

COMMITTEE REPORTS

Attached I have the updated price for the Smoky Hill Plant Replacement Proposal that was approved last year but we decided to wait until this year's warm weather to perform the work. As it turns out 3 of the Colorado Spruce trees, I had originally included on the proposal, were covered under the warranty of the previous landscaper, so I went ahead and omitted the cost of these trees and their portion of the warranty from the proposal. This comes out a \$2,032.00 savings for you all. We still plan to perform the balance of the proposal here in May or June once we start to have consistent warm weather.

DATE: August 20th, 2021
 Name: Blackstone Community
 Project: Smokey Hill Entrance Replacements
 Attention: Bret Erickson



525 N. Laredo St.
 Aurora, CO 80011
 Phone: (303)344-4465
 Fax: (303)344-1518

Contact: Bret
 Phone: (702) 540-1215
 Email: ericksonway@gmail.com
 Address: 7777 S Country Club Parkway, Aurora CO 80016

Dear Bret,
 Thank you, for the opportunity to present our proposal to you. The scope of work included in our bid is as follows: **Landtech will remove and replace the dead plants located by the Smokey Hill entrance to your community. The plants to be installed are listed below. Compost will be included during the installation process to increase the nutrients in the soil, new trees will include tree stakes, and this proposal also includes adjustments to the existing irrigation system to provide proper coverage to the new plant material.**

This proposal includes a 1-year plant replacement warranty. Please see the stipulations below.

DESCRIPTION	QUANTITY	Price
3 – 1.5" Thornless Cockspur Hawthorn		
3 – 6' Colorado Spruce		
11 - #5 Diabolo Ninebark		
5 – #5 Alleghany Viburnum		
22 - #5 Knock-Out Rose Pink		
3 - #1 Russian Sage		
9 - #5 Walker's Low Catmint		
1 - #Gro-Low Sumac		
7 - #5 Butterfly Bush	1 LS	\$9,654.00
Total:	1 LS	\$9,654.00

Updated Price which does not include the 3 Spruce Trees \$7,622.00

Initial: JA 3-11-22

We appreciate your time in considering Landtech Contractors, Inc. for this project. If you should have any questions or require additional information, please do not hesitate to call. Price will be honored for 30 days from proposal date. Sales tax will be charged on selling price of all materials at local rates unless tax exempt.

Payment terms are Net 10 days for the account to be paid in full. Owner or the Responsible Party agrees that the accounts 30 days past due will be charged 1.5% per month.

STIPULATIONS:

- A one-year plant material warranty is included. Landtech Contractors reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including, but not limited: Landtech not having the maintenance contract, improper site use, irrigation system not functioning/ functioning properly, vandalism, if winter watering is not provided by Landtech, acts of God, etc.

Sincerely,

Ben Zand
Account Manager
(720) 749-0067



Offer accepted as above:

Customer Signature

Printed Name and Title

Date

Work Order No. 2 to Independent Contractor Agreement (Landscape Maintenance Services) dated March 5, 2021 (the "Agreement"). The Parties agree that all terms and conditions of the Agreement shall apply to the Scope of Services set forth in this Work Authorization.

Signed Shawn P. McGoff Date Sep 30, 2021
Shawn P. McGoff (Sep 30, 2021 2:3:21 MDT)
Board Member

Signed Garrett Allen Date Oct 4, 2021
Garrett Allen (Oct 4, 2021 10:32 MDT)
Contractor

MINUTES

BLACKSTONE METROPOLITAN DISTRICT
SPECIAL MEETING OF THE BOARD OF DIRECTORS | MINUTES
FEBRUARY 22, 2022
(VIRTUAL MEETING)

I. ESTABLISHMENT OF A QUORUM & CALL TO ORDER:

Board Members in attendance were:

Shawn McGoff	President
Maria Elena Daniels	Treasurer
Rick Schroder	Secretary
Perry Deeds	Director
Bret Erickson	Director

Others in attendance were: Chris Herron (Westwind), Jessica Hanson (Westwind), Clint Waldron (WBA), Heather Hartung (WBA), Curtis Bourgouin (CLA), Ben Zand (LandTech), Erik Spring (DCLA) and Matt Roth (DCLA), plus 24 members of the public signed on to the meeting.

The meeting was called to order at 6:01 pm by President, Shawn McGoff.

II. DISCLOSURE OF ANY CONFLICT OF INTEREST - There were no conflicts to disclose.

III. AGENDA REVIEW – There were no proposed changes to the agenda; it was accepted as presented.

IV. PUBLIC COMMENT – President, Shawn McGoff, opened the meeting for public comment. Donald Myers addressed the Board and inquired about lighting at the entrances in the Lennar areas. Mr. McGoff noted that this remains a work in progress, pending the establishment of ownership and maintenance responsibility in these areas between the District and the Club.

V. CONSENT AGENDA – There was a motion made by Bret Erickson, seconded by Maria Elena Daniels and carried unanimously, to approve all consent agenda items, as follows:

Approve Revisions to Collections Policy

Ratify LandTech Winter Watering & Tree Wrap Proposal in the amount of \$10,420.00

Approve Resolution Designating the District's 24-Hour Posting Location

VI. GUESTS & CORRESPONDENCE

Guest: Ben Zand, Account Manager, LandTech – Reviewed the landscape report and noted the following activity for the prior month; spring cleanup in process, including cutting ornamental grasses, winter site visits are ongoing, to include dog waste station emptying. He also mentioned that for spring irrigation start up, they are following up on the City of Aurora Water Variance program information management provided, March maintenance will include weed control/pre-emergent applications as weather dictates, and that the annual flower order will be completed.

Correspondence: 7790 S Blackstone Pkwy had submitted communication for the Board's review regarding the project plans for the Cherry Creek School District which were impacting requirements for curb/ramps by the City of Aurora which would impact some homeowners' properties. Shawn McGoff noted that this matter had been reviewed and resolved from the Metro District perspective, as the homeowners were able to work it out to their satisfaction with both the school district and the city.

VII. COMMITTEE REPORTS

Landscape Committee

LandTech provided a Gravel Path Repair Proposal for Board consideration. Ben Zand answered questions regarding the nature of, and life-expectancy of the project. On a motion made by Shawn McGoff and seconded by Bret Erickson, the Board unanimously approved the restoration of the gravel path, from the cul-de-sac at S. Queensburg Wy, to the drainage way behind it, and out to Powhatan Rd., using approximately 12 tons of ¾" mountain granite, compacted for stability, in the amount of \$3,480.00.

A proposal from Tree Analysis Group for their consulting services regarding the 2022 Tree Planting Implementation was provided to the Board for review. Bret Erickson, Landscape Committee Chair, noted that the tree planting project was already up to phase 5, primarily focusing on Blackstone Parkway. A motion made by Bret Erickson and seconded by Shawn McGoff was approved unanimously to accept the proposal in the amount of \$3,740.00.

SWAP (Storm Water Asset Protection LLC) provided a proposal for conducting a Detention Pond Inspection and creating a Maintenance Manual, to include completing the required reporting to the City of Aurora on an annual basis. On a motion duly made by Shawn McGoff and seconded by Maria Elena Daniels, the proposal in the amount of \$6,000.00 was approved as submitted.

Design Concepts representatives provided a detailed overview of the plans and anticipated costs for various Entries, Roundabouts, Medians in the community. Members of the Landscape Committee noted that they had given careful consideration to the plans and pricing proposals and requested the Board's confirmation to continue the process of taking these design plans to the City of Aurora review stage. The Board agreed.

Ownership and Maintenance Property Mapping - two proposals were provided and reviewed by the Board. A motion was made by Bret Erickson and seconded by Shawn McGoff to accept the proposal from CORE Consultants to develop a new Operations & Maintenance Map of the District in the amount of \$1,200.00.

The Landscape Contractor was excused from the meeting at 7:31 pm.

Advisory Committee – There was no committee report.

Design Review Committee (DRC)

Design Guidelines – Jessica Hanson presented information on the draft guidelines updates currently under review. She noted some specific items which will need Board consideration. Given the detail in the document, she recommended the Board conduct a working session to go through the Guidelines document specifically. The Board agreed to set a meeting on Tuesday, March 8th for this purpose.

Architectural Consultant - Scope of Services & Proposal – Jessica noted that she and the incoming District Manager, Sabrina Lopez, will be obtaining proposals for these services for Board consideration at an upcoming meeting.

Gates in Fences – it was determined to include this item for discussion in the upcoming work session, as well, since it relates to architectural controls.

Short Term Rentals - information was received from the District's covenant compliance legal firm that the documents do not restrict owners' ability to rent their property.

Enforcement of Parking Restrictions – District’s counsel reviewed the current circumstances regarding enforcement of parking on the public streets. The Board determined not to take any further action on this item at this time.

Request for extension of time to complete improvements – E. Links Pl the Board carefully reviewed and considered this matter and engaged in conversation with the lot owner, who was in attendance. On a motion duly made by Bret Erickson, seconded by Shawn McGoff, and carried unanimously, the Board determined to proceed with counsel’s recommendation to have the covenant enforcement special attorney prepare an agreement for / with the lot owner (at his expense), to require completion of the construction on this lot by August, 2022.

Covenant compliance variance request (basketball hoop) – S. Queensburg Wy was reviewed by the Board. Shawn McGoff made a motion, which was seconded by Perry Deeds and agreed to unanimously by the Board to deny the variance request for the basketball hoop as proposed.

Architectural variance request (stucco) - E. Long Circle was reviewed by the Board. It was noted that the DRC recommended approval of the variance, and that similar variances had previously been granted for construction materials. On a motion duly made by Maria Elena Daniels, and seconded by Bret Erickson the variance request was approved unanimously, as submitted.

Security / Safety Committee – There was no committee report.

Social Committee – There was no committee report.

Website Committee – There was no committee report.

VIII. MINUTES – Board minutes from the November 15, 2021 meeting were provided for review. A motion was made by Maria Elena Daniels, seconded by Bret Erickson to approve the minutes as presented. The motion carried without objection.

IX. FINANCIAL REPORT

Financial Statements - The financial reports and detail, including statement of claims, were provided for December 2021, and were reviewed by Curtis Bourgoiuin with CLA. There was a question regarding what was budgeted in the Operating Fee Fund for the next election. Curtis noted it was \$40,000.00. He also noted that the amount of property tax collected year over year from 2020-2021 remained stable. Finally, he noted, that barring any objection, the year-to-date statement (ending 2/28/22) would be presented to encompass both January and February financial reports, at the March meeting. On a motion by Shawn McGoff and which was seconded by Maria Elena Daniels, the financial report was accepted unanimously.

X. LEGAL REPORT – There was no legal report.

XI. MANAGEMENT REPORT

Manager Assignment / Transition Plan – Chris Herron noted that the incoming manager, Sabrina Lopez, was out on leave, returning March 22nd, at which time the transition will be completed, not later than April 1st. It was also noted that the Administrative Professional to serve the community going forward, will be Sabrina’s Administrative Assistant, Paul Acevedo.

XII. UNFINISHED BUSINESS

Capital Projects Status Update – Bret Erickson provided an update on the Park Signs, noting that they are still in the permitting process with the city, but they are getting closer. The materials for the signs are already ordered.

District Memberships / Representative Reports

SARIA - Shawn McGoff mentioned that the bond counsel has been assigned for a potential SARIA financing which will include the new master planned community going in nearby, in late 2023.

Wheatlands Park and Recreation Authority – Maria Elena Daniels indicated there is no report, as the WPRA has not had a recent meeting.

XIII. NEW BUSINESS

Lighting Proposal, Hilltop Park and Country Club Park - Maria Elena Daniels reviewed the proposals and other information from Full Spectrum Lighting. After discussion, there was a motion by Bret Erickson, seconded by Perry Deeds and unanimously approved by the Board to approve both park lighting proposals and plan, as submitted.

Monument Pillar & Fence Damage – three repair / replacement proposals for the vehicular damage to the 3 fence panels and brick column at the corner of Smoky Hill Rd. and Country Club Parkway were reviewed. A motion was made by Brett Erickson, seconded by Perry Deeds and was carried with four votes in favor and one abstention (Shawn McGoff) to approve the Aspen Group proposal in the amount of \$8,293.43, with the understanding that the Club and District will share this cost 50%/50%.

XIV. PUBLIC COMMENT – A homeowner asked about private security which was an item of consideration in prior meetings. Shawn McGoff advised that this was no longer under consideration. A homeowner commented on recent improvements proposed and appreciated the consideration being given to where best to spend the District’s funds, and echoed Maria Elena Daniels suggestion regarding surveying the community for large scale / high cost initiatives. There were no further comments shared, or questions raised, during this public comment period.

XV. ADJOURNMENT – There being no further business to conduct, there was a motion by Shawn McGoff and seconded by Maria Elena Daniels, and which was carried with no objection, to adjourn the meeting at 8:48 p.m.

_____Board Approved

FINANCIAL REPORT

BLACKSTONE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

FEBRUARY 28, 2022

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**BLACKSTONE METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
FEBRUARY 28, 2022**

	<u>General</u>	<u>Operations Fee</u>	<u>Debt Service - GO Bonds</u>	<u>Debt Service - Revenue</u>	<u>Capital Projects</u>	<u>Capital Projects - Regional Improvement</u>	<u>Total</u>
ASSETS							
1st Bank	\$ 32,794	\$ 291,147	\$ -	\$ -	\$ 7,983	\$ 284	\$ 332,208
Colotrust	2,160,050	-	1,619,130	12,789	442,042	614	4,234,625
Accounts receivable	-	112,923	-	-	-	-	112,923
Receivable from County Treasurer	568,542	-	669,719	-	-	22,293	1,260,554
TOTAL ASSETS	<u>\$ 2,761,386</u>	<u>\$ 404,070</u>	<u>\$ 2,288,849</u>	<u>\$ 12,789</u>	<u>\$ 450,025</u>	<u>\$ 23,191</u>	<u>\$ 5,940,310</u>
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ 24,815	\$ 52,945	\$ -	\$ -	\$ 31,965	\$ 284	\$ 110,009
Prepaid assessments	-	26,100	-	-	-	-	26,100
Due to SARIA	-	-	-	-	-	22,907	22,907
TOTAL LIABILITIES	<u>24,815</u>	<u>79,045</u>	<u>-</u>	<u>-</u>	<u>31,965</u>	<u>23,191</u>	<u>159,016</u>
FUND BALANCES							
Fund balances	<u>2,736,571</u>	<u>325,025</u>	<u>2,288,849</u>	<u>12,789</u>	<u>418,060</u>	<u>-</u>	<u>5,781,294</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 2,761,386</u>	<u>\$ 404,070</u>	<u>\$ 2,288,849</u>	<u>\$ 12,789</u>	<u>\$ 450,025</u>	<u>\$ 23,191</u>	<u>\$ 5,940,310</u>

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2022**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Property taxes	\$ 1,304,232	\$ 585,038	\$ (719,194)	\$ 510,134
Specific ownership taxes	94,925	14,423	(80,502)	14,699
Interest income	1,450	124	(1,326)	127
Other revenue	-	-	-	72
TOTAL REVENUES	<u>1,400,607</u>	<u>599,585</u>	<u>(801,022)</u>	<u>525,032</u>
EXPENDITURES				
Accounting	52,000	6,508	45,492	6,612
Audit	5,100	-	5,100	-
County Treasurer's fee	19,563	8,776	10,787	7,652
Directors' fees	3,500	-	3,500	600
Director and meeting expense	2,000	-	2,000	-
Insurance	35,000	33,843	1,157	32,821
Legal	65,000	14,322	50,678	7,400
Miscellaneous	2,000	488	1,512	1,166
Payroll taxes	268	-	268	61
Election expense	40,000	2,898	37,102	-
Website	1,500	600	900	150
Contingency	24,069	-	24,069	-
TOTAL EXPENDITURES	<u>250,000</u>	<u>67,435</u>	<u>182,565</u>	<u>56,462</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,150,607	532,150	(618,457)	468,570
OTHER FINANCING SOURCES (USES)				
Transfers to other fund	(1,304,600)	(63,735)	1,240,865	(12,090)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(1,304,600)</u>	<u>(63,735)</u>	<u>1,240,865</u>	<u>(12,090)</u>
NET CHANGE IN FUND BALANCES	(153,993)	468,415	622,408	456,480
FUND BALANCES - BEGINNING	<u>1,529,705</u>	<u>2,268,154</u>	<u>738,449</u>	<u>1,890,549</u>
FUND BALANCES - ENDING	<u>\$ 1,375,712</u>	<u>\$ 2,736,569</u>	<u>\$ 1,360,857</u>	<u>\$ 2,347,029</u>

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2022**

OPERATIONS FEE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Interest income	\$ 150	\$ 2	\$ (148)	\$ 16
Operations fee (homeowners)	561,660	144,614	(417,046)	139,260
Operations fee (vacant lots)	18,228	-	(18,228)	4,557
Working capital	61,000	5,710	(55,290)	6,000
Design review fees	6,000	80	(5,920)	-
Legal collection fees	7,000	-	(7,000)	455
Violations and late fees	6,000	931	(5,069)	-
TOTAL REVENUES	<u>660,038</u>	<u>151,337</u>	<u>(508,701)</u>	<u>150,288</u>
EXPENDITURES				
Legal - collections	7,000	3,799	3,201	5,908
Miscellaneous	3,000	352	2,648	15
Community activities	16,000	-	16,000	-
Design review	6,000	2,523	3,477	950
Facilities management - contract	51,000	4,075	46,925	7,741
Facilities management - costs	14,000	4,475	9,525	1,269
Irrigation repairs and improvements	51,000	-	51,000	-
Landscape maintenance - contract	385,000	63,864	321,136	10,337
Landscape improvements	50,000	10,420	39,580	731
Tree and shrub replacement	100,000	-	100,000	-
Gas and electric	20,000	1,166	18,834	2,961
Trash removal	153,000	12,206	140,794	22,166
Water - irrigation	128,000	1,606	126,394	1,102
Grounds maintenance	31,000	540	30,460	3,512
Holiday lighting	25,000	-	25,000	840
Lighting	11,000	871	10,129	100
Playground inspection and repairs	11,000	-	11,000	-
Snow removal	35,000	-	35,000	-
Vandalism	3,000	-	3,000	650
Contingency	38,000	-	38,000	-
TOTAL EXPENDITURES	<u>1,138,000</u>	<u>105,897</u>	<u>1,032,103</u>	<u>58,282</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(477,962)	45,440	523,402	92,006
OTHER FINANCING SOURCES (USES)				
Transfers from other funds	205,000	63,735	(141,265)	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>205,000</u>	<u>63,735</u>	<u>(141,265)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	(272,962)	109,175	382,137	92,006
FUND BALANCES - BEGINNING	<u>294,186</u>	<u>215,850</u>	<u>(78,336)</u>	<u>300,936</u>
FUND BALANCES - ENDING	<u>\$ 21,224</u>	<u>\$ 325,025</u>	<u>\$ 303,801</u>	<u>\$ 392,942</u>

SUPPLEMENTARY INFORMATION

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2022**

DEBT SERVICE - GO BONDS FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Property taxes	\$ 1,537,130	\$ 689,509	\$ (847,621)	\$ 595,157
Specific ownership taxes	107,599	16,349	(91,250)	16,535
Interest income	1,600	87	(1,513)	132
TOTAL REVENUES	<u>1,646,329</u>	<u>705,945</u>	<u>(940,384)</u>	<u>611,824</u>
EXPENDITURES				
County Treasurer's fee	23,057	10,343	12,714	8,927
Paying agent fees	450	-	450	-
Bond interest - Series 2017	1,102,925	-	1,102,925	-
Bond principal - Series 2017	420,000	-	420,000	-
Contingency	6,568	-	6,568	-
TOTAL EXPENDITURES	<u>1,553,000</u>	<u>10,343</u>	<u>1,542,657</u>	<u>8,927</u>
NET CHANGE IN FUND BALANCES	93,329	695,602	602,273	602,897
FUND BALANCES - BEGINNING	<u>1,564,547</u>	<u>1,593,247</u>	<u>28,700</u>	<u>1,755,726</u>
FUND BALANCES - ENDING	<u>\$ 1,657,876</u>	<u>\$ 2,288,849</u>	<u>\$ 630,973</u>	<u>\$ 2,358,623</u>

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2022**

DEBT SERVICE - REVENUE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
TOTAL REVENUES				
EXPENDITURES				
TOTAL EXPENDITURES				
NET CHANGE IN FUND BALANCES	-	-	-	-
FUND BALANCES - BEGINNING	-	12,789	12,789	-
FUND BALANCES - ENDING	\$ -	\$ 12,789	\$ 12,789	\$ -

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2022**

CAPITAL PROJECTS FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Interest income	\$ 400	\$ 24	\$ (376)	\$ -
TOTAL REVENUES	<u>400</u>	<u>24</u>	<u>(376)</u>	<u>-</u>
EXPENDITURES				
Legal	-	144	(144)	-
Monumentation	-	-	-	12,090
Entryways	-	15,009	(15,009)	-
Lighting	-	16,813	(16,813)	-
Capital outlay	1,000,000	-	1,000,000	-
TOTAL EXPENDITURES	<u>1,000,000</u>	<u>31,966</u>	<u>968,034</u>	<u>12,090</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(999,600)	(31,942)	967,658	(12,090)
OTHER FINANCING SOURCES (USES)				
Transfers from other funds	1,099,600	-	(1,099,600)	12,090
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,099,600</u>	<u>-</u>	<u>(1,099,600)</u>	<u>12,090</u>
NET CHANGE IN FUND BALANCES	100,000	(31,942)	(131,942)	-
FUND BALANCES - BEGINNING	<u>350,000</u>	<u>450,001</u>	<u>100,001</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ 450,000</u>	<u>\$ 418,059</u>	<u>\$ (31,941)</u>	<u>\$ -</u>

**BLACKSTONE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2022**

CAPITAL PROJECTS - REGIONAL IMPROVEMENT FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior Year to Date Actual</u>
REVENUES				
Property taxes - Regional mill levy	\$ 51,843	\$ 23,255	\$ (28,588)	\$ 18,926
TOTAL REVENUES	<u>51,843</u>	<u>23,255</u>	<u>(28,588)</u>	<u>18,926</u>
EXPENDITURES				
County Treasurer's fee	778	349	429	284
Regional mill levy - Payment to SARIA	51,065	22,906	28,159	18,642
TOTAL EXPENDITURES	<u>51,843</u>	<u>23,255</u>	<u>28,588</u>	<u>18,926</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	-
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	-	-	-	-
FUND BALANCES - BEGINNING	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BLACKSTONE METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Second Amended and Restated Service Plan approved on July 26, 2010.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately \$1,981,510,000. The District has not budgeted to issue any new debt during 2022. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.15% from 7.20% for property tax years 2019-2020 on June 10, 2019 with a report submitted to the State Board of Equalization. Accordingly, the ARI mill levy increased to 1.113 from 1.105 mills and will remain at this amount for 2022.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**BLACKSTONE METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the South Aurora Regional Improvement Authority. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.0% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on historical earnings.

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The District anticipates infrastructure improvements as displayed on page 6 of the Budget.

**BLACKSTONE METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of \$27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

**BLACKSTONE METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

The following is an analysis of anticipated changes in the District’s long-term obligations, subordinate to the Senior Bonds, for the years ending December 31, 2020 and 2021.

	Balance - December 31, 2020	Additions	Retirement of Long-Term Obligations	Balance - December 31, 2021
Reimbursement Agreements				
Lennar - Capital	\$ 15,530,600	\$ -	\$ (15,530,600)	\$ -
Lennar - Capital - Interest	15,774,592	-	(15,774,592)	-
MS Rialto - Capital	787,397	-	-	787,397
MS Rialto - Capital - Interest	668,677	55,118	-	723,795
MS Rialto - Operations	414,611	-	-	414,611
MS Rialto - Operations - Interest	318,738	29,023	-	347,761
Total	<u>\$ 33,494,615</u>	<u>\$ 84,141</u>	<u>\$ (31,305,192)</u>	<u>\$ 2,273,564</u>

	Balance - December 31, 2021	Additions	Retirement of Long-Term Obligations	Balance - December 31, 2022
Reimbursement Agreements				
MS Rialto - Capital	\$ 787,397	\$ -	\$ (787,397)	\$ -
MS Rialto - Capital - Interest	723,795	55,118	(778,913)	-
MS Rialto - Operations	414,611	-	(414,611)	-
MS Rialto - Operations - Interest	347,761	29,023	(376,784)	-
Total	<u>\$ 2,273,564</u>	<u>\$ 84,141</u>	<u>\$ (2,357,705)</u>	<u>\$ -</u>

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2022, as defined under TABOR.

**BLACKSTONE METROPOLITAN DISTRICT
FKA - HIGH PLAINS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$27,415,000

**General Obligation Refunding Bonds
Series 2017**

Dated June 6, 2017

Rates ranging from 2.375% to 5.000%

Interest Payable June 1 and December 1

Principal Due December 1

**Bonds and Interest
Maturing in the Year
Ending December 31,**

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 420,000	\$ 1,102,925	\$ 1,522,925
2023	450,000	1,086,125	1,536,125
2024	500,000	1,068,125	1,568,125
2025	520,000	1,048,125	1,568,125
2026	565,000	1,035,775	1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
	<u>\$ 26,905,000</u>	<u>\$ 18,232,050</u>	<u>\$ 45,137,050</u>

Blackstone Metropolitan District
Schedule of Cash Position
February 28, 2022
Updated as of March 9, 2022

	<u>General Fund</u>	<u>Special Revenue Fee Fund</u>	<u>Debt Service Fund GO Bonds</u>	<u>Debt Service Fund Revenue</u>	<u>Capital Projects Fund</u>	<u>Capital Projects Regional Imprvmt</u>	<u>Total</u>
<u>1st Bank - Checking</u>							
Balance as of 2/28/22	\$ 32,793.62	\$ 291,147.10	\$ -	\$ -	\$ 7,982.51	\$ 283.85	\$ 332,207.08
Subsequent activity:							-
03/02/22 - Aurora Water Autopay	-	(210.72)	-	-	-	-	(210.72)
03/03/22 - Bill.com Payment	(9,775.17)	(36,575.00)	-	-	(7,982.51)	(283.85)	(54,616.53)
<i>Anticipated Transfer From Colotrust</i>	<i>6,017.52</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>23,982.48</i>	<i>-</i>	<i>30,000.00</i>
<i>Anticipated Bill.com Payment</i>	<i>(15,040.31)</i>	<i>(65,795.97)</i>	<i>-</i>	<i>-</i>	<i>(23,982.48)</i>	<i>-</i>	<i>(104,818.76)</i>
<i>Anticipated Balance</i>	<u>13,995.66</u>	<u>188,565.41</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>202,561.07</u>
<u>Colotrust - Savings Account</u>							
Balance as of 2/28/22	\$ 2,160,050.05	\$ -	\$ 1,619,129.51	\$ 12,788.76	\$ 442,042.12	\$ 613.63	\$ 4,234,624.07
Subsequent activity:							
03/10/22 - Property Tax Deposit (February)	568,541.89	-	669,719.48	-	-	22,292.74	1,260,554.11
Surplus fund	-	-	(1,000,000.00)	-	-	-	(1,000,000.00)
<i>Anticipated Transfer to SARIA</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>(22,906.37)</i>	<i>(22,906.37)</i>
<i>Anticipated Transfer to Checking</i>	<i>(6,017.52)</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>(23,982.48)</i>	<i>-</i>	<i>(30,000.00)</i>
<i>Anticipated Balance</i>	<u>2,722,574.42</u>	<u>-</u>	<u>1,288,848.99</u>	<u>12,788.76</u>	<u>418,059.64</u>	<u>-</u>	<u>4,442,271.81</u>
<i>Total by fund</i>	<u>\$ 2,736,570.08</u>	<u>\$ 188,565.41</u>	<u>\$ 1,288,848.99</u>	<u>\$ 12,788.76</u>	<u>\$ 418,059.64</u>	<u>\$ -</u>	<u>\$ 4,644,832.88</u>

Yield Information:

Colotrust Prime (February 2022) - .0390%

BLACKSTONE METROPOLITAN DISTRICT
Property Taxes Reconciliation
2022

	Current Year								Prior Year			
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	YTD
January	\$ 34,766.49	\$ -	\$ 14,307.85	\$ -	\$ (521.50)	\$ -	\$ 48,552.84	1.20%	1.20%	\$ 44,165.86	0.52%	0.52%
February	1,263,035.96	-	16,463.69	-	(18,945.54)	-	1,260,554.11	43.66%	44.86%	1,094,422.83	40.97%	41.49%
March	-	-	-	-	-	-	-	0.00%	44.86%	246,292.88	4.21%	45.71%
April	-	-	-	-	-	-	-	0.00%	44.86%	262,344.17	13.29%	58.99%
May	-	-	-	-	-	-	-	0.00%	44.86%	121,071.35	2.71%	61.70%
June	-	-	-	-	-	-	-	0.00%	44.86%	1,070,088.63	37.24%	98.94%
July	-	-	-	-	-	-	-	0.00%	44.86%	48,040.98	0.26%	99.20%
August	-	-	-	-	-	-	-	0.00%	44.86%	24,857.45	0.00%	99.20%
September	-	-	-	-	-	-	-	0.00%	44.86%	25,220.23	0.31%	99.51%
October	-	-	-	-	-	-	-	0.00%	44.86%	15,621.17	0.32%	99.83%
November	-	-	-	-	-	-	-	0.00%	44.86%	26,428.78	0.23%	100.06%
December	-	-	-	-	-	-	-	0.00%	44.86%	15,971.62	-0.08%	99.98%
\$	1,297,802.45	\$ -	\$ 30,771.54	\$ -	\$ (19,467.04)	\$ -	\$ 1,309,106.95	44.86%	44.86%	\$ 2,994,525.95	99.98%	99.98%

Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
--------------	-------------	------------------------	------------------------------

Property Tax

General Fund	\$ 1,304,232.00	45.08%	\$ 585,038.10	44.86%
Debt Service Fund	1,537,130.00	53.13%	689,509.16	44.86%
Regional	51,843.00	1.79%	23,255.19	44.86%
\$	2,893,205.00	100.00%	\$ 1,297,802.45	

Specific Ownership Tax

General Fund	\$ 94,925.00	46.87%	\$ 14,422.93	15.19%
Debt Service Fund	107,599.00	53.13%	16,348.61	15.19%
\$	202,524.00	100.00%	\$ 30,771.54	

Treasurer's Fees

General Fund	\$ 19,563.00	45.08%	\$ 8,775.58	44.86%
Debt Service Fund	23,057.00	53.13%	10,342.64	44.86%
Regional	778.00	1.79%	348.82	44.84%
\$	43,398.00	100.00%	\$ 19,467.04	

Due To SARIA From 2021	\$ 283.85
Pledged Ptax Collected	22,906.37
Payments to SARIA	283.85
Due To SARIA	\$ 22,906.37

Blackstone Metro District Interim Claims List 2/11/22 - 3/16/22

<u>Process Date</u>	<u>Vendor</u>	<u>Invoice Number</u>	<u>Amount</u>
2/22/2022	Full Spectrum Lighting, Inc.	Multiple	\$ 771.00
2/22/2022	Idea Law Group LLC	BMD00040619LIT	90.00
2/22/2022	Sequoia Golf Blackstone Country Club	HPMD0132	4,563.21
2/22/2022	Southdata Inc	993537241	655.62
2/22/2022	Waste Management of Denver	1570608-0178-2	11,669.11
2/22/2022	Westwind Management Group LLC	Multiple	132.70
3/3/2022	Altitude Community Law P.C.	1726 JAN22	690.00
3/3/2022	CliftonLarsonAllen LLP	3144959	3,449.38
3/3/2022	CO Spec District Prop and Liab Pool	POL-0007328	450.00
3/3/2022	Design Concepts	20969	7,839.00
3/3/2022	Landtech Contractors, Inc	4239	31,932.00
3/3/2022	Pet Scoop, Inc.	388953	270.00
3/3/2022	South Aurora Regional Improvement Authority	Dec-21	283.85
3/3/2022	Waste Management of Denver	1605747-0178-7	12,205.82
3/3/2022	Westwind Management Group LLC	28.9356	4,075.00
3/3/2022	White Bear Ankele Tanaka & Waldron	Multiple	6,077.30
3/3/2022	Xcel Energy	53-8016149-9	1,166.45
		Total	\$ 86,320.44

LEGAL REPORT

TEMPORARY CONSTRUCTION EASEMENT

[Elementary #45]

This TEMPORARY CONSTRUCTION EASEMENT ("Easement") is made and executed this ____ day of March, 2022, by and between CHERRY CREEK SCHOOL DISTRICT NO. 5 ("CCSD"), a political subdivision of the State of Colorado, whose address is 4700 S. Yosemite Street, Greenwood Village, CO 80111, and BLACKSTONE METROPOLITAN DISTRICT (formerly known as High Plains Metropolitan District), a quasi-municipal corporation and political subdivision of the State of Colorado whose address is 2154 East Commons Avenue, Suite 2000, Centennial, Colorado 80122 ("Blackstone"). CCSD and Blackstone are referred to herein individually as a Party and collectively as the Parties.

WHEREAS, CCSD is in the process of building Elementary School #45 on a site adjacent to Blackstone Parkway [See Exhibit A-1 for overview of site]; and

WHEREAS, to facilitate traffic flow in the vicinity of Elementary School #45, the City of Aurora has required some modifications to turn lanes on Blackstone Parkway leading into the entrance to Elementary School #45 including the left turn lane and the right turn lane ("the Project");

WHEREAS, the required modifications will require CCSD to access property owned by Blackstone including the median area, depicted on Exhibits A-1, A-2, and A-3 and the sidewalk areas adjacent to Blackstone Parkway, depicted on Exhibits A-1, A-2, A-3, and A-4;

WHEREAS, the required modifications to the right turn lane adjacent to the sidewalk area will result in permanent modifications to said sidewalk area;

WHEREAS, Blackstone, pursuant to the terms and conditions contained herein, consents to the temporary use of its property, including the median area and the sidewalk area (collectively "the Property"), as further described in Exhibits A-1, A-2, A-3, and A-4 during the construction and installation of the Project; and

WHEREAS, Blackstone, pursuant to the terms and conditions contained herein, also consents to the permanent modifications to its sidewalk area;

NOW THEREFORE, the parties hereto agree as follows:

1. Grant of Easement. Blackstone hereby grants to CCSD a temporary easement to enter, re-enter and use the Property depicted in Exhibits A-1, A-2, A-3, and A-4 for the purpose of completing the Project.
2. Term. CCSD shall have and exercise the right to ingress and egress in, to, over and across the Property for any lawful purpose needful for the full enjoyment of the rights granted by Blackstone to CCSD hereunder for the period commencing on March 31, 2022, and terminating

on August 1, 2022. Should construction not be completed within said period, the parties may extend the term of this Easement by mutual written agreement.

3. CCSD's Obligations. CCSD agrees that it shall cause any of the Property, which is disturbed during construction of the Project to be returned to its original condition, or as near thereto as may be reasonably accomplished, all at the expense of CCSD or its contractors or agents.

4. Blackstone's Rights. Blackstone retains the right to the undisturbed use and occupancy of the Property insofar as such use and occupancy is consistent with and does not impair any grant herein contained.

5. Compliance with Laws. CCSD at its sole cost and expense, shall comply with all federal, state, local and police requirements, regulations, ordinances and laws respecting the Easement and the activities of CCSD conducted with respect thereto, and CCSD shall be solely responsible for any fines, fees or costs relating to the same.

6. Indemnification. To the extent permitted by law, CCSD agrees to indemnify and hold harmless Blackstone and any of its officers, directors, agents or employees from any and all claims, damages, liability, or court awards, including costs and reasonable attorneys' fees, that are awarded, as a result of any loss, injury or damage sustained by anyone, including, but not limited to, any person, firm, partnership, or corporation, in connection with, arising out of, or related to the use of the Easement by CCSD, its agents, employees, licensees and contractors, except to the extent such claim or liability arose from the negligence or willful misconduct of Blackstone or its officers, directors, agents or employees.

7. Insurance. At all times that work is conducted on the Property by or on behalf of CCSD, CCSD and all general contractors, subcontractors and other workers performing services by under, and through CCSD shall maintain commercial general liability insurance with minimum limits of liability of not less than \$2,000,000 per occurrence for bodily injury and property damage liability; \$2,000,000 designated location, general aggregate; and \$1,000,000 umbrella naming the Blackstone as an additional insured.

8. Binding Effect. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, heirs, successors and assigns of the parties hereto, provided, however, that the rights granted to CCSD hereunder shall terminate on the date specified in paragraph 2 herein.

9. Governing Law and Venue. This Easement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Arapahoe County, Colorado.

10. Modification. This Easement may only be modified upon written agreement of the parties.

11. Integration. The foregoing constitutes the entire agreement between the parties regarding the use of the Property and no additional or different oral representation, promise or agreement shall be binding on any of the parties hereto with respect to the Property.

12. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

13. No Third-Party Beneficiaries. Except as expressly provided herein, there are no intended third-party beneficiaries to this Agreement.

14. Governmental Immunity. Blackstone and CCSD, as well as their officers, and their employees, are relying on, and do not waive or intend to waive by virtue of this Easement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the City and its officers or employees.

15. Execution and Counterparts. This Agreement may be signed in counterparts and all of which when taken together, shall constitute one instruments. Facsimile, scanned, and photographic images of hand signatures will be accepted as original signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Easement as of the day and year first above set forth.

CHERRY CREEK SCHOOL DISTRICT NO. 5, a political subdivision of the State of Colorado

Christopher Smith, Superintendent

APPROVED AS TO FORM:

Sonja S. McKenzie
General Counsel for Cherry Creek School District No. 5

BLACKSTONE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

Shawn McGoff, President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of March, 2022, by Shawn McGoff, as President of Blackstone Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

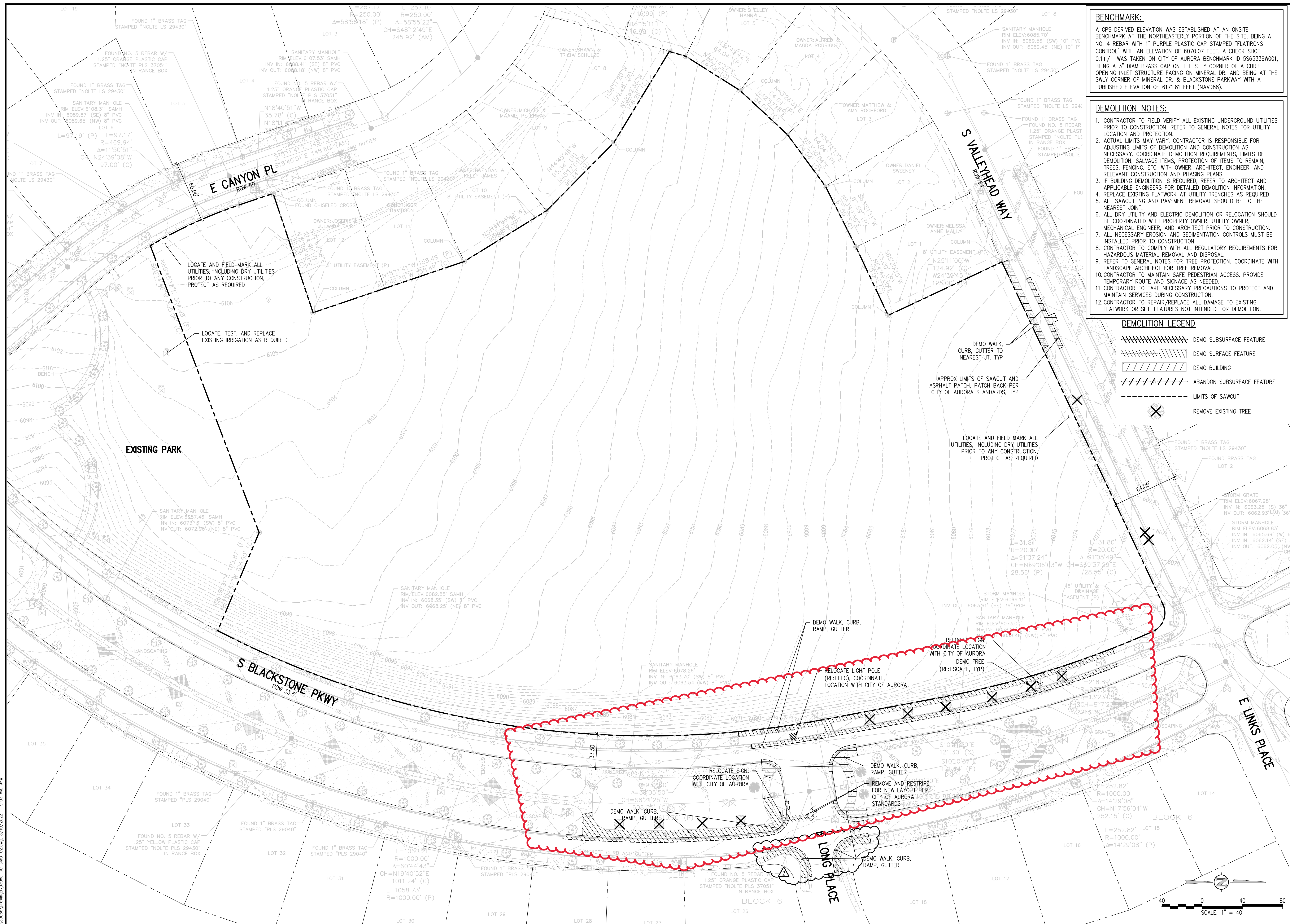
My commission expires: _____

Notary Public

APPROVED AS TO FORM:

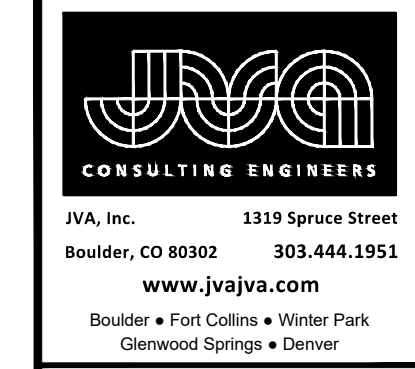
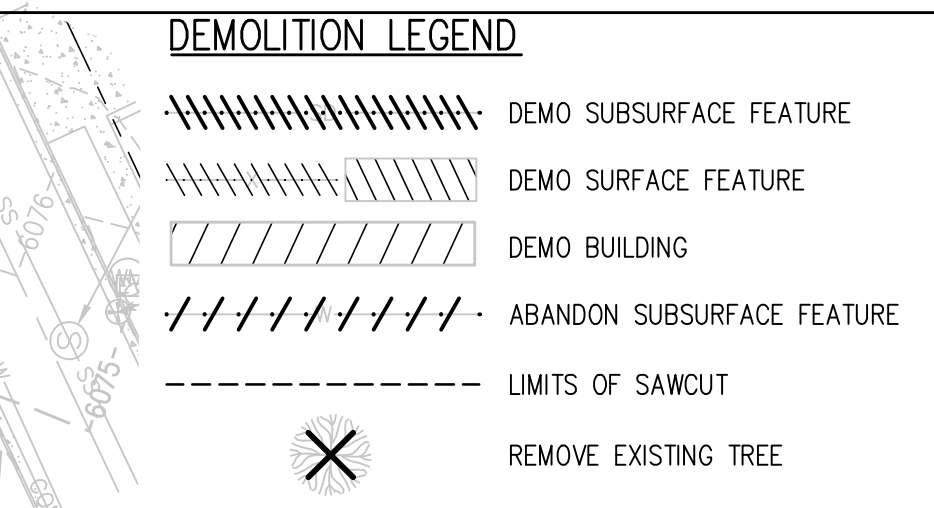
Clint C. Waldron
Attorney for Blackstone Metropolitan District

EXHIBITS A-1 to A-4



BENCHMARK:
 A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE NORTHEASTLY PORTION OF THE SITE, BEING A NO. 4 REBAR WITH 1" PURPLE PLASTIC CAP STAMPED "FLATIRON CONTROL" WITH AN ELEVATION OF 6070.07 FEET. A CHECK SHOT, 0.14' WAS TAKEN ON CITY OF AURORA BENCHMARK ID 5565335W001, BEING A 3" DIAM BRASS CAP ON THE SELLY CORNER OF A CURB OPENING INLET STRUCTURE FACING ON MINERAL DR. AND BEING AT THE SWLY CORNER OF MINERAL DR. & BLACKSTONE PARKWAY WITH A PUBLISHED ELEVATION OF 6171.81 FEET (NAVDB8).

- DEMOLITION NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 - ACTUAL LIMITS MAY VARY. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION OR CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
 - IF BUILDING DEMOLITION IS REQUIRED, REFER TO ARCHITECT AND APPLICABLE ENGINEERS FOR DETAILED DEMOLITION INFORMATION.
 - REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
 - ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
 - ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER, UTILITY OWNER, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION.
 - ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
 - REFER TO GENERAL NOTES FOR TREE PROTECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE REMOVAL.
 - CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
 - CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
 - CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.



DESIGNED BY:	QDH/JPW
DRAWN BY:	QDH/JPW
CHECKED BY:	KAT/HMM
JOB #:	3306c
DATE:	03/10/22

NO.	DATE	DES	OWN
1	10/13/21	JPW	JPW
2	09/10/22	JPW	JPW

DESIGNED BY: QDH/JPW
 DRAWN BY: QDH/JPW
 CHECKED BY: KAT/HMM
 JOB #: 3306c
 DATE: 03/10/22

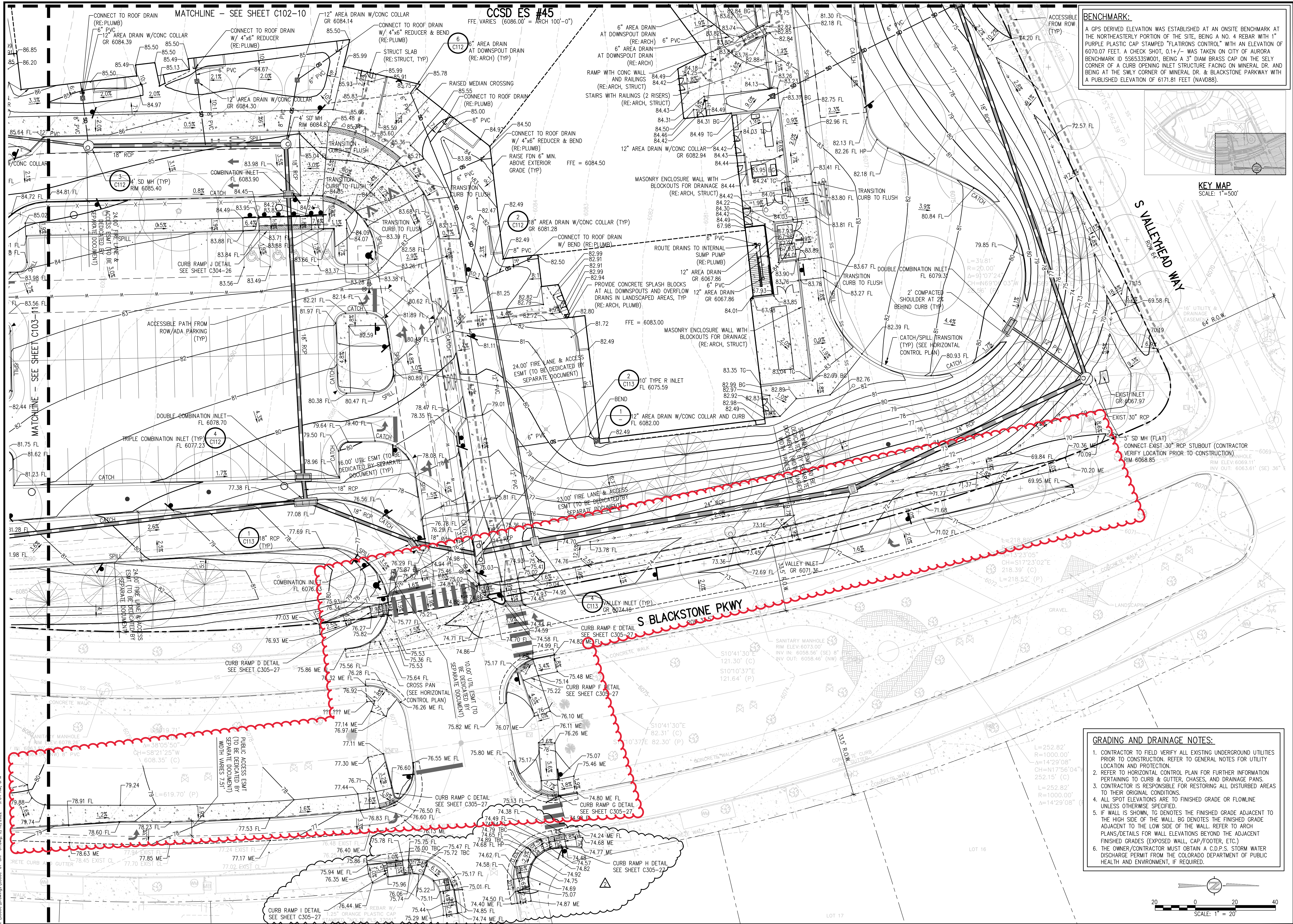
CHERRY CREEK ELEMENTARY #45
 CHERRY CREEK SCHOOL DISTRICT
 7795 S. BLACKSTONE PKWY
 AURORA, COLORADO 80016
 HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING #02, TRACT L

DEMOLITION PLAN

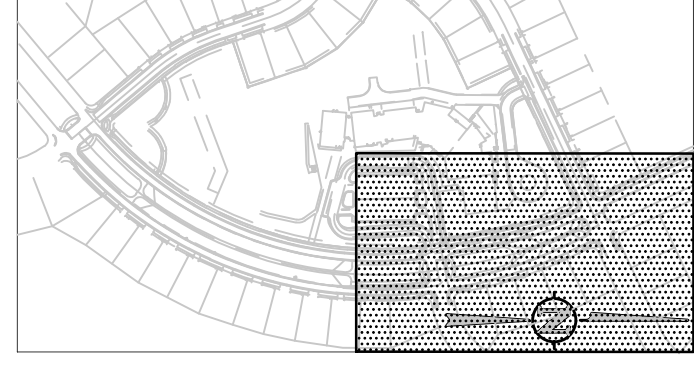
SHEET NO. **C003-4**

J:\3306c\Drawings\3306c-00-DM-02.dwg, 3/10/2022 - 9:03 AM, JPW

Exhibit A-1

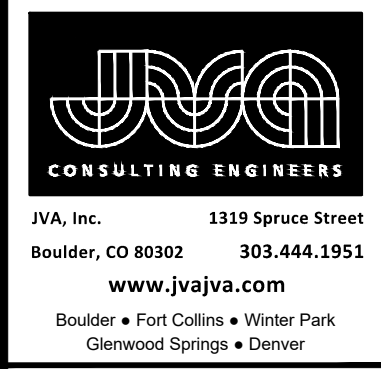


BENCHMARK:
 A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE NORTHEASTERLY PORTION OF THE SITE, BEING A NO. 4 REBAR WITH 1" PURPLE PLASTIC CAP STAMPED "FLATIRON CONTROL" WITH AN ELEVATION OF 6070.07 FEET. A CHECK SHOT, 0.1+/- WAS TAKEN ON CITY OF AURORA BENCHMARK ID 556533SW001, BEING A 3" DIAM BRASS CAP ON THE SELLY CORNER OF A CURB OPENING INLET STRUCTURE FACING ON MINERAL DR. AND BEING AT THE SWLY CORNER OF MINERAL DR. & BLACKSTONE PARKWAY WITH A PUBLISHED ELEVATION OF 6171.81 FEET (NAVD88).



KEY MAP
 SCALE: 1" = 500'

- GRADING AND DRAINAGE NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 - REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
 - CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
 - ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
 - IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)
 - THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.



NO.	DATE	DESIGNED	DRAWN	CHECKED	REVISION DESCRIPTION
1	10/13/21	JPW	JPW	JPW	REVISED CURB RAMP DETAILS
2	09/10/22	JPW	JPW	JPW	REVISED CURB RAMP DETAILS

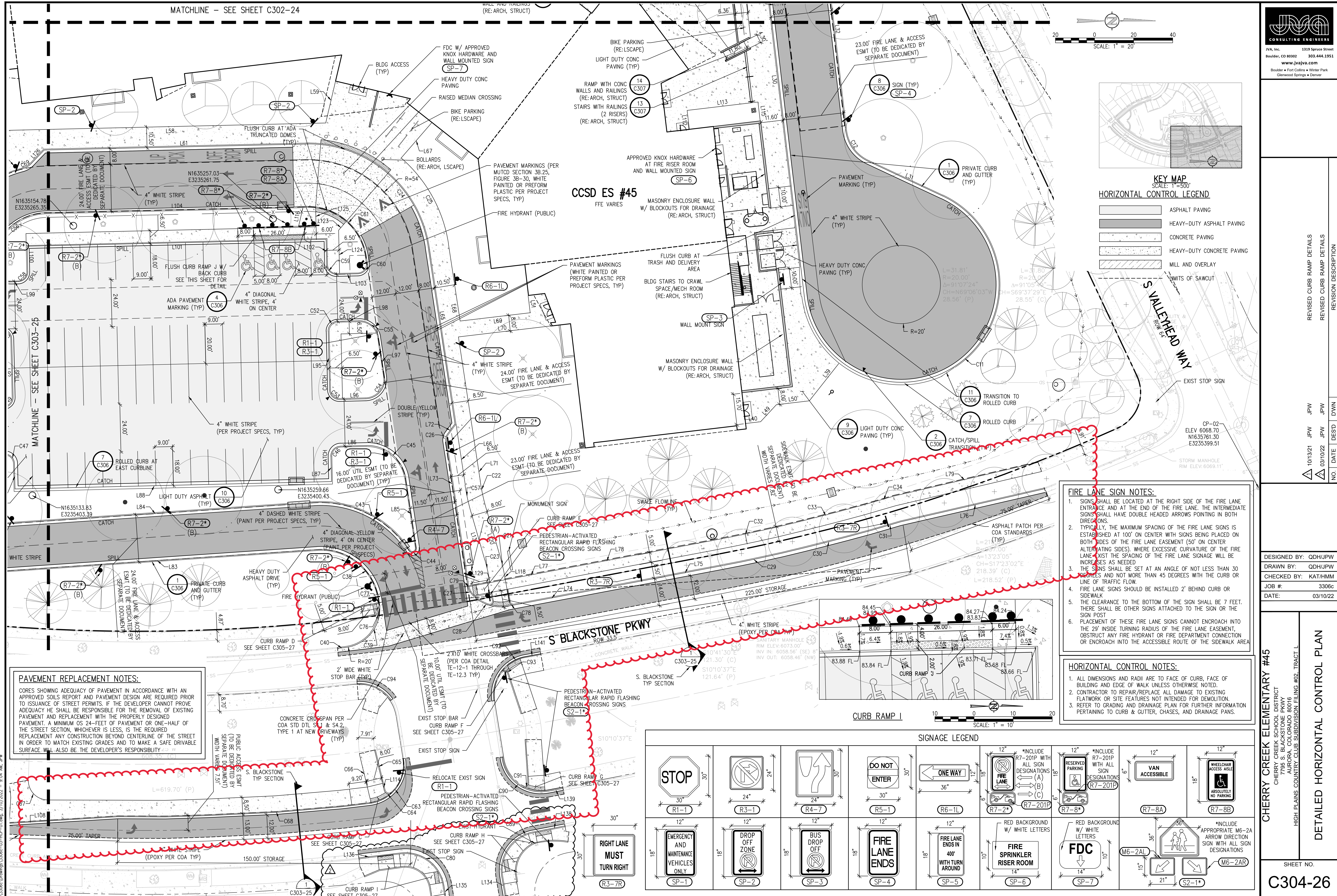
DESIGNED BY:	QDH/JPW
DRAWN BY:	QDH/JPW
CHECKED BY:	KAT/HMM
JOB #:	3306c
DATE:	03/10/22

CHERRY CREEK ELEMENTARY #45
 CHERRY CREEK SCHOOL DISTRICT
 7795 S. BLACKSTONE PKWY
 AURORA, COLORADO 80016
 HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING #02, TRACT L

DETAILED GRADING & DRAINAGE PLAN

SHEET NO. **C104-12**

Exhibit A-2



DESIGNED BY: QDH/JPW	DESIGNED BY: QDH/JPW
DRAWN BY: QDH/JPW	DRAWN BY: QDH/JPW
CHECKED BY: KAT/HMM	CHECKED BY: KAT/HMM
JOB #: 3306c	JOB #: 3306c
DATE: 03/10/22	DATE: 03/10/22
NO.	DATE
10/13/21	JPW
09/10/22	JPW
	DES
	OWN
	REVISED CURB RAMP DETAILS
	REVISED CURB RAMP DETAILS

CHERRY CREEK ELEMENTARY #45
CHERRY CREEK SCHOOL DISTRICT
7795 S. BLACKSTONE PKWY
AURORA, COLORADO 80016
HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING #02, TRACT L

Exhibit A-3

LINE	LENGTH	DIRECTION	START (N, E)
L1	9.06	S83° 15' 13"W	(1635117.79, 3235112.91)
L2	26.00	N83° 15' 13"E	(1635113.68, 3235078.09)
L3	32.26	S6° 44' 47"E	(1635145.71, 3235074.30)
L4	15.00	N83° 15' 13"E	(1635169.34, 3235027.20)
L5	20.00	S6° 44' 47"E	(1635189.21, 3235024.85)
L6	15.00	S83° 15' 13"W	(1635190.97, 3235039.75)
L7	58.30	S6° 44' 47"E	(1635281.07, 3235058.29)
L8	1.02	N83° 15' 13"E	(1635280.95, 3235057.28)
L9	10.00	S6° 44' 47"E	(1635290.88, 3235056.10)
L10	68.35	S13° 24' 48"W	(1635389.83, 3235070.29)
L11	109.84	S0° 20' 02"W	(1635506.23, 3235071.72)
L12	17.19	S17° 42' 39"E	(1635522.61, 3235066.49)
L13	10.70	S25° 10' 02"E	(1635552.66, 3235027.53)
L14	10.70	S25° 10' 02"E	(1635555.21, 3235032.96)
L15	28.40	S26° 52' 07"E	(1635464.25, 3235071.47)
L16	50.10	S0° 18' 55"W	(1635438.91, 3235084.31)
L17	3.35	S64° 50' 06"W	(1635565.18, 3235021.66)
L19	59.86	S13° 15' 13"W	(1635579.42, 3235082.92)
L20	19.72	S25° 10' 24"E	(1635555.59, 3235048.27)
L21	167.81	N6° 44' 47"W	(1635116.73, 3235103.91)
L22	27.28	N6° 47' 36"W	(1635283.38, 3235084.20)
L23	11.28	N51° 44' 47"W	(1635387.60, 3235105.90)
L24	109.28	N0° 20' 02"E	(1635396.24, 3235097.08)
L25	57.00	N83° 15' 13"E	(1635387.60, 3235105.90)
L26	52.53	N51° 44' 47"W	(1635429.22, 3235138.71)
L27	28.18	N51° 44' 47"W	(1635449.37, 3235119.62)
L28	68.19	S53° 10' 07"W	(1635490.24, 3235174.20)
L29	72.03	S83° 15' 13"W	(1635501.71, 3235169.17)
L30	189.83	S83° 15' 13"W	(1635528.82, 3235301.41)
L31	42.16	N25° 00' 47"E	(1635561.41, 3235232.40)
L32	105.57	N83° 15' 13"E	(1635537.61, 3235111.78)
L33	15.77	S25° 10' 24"E	(1635568.34, 3235075.42)
L35	192.72	S6° 44' 47"E	(1635306.59, 3235068.36)
L39	24.28	N51° 47' 34"W	(1635531.71, 3235354.94)
L40	8.00	N6° 44' 47"W	(1635498.79, 3235366.57)
L41	145.07	S89° 10' 24"W	(1635001.88, 3235284.71)
L42	15.78	S74° 18' 47"W	(1635006.15, 3235299.91)
L43	139.35	S89° 10' 24"W	(1635007.87, 3235283.84)
L44	6.86	S74° 18' 47"W	(1635009.73, 3235290.45)
L45	183.95	N78° 06' 11"E	(1635009.57, 3235143.73)
L46	46.14	S74° 55' 48"E	(1635047.50, 3235323.33)
L47	1.16	S83° 15' 13"W	(1635290.88, 3235056.10)
L48	14.49	N6° 26' 41"W	(1635290.75, 3235054.95)

LINE	LENGTH	DIRECTION	START (N, E)
L49	11.85	N47° 08' 11"W	(1635506.74, 3235365.63)
L50	17.03	N6° 44' 47"W	(1635514.80, 3235356.94)
L51	8.92	N83° 15' 13"E	(1635387.71, 3235301.07)
L52	64.52	N78° 06' 11"E	(1635033.70, 3235219.46)
L53	74.52	N74° 55' 48"W	(1635011.74, 3235456.53)
L54	11.95	N75° 06' 11"E	(1635035.58, 3235200.34)
L55	57.55	N5° 15' 13"E	(1635038.65, 3235211.88)
L56	11.22	N84° 44' 47"W	(1635095.96, 3235217.15)
L57	30.70	N83° 15' 13"E	(1635115.55, 3235186.18)
L58	164.82	N1° 19' 25"W	(1635119.16, 3235216.67)
L59	22.04	N76° 44' 47"W	(1635283.93, 3235212.86)
L60	32.45	N11° 53' 49"W	(1635047.01, 3235282.60)
L61	133.80	N1° 19' 25"W	(1635139.88, 3235226.69)
L62	53.39	N72° 02' 11"W	(1635078.76, 3235275.91)
L63	61.78	S5° 15' 13"W	(1635095.23, 3235252.12)
L64	14.73	N5° 15' 13"E	(1635017.89, 3235144.40)
L65	91.54	N81° 21' 56"E	(1635336.37, 3235276.28)
L66	31.52	S81° 21' 56"W	(1635355.37, 3235398.07)
L67	24.08	N49° 06' 14"W	(1635322.53, 3235230.78)
L68	39.94	S81° 21' 56"W	(1635352.74, 3235314.19)
L69	36.26	S6° 44' 47"E	(1635388.75, 3235309.93)
L70	48.26	N6° 44' 47"W	(1635351.96, 3235232.33)
L71	75.39	S81° 21' 56"W	(1635363.28, 3235396.87)
L72	6.41	S53° 38' 04"E	(1635350.11, 3235366.78)
L73	74.25	N81° 21' 56"E	(1635345.39, 3235375.66)
L74	41.66	N10° 39' 37"W	(1635377.13, 3235460.08)
L75	68.81	N10° 42' 57"W	(1635418.07, 3235452.38)
L76	75.73	N12° 55' 23"W	(1635578.29, 3235416.89)
L77	58.85	S10° 39' 37"E	(1635415.56, 3235439.11)
L78	68.81	S10° 42' 57"E	(1635483.17, 3235426.32)
L79	76.10	S13° 08' 35"E	(1635648.93, 3235386.53)
L80	17.65	N14° 55' 48"W	(1635065.28, 3235290.37)
L81	93.53	N74° 55' 48"W	(1635040.96, 3235380.68)
L82	13.63	S15° 04' 12"W	(1635054.13, 3235384.23)
L83	161.86	S3° 53' 49"E	(1635298.34, 3235431.10)
L84	161.86	S3° 53' 49"E	(1635277.81, 3235407.16)
L85	35.70	N81° 21' 56"E	(1635325.05, 3235394.92)
L86	13.22	N1° 19' 25"W	(1635291.60, 3235378.23)
L87	13.00	S88° 40' 35"W	(1635287.01, 3235396.34)
L88	162.00	N1° 19' 25"W	(1635125.06, 3235400.08)
L89	13.00	N88° 40' 35"E	(1635124.76, 3235382.88)
L90	29.37	N1° 19' 25"W	(1635090.28, 3235382.88)
L91	13.22	N1° 19' 26"W	(1635105.87, 3235358.51)

LINE	LENGTH	DIRECTION	START (N, E)
L92	30.00	S88° 40' 35"W	(1635123.97, 3235353.09)
L93	7.34	S1° 19' 26"E	(1635118.17, 3235318.22)
L94	20.85	S74° 55' 48"E	(1635101.40, 3235325.79)
L95	30.00	N88° 40' 35"E	(1635285.24, 3235319.36)
L96	13.35	N1° 19' 25"W	(1635291.04, 3235354.24)
L97	20.16	S81° 21' 56"W	(1635314.04, 3235342.43)
L98	10.78	S1° 19' 25"E	(1635300.80, 3235314.00)
L99	3.39	S1° 19' 25"E	(1635126.61, 3235294.02)
L100	13.00	N88° 40' 35"E	(1635131.19, 3235275.91)
L101	153.00	S1° 19' 25"E	(1635284.15, 3235272.37)
L102	13.00	S88° 40' 35"W	(1635284.45, 3235285.37)
L103	10.82	S1° 19' 25"E	(1635300.38, 3235290.00)
L104	133.38	N1° 19' 25"W	(1635141.03, 3235258.67)
L105	34.47	S84° 44' 47"E	(1635032.56, 3235145.75)
L106	4.10	S5° 15' 13"W	(1635029.41, 3235180.08)
L107	11.29	S86° 30' 37"E	(1635122.75, 323559.50)
L108	75.00	N3° 29' 26"W	(1635102.66, 3235572.45)
L109	36.08	S78° 06' 11"W	(1635025.33, 3235179.70)
L110	30.10	N11° 53' 49"W	(1635009.73, 3235290.45)
L111	28.56	S12° 00' 15"E	(1635040.83, 3235292.07)
L112	9.94	S83° 15' 13"W	(1635470.27, 3235216.05)
L113	36.53	N6° 44' 47"W	(1635469.10, 3235261.9)
L114	3.73	S76° 26' 32"W	(1635314.03, 3235554.40)
L115	9.94	N83° 26' 02"E	(1635505.38, 3235201.90)
L116	9.80	N77° 00' 00"W	(1635270.13, 3235265.70)
L117	7.00	S15° 41' 13"E	(1635012.89, 3235298.01)
L118	3.18	S79° 20' 23"W	(1635375.99, 3235446.56)
L120	25.34	S73° 49' 03"W	(1635373.17, 3235434.07)
L122	79.72	S74° 55' 48"E	(1635040.35, 3235381.03)
L123	6.36	N49° 06' 14"W	(1635290.54, 3235267.72)
L124	22.01	S88° 40' 35"W	(1635291.05, 3235289.72)
L125	9.67	S88° 40' 35"W	(1635279.00, 3235265.99)
L126	9.45	N46° 19' 25"W	(1635133.35, 3235233.53)
L127	3.80	S11° 53' 49"E	(1635009.57, 3235143.73)
L128	8.73	S11° 53' 49"E	(1635008.34, 3235137.86)
L129	3.18	S79° 20' 23"W	(1635368.13, 3235448.04)
L131	25.34	S73° 49' 03"W	(1635365.49, 3235436.30)
L134	10.02	N80° 04' 44"E	(1635374.03, 3235598.46)
L135	10.24	N80° 52' 49"E	(1635344.60, 3235603.05)
L136	21.58	N6° 48' 56"W	(1635301.05, 3235588.92)
L138	16.71	S10° 52' 52"E	(1635406.32, 3235572.50)
L139	7.66	S10° 43' 40"E	(1635405.58, 3235553.30)
L141	9.31	S10° 26' 38"E	(1635394.17, 3235484.36)

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C1	45.55	29.00	90°00'00"	N51°44'47"W	41.01	(1635145.71, 3235074.30)
C2	45.55	29.00	90°00'00"	N381°51'3"E	41.01	(1635190.97, 3235058.21)
C3	18.94	53.00	20°28'24"	S34°31'3"W	18.84	(1635123.28, 3235053.10)
C4	6.62	29.00	13°04'46"	N6°52'25"E	6.61	(1635389.83, 3235070.29)
C5	56.75	80.00	40°38'42"	S45°29'23"E	55.57	(1635542.98, 3235032.08)
C6	47.90	74.00	37°05'10"	S43°42'37"E	47.07	(1635545.53, 3235037.51)
C7	31.41	20.00	89°59'31"	N70°10'09"W	28.28	(1635555.59, 3235048.27)
C8	3.49	1.50	133°11'26"	N1°46'17"W	2.75	(1635562.92, 3235037.63)
C9	2.67	2.00	76°32'52"	S76°54'07"W	2.48	(1635559.57, 3235058.67)
C10	68.71	55.00	71°34'23"	S60°53'36"E	64.32	(1635537.75, 3235056.66)
C11	207.90	50.00	238°14'26"	N35°52'00"W	87.36	(1635528.82, 3235301.41)
C12	20.33	20.00	58°14'26"	N54°08'00"E	19.47	(1635550.01, 3235216.62)
C13	36.23	29.00	71°34'23"	S60°53'36"E	33.92	(1635554.07, 3235082.13)
C14	4.85	20.00	135°24'4"	S18°13'42"E	4.84	(1635572.93, 3235073.91)
C15	26.50	20.00	76°07'06"	S26°46'33"W	24.66	(1635594.95, 3235085.02)
C16	2.64	2.00	75°38'37"	S26°51'56"W	2.45	(1635559.57, 3235058.67)
C17	3.48	1.50	132°50'29"	S48°07'38"E	2.75	(1635583.10, 3235074.53)
C18	9.47	42.00	125°11'1"	S64°37'37"W	9.45	(1635388.81, 3235084.03)
C19	14.66	42.00	20°00'00"	S31°51'17"W	14.59	(1635321.15, 3235069.19)
C20	4.79	2.00	137°11'27"	S36°28'28"W	3.72	(1635031.11, 3235384.57)
C21	9.64	100.00	5°31'21"	S76°34'43"W	9.63	(1635375.40, 3235443.44)
C22	13.17	10.00	73°25'53"	S77°35'29"W	13.16	(1635366.11, 3235409.73)
C23	8.87	92.00	5°31'21"	S76°34'43"W	8.86	(1635367.54, 3235444.92)
C24	89.48	62.00	82°41'20"	S40°01'15"W	81.91	(1635336.37, 3235276.28)
C25	51.21	72.50	40°28'09"	S61°07'51"W	50.15	(1635346.75, 3235274.70)
C26	3.93	5.00	45°00'00"	S76°08'04"E	3.83	(1635346.31, 3235371.95)
C27	6.44	10.00	36°54'40"	N62°54'35"E	6.33	(1635356.54, 3235449.07)
C28	19.24	20.00	55°06'52"	N16°53'49"E	18.51	(1635359.42, 3235454.71)
C29	32.63	857.03	2°10'53"	N11°47'10"W	32.63	(1635405.68, 3235439.58)
C30	46.51	1299.65	2°03'02"	N14°18'26"W	46.51	(1635517.62, 3235432.92)
C31	16.25	968.27	0°57'43"	N16°13'00"W	16.25	(1635562.68, 3235421.43)
C32	32.07	843.53	2°10'42"	N11°47'04"W	32.07	(1635483.17, 3235426.32)
C33	45.93	1286.15	2°02'46"	N14°18'26"W	45.93	(1635514.56, 3235419.77)
C34	16.41	954.77	0°59'06"	N16°13'02"W	16.41	(1635559.07, 3235408.42)
C35	11.26	10.00	64°32'33"	N47°12'05"W	10.68	(1635082.34, 323585.82)
C36	12.34	10.00	70°41'30"	S50°24'57"W	11.57	(1635061.50, 3235393.14)
C37	82.94	53.00	89°39'31"	N40°55'56"E	74.73	(

Clint C. Waldron

Subject: FW: Blackstone - Golf Carts

From: Campuzano, Carlie [<mailto:ccampuza@auroragov.org>]
Sent: Monday, March 14, 2022 2:38 PM
To: Clint C. Waldron <cwaldron@wbapc.com>
Cc: Rachael, Victor <vrachael@auroragov.org>; Dancy, Cesarina <cdancy@auroragov.org>
Subject: RE: Blackstone - Golf Carts

Clint,

Cesarina forwarded this email string to me for review and response. Please see information below regarding the use of golf carts on public roadways:

The City of Aurora is a home-rule municipality and has authority to adopt ordinances that are intended to protect the health, safety and welfare of its citizens. The City implemented its own local laws regarding golf carts. City Code Section 134-365 prohibits the operation of neighborhood transportation vehicles (golf carts) on City streets, however, allows a very limited exception for the vicinity of Heritage Eagle Bend in designated lanes separated from motor vehicle traffic on Aurora Parkway and on Gartrell Road when posted by signage and when other requirements are met. Section 134-365 was unanimously adopted by the Aurora City Council in 2002, and subsequently revised with minor modifications.

Heritage Eagle Bend (HEB) is a privately-owned and maintained golf course community with its own age restrictions. While HEB owns and operates its own community and streets, part of its golf course is separated by a public street, making connected travel by members using golf carts difficult. As a result of citizen concerns, the City chose to adopt a more restrictive ordinance regulating golf carts citywide, but providing for a limited exception to the HEB golf course community. The City's action was a reasonable and permitted exercise of the City's police power and the ordinance is consistent with applicable state law requirements.

The roadways within the Blackstone Development are all public and would not be eligible the HEB exemption.

Please let me know if you need anything else.

Thanks,
Carlie

Carlie Campuzano, PE, PTOE

preferred pronouns: she/her/hers

Traffic Manager | City of Aurora

office 303.739.7309 | email ccampuza@auroragov.org



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

Because of the ongoing impact of the coronavirus, the City of Aurora is focused on providing essential services to our residents and is restricting the number of employees in the office in order to help stop the spread of COVID-19. At this time, I am working remotely. See Aurora's [COVID-19 webpage](#) for up to date information.

UNFINISHED BUSINESS



www.davincisign.com

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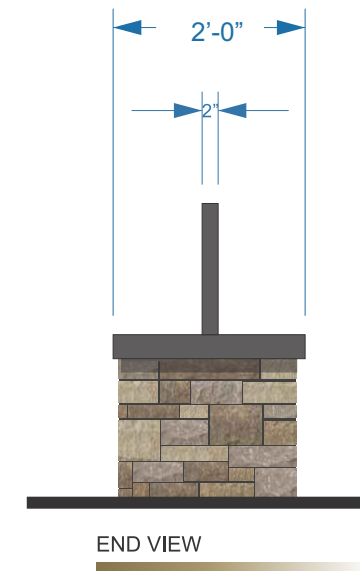
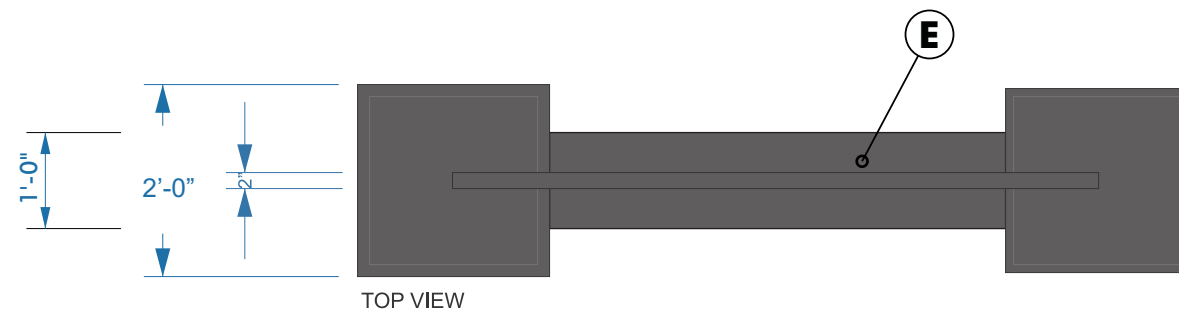
the art and science of identification

Phone: (970) 203-9292 Fax: (970) 203-9293
4496 Bents Dr. Windsor, Colorado 80550
Denver Metro: (303) 573-7446
Cheyenne Wyoming: (307) 220-4316



SIGN SPECIFICATIONS

- A** 2" DEEP, ALUMINUM CONSTRUCTED CABINET PAINTED TWO COLORS (NON-ILLUMINATED).
- B** BLACK OPAQUE FILM COPY.
- C** 3" THICK, PRECAST CONCRETE CAP IN APPROVED COLOR. COLOR TO MATCH PMS 425C DARK GRAY.
- D** STONE BASE ON CMU BLOCK. STONE IS A BLEND OF THREE STONE TYPES OF STONE - CITADEL 'MONTANA SAND', CITADEL 'DRIFTWOOD', AND OLD MILL 'HICKORY'. GROUT BETWEEN STONE IS TO MATCH DAVIS COLOR: 'GRAPHITE'.
- E** 1/8" ALUMINUM FLASHING CAP, PAINTED DARK GRAY 425C, WITH SLIGHT BREAK ALONG STONE EDGE.



A	SIGN TYPE	JOB TYPE	QTY	SCALE
	MONUMENT ID	MANUFACTURE AND INSTALL	1 D/F	1/2" = 1'-0"



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Denver (303) 573-7446
Greeley (970) 353-8446

SALESPERSON: RODNEY EATON DESIGN: J. VALASEK PROD. DESIGN:

Job Name _____
Address _____

Approvals
DaVinci Approval Date: _____
Customer Approval _____
 Without Changes With Changes As Noted Date: _____

Paint & Finish Colors	Film & Print Colors
P1 PTM 2323C TAN (FACE)	F1 3M 7725-22 OPAQUE BLACK
P2 PTM 425C DARK GRAY (BORDER)	F2
P3	F3
P4	F4
P5	F5

Revisions
R1
R2
R3
R4
R5

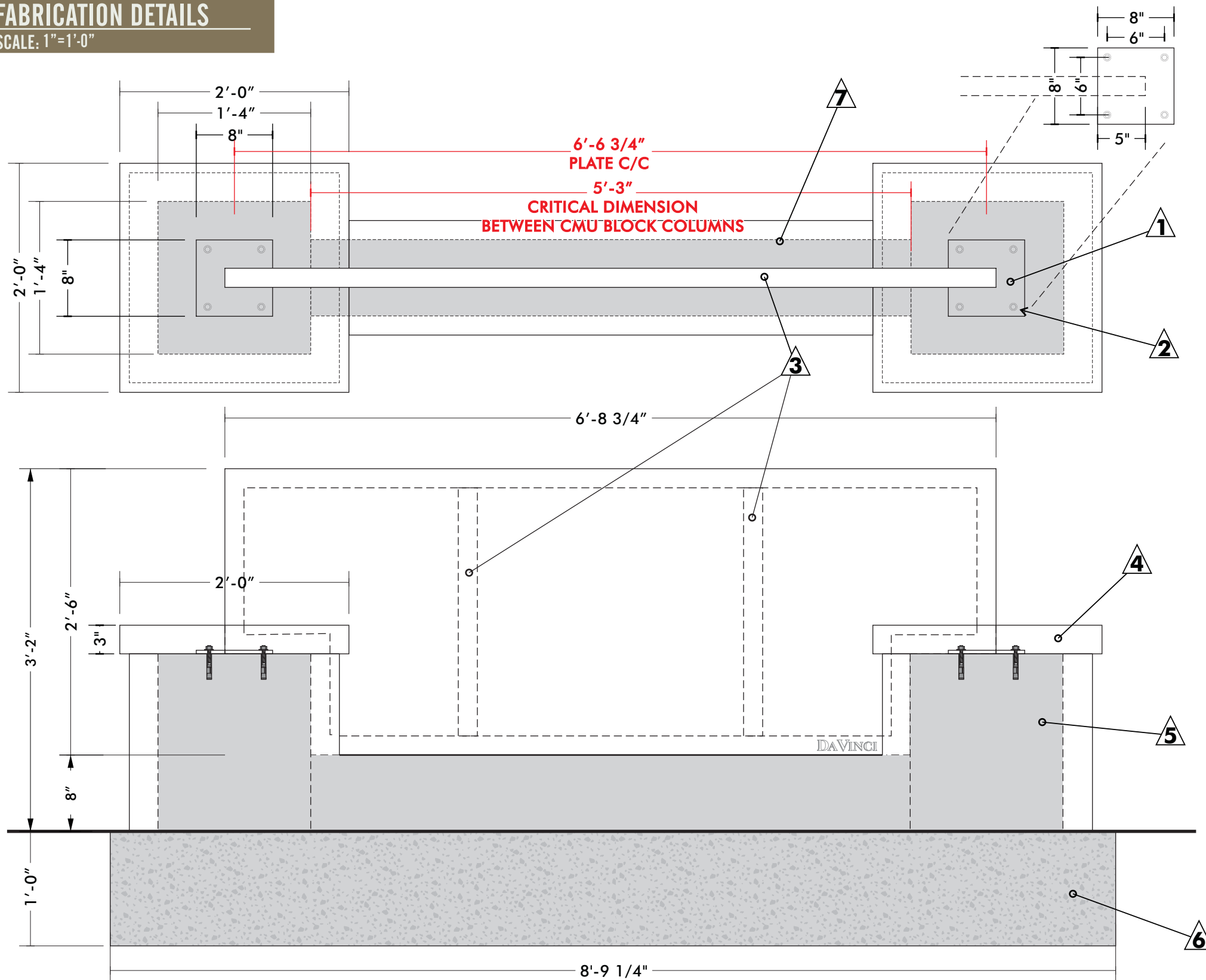
DESIGN #	
21-416 R1 SHOP	
PAGE	OF:
1	1

SHOP DRAWING **R1** ADDED STONE BENEATH SIGN FROM COLUMN TO COLUMN

W.O. #: BCP 8169-21-M

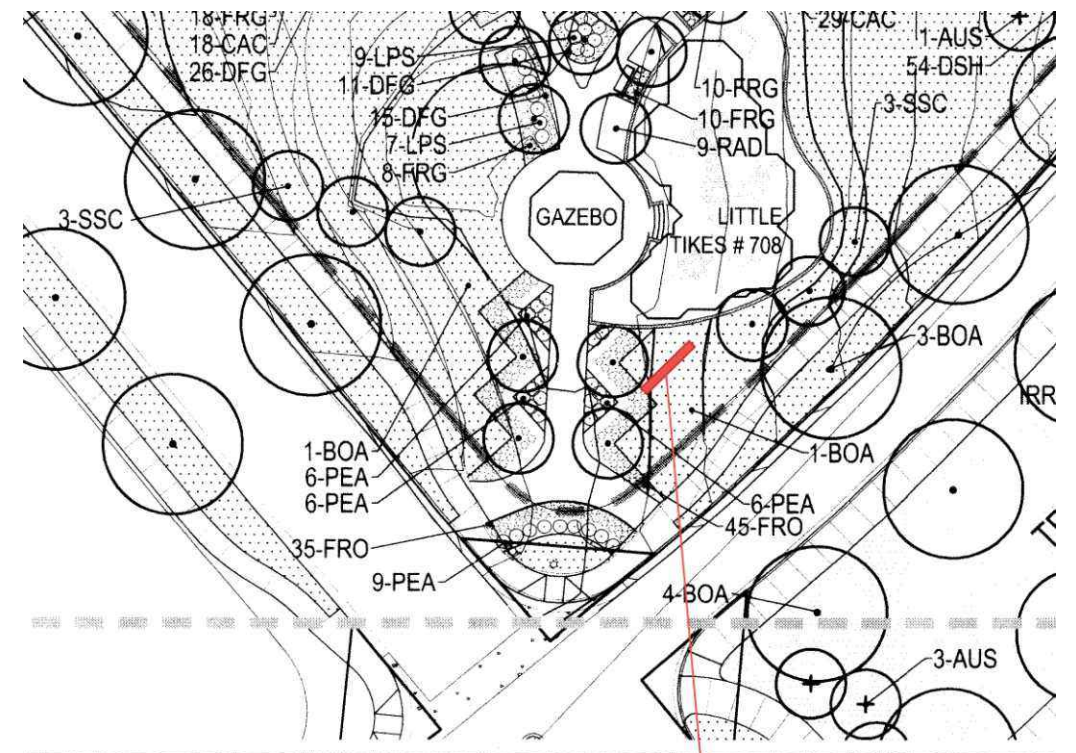
FABRICATION DETAILS

SCALE: 1"=1'-0"



MATERIALS

- 1** 3/8" ALUMINUM BASE PLATE, WELDED FLUSH TO BOTTOM OF SQUARE TUBE FRAME.
- 2** 3/8" WEDGE FASTENERS INTO CONCRETE FILLED CMU BLOCK BASE.
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- 6** CONCRETE PAD FOR CMU BLOCK BASE.
- 7** 1/8" ALUMINUM FLASHING CAP.



PLACEMENT RENDERING



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Job Name _____

Address _____

Approvals _____

DaVinci Approval Date: _____

Customer Approval _____

Without Changes With Changes As Noted Date: _____

Paint & Finish Colors _____ Film & Print Colors _____

P1	PTM 2323C TAN (FACE)	F1	3M 7725-22 OPAQUE BLACK
P2	PTM 425C DARK GRAY (BORDER)	F2	
P3		F3	
P4		F4	
P5		F5	

Revisions _____

R1	
R2	
R3	
R4	
R5	

DESIGN # _____

21-416 | R1 | SHOP

PAGE 2 OF 1

SHOP DRAWING **R1** ADDED STONE BENEATH SIGN FROM COLUMN TO COLUMN

W.O. #: BCP 8168-21-M



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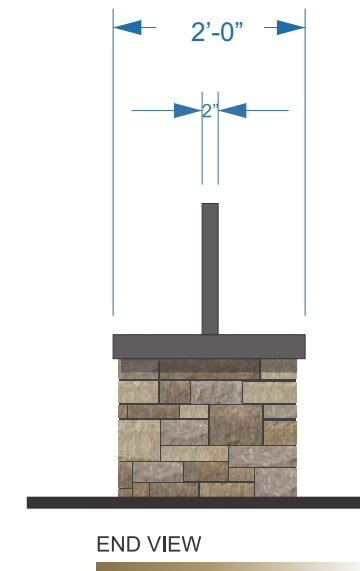
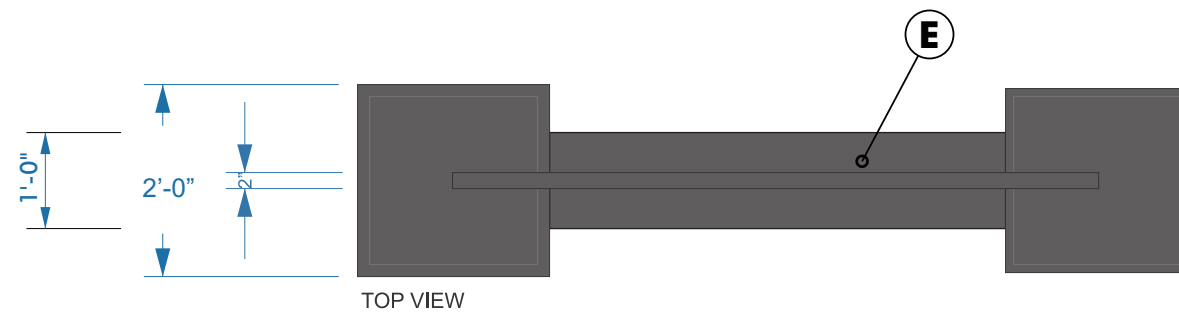
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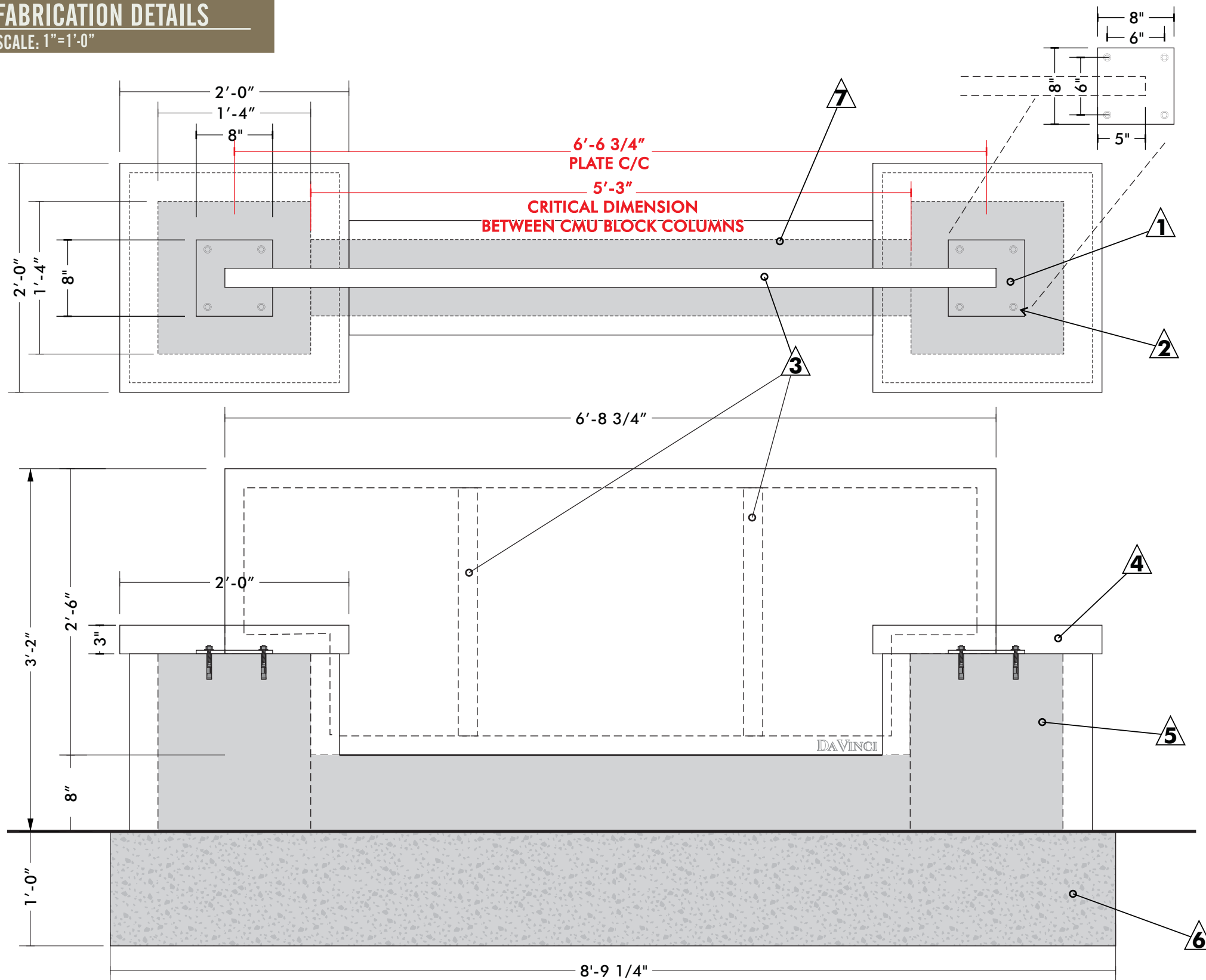
DESIGN #		
21-416 R1 SHOP		
PAGE	OF:	
1	2	

SHOP DRAWING **R1** ADDED STONE BENEATH SIGN FROM COLUMN TO COLUMN

W.O. #: BHP 8168-21-M

FABRICATION DETAILS

SCALE: 1"=1'-0"



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Paint & Finish Colors

P1	PTM 2323C TAN (FACE)
P2	PTM 425C DARK GRAY (BORDER)
P3	
P4	
P5	

Film & Print Colors

F1	3M 7725-22 OPAQUE BLACK
F2	
F3	
F4	
F5	

Revisions

R1	
R2	
R3	
R4	
R5	

DESIGN #

21-416 | R1 | SHOP

PAGE

2

OF:

2

SHOP DRAWING

R1 ADDED STONE BENEATH SIGN FROM COLUMN TO COLUMN

W.O. #:

BHP 8168-21-M



DESIGN CONCEPTS

Community + Landscape Architects

March 7, 2022

Carol Hesketh
Blackstone Metro District
(714) 501-1364
Heskethcarol@gmail.com

Re: Blackstone – Site Improvements | Additional Service Request #2 - Graphics

Dear Carol:

At the request of Blackstone Metropolitan District, we have prepared a fee proposal for work beyond our original scope. Design Concepts formally requests additional service fees to provide the items:

- **Graphics and Plan View Renderings** – Digital graphic simulations will be prepared to illustrate the proposed design for neighborhood outreach and marketing materials. The images below are what will be used for the graphics. The proposed improvements will be added on top of these images.

The graphics include:

- 1 birds-eye view of the entry area
- 1 eye level view of the entry area
- 1 eye level view of the roundabout
- 1 rendered Site Plan of the entry area
- 1 rendered Site Plan of the roundabout

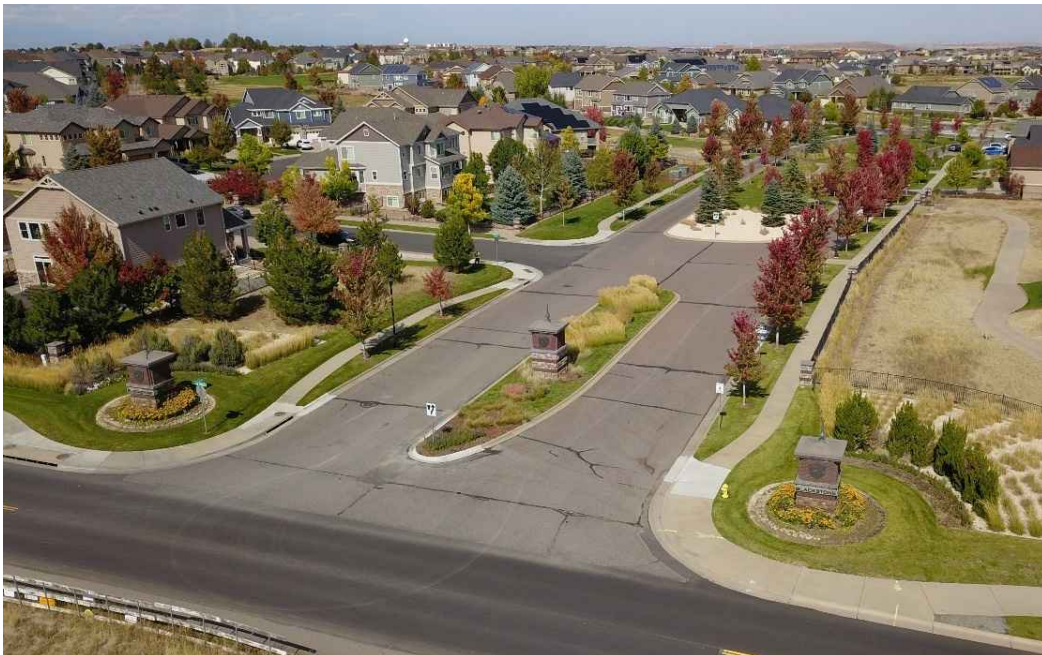


Image 1: Entry Birds-Eye View



Image 2: Entry Eye Level View



Image 3: Roundabout Eye Level View

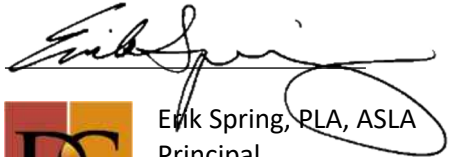
We would like to request the following additional fees for this work:


Design Concepts - Graphics	\$9,795.00
TOTAL PROPOSED FEE	\$9,795.00

This amount requested will revise our contract amount as described below:

	Addtl Amt	Total
Original contract amount	-	\$46,790.00
Contract amount - R1 (3/7/2022)	\$18,755.00	\$65,545.00
Contract amount - R2 (3/7/2022)	\$9,795.00	\$75,340.00

Very Truly Yours,




 Erik Spring, PLA, ASLA
 Principal
eriks@dcla.net
 March 7, 2022

Acceptance of Additional Service Request

In reference to the Proposal from Design Concepts signed and dated effective October 7, 2021, Design Concepts and Client hereby agree to make the following changes to the scope and other terms as set forth below. To the extent that any of the below terms conflict with either the original Proposal or the Terms and Conditions attached thereto, the language of this Additional Service Request will control. Except as stated below, all other terms of the Proposal and Terms and Conditions remain in force and effect.

The below signatures indicate acceptance of this Change Order and agreement to be bound by its terms.

Bishop & Layton Design, Inc., dba Design Concepts CLA, Inc.	Blackstone Metropolitan District
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____



**DESIGN
CONCEPTS**

Community + Landscape Architects

March 7, 2022

Carol Hesketh
Blackstone Metro District
(714) 501-1364
Heskethcarol@gmail.com

Re: Blackstone – Site Improvements | Additional Service Request #1 – Smoky Hill Entry Design

Dear Carol:

At the request of Blackstone Metropolitan District, we have prepared a fee proposal for work beyond our original scope. Design Concepts formally requests additional service fees to provide the items:

- **Design for Improvements at Smoky Hill Entry** – Includes design of improvements to the entry features, median, and landscaping at Smoky Hill Parkway and S. Country Club Parkway. The work for this additional area includes additional time for CDs, City review, and Construction Observation. We will include grading revisions to correct erosion issues and to correspond with the proposed improvements. Additional survey is needed for the design work in order to reflect existing conditions. Survey work will include the entry area, roadway and bridge, and the roundabout at S. Blackstone Parkway and S. Country Club Parkway.

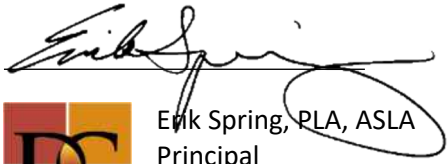
Additional information can be found on the attached letter from our subs. We would like to request the following additional fees for this work:

Design Concepts - Smoky Hill Entry Design	\$11,055.00
TAIT & Associates - Survey	\$7,700.00
TOTAL PROPOSED FEE	\$18,755.00

This amount requested will revise our contract amount as described below:

	Addtl Amt	Total
Original contract amount	-	\$46,790.00
Contract amount - R1 (3/7/2022)	\$18,755.00	\$65,545.00

Very Truly Yours,



Erik Spring, PLA, ASLA
Principal
eriks@dcla.net
March 7, 2022

Acceptance of Additional Service Request

In reference to the Proposal from Design Concepts signed and dated effective October 7, 2021, Design Concepts and Client hereby agree to make the following changes to the scope and other terms as set forth below. To the extent that any of the below terms conflict with either the original Proposal or the Terms and Conditions attached thereto, the language of this Additional Service Request will control. Except as stated below, all other terms of the Proposal and Terms and Conditions remain in force and effect.

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Bishop & Layton Design, Inc., dba Design Concepts CLA, Inc.	Blackstone Metropolitan District
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

SARIA - Project Estimates for 2nd Bond

	2021	2022	2023	2024	2025
Gun Club Rd - Current Funding <i>Preliminary Design, Utility Investigation and Project Delivery Evaluation & Utility Relocation</i>	Prelim Design \$800K	IREA Utility Relocate \$1.6M	Other Utility Relocates \$670K		
Gun Club Rd - Future Funding <i>Design & Construction</i>		Final Design \$940K		Construction \$19.3M	
Note: Cost & timeline assume project continuation without introduction of federal funds.					
Gartrell Bridge - Current Funding <i>Design</i>		Design \$900K			
Gartrell Bridge - Future Funding <i>Construction</i>			Construction \$7.4M		
Aurora Pwky Bridge - Current <i>Design</i>		Design \$700K			
Aurora Pwky Bridge - Future <i>Utility Relocation & Construction</i>			Util Relocate \$540K	Construction \$9.7M	

\$x.xM = Funded Cost
\$x.xM = UnFunded Cost

Future Phase Cost Estimate Assumptions
 Cost estimates for each phase has been estimated by taking the current 2022 cost and increasing by 4% for each 6-month period until the commencement of that phase.