Region		Dist.		Region		Dist.		Region				
	Region	Dist.	Region	Dist.	Region	Dist.	Region	Dist.	Region	Dist.	Region	Dist.			
Art.	Maj. Coll.	Minor Coll.	Region	Dist.	Region	Dist.	Region	Dist.	Region	Dist.	Region	Dist.			
1985			118			178							101	397	
1986	101												34	135	
1987	107		20										43	170	
1988															
1989	179						166						117	462	
1990						18	167						63	248	
1991	125		61				166						120	472	
1992							167	281				419	295	1162	
1993		538	428	13	116			50				419	758	2988	
1994	113	770		10	42			34				419	472	1860	
1995	122	305	518		105	14	121					419	669	2639	
1996	180											419	204	803	
1997	122		376		65			48					208	819	
1998	123												42	165	
1999	172												58	231	
2000	25												8	33	
2001															
2002															
TOTAL	1,369	1,613	1,322	222	328	210	253	666	1,312	2,095	3,192	12,584			

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

Bromley Park - Metropolitan District #3 Estimated Financial Plan

Year	Assessed Value (1)	Mill Levy (3)	Revenue Tax Exempt Gr.	Revenue (2)	Revenue (4)	Surcharge (5)	Interest on Sinking Fund (6)	Interest on General Obligation (7)	Total Revenue (8)	Capitalized Cost (9)	Interest on General Obligation (10)	Interest on Sinking Fund (11)	Interest on General Obligation (12)	General Operation and Maintenance (13)	Total Required Payments (14)	Total Annual Surplus (15)	Cumulative Surplus (16)	Year
1984	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1984
1985	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1985
1986	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1986
1987	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1987
1988	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1988
1989	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1989
1990	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1990
1991	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1991
1992	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1992
1993	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1993
1994	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1994
1995	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1995
1996	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1996
1997	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1997
1998	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1998
1999	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1999
2000	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2000
2001	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2001
2002	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2002
2003	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2003
2004	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2004
2005	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2005
2006	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2006
2007	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2007
2008	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2008
2009	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2009
2010	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2010
2011	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2011
2012	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2012
2013	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2013
2014	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2014
2015	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2015
2016	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2016
2017	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2017
2018	15,400	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2018
Totals										\$3,371,675					\$21,485,762		\$21,485,762	

ASSUMPTIONS:

(1) Estimated Assessed Value Based on Absorption Projections for all classes of Development.

(2) 1984 Assessed Value of property.

(3) Estimated Mill Levy to be imposed by the District in each year.

(4) Estimated Tax Revenue based upon District Assessed Value and Mill Levy Projections.

(5) Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 months.

(6) Estimated Water and Sewer Surcharge Income has been calculated at 10.00% for a period of 3 months.

(7) Interest Earnings on Water and Sewer Surcharge Income has been calculated at 10.00% per annum.

(8) Capitalized Cost has been calculated for each bond issue scheduled.

(9) Interest Earnings have been calculated at 10.00% per annum.

(10) Estimated Total G. O. Debt payments for all scheduled issues.

(11) The District plans to authorize a total of \$14,071,000 in General Obligation Debt.

(12) General and Administrative cost for the District has been increased at 1.00% per year.

(13) Operation and Maintenance of certain District areas is estimated at 1.00% per year.

Bromley Park Metropolitan District #3 - Estimated Bond Issues

Year	1992 Issue \$3,655,000			1994 Issue \$3,410,000			1996 Issue \$1,330,000			Grand Total
	Principal Payment	Interest Rate	Annual Payment	Principal Payment	Interest Rate	Annual Payment	Principal Payment	Interest Rate	Annual Payment	
1984										0
1985										0
1986										0
1987										0
1988										0
1989										0
1990										0
1991										0
1992		11.000%	201,025		11.00%	197,550		11.00%	73,150	201,025
1993	5,000	11.000%	402,050		11.00%	375,100		11.00%	146,300	402,050
1994	10,000	11.000%	407,050		11.00%	375,100		11.00%	146,300	594,400
1995	25,000	11.000%	401,500	10,000	11.00%	375,100		11.00%	146,300	786,400
1996	50,000	11.000%	409,400	25,000	11.00%	374,000		11.00%	145,200	982,950
1997	75,000	11.000%	374,150	50,000	11.00%	371,250		11.00%	143,000	1,044,700
1998	100,000	11.000%	384,900	75,000	11.00%	367,750		11.00%	141,800	1,089,650
1999	125,000	11.000%	374,900	100,000	11.00%	367,750		11.00%	140,600	1,138,400
2000	150,000	11.000%	359,150	125,000	11.00%	362,750		11.00%	139,400	1,179,250
2001	175,000	11.000%	342,650	150,000	11.00%	347,250		11.00%	138,200	1,212,400
2002	200,000	11.000%	324,400	175,000	11.00%	327,250		11.00%	137,000	1,253,600
2003	225,000	11.000%	304,150	200,000	11.00%	307,250		11.00%	135,800	1,289,400
2004	250,000	11.000%	284,400	225,000	11.00%	287,250		11.00%	134,600	1,327,650
2005	275,000	11.000%	264,150	250,000	11.00%	267,250		11.00%	133,400	1,359,600
2006	300,000	11.000%	244,400	275,000	11.00%	247,250		11.00%	132,200	1,389,400
2007	325,000	11.000%	224,150	300,000	11.00%	227,250		11.00%	131,000	1,416,600
2008	350,000	11.000%	204,400	325,000	11.00%	207,250		11.00%	129,800	1,439,400
2009	375,000	11.000%	184,150	350,000	11.00%	187,250		11.00%	128,600	1,458,400
2010	400,000	11.000%	164,400	375,000	11.00%	167,250		11.00%	127,400	1,473,350
2011	425,000	11.000%	144,150	400,000	11.00%	147,250		11.00%	126,200	1,484,400
2012	450,000	11.000%	124,400	425,000	11.00%	127,250		11.00%	125,000	1,491,600
2013				444,000		111,000				1,491,600
2014										0
2015										0
2016										0
2017										0
2018										0

Year	1992 Issue	1994 Issue	1996 Issue	Grand Total
Totals	\$3,655,000	\$3,410,000	\$1,330,000	\$8,395,000
Construction and Engineering	\$3,079,338	\$2,622,975	\$1,128,525	\$6,830,838
Capitalized Interest (1 Year)	\$402,050	\$375,100	\$146,300	\$923,450
Underwriting Discount	\$127,975	\$119,350	\$46,550	\$293,875
Other Issuing Expenses	\$45,688	\$42,625	\$16,625	\$104,938
Interest Earnings on Const. funds	\$277,408	\$262,686	\$108,255	\$648,349
Total Available for Const.	\$3,376,945	\$3,135,611	\$1,228,620	\$7,741,176

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Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

The area to be served by the District is shown graphically in Exhibit A. A legal description of the District is attached as Exhibit B.

Existing Conditions

Current development, population and assessed valuation information relating to the District is included in Exhibit A.

Proposed Land Use

Projected development, population and assessed valuation information relating to the District is included in Exhibit A.

Facilities to be Provided

The sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans for the District, including the standards of construction

therefore, are attached hereto as Exhibits C, D, E, F and G, respectively. Additionally, all facilities to be provided by the District shall meet the standards of construction imposed by the appropriate general governmental jurisdiction, including the Town of Brighton, Adams County, etc.

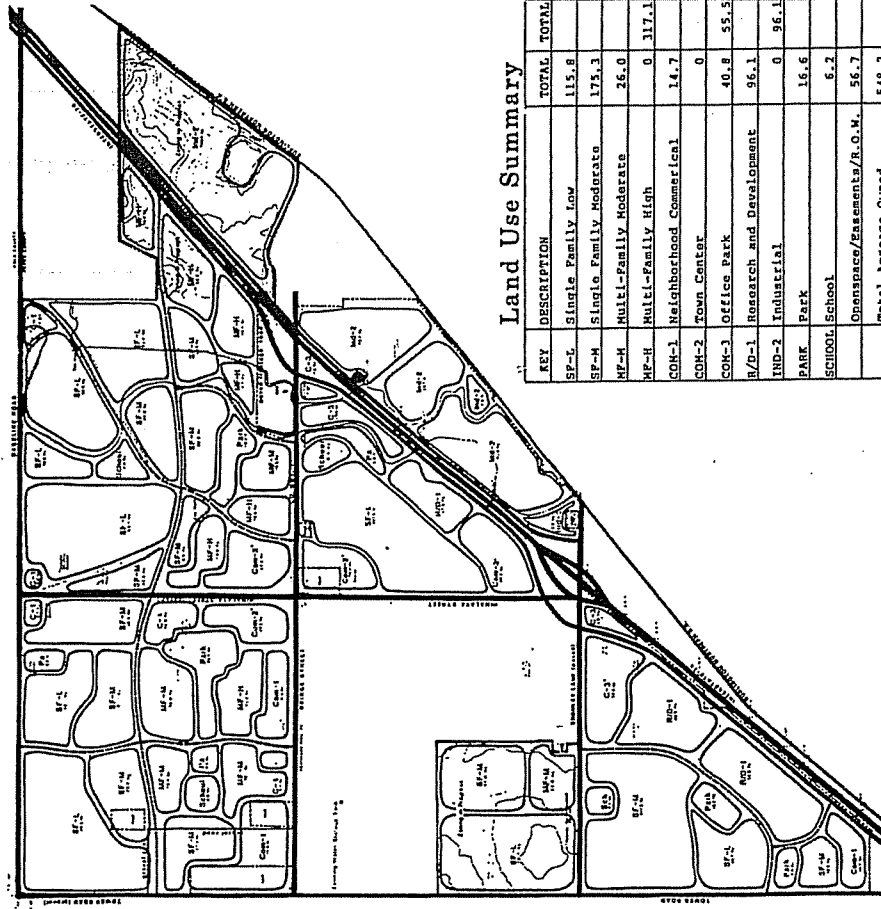
Estimated Costs

The estimated costs of the services and/or facilities to be provided by the District, including design, consulting, construction management and contingency costs, are set forth by type, category and estimated date of installation in Exhibit H.

Financial Survey

A detailed financing plan showing how both the regional and local services and/or facilities to be provided by the District are to be financed is attached hereto immediately following Exhibit H.

EXHIBIT A



Land Use Summary

KEY DESCRIPTION	TOTAL	TOTAL
SF-L Single Family Low	115.8	
SF-M Single Family Moderate	175.1	
MF-H Multi-Family Moderate	26.0	
MF-H Multi-Family High	0	317.1
COM-1 Neighborhood Commercial	14.7	
COM-2 Town Center	0	
COM-3 Office Park	40.8	55.5
R/D-1 Research and Development	96.1	
IND-2 Industrial	0	96.1
PARK Park	16.6	
SCHOOL School	6.2	
OpenSpace/Estates/R.O.M.	56.7	
Total Acreage Owned	548.2	

BROMLEY PARK METROPOLITAN DISTRICT #4

Existing Conditions

Proposed Bromley Park Metropolitan District #4 (hereafter "District #4") is currently zoned P.U.D. with the exception of 156 acres (zoning in progress). The dominant use is agricultural. District #4 has no resident population. The assessed valuation of District #4 is \$15,300.

Proposed Land Use

The projected development use of District #4 is industrial, commercial, single-family residential and multi-family residential. The projected population of District #4 is 6,263[1]. The projected daytime employment population of District #4 is 3,218[2]. The projected assessed valuation for District #4 is \$61,080,000 (see Page V -10).

[1] RESIDENT POPULATION RATIOS*

S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department

[2] DAYTIME POPULATION RATIOS

Commercial 1.67 @ 1000 S.F.
 Office 4.0 @ 1000 S.F.
 Industrial 1.5 @ 1000 S.F.

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #4

A parcel of land located in a part of Section 15 and the Southwest Quarter of Section 10, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 15;
THENCE N00°05'33"E along the westerly line of the Southwest Quarter of said Section 15 a distance of 2,644.56 feet to the West Quarter Corner of said Section 15;

THENCE N00°15'27"E along the westerly line of the Northwest Quarter of said Section 15 a distance of 2,642.77 feet to the Northwest Corner of said Section 15, said corner also being the Southwest Corner of said Section 10;

THENCE N00°21'11"W along the westerly line of the Southwest Quarter of said Section 10 a distance of 2,638.47 feet to the West Quarter Corner of said Section 10;

THENCE N89°48'42"E along the northerly line of the Southwest Quarter of said Section 10 a distance of 2,639.00 feet to the Center Quarter Corner of said Section 10;

THENCE S00°17'06"E along the easterly line of the Southwest Quarter of said Section 10 a distance of 2,112.69 feet;

THENCE along the northerly, westerly and southerly boundary of a parcel of land described in Book 1011 at Page 190, Adams County Records, the following five (5) courses:

- 1) S89°48'49"W a distance of 302.00 feet;
- 2) THENCE S00°17'06"E a distance of 235.86 feet;
- 3) THENCE N89°48'49"E a distance of 97.00 feet;
- 4) THENCE S00°17'06"E a distance of 290.00 feet to the southerly line of the Southwest Quarter of said Section 10;
- 5) THENCE N89°48'49"E along the southerly line of the Southwest Quarter of said Section 10 a distance of 205.00 feet to the South Quarter Corner of said Section 10, said corner also being the North Quarter Corner of said Section 15;

THENCE continuing N89°48'49"E along the northerly line of the Northwest Quarter of said Section 15 a distance of 2,485.80 feet to the northwesterly right-of-way of Interstate Highway No. 1-76;

THENCE along the said northwesterly right-of-way of Interstate Highway 1-76 the following three (3) courses:

- 1) S00°11'11"E a distance of 30.00 feet;

- 2) THENCE S81°05'50"E a distance of 176.00 feet;
- 3) THENCE S38°55'40"W a distance of 2,764.02 feet to the northeast corner of a parcel of land described in Book 1877 at Page 738, Adams County Records;

THENCE along the northerly and westerly boundary of said parcel described in Book 1877 at Page 738 the following two (2) courses:

- 1) N89°17'28"W a distance of 262.04 feet;
- 2) THENCE S00°40'10"W a distance of 332.48 feet to the northwesterly right-of-way of said Interstate Highway 1-76;

THENCE S38°55'40"W along said northwesterly right-of-way a distance of 3,437.26 feet to the southerly line of said Section 15;

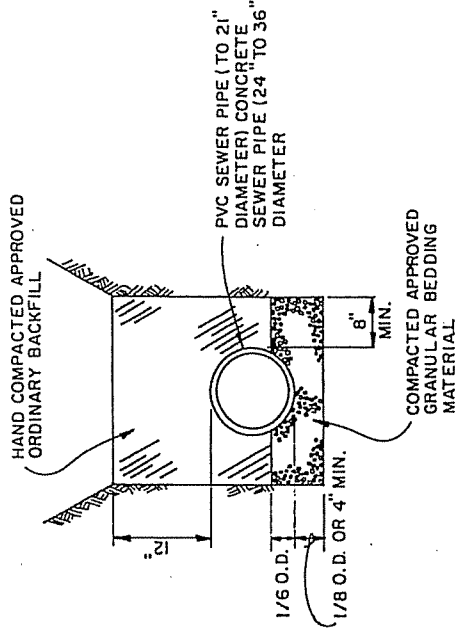
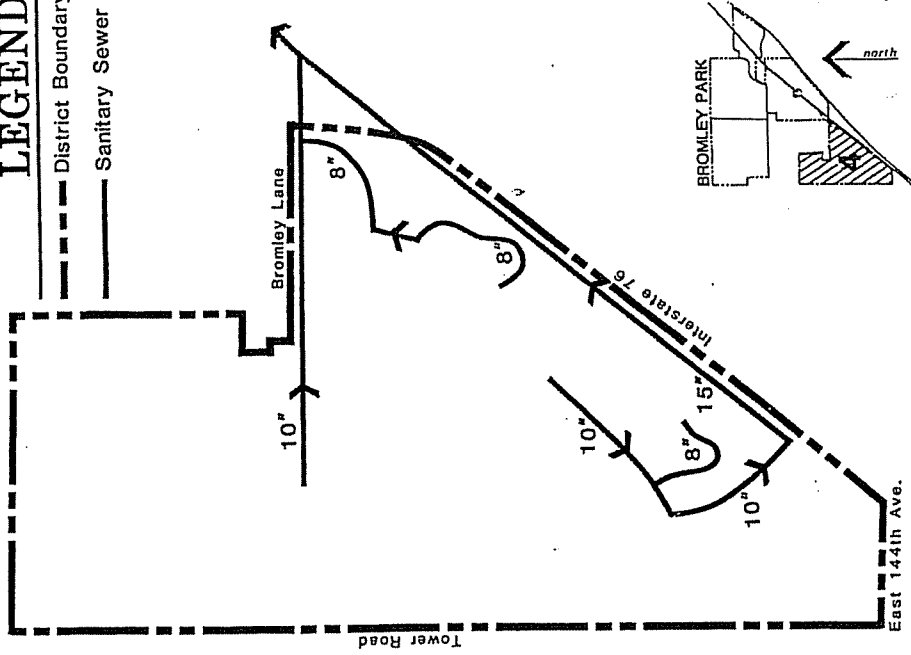
THENCE S89°29'20"W along the southerly line of said Section 15 a distance of 1,112.40 feet to the POINT OF BEGINNING, except that parcel in the Southwest Quarter of the Southwest Quarter of said Section 10 as described in Book 1366 at Page 319.

Said parcel contains 548.223 acres, more less, including apparent right-of-ways for Bromley Lane and East 144th Avenue.

EXHIBIT C

LEGEND:

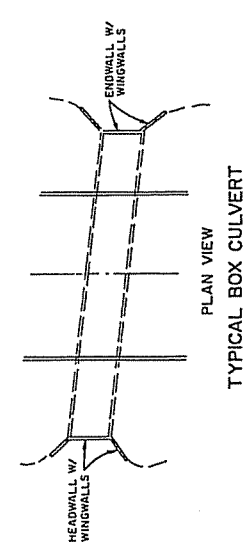
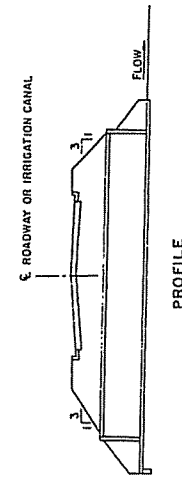
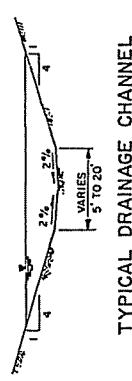
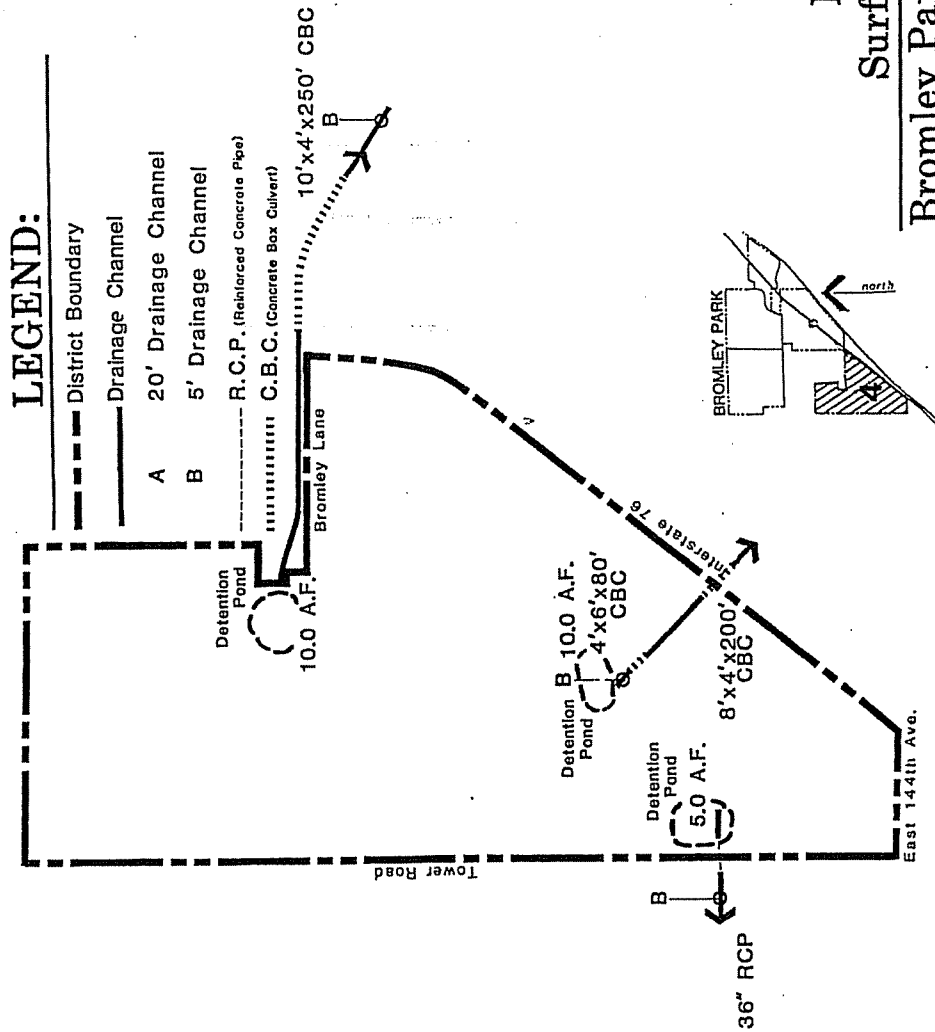
- District Boundary
- Sanitary Sewer Main & Trunks



TYPICAL TRENCH INSTALLATION
SANITARY SEWER MAIN

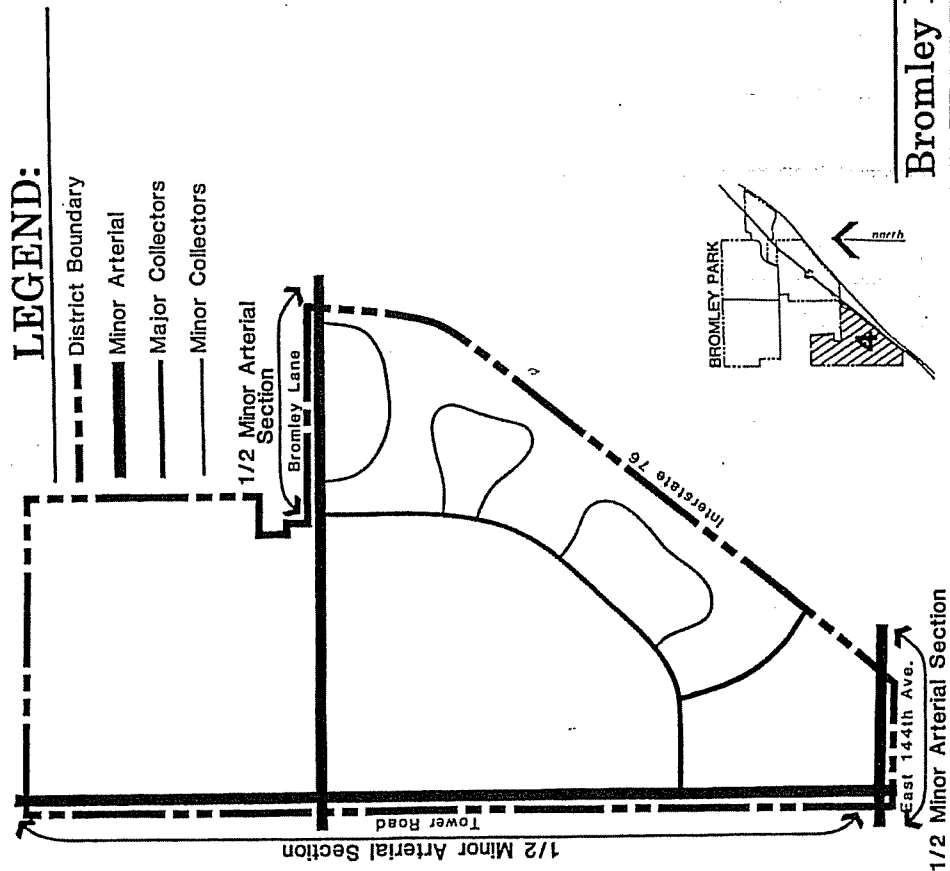
Master Sanitary Sewer Plan Bromley Park Metropolitan District #4

EXHIBIT D



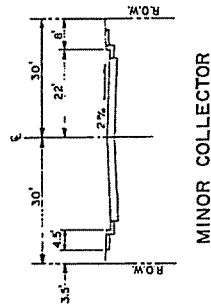
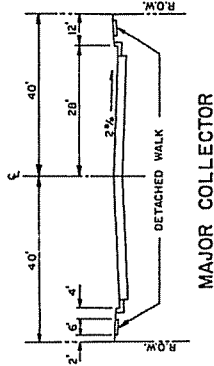
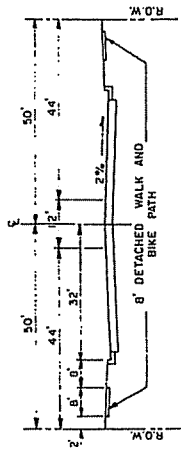
Master Storm Drainage and Surface and Flood Control Plan Bromley Park Metropolitan District #4

EXHIBIT E



LEGEND:

- District Boundary
- Minor Arterial
- Major Collectors
- Minor Collectors

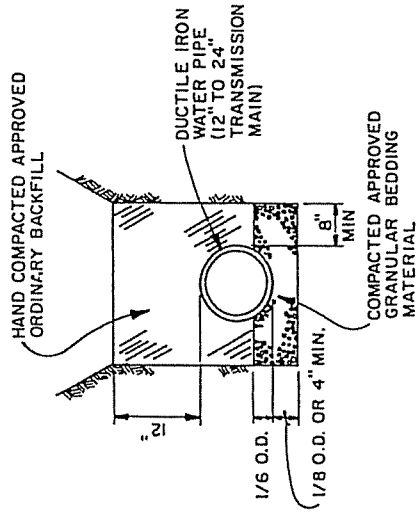
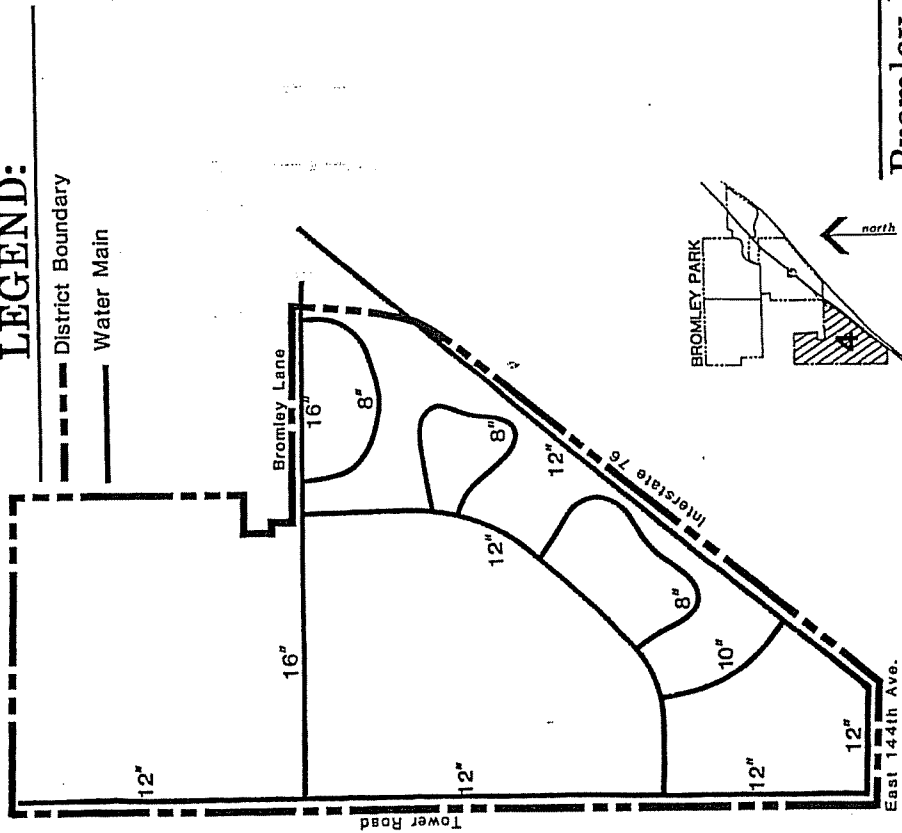


Master Street Plan Bromley Park Metropolitan District #4

EXHIBIT F

LEGEND:

- District Boundary
- Water Main



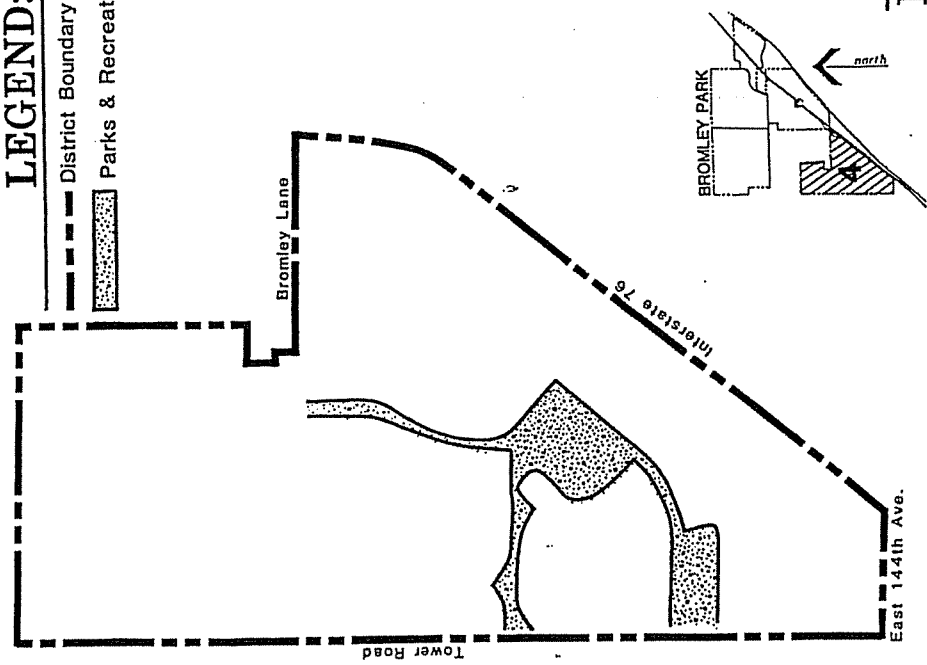
TYPICAL TRENCH INSTALLATION
WATER MAIN

Master Water Plan Bromley Park Metropolitan District #4

EXHIBIT G

LEGEND:

- District Boundary
- Parks & Recreation



Master Parks and Recreation Plan Bromley Park Metropolitan District #4

EXHIBIT H

Bromley Park Metropolitan District #4

YEAR	STREETS		WATER		SEWER		DRAINAGE		PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
	Region Attr.	Dist. Coll.	Region Dist.	Minor Coll.	Region Dist.	Region Dist.	Region Dist.	Region Dist.			
	104	115	174	106	134	529					
1985											
1986	99								34	133	
1987	104	20							42	166	
1988											
1989	174								59	233	
1990			18						6	24	
1991	122	60							62	243	
1992											
1993		13							4	17	
1994	111	10							41	162	
1995	119		14						45	178	
1996	175		57		61	270			192	755	
1997	119							208	111	438	
1998	120	1036	363	229	270	404		207	894	3523	
1999	169							208	128	505	
2000	25			145				207	128	505	
2001											
2002			706	87					270	1063	
TOTAL	1,337	1,036	1,069	218	518	206	331	780	830	2,150	8,475

ALL COSTS IN THOUSANDS OF
1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

Bromley Park Metropolitan District #4 - Estimated Financial Plan

Year	Assessed Value(1)	M11 Levy(3)	Revenue(4)	Interest Earned on Tax Revenue(5)	Sur-Charge Income(6)	Interest Earned on Sur-Charges(7)	Total Available From Taxes & Surcharges(7) + Interest(8)	Interest Earned on Capitalized Surplus(9)	Total Available Revenue(9) + Interest(10)	Grand Total S.O. Debt Service(10) Admin.(11) Maint.(12)	Operation and	Total Required Payments	Annual Surplus	Consecutive Surplus	Year
1984	15,300	12.40	190	0	0	0	190	0	190	0	0	0	0	0	1984
1985	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1985
1986	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1986
1987	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1987
1988	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1988
1989	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1989
1990	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1990
1991	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1991
1992	15,300	12.40	190	6	0	0	196	0	196	0	0	0	0	0	1992
1993	500,000	12.40	6,200	267	0	0	6,467	0	6,467	0	0	0	0	0	1993
1994	750,000	12.40	9,300	310	0	0	9,610	0	9,610	0	0	0	0	0	1994
1995	1,500,000	12.40	18,600	620	0	0	19,220	0	19,220	0	0	0	0	0	1995
1996	2,500,000	12.40	31,000	1,033	0	0	32,033	0	32,033	0	0	0	0	0	1996
1997	3,500,000	12.40	43,400	1,447	0	0	44,847	0	44,847	0	0	0	0	0	1997
1998	4,200,000	12.40	52,000	1,750	0	0	53,750	0	53,750	0	0	0	0	0	1998
1999	4,200,000	12.40	52,000	1,750	0	0	53,750	0	53,750	0	0	0	0	0	1999
2000	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2000
2001	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2001
2002	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2002
2003	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2003
2004	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2004
2005	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2005
2006	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2006
2007	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2007
2008	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2008
2009	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2009
2010	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2010
2011	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2011
2012	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2012
2013	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2013
2014	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2014
2015	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2015
2016	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2016
2017	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2017
2018	21,454,317	12.40	266,634	8,848	0	0	275,482	0	275,482	0	0	0	0	0	2018
Totals							\$3,720,239		\$3,720,239	\$13,521,550		\$14,087,539			Totals

ASSUMPTIONS:
 (1) Estimated Assessed Value Based on Abandonment Projections for all classes of Development.
 (2) 1984 Assessed Value of property.
 (3) Estimated M11 Levy to be imposed by the District in each year.
 (4) Estimated Tax Revenue based upon District Assessed Value and M11 Levy Projections.
 (5) Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 months.
 (6) Estimated Water and Sewer Surcharge income from all classes of development according to each District's share.
 (7) Interest Earnings on Water and Sewer Surcharge income has been calculated at 10.00% for a period of 3 months.
 (8) Capitalized Interest has been included for each bond issue scheduled.
 (9) Interest Earnings have been calculated at 10.00% per annum.
 (10) Estimated Total S. O. Debt payments for all scheduled issues.
 (11) District plans to authorize a total of \$91,607,000 in General Obligation Debt.
 (12) General and Administrative cost for the District has been increased 5.00% per year.
 (13) Operation and Maintenance of common District areas is estimated at 1 Mill per year.

Bromley Park - Metropolitan District #4 Estimated Bond Issues

Year	1996 Issue \$3,985,000		1999 Issue \$1,680,000		Annual Payment	Interest Rate	Interest Payment	Annual Payment	Grand Total	Year																																																
	Principal Payment	Interest Payment	Principal Payment	Interest Payment																																																						
1984										1984																																																
1985										1985																																																
1986										1986																																																
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1994										1994																																																
1995										1995																																																
1996	25,000	11,000	270,550	745,550	1,015,550	11.00%	103,400	1,015,550	245,550	1996																																																
1997	50,000	11,000	435,400	485,400	920,400	11.00%	206,800	920,400	485,400	1997																																																
1998	75,000	11,000	430,100	505,100	935,100	11.00%	206,800	935,100	505,100	1998																																																
1999	75,000	11,000	421,850	494,850	916,850	11.00%	206,800	916,850	494,850	1999																																																
2000	100,000	11,000	413,400	513,400	926,400	11.00%	206,800	926,400	513,400	2000																																																
2001	125,000	11,000	402,400	527,400	934,400	11.00%	206,800	934,400	527,400	2001																																																
2002	175,000	11,000	388,650	563,650	952,650	11.00%	206,800	952,650	563,650	2002																																																
2003	200,000	11,000	381,600	581,600	962,600	11.00%	206,800	962,600	581,600	2003																																																
2004	225,000	11,000	374,600	592,600	967,600	11.00%	206,800	967,600	592,600	2004																																																
2005	250,000	11,000	362,850	572,850	935,850	11.00%	206,800	935,850	572,850	2005																																																
2006	275,000	11,000	295,350	570,350	865,350	11.00%	176,000	865,350	570,350	2006																																																
2007	325,000	11,000	265,100	590,100	915,100	11.00%	176,000	915,100	590,100	2007																																																
2008	350,000	11,000	279,350	579,350	858,350	11.00%	162,800	858,350	579,350	2008																																																
2009	400,000	11,000	196,850	596,850	793,850	11.00%	147,400	793,850	596,850	2009																																																
2010	425,000	11,000	146,850	571,850	718,850	11.00%	129,600	718,850	571,850	2010																																																
2011	450,000	11,000	100,100	550,100	650,100	11.00%	110,000	650,100	550,100	2011																																																
2012	460,000	11,000	50,400	510,400	560,400	11.00%	88,000	560,400	510,400	2012																																																
2013										2013																																																
2014										2014																																																
2015										2015																																																
2016										2016																																																
2017										2017																																																
2018										2018																																																
Totals	\$3,985,000	11,001%	\$9,016,400	\$9,016,400	\$1,680,000	11.00%	\$2,425,150	\$4,505,150	\$13,521,550	Totals																																																
<table border="0" style="width: 100%;"> <tr> <td colspan="3">1996</td> <td colspan="3">1999</td> <td colspan="2">Totals</td> </tr> <tr> <td>Construction and Engineering</td> <td>\$3,795,713</td> <td>Construction and Engineering</td> <td>\$1,790,700</td> <td>Construction and Engineering</td> <td>\$1,790,700</td> <td>Interest Earnings on Const. Funds</td> <td>\$394,469</td> </tr> <tr> <td>Capitalized Interest (3 Years)</td> <td>191,287</td> <td>Capitalized Interest (3 Years)</td> <td>89</td> <td>Capitalized Interest (3 Years)</td> <td>191,376</td> <td>Total Available for Const.</td> <td>\$5,989,681</td> </tr> <tr> <td>Underwriting Discount</td> <td>\$139,479</td> <td>Underwriting Discount</td> <td>\$45,800</td> <td>Underwriting Discount</td> <td>\$185,279</td> <td></td> <td></td> </tr> <tr> <td>Other Issuing Expenses</td> <td>\$19,013</td> <td>Other Issuing Expenses</td> <td>\$23,500</td> <td>Other Issuing Expenses</td> <td>\$42,513</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>Totals</td> <td>\$1,680,000</td> <td>Totals</td> <td>\$1,680,000</td> <td></td> <td></td> </tr> </table>											1996			1999			Totals		Construction and Engineering	\$3,795,713	Construction and Engineering	\$1,790,700	Construction and Engineering	\$1,790,700	Interest Earnings on Const. Funds	\$394,469	Capitalized Interest (3 Years)	191,287	Capitalized Interest (3 Years)	89	Capitalized Interest (3 Years)	191,376	Total Available for Const.	\$5,989,681	Underwriting Discount	\$139,479	Underwriting Discount	\$45,800	Underwriting Discount	\$185,279			Other Issuing Expenses	\$19,013	Other Issuing Expenses	\$23,500	Other Issuing Expenses	\$42,513					Totals	\$1,680,000	Totals	\$1,680,000		
1996			1999			Totals																																																				
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		Totals	\$1,680,000	Totals	\$1,680,000																																																					

VI. OPERATIONS AND MAINTENANCE

OPERATION AND MAINTENANCE
EXPENSES

The Districts will incur annual expenses associated with administrative, operations and maintenance functions. Such expenses are reflected in the financing plans provided for each District.

VII. CONCLUSION

CONCLUSION

It is submitted that the Consolidated Service Plans for the Districts meets the requirements of the Control Act. It is further submitted that:

- (a) There is sufficient existing and projected need for organized service in the area to be served by the proposed Districts;
- (b) The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;
- (c) Adequate service will not be available to the area through other existing municipal or quasi-municipal corporations within a reasonable time and on a comparable basis;
- (d) Each of the proposed Districts is capable of providing economical and sufficient service to the area within its proposed boundaries;
- (e) The area to be included in the proposed District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- (f) The facility and service standards of each of the proposed

Districts is compatible with the facility and service standards of adjacent municipalities and special districts;

- (g) The proposal is in substantial compliance with a master plan adopted pursuant to § 30-28-108, C.R.S. 1973; and
- (h) The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.

Therefore, it is requested that the Board of Commissioners of Adams County, Colorado adopt a Resolution approving the Consolidated Service Plans for the proposed Bromley Park Metropolitan Districts #1-#4 as submitted.

Credits

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VIII. ADDENDUM

Addendum To Consolidated Service Plans For Bromley Park Metropolitan Districts #1 - #4 To Address Staff Concerns Articulated In Staff Report of October 25, 1984

1. The Bromley Park Metropolitan District's #1-#4 will provide Park improvements at the rate of \$1.50/square foot. This will provide landscaping, seeding, sodding, grading and ball fields.

2. Inclusion of television and relay translation, and transportation as a function of the District's services will be considered, pursuant to favorable feasibility and would be provided at no capital cost to the Districts.

3. Police protection cannot be provided as a function of a Metropolitan District in the State of Colorado. The Developer anticipates that the general governmental jurisdiction in which the project is located will provide police protection. The Developer, if needed, could form a district to provide police protection. Additionally contracts with Brighton Police Department or Adams County Sheriff's Department for additional protection service could be pursued.

4. Bromley Park Metropolitan Districts #1-#4 will provide necessary mosquito control for each individual District pursuant to favorable feasibility and will be provided at no capital cost to the Districts.

5. a) It is the intention of the Districts to deed to the proper governmental jurisdictions all operation and maintenance functions.

b) All costs associated with the operation and maintenance of the Districts are shown on Page II-10.

c) District #1 will retain its ability to utilize user charges and tap-fee surcharges to finance operation and maintenance costs.