EXHIBIT B

LEGAL DESCRIPTION DISTRICT BOUNDARIES

TETRA TECH RMC

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 23 AS BEARING NORTH 88°23'44" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°10'24" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ISABELLE ROAD; THENCE NORTH 88°23'44" EAST A DISTANCE OF 30.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE 111TH STREET AND THE POINT OF BEGINNING;

THENCE NORTH 88°23'44" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ISABELLE ROAD, 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 23 A DISTANCE OF 799.68 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED BY DEED RECORDED AS RECEPTION NUMBER 1691801 OF BOULDER COUNTY RECORDS; THENCE SOUTH 01°36'17" EAST ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 150.00 FEET; THENCE NORTH 88°23'44" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 100.00 FEET; THENCE NORTH 01°36'17" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ISABELLE ROAD; THENCE NORTH 88°23'44" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ISABELLE ROAD, A DISTANCE OF 2150.90 FEET; THENCE SOUTH 01°36'17" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ISABELLE ROAD AS SHOWN ON THE PLAT OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM A DISTANCE OF 25.00 FEET; THENCE NORTH 88°23'44" EAST ALONG SOUTHERLY RIGHT-OF-WAY OF ISABELLE ROAD AS SHOWN ON THE PLAT OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM; THENCE ALONG THE WESTERLY LINE OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM THE FOLLOWING TWO (2) COURSES:

1) SOUTH 03°14'03" WEST A DISTANCE OF 299.44 FEET;
2) SOUTH 14°59'47" WEST A DISTANCE OF 615.82 FEET TO THE SOUTHWEST CORNER OF ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ORCHARD GLEN FILING NO. 2 AT MEADOW SWEET FARM;

THENCE ALONG THE WESTERLY LINE OF ORCHARD GLEN NO. 2 AT MEADOW SWEET FARM THE FOLLOWING SIX (6) COURSES:

1) SOUTH 02°44'26" WEST A DISTANCE OF 744.09 FEET TO AN ANGLE POINT;
2) SOUTH 28°15'46" EAST A DISTANCE OF 245.31 FEET TO AN ANGLE POINT;
3) SOUTH 50°58'53" EAST A DISTANCE OF 426.61 FEET TO AN ANGLE POINT;
4) SOUTH 26°32'06" EAST A DISTANCE OF 311.46 FEET TO AN ANGLE POINT;
5) SOUTH 57°27'41" EAST A DISTANCE OF 238.47 FEET TO AN ANGLE POINT;
6) SOUTH 01°25'15" EAST A DISTANCE OF 60.68 FEET TO THE SOUTHWEST CORNER OF ORCHARD GLEN FILING NO. 2 AT MEADOW SWEET FARM, SAID POINT LYING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 88°33'51" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1623.44 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 23;

1900 S. Sunset Street, Suite 1-F Longmont, CO 80501
Tel: 303.772.5282 Fax: 303.665.6959
www.ttrmc.com

TETRA TECH RMC

THENCE SOUTH 00°21'52" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 2663.26 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 88°58'39" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 1933.05, MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 111TH STREET, ALSO KNOWN AS BOULDER COUNTY ROAD NO. 9; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 111TH STREET THE FOLLOWING ELEVEN (11) COURSES:

1) NORTH 23°16'44" EAST A DISTANCE OF 31.26 FEET;
2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 24°46'09" AND A CHORD OF WHICH BEARS NORTH 10°53'40" EAST 184.45 FEET) A DISTANCE OF 185.89 FEET;
3) NORTH 01°29'25" WEST A DISTANCE OF 66.94 FEET;
4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT(SAID CURVE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 55°28'31" AND A CHORD WHICH BEARS NORTH 29°13'40" WEST 172.21 FEET) A DISTANCE OF 179.12 FEET;
5) NORTH 56°57'56" WEST A DISTANCE OF 63.29 FEET;
6) NORTH 61°13'02" WEST A DISTANCE OF 267.81 FEET;
7) NORTH 68°37'06" WEST A DISTANCE OF 86.64 FEET;
8) NORTH 73°10'27" WEST A DISTANCE OF 189.92 FEET;
9) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 133.44 FEET, A CENTRAL ANGLE OF 48°36'56" AND A CHORD WHICH BEARS NORTH 48°51'59" WEST 109.86 FEET) A DISTANCE OF 113.22 FEET TO A POINT LYING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
10) NORTH 00°16'33" WEST PARALLEL WITH SAID WEST LINE A DISTANCE OF 1884.19 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
11) NORTH 00810'24" WEST ALONG A LINE 30.00 EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 2616.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 367.18 ACRES, MORE OR LESS.

COLORADO REGISTERED PETER A. BRYANT 20673 LAND SURVEYOR

DATE: 8/08/06

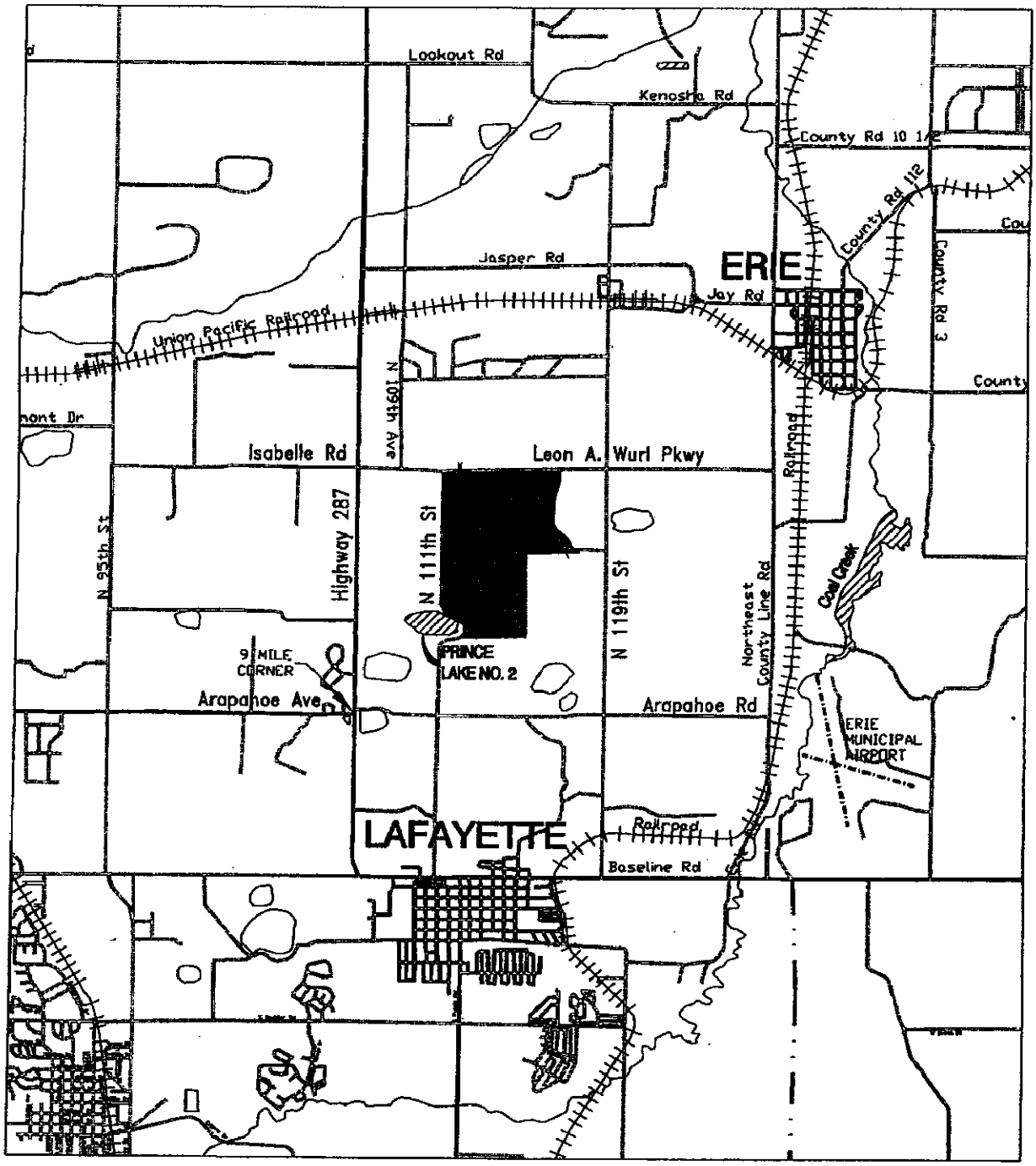
PETER A. BRYANT, COLORADO PLS NO.20673
FOR AND ON BEHALF OF TETRA TECH RMC

EXHIBIT C

VICINITY MAP

FLATIRON MEADOWS

VICINITY MAP



TETRA TECH RMC
1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501
TEL 303.772.5282 METRO 303.665.6283 FAX 303.665.6959

07-17-06

JOB# 80-3543.004.00

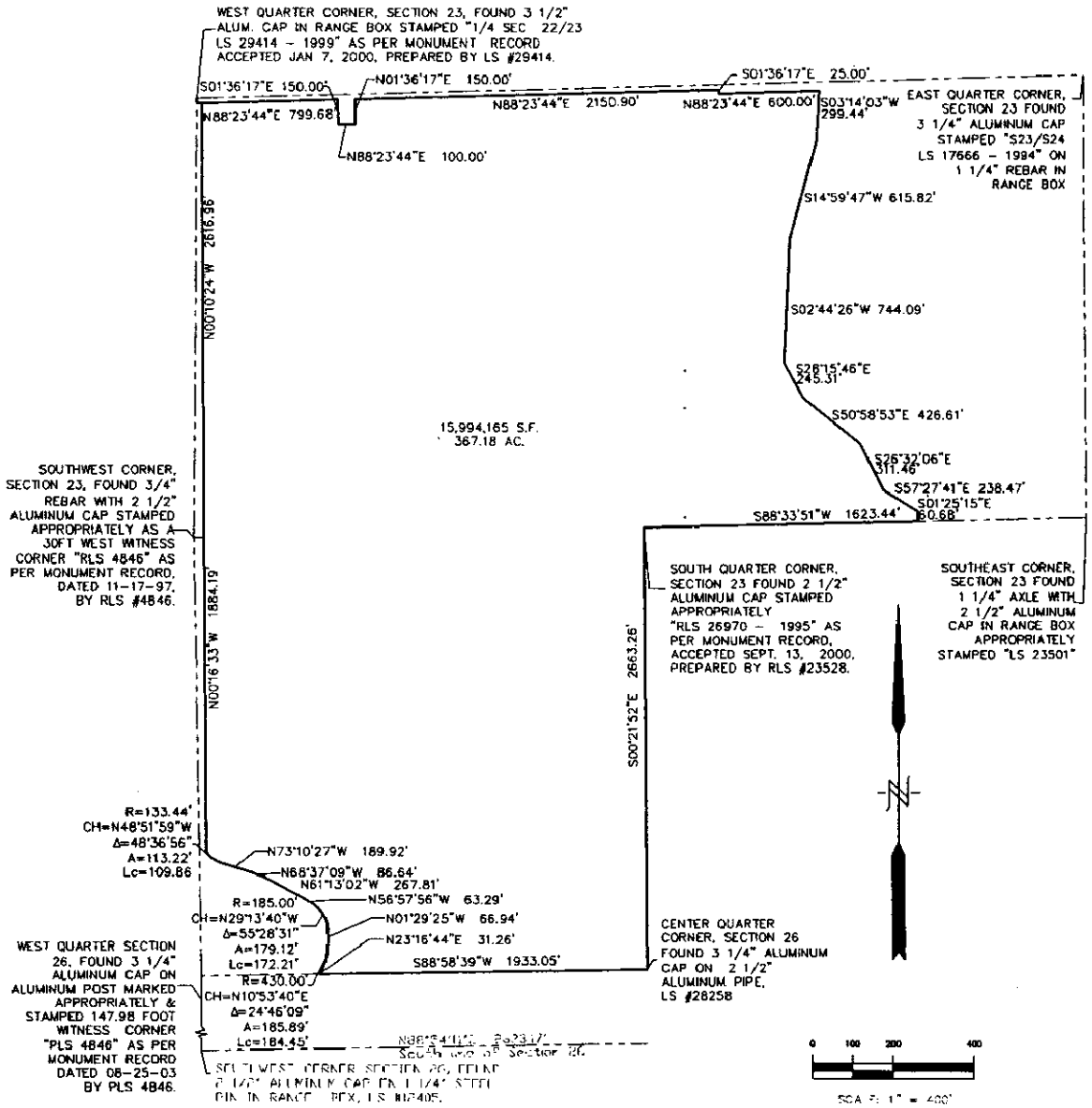
Friday, July 14, 2006 6:31:49 PM DRAWING: R:\3543_004 Meadow Sweet\dwg\RPTS\VICINITY-MAP LAYOUT: VICINITY MAP

EXHIBIT D

DISTRICT BOUNDARY MAP

EXHIBIT 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, T1N, R69W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO.



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED DESCRIPTION

TETRA TECH RMC
1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501
TEL 303.772.5282 METRO 303.665.6283 FAX 303.665.6959

DATE 06/13/06 INITIALS CMD
JOB# 80-3543.004.00

Wednesday, June 14, 2006 10:20:35 AM DRAWING: H:\3543_004\Legal Description\LEGAL EXHIBIT.DWG LAYOUT: MEADOW SWEET

EXHIBIT E

DESCRIPTION OF FACILITIES AND COSTS

FLATIRON MEADOWS METRO DISTRICT

Item/Description	Quantity	Unit	Unit Price	Total
ONSITE ROADWAY IMPROVEMENTS				
Internal Street System - Collector Streets (80' ROW)				
Subgrade Prep	28880	SY	$1.00	$28,880.00
30' Wide - Full Depth Asphalt Section (9")	28880	SY	$22.50	$649,800.00
Adjust Manholes	4	EA	$420.00	$1,680.00
Adjust Valve Boxes	4	EA	$200.00	$800.00
30" Vertical Curb and Gutter	15242	LF	$12.00	$182,904.00
18" Curb and Gutter (raised median)	15816	LF	$11.00	$173,976.00
Detached 5' Sidewalk	15242	LF	$18.00	$274,356.00
6' Tree Lawn	15242	LF	$2.50	$38,105.00
Subtotal-Collector Streets				$1,350,501.00
Internal Street System - Local Streets (60' ROW)				
Subgrade Prep	133265	SY	$1.00	$133,265.00
32' Wide - Full Depth Asphalt Section (7") - 3	133265	SY	$17.50	$2,332,137.50
Adjust Manholes	80	EA	$420.00	$33,600.00
Adjust Valve Boxes	82	EA	$200.00	$16,400.00
30" Mountable Curb and Gutter	71638	LF	$12.00	$859,656.00
Detached 5' Sidewalk	71638	LF	$18.00	$1,289,484.00
4.5' Tree Lawn	71638	SF	$2.50	$179,095.00
Subtotal-Local Streets				$4,843,637.50
OFFSITE ROADWAY IMPROVEMENTS				
Offsite Roadway Improvements (Adjacent Street System 1/2 of Isabelle Rd) - Arterial Street (120' ROW)				
Subgrade Prep	20700	SY	$1.00	$20,700.00
54' Wide - Full Depth Pavement Section (9") -	20700	SY	$23.00	$476,100.00
Adjust Manholes	5	EA	$420.00	$2,100.00
Adjust Valve Boxes	8	EA	$200.00	$1,600.00
30" Vertical Curb and Gutter	7050	LF	$12.00	$84,600.00
18" Vertical Curb and Gutter	7050	LF	$11.00	$77,550.00
18' Wide Landscape Median	63450	SF	$2.50	$158,625.00
8' Concrete Pedestrian/Bicycle Trail	7050	LF	$27.00	$190,350.00
30' Landscape Buffer	105750	SF	$2.50	$264,375.00
Traffic Control	1	LS	$10,000.00	$10,000.00
Street Lights	6	EA	$3,000.00	$18,000.00
Subtotal-Arterial Streets				**$1,304,000.00**
Offsite Roadway Improvements - Isabelle Road/Leon Wurl				
Signal or Round-about at Intersection of 111th	1	LS	$75,000.00	$75,000.00
Road Widening 8'X3200' west of property line to SH287				
Asphalt Base (3200')	2845	SY	$10.00	$28,450.00
Asphalt Pavement (3200')	2845	SY	$15.00	$42,675.00
Bridge Improvements	2	EA	$150,000.00	$300,000.00
Utility Relocation	6400	LF	$40.00	$256,000.00
Irrigation Ditch Relocation	750	LF	$100.00	$75,000.00
Subtotal for Isabelle Rd Improvements				**$777,125.00**
Offsite Roadway Improvements - HWY 287/Isabelle Rd. Intersection				
Second Left Turn Lane (WB to SB)				
Concrete Pavement (50 lf)	112	CY	$48.00	$5,376.00
Asphalt Base (700lf)	2269	SY	$9.00	$20,421.00
Asphalt Pavement (700lf)	2269	SY	$15.00	$34,035.00
Second Left Turn Lane (EB TO NB)				
Concrete Pavement (50 lf)	112	CY	$48.00	$5,376.00

Asphalt Base 725 lf)	2358	SY	$9.00	$21,222.00
Asphalt Pavement (725 lf)	2358	SY	$15.00	$35,370.00
Signal Improvements (1/2 Signal)	1	LS	$150,000.00	$150,000.00
Utility Relocation	13050	LF	$50.00	$652,500.00
Subtotal for HWY 287/Isabelle Rd. Intersection				**$924,300.00**
Offsite Roadway Improvements - 111th Street and Aprapahoe Rd Intersection				
Lengthen SB Right Turn Lane				
Asphalt Base 435 lf)	694	SY	$9.00	$6,246.00
Aphalt Paving (435 lf)	694	SY	$10.00	$6,940.00
Concrete Culvert Relocation	1	LS	$100,000.00	$100,000.00
Lengthen EB Left Turn Lane				
Asphalt Base (670 lf)	1095	SY	$9.00	$9,855.00
Asphalt Paving (670 lf)	1095	SY	$15.00	$16,425.00
Lengthen WB Right Turn Lane				
Asphalt Base (395 lf)	606	SY	$9.00	$5,454.00
Apshalt Paving (395 lf)	606	SY	$22.50	$13,635.00
Traffic Signal Improvements (1/2 Signal)	1	LS	$75,000.00	$75,000.00
Subtotal for 111th Street and Arahahoe Rd. Intersection				**$233,555.00**

WATER SYSTEM IMPROVEMENTS

Water Distribution System				
Waterline Reimbursement to Erie	993	Unit	$1,500.00	$1,489,500.00
8" PVC C-900	32784	LF	$22.00	$721,248.00
12" PVC C-900	17656	LF	$33.00	$582,648.00
24" PVC C-900	2496	LF	$55.00	$137,280.00
8" Gate Valve	68	EA	$1,250.00	$85,000.00
12" Gate Valve	12	EA	$1,820.00	$21,840.00
12" Wet Tap and Valve	2	EA	$2,750.00	$5,500.00
24" Gate Valve	6	EA	$2,565.00	$15,390.00
8" MJ Bend	54	EA	$410.00	$22,140.00
8" MJ Tee	17	EA	$500.00	$8,500.00
8" MJ Cross	2	EA	$550.00	$1,100.00
12" MJ Bend	19	EA	$655.00	$12,445.00
12" MJ Tee	2	EA	$685.00	$1,370.00
12x8" MJ Cross	1	EA	$725.00	$725.00
24" MJ Bend	6	EA	$750.00	$4,500.00
24" MJ Tee	3	EA	$850.00	$2,550.00
24x12" MJ Cross	1	EA	$850.00	$850.00
24"x8" Cross	1	EA	$850.00	$850.00
12"x8" Tee	3	EA	$850.00	$2,550.00
24"x8" Cross	1	EA	$750.00	$750.00
Fire Hydrant Assembly	53	EA	$3,110.00	$164,830.00
12"x6" Swivel Tee	53	EA	$500.00	$26,500.00
3/4" Water Service (Complete)	634	EA	$900.00	$570,600.00
2" Irrigation Service w/ Manhole	4	EA	$5,850.00	$23,400.00
Tracer Wire	52936	LF	$0.40	$21,174.40
Testing	52936	LF	$1.25	$66,170.00
Waterline Depression	8	EA	$2,500.00	$20,000.00
Raw Waterline Relocation	2800	LF	$60.00	$168,000.00
Raw Waterline Relocation	3600	LF	$40.00	$144,000.00

FLATIRON MEADOWS METRO DISTRICT

SANITARY/STORM SEWER SYSTEM IMPROVEMENTS

Sanitary/Storm Sewer Collection System				
Sanitary Sewer Reimbursement to Erie	993	Unit	$1,500.00	$1,489,500.00
Baxter Farm Reimbursement-Proportionate	1	LS	$63,000.00	$63,000.00
8" SDR 35 PVC (0'-12')	40516	LF	$22.00	$891,352.00
48" I.D. Manhole	84	EA	$2,180.00	$183,120.00
4" PVC Service w/ Bedding (Complete)	634	EA	$840.00	$532,560.00
Tie Into Existing Offsite	3	EA	$2,500.00	$7,500.00
Marker Posts	15	EA	$60.00	$900.00
Testing/T.V.	40516	LF	$1.25	$50,645.00
18" CLIII RCP	750	LF	$33.00	$24,750.00
24" CLIII RCP	2600	LF	$40.00	$104,000.00
30" CLIII RCP	2375	LF	$48.00	$114,000.00
36" CLIII RCP	1625	LF	$64.00	$104,000.00
42" CLIII RCP	1395	LF	$73.00	$101,835.00
48" CLIII RCP	1825	LF	$99.00	$180,675.00
60" CLIII RCP	825	LF	$150.00	$123,750.00
48"FES	1	EA	$4,100.00	$4,100.00
60" FES	1	EA	$5,500.00	$5,500.00
6' Storm Manhole	20	EA	$2,300.00	$46,000.00
Type M Rip Rap	150	TN	$65.00	$9,750.00
5' Type R Inlet	10	EA	$2,540.00	$25,400.00
10' Type R Inlet	12	EA	$3,110.00	$37,320.00
15' Type R Inlet	8	EA	$3,850.00	$30,800.00
Channel Drop Structures	31	EA	$20,000.00	$620,000.00
Outfall Improvements	1	EA	$25,000.00	$25,000.00
Regional Detention Pond Structures	2	EA	$35,000.00	$70,000.00
UnderDrain System w/ Cleanouts	42690	LF	$15.00	$640,350.00
Improvements to Prince Lake				
Clear Day Breach Analysis	1	LS	$15,000.00	$15,000.00
Hazard Rating Study	1	LS	$30,000.00	$30,000.00
Work to Dam Spillway	1	LS	$325,000.00	$325,000.00
Detention Facilities*				
Regional Pond	1	LS	$830,000.00	$830,000.00
Local Pond	1	LS	$210,000.00	$210,000.00
Regional Pond	1	LS	$376,000.00	$376,000.00
Bullhead Gulch/Prince Tributary Channel Improvements				
Bridge-Collector	1	LS	$700,000.00	$700,000.00
Bridge-Local	1	LS	$500,000.00	$500,000.00
Culvert Under Leon A. Wurl Parkway	1	LS	$450,000.00	$450,000.00
Culvert Under Under New 111th (south)	1	LS	$150,000.00	$150,000.00

**Possible Reimbursements*

PARKS AND RECREATION IMPROVEMENTS

Landscaping-Common Parks and Rec				
Landscaping/Irrigation Internal Parks	566280	SF	$2.50	$1,415,700.00
Flood Plain Native Seed	300000	SF	$0.35	$105,000.00
Entry Monumentation-major	2	EA	$45,000.00	$90,000.00
Entry Monumentation-minor	2	EA	$20,000.00	$40,000.00
Perimeter Fencing w/ Columns w/ stain	10000	LF	$16.50	$165,000.00
Masonary Columns-Decorative (6')	100	EA	$1,500.00	$150,000.00
Tot Lot Play Structures	3	EA	$45,000.00	$135,000.00
Open Rail Fencing w/stain	12000	LF	$12.00	$144,000.00
Masonary Columns-Decorative (4')	120	EA	$900.00	$108,000.00
8' Concrete Trail Throughout Site	19882	LF	$27.00	$536,814.00

SOFT COSTS

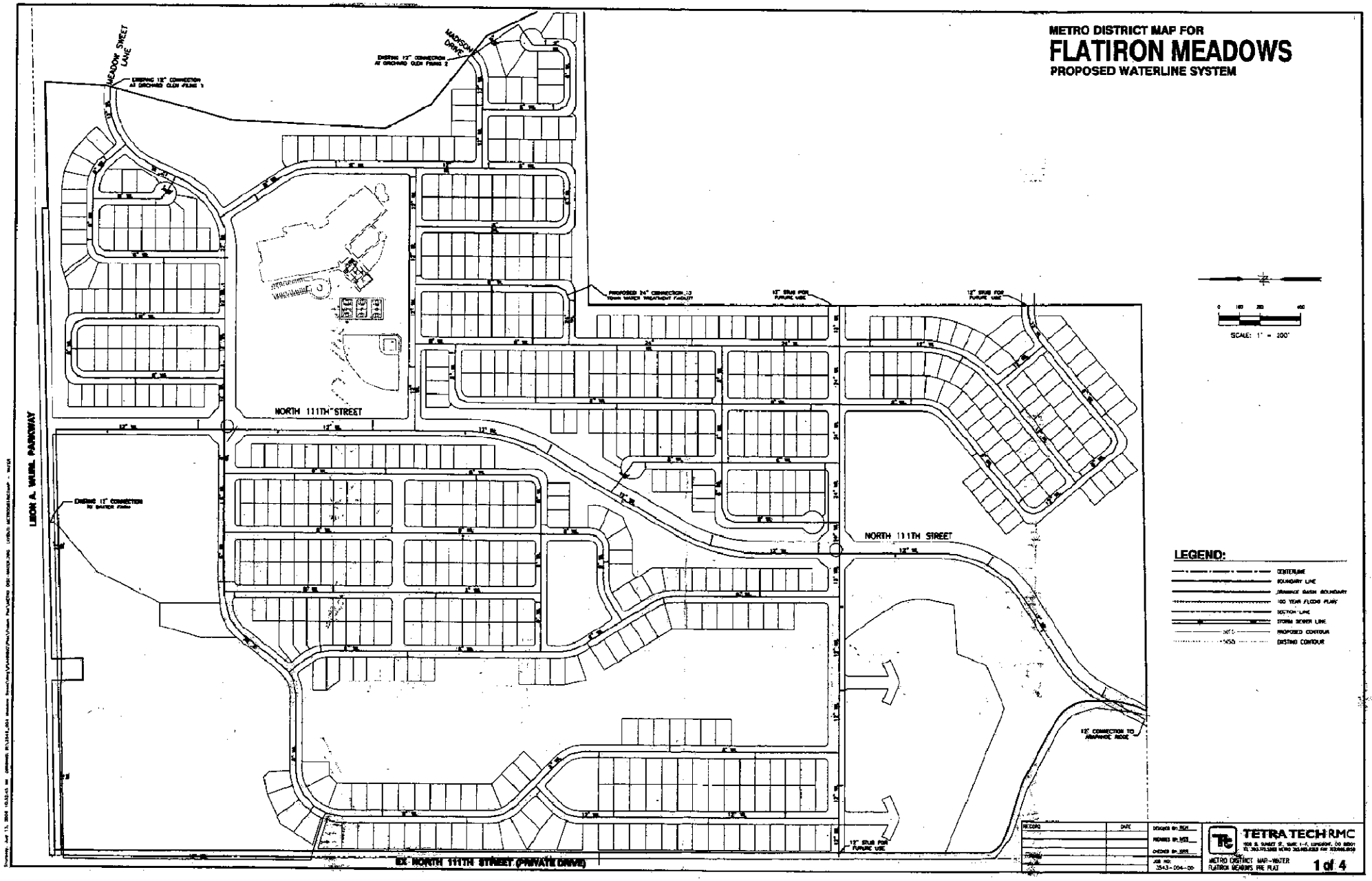
Construction Management	1	LS	$150,000.00	$150,000.00
Engineering	1	LS	$750,000.00	$750,000.00
Architects	1	LS	$300,000.00	$300,000.00

FLATIRON MEADOWS METRO DISTRICT

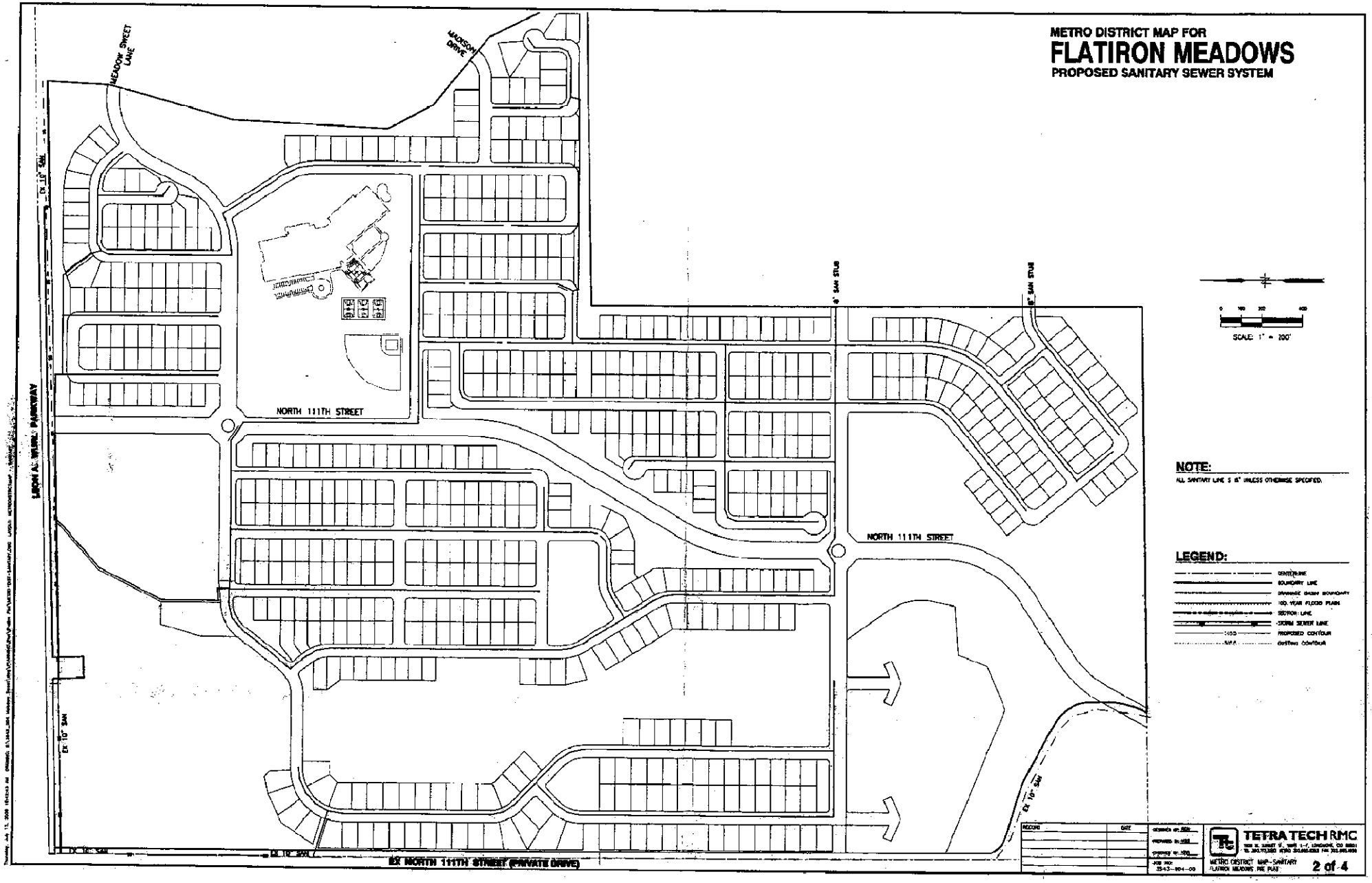
EXHIBIT F

LOCATION OF IMPROVEMENTS

METRO DISTRICT MAP FOR
FLATIRON MEADOWS
PROPOSED WATERLINE SYSTEM



METRO DISTRICT MAP FOR
FLATIRON MEADOWS
PROPOSED SANITARY SEWER SYSTEM



NOTE:

ALL SANITARY LINE S 8" UNLESS OTHERWISE SPECIFIED.

LEGEND:

- CENTERLINE
- BOUNDARY LINE
- DRAINAGE BASIN BOUNDARY
- 100 YEAR FLOOD PLAIN
- SECTION LINE
- STORM SEWER LINE
- 1455 PROPOSED CONTOUR
- 1455 EXISTING CONTOUR

RECORD	DATE

DESIGNED BY: RGH
PREPARED BY: [illegible]
CHECKED BY: [illegible]
JOB NO: 3543-004-00

TETRA TECH RMC

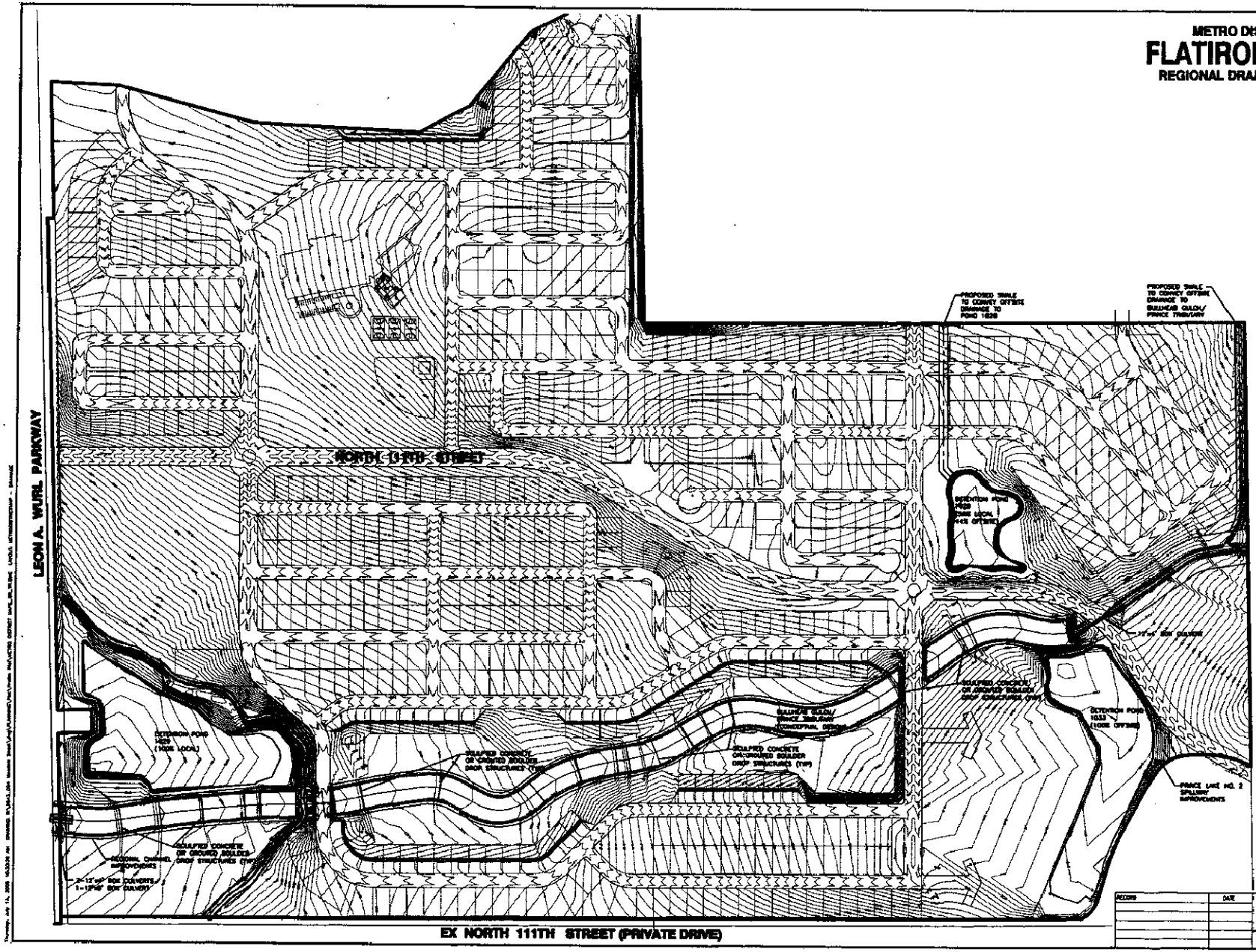
METRO DISTRICT MAP - SANITARY
FLATIRON MEADOWS PRE PLAT

2 of 4

METRO DISTRICT MAP FOR

FLATIRON MEADOWS

REGIONAL DRAINAGE IMPROVEMENTS



REVISIONS	DATE

DESIGNED BY: ADH
DRAWN BY: ADH
CHECKED BY: JOEL
JOB NO. 3543-004-00

TETRA TECH RMC

1900 S. SUNSET ST., SUITE 1-J, LONGMONT, CO 80501
TEL 303.772.5282 FAX 303.682.5282

METRO DISTRICT MAP-DRAINAGE
FLATIRON MEADOWS PRE PLAT

3 of 4

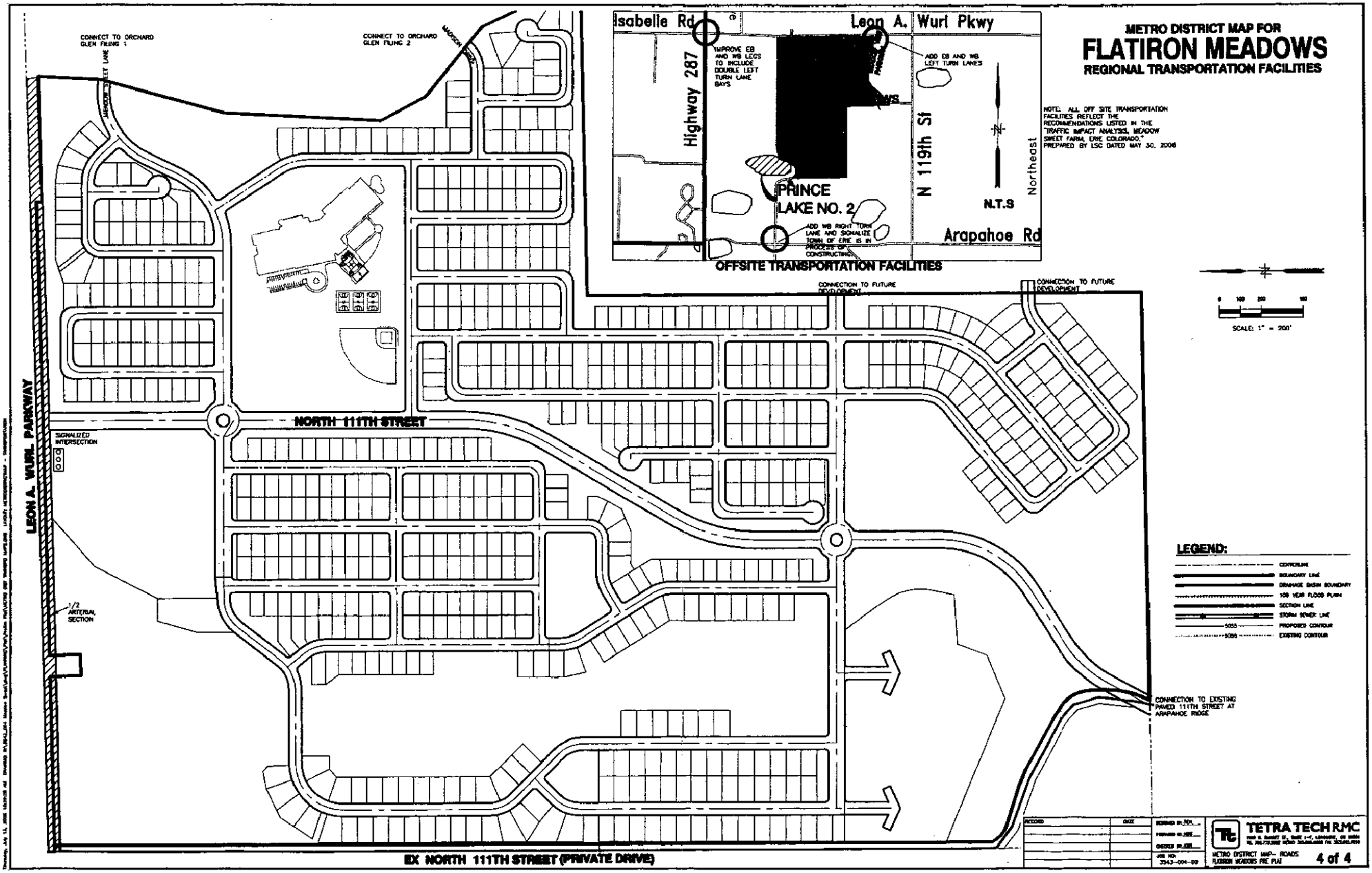

METRO DISTRICT MAP FOR
FLATIRON MEADOWS
REGIONAL TRANSPORTATION FACILITIES
NOTE: ALL OFF SITE TRANSPORTATION FACILITIES REFLECT THE RECOMMENDATIONS LISTED IN THE "TRAFFIC IMPACT ANALYSIS, MEADOW SWEET FARM, ERIE COLORADO," PREPARED BY LSC DATED MAY 30, 2006
Isabelle Rd
Leon A. Wurl Pkwy
Highway 287
IMPROVE EB AND WB LEGS TO INCLUDE DOUBLE LEFT TURN LANE BAYS
ADD EB AND WB LEFT TURN LANES
N 119th St
Northeast
N.T.S
PRINCE LAKE NO. 2
ADD WB RIGHT TURN LANE AND SIGNALIZE TOWN OF ERIE IS IN PROCESS OF CONSTRUCTING
Arapahoe Rd
OFFSITE TRANSPORTATION FACILITIES
CONNECT TO ORCHARD GLEN FILING 1
CONNECT TO ORCHARD GLEN FILING 2
MEADOW STREET LANE
MADISON CREEK
CONNECTION TO FUTURE DEVELOPMENT
CONNECTION TO FUTURE DEVELOPMENT
SCALE: 1" = 200'
LEON A. WURL PARKWAY
NORTH 111TH STREET
SIGNALIZED INTERSECTION
1/2 ARTERIAL SECTION
LEGEND:
CENTERLINE
BOUNDARY LINE
DRAINAGE BASIN BOUNDARY
100 YEAR FLOOD PLAIN
SECTION LINE
STORM SEWER LINE
PROPOSED CONTOUR
EXISTING CONTOUR
CONNECTION TO EXISTING PAVED 111TH STREET AT ARAPAHOE RIDGE
EX NORTH 111TH STREET (PRIVATE DRIVE)
RECORD
DATE
JOB NO. 3543-004-00
TETRA TECH RMC
METRO DISTRICT MAP- ROADS
FLATIRON MEADOWS PRE PLAT
4 of 4

EXHIBIT G

FINANCIAL PLAN

BOND DEBT SERVICE

SWIG ERIE METROPOLITAN DISTRICT
SERIES 2008 G.O. BONDS
Non-Rated, 30-Year Maturity

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2008					
06/01/2009			560,875	560,875	
12/01/2009			560,875	560,875	1,121,750
06/01/2010			560,875	560,875	
12/01/2010			560,875	560,875	1,121,750
06/01/2011			560,875	560,875	
12/01/2011			560,875	560,875	1,121,750
06/01/2012			560,875	560,875	
12/01/2012	105,000	7.000%	560,875	665,875	1,226,750
06/01/2013			557,200	557,200	
12/01/2013			557,200	557,200	1,114,400
06/01/2014			557,200	557,200	
12/01/2014	145,000	7.000%	557,200	702,200	1,259,400
06/01/2015			552,125	552,125	
12/01/2015	155,000	7.000%	552,125	707,125	1,259,250
06/01/2016			546,700	546,700	
12/01/2016	190,000	7.000%	546,700	736,700	1,283,400
06/01/2017			540,050	540,050	
12/01/2017	200,000	7.000%	540,050	740,050	1,280,100
06/01/2018			533,050	533,050	
12/01/2018	240,000	7.000%	533,050	773,050	1,306,100
06/01/2019			524,650	524,650	
12/01/2019	260,000	7.000%	524,650	784,650	1,309,300
06/01/2020			515,550	515,550	
12/01/2020	305,000	7.000%	515,550	820,550	1,336,100
06/01/2021			504,875	504,875	
12/01/2021	325,000	7.000%	504,875	829,875	1,334,750
06/01/2022			493,500	493,500	
12/01/2022	375,000	7.000%	493,500	868,500	1,362,000
06/01/2023			480,375	480,375	
12/01/2023	400,000	7.000%	480,375	880,375	1,360,750
06/01/2024			466,375	466,375	
12/01/2024	455,000	7.000%	466,375	921,375	1,387,750
06/01/2025			450,450	450,450	
12/01/2025	485,000	7.000%	450,450	935,450	1,385,900
06/01/2026			433,475	433,475	
12/01/2026	550,000	7.000%	433,475	983,475	1,416,950
06/01/2027			414,225	414,225	
12/01/2027	585,000	7.000%	414,225	999,225	1,413,450
06/01/2028			393,750	393,750	
12/01/2028	655,000	7.000%	393,750	1,048,750	1,442,500
06/01/2029			370,825	370,825	
12/01/2029	700,000	7.000%	370,825	1,070,825	1,441,650
06/01/2030			346,325	346,325	
12/01/2030	780,000	7.000%	346,325	1,126,325	1,472,650
06/01/2031			319,025	319,025	
12/01/2031	835,000	7.000%	319,025	1,154,025	1,473,050
06/01/2032			289,800	289,800	
12/01/2032	920,000	7.000%	289,800	1,209,800	1,499,600
06/01/2033			257,600	257,600	
12/01/2033	985,000	7.000%	257,600	1,242,600	1,500,200
06/01/2034			223,125	223,125	
12/01/2034	1,085,000	7.000%	223,125	1,308,125	1,531,250
06/01/2035			185,150	185,150	
12/01/2035	1,160,000	7.000%	185,150	1,345,150	1,530,300
06/01/2036			144,550	144,550	
12/01/2036	1,275,000	7.000%	144,550	1,419,550	1,564,100
06/01/2037			99,925	99,925	
12/01/2037	1,365,000	7.000%	99,925	1,464,925	1,564,850
06/01/2038			52,150	52,150	
12/01/2038	1,490,000	7.000%	52,150	1,542,150	1,594,300
	16,025,000		24,991,050	41,016,050	41,016,050

NET DEBT SERVICE

SWIG ERIE METROPOLITAN DISTRICT
SERIES 2008 G.O. BONDS
Non-Rated, 30-Year Maturity

Date	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service	Annual Net D/S
06/01/2009		560,875	560,875	560,875.00		
12/01/2009		560,875	560,875	560,875.00		
06/01/2010		560,875	560,875	560,875.00		
12/01/2010		560,875	560,875	560,875.00		
06/01/2011		560,875	560,875	62,319.44	498,555.56	
12/01/2011		560,875	560,875		560,875.00	1,059,430.56
06/01/2012		560,875	560,875		560,875.00	
12/01/2012	105,000	560,875	665,875		665,875.00	1,226,750.00
06/01/2013		557,200	557,200		557,200.00	
12/01/2013		557,200	557,200		557,200.00	1,114,400.00
06/01/2014		557,200	557,200		557,200.00	
12/01/2014	145,000	557,200	702,200		702,200.00	1,259,400.00
06/01/2015		552,125	552,125		552,125.00	
12/01/2015	155,000	552,125	707,125		707,125.00	1,259,250.00
06/01/2016		546,700	546,700		546,700.00	
12/01/2016	190,000	546,700	736,700		736,700.00	1,283,400.00
06/01/2017		540,050	540,050		540,050.00	
12/01/2017	200,000	540,050	740,050		740,050.00	1,280,100.00
06/01/2018		533,050	533,050		533,050.00	
12/01/2018	240,000	533,050	773,050		773,050.00	1,306,100.00
06/01/2019		524,650	524,650		524,650.00	
12/01/2019	260,000	524,650	784,650		784,650.00	1,309,300.00
06/01/2020		515,550	515,550		515,550.00	
12/01/2020	305,000	515,550	820,550		820,550.00	1,336,100.00
06/01/2021		504,875	504,875		504,875.00	
12/01/2021	325,000	504,875	829,875		829,875.00	1,334,750.00
06/01/2022		493,500	493,500		493,500.00	
12/01/2022	375,000	493,500	868,500		868,500.00	1,362,000.00
06/01/2023		480,375	480,375		480,375.00	
12/01/2023	400,000	480,375	880,375		880,375.00	1,360,750.00
06/01/2024		466,375	466,375		466,375.00	
12/01/2024	455,000	466,375	921,375		921,375.00	1,387,750.00
06/01/2025		450,450	450,450		450,450.00	
12/01/2025	485,000	450,450	935,450		935,450.00	1,385,900.00
06/01/2026		433,475	433,475		433,475.00	
12/01/2026	550,000	433,475	983,475		983,475.00	1,416,950.00
06/01/2027		414,225	414,225		414,225.00	
12/01/2027	585,000	414,225	999,225		999,225.00	1,413,450.00
06/01/2028		393,750	393,750		393,750.00	
12/01/2028	655,000	393,750	1,048,750		1,048,750.00	1,442,500.00
06/01/2029		370,825	370,825		370,825.00	
12/01/2029	700,000	370,825	1,070,825		1,070,825.00	1,441,650.00
06/01/2030		346,325	346,325		346,325.00	
12/01/2030	780,000	346,325	1,126,325		1,126,325.00	1,472,650.00
06/01/2031		319,025	319,025		319,025.00	
12/01/2031	835,000	319,025	1,154,025		1,154,025.00	1,473,050.00
06/01/2032		289,800	289,800		289,800.00	
12/01/2032	920,000	289,800	1,209,800		1,209,800.00	1,499,600.00
06/01/2033		257,600	257,600		257,600.00	
12/01/2033	985,000	257,600	1,242,600		1,242,600.00	1,500,200.00
06/01/2034		223,125	223,125		223,125.00	
12/01/2034	1,085,000	223,125	1,308,125		1,308,125.00	1,531,250.00
06/01/2035		185,150	185,150		185,150.00	
12/01/2035	1,160,000	185,150	1,345,150		1,345,150.00	1,530,300.00
06/01/2036		144,550	144,550		144,550.00	
12/01/2036	1,275,000	144,550	1,419,550		1,419,550.00	1,564,100.00
06/01/2037		99,925	99,925		99,925.00	
12/01/2037	1,365,000	99,925	1,464,925		1,464,925.00	1,564,850.00
06/01/2038		52,150	52,150		52,150.00	
12/01/2038	1,490,000	52,150	1,542,150		1,542,150.00	1,594,300.00
	16,025,000	24,991,050	41,016,050	2,305,819.44	38,710,230.56	38,710,230.56

SWIG ERIE METROPOLITAN DISTRICT

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'ns Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 10% of Prop'y Taxes	Total Available For O&M	Less District Operations @ of $50,000 Infl. @ 1% or max 2.5 mills	Developer Advances for Operations	Developer Repayment for Operations	Annual Surplus
2007									
2008	0	2.500	0	0	0	50,000	50,000	0	0
2009	1,169,280	2.500	2,865	286	3,151	50,500	47,349	0	0
2010	5,548,032	2.500	13,593	1,359	14,952	51,005	36,053	0	0
2011	12,095,355	2.500	29,634	2,963	32,597	51,515	18,918	0	0
2012	18,956,000	2.500	46,442	4,644	51,086	51,086	0	0	0
2013	25,179,667	2.500	61,690	6,169	67,859	52,551	0	15,309	0
2014	29,146,054	2.500	71,408	7,141	78,549	53,076	0	25,473	0
2015	29,146,054	2.500	71,408	7,141	78,549	53,607	0	24,942	0
2016	29,728,975	2.500	72,836	7,284	80,120	54,143	0	25,977	0
2017	29,728,975	2.500	72,836	7,284	80,120	54,684	0	25,435	0
2018	30,323,555	2.500	74,293	7,429	81,722	55,231	0	26,491	0
2019	30,323,555	2.500	74,293	7,429	81,722	55,783	0	8,694	17,245
2020	30,930,026	1.690	51,219	5,122	56,341	56,341	0	0	0
2021	30,930,026	1.707	51,732	5,173	56,905	56,905	0	0	0
2022	31,548,627	1.690	52,249	5,225	57,474	57,474	0	0	0
2023	31,548,627	1.707	52,771	5,277	58,048	58,048	0	0	0
2024	32,179,599	1.690	53,299	5,330	58,629	58,629	0	0	0
2025	32,179,599	1.707	53,832	5,383	59,215	59,215	0	0	0
2026	32,823,191	1.690	54,370	5,437	59,807	59,807	0	0	0
2027	32,823,191	1.707	54,914	5,491	60,405	60,405	0	0	0
2028	33,479,655	1.690	55,463	5,546	61,010	61,010	0	0	0
2029	33,479,655	1.707	56,018	5,602	61,620	61,620	0	0	0
2030	34,149,248	1.691	56,578	5,658	62,236	62,236	0	0	0
2031	34,149,248	1.708	57,144	5,714	62,858	62,858	0	0	0
2032	34,832,233	1.691	57,715	5,772	63,487	63,487	0	0	0
2033	34,832,233	1.708	58,292	5,829	64,122	64,122	0	0	0
2034	35,528,878	1.691	58,875	5,888	64,763	64,763	0	0	0
2035	35,528,878	1.708	59,464	5,946	65,410	65,410	0	0	0
2036	36,239,455	1.691	60,059	6,006	66,065	66,065	0	0	0
2037	36,239,455	1.708	60,659	6,066	66,725	66,725	0	0	0
2038	36,964,244	1.691	61,266	6,127	67,392	67,392	0	0	0
			1,657,216	165,722	1,822,938	1,805,693	152,320	152,320	17,245

SOURCES AND USES OF FUNDS

SWIG ERIE METROPOLITAN DISTRICT
SERIES 2008 G.O. BONDS
Non-Rated, 30-Year Maturity

Dated Date	12/01/2008
Delivery Date	12/01/2008

Sources:	
Bond Proceeds:	
Par Amount	16,025,000.00
	16,025,000.00

Uses:	
Project Fund Deposits:	
Project Fund Deposit	13,212,215.37
Other Fund Deposits:	
Capitalized Interest Fund	2,171,784.63
Delivery Date Expenses:	
Cost of Issuance	641,000.00
	16,025,000.00

SWIG ERIE METROPOLITAN DISTRICT

Development Projection at 40.00 Debt Service Mills, with Facility Fees

Ser. 2008 Non-Rated Bond Issue, 30-year maturity

	< < < < < < < Residential > > > > > > >				< < Platted/Developed Lots > >					
YEAR	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 2.0%	Cumulative Market Value	As'ed Value @ 7.96% of Market (2-yr lag)	Cumulative Market Value	As'ed Value @ 29.00% of Market (2-yr lag)	Total Collected Assessed Value	Debt Svc Mill Levy	Total Collections @ 98%	S.O. Taxes Collected @ 10%
2007	0		0		4,032,000		$0			
2008	108	0	40,320,000		8,064,000		$0	40.000	$0	$0
2009	216		122,572,800	0	8,064,000	1,169,280	1,169,280	40.000	$45,836	4,584
2010	216	2,451,456	208,922,112	3,209,472	8,020,000	2,338,560	5,548,032	40.000	217,483	21,748
2011	214		294,030,994	9,756,795	6,120,000	2,338,560	12,095,355	40.000	474,138	47,414
2012	136	5,880,620	366,156,462	16,630,200	0	2,325,800	18,956,000	40.000	743,075	74,308
2013	0		366,156,462	23,404,867	0	1,774,800	25,179,667	40.000	987,043	98,704
2014	0	7,323,129	373,479,591	29,146,054	0	0	29,146,054	40.000	1,142,525	114,253
2015	0		373,479,591	29,146,054	0	0	29,146,054	40.000	1,142,525	114,253
2016	0	7,469,592	380,949,183	29,728,975	0	0	29,728,975	40.000	1,165,376	116,538
2017	0		380,949,183	29,728,975	0	0	29,728,975	40.000	1,165,376	116,538
2018		7,618,984	388,568,166	30,323,555		0	30,323,555	40.000	1,188,683	118,868
2019			388,568,166	30,323,555		0	30,323,555	40.000	1,188,683	118,868
2020		7,771,363	396,339,530	30,930,026		0	30,930,026	40.000	1,212,457	121,246
2021			396,339,530	30,930,026		0	30,930,026	40.000	1,212,457	121,246
2022		7,926,791	404,266,320	31,548,627		0	31,548,627	40.000	1,236,706	123,671
2023			404,266,320	31,548,627		0	31,548,627	40.000	1,236,706	123,671
2024		8,085,326	412,351,647	32,179,599		0	32,179,599	40.000	1,261,440	126,144
2025			412,351,647	32,179,599		0	32,179,599	40.000	1,261,440	126,144
2026		8,247,033	420,598,680	32,823,191		0	32,823,191	40.000	1,286,669	128,667
2027			420,598,680	32,823,191		0	32,823,191	40.000	1,286,669	128,667
2028		8,411,974	429,010,653	33,479,655		0	33,479,655	40.000	1,312,402	131,240
2029			429,010,653	33,479,655		0	33,479,655	40.000	1,312,402	131,240
2030		8,580,213	437,590,866	34,149,248		0	34,149,248	40.000	1,338,651	133,865
2031			437,590,866	34,149,248		0	34,149,248	40.000	1,338,651	133,865
2032		8,751,817	446,342,684	34,832,233		0	34,832,233	40.000	1,365,424	136,542
2033			446,342,684	34,832,233		0	34,832,233	40.000	1,365,424	136,542
2034		8,926,854	455,269,537	35,528,878		0	35,528,878	40.000	1,392,732	139,273
2035			455,269,537	35,528,878		0	35,528,878	40.000	1,392,732	139,273
2036		9,105,391	464,374,928	36,239,455		0	36,239,455	40.000	1,420,587	142,059
2037			464,374,928	36,239,455		0	36,239,455	40.000	1,420,587	142,059
2038		9,287,499	473,662,427	36,964,244		0	36,964,244	40.000	1,448,998	144,900
	890	115,838,041							34,563,878	3,456,388

SWIG ERIE METROPOLITAN DISTRICT

Development Projection at 40.00 Debt Service Mills, with Facility Fees

Ser. 2008 Non-Rated Bond Issue, 30-year maturity

YEAR	Facility Fees Collected	Int. Income on Cum. Surplus @ 3%	Net Available for Debt Svc	Less Ser. 2008 $16,025,000 Par [Net $13.212 MM] Net Debt Service	Annual Surplus	Surplus Release @ 50% D/A to $200,000	Cumulative Surplus $1,602,500 Target	Total Debt/ Assessed Ratio	Total Debt/ Act'l Value Ratio
2007			0		0		0		
2008	$270,000	0	270,000	$0	270,000		270,000	n/a	n/a
2009	540,000	8,100	598,519	$0	598,519		868,519	1371%	12%
2010	540,000	26,056	805,287	$0	805,287	0	1,673,806	289%	7%
2011	537,000	50,214	1,108,766	1,059,431	49,335	120,641	1,602,500	132%	5%
2012	408,000	48,075	1,273,458	1,226,750	46,708	46,708	1,602,500	84%	4%
2013	0	48,075	1,133,822	1,114,400	19,422	19,422	1,602,500	63%	4%
2014	0	48,075	1,304,853	1,259,400	45,453	45,453	1,602,500	54%	4%
2015	0	48,075	1,304,853	1,259,250	45,603	45,603	1,602,500	54%	4%
2016	0	48,075	1,329,988	1,283,400	46,588	46,588	1,602,500	52%	4%
2017	0	48,075	1,329,988	1,280,100	49,888	49,888	1,602,500	51%	4%
2018	0	48,075	1,355,627	1,306,100	49,527	1,452,027	200,000	49%	4%
2019		6,000	1,313,552	1,309,300	4,252	4,252	200,000	49%	4%
2020		6,000	1,339,703	1,336,100	3,603	3,603	200,000	47%	4%
2021		6,000	1,339,703	1,334,750	4,953	4,953	200,000	46%	4%
2022		6,000	1,366,377	1,362,000	4,377	4,377	200,000	44%	3%
2023		6,000	1,366,377	1,360,750	5,627	5,627	200,000	42%	3%
2024		6,000	1,393,584	1,387,750	5,834	5,834	200,000	40%	3%
2025		6,000	1,393,584	1,385,900	7,684	7,684	200,000	38%	3%
2026		6,000	1,421,336	1,416,950	4,386	4,386	200,000	36%	3%
2027		6,000	1,421,336	1,413,450	7,886	7,886	200,000	34%	3%
2028		6,000	1,449,643	1,442,500	7,143	7,143	200,000	32%	2%
2029		6,000	1,449,643	1,441,650	7,993	7,993	200,000	30%	2%
2030		6,000	1,478,516	1,472,650	5,866	5,866	200,000	27%	2%
2031		6,000	1,478,516	1,473,050	5,466	5,466	200,000	24%	2%
2032		6,000	1,507,966	1,499,600	8,366	8,366	200,000	21%	2%
2033		6,000	1,507,966	1,500,200	7,766	7,766	200,000	18%	1%
2034		6,000	1,538,005	1,531,250	6,755	6,755	200,000	15%	1%
2035		6,000	1,538,005	1,530,300	7,705	7,705	200,000	12%	1%
2036		6,000	1,568,645	1,564,100	4,545	4,545	200,000	8%	1%
2037		6,000	1,568,645	1,564,850	3,795	3,795	200,000	4%	0%
2038		6,000	1,599,898	1,594,300	5,598	205,598	0	0%	0%
	2,295,000	540,895	40,856,160	38,710,231	2,145,930				

[AJun0906 06nr40A]

SWIG ERIE METROPOLITAN DISTRICT

Development Projection (updated 6/9/06)

Residential Summary

YEAR	SFDs # Lots Devel'd	SFDs Incr/(Decr) in Finished Lot Value @ 10%	SFDs # Units Completed 640	SFDs Price Inflated @ 2%	SFDs Market Value	SFAs # Lots Devel'd	SFAs Incr/(Decr) in Finished Lot Value @ 10%	SFAs # Units Completed 250	SFAs Price Inflated @ 2%	SFAs Market Value	Total Residential Market Value	Total SFD Units	Total SFA Units	Total Res'l Units	Total SFD Facility Fees @ $3,000/unit	Total MF Facility Fees @ $1,500/unit	Annual Market Value +/- of Platted & Developed Lots
2007	72	3,240,000			0	36	792,000			0	$0	0	0	0	0	0	4,032,000
2008	144	3,240,000	72	$450,000	32,400,000	72	792,000	36	$220,000	7,920,000	40,320,000	72	36	108	216,000	54,000	4,032,000
2009	144	0	144	459,000	66,096,000	72	0	72	224,400	16,156,800	82,252,800	144	72	216	432,000	108,000	0
2010	144	0	144	468,180	67,417,920	70	(44,000)	72	228,888	16,479,936	83,897,856	144	72	216	432,000	108,000	(44,000)
2011	136	(360,000)	144	477,544	68,766,278	0	(1,540,000)	70	233,466	16,342,603	85,108,882	144	70	214	432,000	105,000	(1,900,000)
2012	0	(6,120,000)	136	487,094	66,244,848	0	0	0	238,135	0	66,244,848	136	0	136	408,000	0	(6,120,000)
2013	0	0	0	496,836	0	0	0	0	242,898	0	0	0	0	0	0	0	0
2014	0	0	0	506,773	0	0	0	0	247,756	0	0	0	0	0	0	0	0
2015	0	0	0	516,909	0	0	0	0	252,711	0	0	0	0	0	0	0	0
2016	0	0	0	527,247	0	0	0	0	257,765	0	0	0	0	0	0	0	0
2017		0	0	537,792	0		0	0	262,920	0	0	0	0	0	0	0	0
	640	(0)	640		300,925,047	250	0	250		56,899,339	357,824,386	640	250	890	1,920,000	375,000	(0)

SWIG ERIE METROPOLITAN DISTRICT

Facility Fee Schedule

	SFDs		SFAs		
PAYMENT SCHEDULE					
Date	**Debt Fee/Lot**	**Lots**	**Debt Fee/Lot**	**Lots**	**Total**
05/01/07	$3,000		$1,500	0	$0
11/01/07	$3,000		$1,500	0	$0
05/01/08	$3,000	36	$1,500	18	$135,000
11/01/08	$3,000	36	$1,500	18	$135,000
05/01/09	$3,000	72	$1,500	36	$270,000
11/01/09	$3,000	72	$1,500	36	$270,000
05/01/10	$3,000	72	$1,500	36	$270,000
11/01/10	$3,000	72	$1,500	36	$270,000
05/01/11	$3,000	72	$1,500	35	$268,500
11/01/11	$3,000	72	$1,500	35	$268,500
05/01/12	$3,000	68	$1,500	0	$204,000
11/01/12	$3,000	68	$1,500	0	$204,000
05/01/13	$3,000	0	$1,500	0	$0
11/01/13	$3,000	0	$1,500	0	$0
05/01/14	$3,000	0	$1,500	0	$0
11/01/14	$3,000	0	$1,500	0	$0
05/01/15	$3,000	0	$1,500	0	$0
11/01/15	$3,000	0	$1,500	0	$0
		640		**250**	**$2,295,000**