

**Jefferson Center
Metropolitan District No. 1**

Service Plan



Prepared By:



June, 1989

Commissioner Ferdinandsen moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC89-545

RE: IN THE MATTER OF: THE JEFFERSON CENTER METROPOLITAN
 DISTRICT NO. 1

WHEREAS, pursuant, to the provisions of the "Special District Control Act", Part 2 of Article 1 of Title 32, C.R.S., as amended, the Petitioners formally presented a service plan for the proposed Jefferson Center Metropolitan District No. 1, the boundary of which is described in Exhibit "A" attached hereto and incorporated herein, on June 7, 1989; and

WHEREAS, pursuant to the provisions of §32-1-202(1), C.R.S., as amended, the Board of County Commissioners of Jefferson County, Colorado, scheduled a public hearing on said service plan to be held on the 18th day of July, 1989; and

WHEREAS, Notice of the date, time, location and purpose of the aforesaid hearing was duly published in the Arvada Sentinel, a newspaper of general circulation, on June 21, 1989, June 28, 1989, and July 5, 1989; in the Wheat Ridge Sentinel on June 29, 1989; and in the Golden Transcript on June 29, 1989; Notice was provided to the division of local government in the department of local affairs of the name and type of the proposed special district, and Notice of the date, time and location of the hearing was provided to the Petitioners and to the governing body of each municipality and of each special district which had levied an ad valorem tax within the next preceding tax year and which had boundaries within a radius of three (3) miles of the Petitioners' district, as required by §32-1-204(1), C.R.S., as amended, and to the Jefferson County Planning Commission, as required by §32-1-204(2), C.R.S., as amended; and

WHEREAS, the Petitioner submitted an Affidavit of Postcard Notification stating that postcard notices of the hearing were deposited at the U. S. post office, Golden, Colorado, on June 28, 1989, addressed to those persons owning property within the proposed district, as listed in the records of the Jefferson County Assessor as of June 27, 1989, pursuant to Section 32-1-204(1.5) C.R.S., as amended; and

WHEREAS, the Jefferson County Planning Commission studied and considered said service plan at its meeting on July 12, 1989, at which time said Commission did adopt a resolution recommending approval of the service plan for various reasons as stated therein, which recommendation was subsequently presented to the Board of County Commissioners at its hearing of this matter by a representative of said Commission, as required by Section 32-1-204(2), C.R.S., as amended; and

WHEREAS, this Board did, on July 18, 1989, hold a full, public hearing on this matter, taking evidence establishing the jurisdiction of the Board to hear this matter and further taking evidence regarding the substantive issues set forth in Section 32-1-203, C.R.S., as amended, at which hearing all interested parties were afforded an opportunity to be heard, and at the conclusion of said hearing continued this matter for decision until July 25, 1989; and

WHEREAS, this Board has fully considered the testimony and other evidence presented to it in this matter.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Jefferson County, Colorado:

1. That the Board does hereby determine that all of the jurisdictional and other requirements of Section 32-1-204, C.R.S., as amended, have been fulfilled, including those relating to the filing of the service plan and the form and timing of the public Notice of the hearing and the public hearing held herein.
2. The Jefferson County Planning Commission has considered this matter as required by law.
3. That the Board does hereby find and determine:
 - (a) There is sufficient existing and projected need for organized service in the area to be serviced by the district;
 - (b) The existing service in the area to be served by the district is inadequate for present and projected needs;
 - (c) The district, as outlined in the service plan, will be capable of providing economical and sufficient service to the area within its proposed boundaries;

(d) The area included in the district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

(e) Adequate service is not, and will not be, available to the area through the county, other existing municipal or quasi-municipal corporations, including the existing special districts, within a reasonable time and on a comparable basis;

(f) The facility and service standards of the district are compatible with the facility and service standards of adjacent municipalities and special districts;

(g) The proposal is in substantial compliance with the County's master plan adopted pursuant to §30-28-106, C.R.S.;

(h) The proposal is in compliance with duly adopted long-range water quality management plans for the area, if any;

(i) The creation of the special district will be in the best interests of the area to be served;

4. That the service plan of the proposed District, as amended and presented at the hearing on July 18, 1989, to provide services including but not limited to water transmission and distribution facilities, reuse water transmission and distribution facilities, sanitation interceptor and collector facilities, storm drainage facilities, roadway improvements, roadway lighting and signage, roadway traffic and safety controls and devices, transportation facilities, park and recreation facilities, and fire protection services, as presented by Petitioners, be and hereby is approved.
5. That, in compliance with §32-1-204(4), C.R.S. the Clerk to this Board shall advise the Petitioners in writing of this action and attach a certified copy of this Resolution for the purpose of filing in the District Court of Jefferson County.

Commissioner Stone seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Rich Ferdinandsen	- "Aye";
Commissioner John P. Stone	- "Aye";
Commissioner Marjorie E. Clement, Chairman	- "Aye":

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

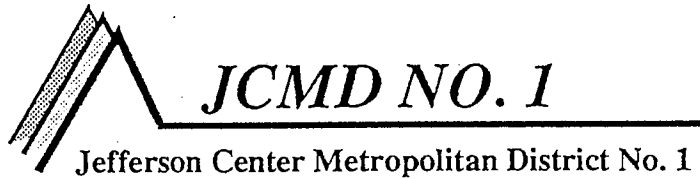
DATED: July 25, 1989

Addendum No. 1

July 14, 1989

Jefferson Center Metropolitan District No. 1

Service Plan



Prepared By:



June, 1989

Addendum No. 1

Jefferson Center Metropolitan District No. 1

Service Plan

July 14, 1989

The following modifications are hereby presented to the Jefferson County Board of Commissioners as proposed formal modifications to the Jefferson Center Metropolitan District No. 1 Service Plan dated June 7, 1989. This Service Plan was heard before the Jefferson County Planning Commission on July 12, 1989. These proposed formal modifications address the recommended modifications as noted Planning Commission's Resolution.

When such modifications are shown legislatively, they are shown in bold text for additions and struck through text for deletions.

Modification 1

This modification addresses item 2. a. and 2. c. of the Planning Commission's Resolution

Reference:

Modification of the first paragraph of Section 3.2 of the Service Plan, as legislatively shown below:

Modification:

3.2 Purpose of the Districts

Ralston Valley Water and Sanitation District, Coal Creek Fire Protection District, and North Jeffco Recreation and Park District are the only existing special districts within JCMD No. 1. JCMD No. 1 shall cooperate in coordination of its services with these existing special districts. Pursuant to Section 32-1-107 of Colorado Revised Statutes, JCMD No. 1 shall ~~will~~ not provide or attempt to provide any services ~~actively~~ provided by these existing special districts within their approved service boundaries, unless an intergovernmental service agreement between the existing special district and JCMD No. 1 is approved by the districts and the Jefferson County Commissioners and ~~or~~ the Arvada City Council and recorded in Jefferson County. The Arvada City Council's approval is necessary only if the intergovernmental agreement deals with services to occur within the City limits of Arvada.

Currently there is an memorandum of understanding ~~agreement~~ between North Jeffco Recreation and Park District, JCMD No. 1 and the City of Arvada that specifies that property zoned PUD-NC shall be excluded from that District. Once annexed to the City of Arvada, the property within JCMD No. 1 is intended to be zoned PUD-NC and will thus be excluded from North Jeffco Recreation and Park District. The noted memorandum of understanding is incorporated as Exhibit 12 and the conditions of this memorandum shall apply to the recreation and park service capabilities of JCMD No. 1.

Modification 2

This modification addresses item 2. b. and 2. d, of the Planning Commission's Resolution

Reference:

Modification of Section 5.0 of the Service Plan, as legislatively shown below:

Modification:

5.0 Facilities and Services

JCMD No. 1 is organized to promote public health, safety, and general welfare by providing essential facilities to the project.

JCMD No. 1 has been duly formed for the purpose of providing for its inhabitants and for the use of the general public all such facilities, services and improvements as permitted by Colorado Revised Statutes, not currently supplied by an existing District. Such services and improvements are referred to herein and will be in the Petition for Organization of the District, the Resolution of Approval and Order of the District Court creating the District.

Jefferson Center Metropolitan District No. 1 will provide primarily the following facilities and services which include, but will not be limited to:

- Water Transmission and Distribution Facilities
- Reuse Water Transmission and Distribution Facilities
- Sanitation Interceptor and Collector Facilities
- Storm Drainage Facilities
- Roadways Improvements
- Roadways Lighting and Signage
- Roadways Traffic and Safety Controls and Devices
- Transportation Facilities
- Park and Recreation Facilities
- Fire Protection Services

Fire protection services to a portion of JCMD No. 1 are currently provided by the existing Coal Creek Fire Protection District. As specified in section 3.2, JCMD No. 1 shall cooperate in the coordination of any of its fire protection services within JCMD No.1 with this existing special district and pursuant to Section 32-1-107 of Colorado Revised Statutes, JCMD No.1 shall not provide or attempt to provide any fire protection services provided by this existing special district, within their approved service boundaries, as such boundaries may be changed from time to time, unless an intergovernmental service agreement between the existing Coal Creek Fire Protection District and JCMD No. 1 is approved by the districts and the Jefferson County Commissioners and the Arvada City Council and recorded in Jefferson County. The Arvada City Council's approval is necessary only if the intergovernmental agreement deals with services to occur within the City limits of Arvada.

Fire protection service for the property within JCMD No.1, that is not currently served by the Coal Creek Fire Protection District or any other special district, is provided for as specified in Section 4.0 of the Annexation Agreement between Jefferson Center Associates and the City of Arvada and in Section 7.0 of the planned Intergovernmental Agreement between JCMD No.1 and the City of Arvada.

The Annexation Agreement between Jefferson Center Associates and the City of Arvada specifies that the City of Arvada shall provide fire protection service for the Jefferson Center Development Area, which is consistent with the private property boundaries within JCMD No.1. This agreement assures fire protection service for areas within JCMD No.1 that presently have no fire protection service. The City of Arvada is initially supplying such service through an intergovernmental agreement with the Arvada Fire Protection District, dated July 10, 1989. Consistent with the conditions specified herein, JCMD No. 1 may ~~only~~ provide fire protection services through an intergovernmental agreement with the City of Arvada for those areas within JCMD No. 1 that do not have existing fire protection services.

Section 4.0 of the Annexation Agreement between Jefferson Center Associates and the City of Arvada and the Intergovernmental agreement with the Arvada Fire Protection District, dated July 10, 1989 are incorporated herein by reference. Section 7.0 of the planned Intergovernmental Agreement between JCMD No.1 and the City of Arvada, incorporated as Exhibit 5, herein.

5.1 Facilities

The following information describes the facilities to be constructed by JCMD No.1. None of the facilities listed below will be constructed unless there is a demonstrated need and financing capability.

5.1.1 Potable Water Distribution System

The potable water facilities for JCMD No.1. may include transmission lines, storage tanks, treatment plants, wells, pumps, pressure regulators, valves, water treatment facilities, reservoirs and other facilities, as necessary. The planned potable water transmission system for JCMD No.1 is shown as Exhibit 7. This system identifies adjoining existing facilities for reference purposes only. Modifications to this system may occur to accommodate offsite connections to the City of Arvada's water system and any joint service provisions agreed upon between JCMD No. 1 and the Ralston Valley Water and Sanitation District.

5.1.2 Sanitary Sewer System

The sanitary sewer system facilities for JCMD No.1 may include all necessary lift stations, trunk lines, treatment plants, and other sewer system facilities, as necessary. The planned sanitary sewer system for JCMD No.1 is shown as Exhibit 8. Modifications to this system may need to occur in order to be consistent with the master planning efforts currently in process by the Denver Metropolitan Sewage Disposal District No. 1 for the upper Clear Creek, upper Big Dry Creek and upper Coal Creek Basins and to accommodate any joint service provisions agreed upon between JCMD No. 1 and the Ralston Valley Water and Sanitation District.

5.1.3 Reuse Water System

The reuse water irrigation facilities for JCMD No.1 may include transmission lines, storage tanks, filter plants, wells, pumps, pressure regulators, valves, reservoirs and other facilities, as necessary. Modifications to this system may also need to occur in order to be consistent with the master planning efforts currently in process by the Denver Metropolitan Sewage Disposal District No. 1 for the upper Clear Creek, upper Big Dry Creek and upper Coal Creek Basins. and to accommodate any joint service provisions agreed upon, as specified herein, between JCMD No. 1 and the Ralston Valley Water and Sanitation District.

Modification 3

This modification addresses item 2. e. and of the Planning Commission's Resolution

Reference:

Modification by the addition of additional Section 7.1 at the end of Section 7.0 of the Service Plan, as shown below:

7.1 Taxation

JCMD No. 1 shall cooperate with other special districts within JCMD No. 1 to avoid taxation of property more than once for the provision of similar of services. However, if this condition does occur JCMD No. 1 may implement such methods as tax rebates or credits to such affected property, as permitted by Colorado law. As specified herein, it is the intent of JCMD No. 1 that all services within its proposed ultimate service area be consolidated, through joint cooperation between other special districts and area municipalities so that such taxation issues do not occur and the provision of services to the area is provided as efficiently and effectively as possible.

Modification 4

This modification addresses the recent change in the Jefferson County and the City of Arvada Comprehensive Development Plan boundary.

Reference:

Modification of Exhibit 3

Modification:

As attached

Exhibit 12

Memorandum of Understanding
between the North Jeffco Recreation and Park District and
Jefferson Center Associates



JCMD NO. 1

Jefferson Center Metropolitan District No. 1

March 18, 1988

MEMORANDUM OF UNDERSTANDING

Between
North Jeffco Metropolitan Recreation and Park District
and Jefferson Center Associates

History

Jefferson Center Associates, a non-profit corporation (Colorado) is composed of landowners who are developing a large tract of land in northwest Jefferson County. Their development, known as Jefferson Center ("JC"), is planned to be comprised of approximately 80 % industrial, office and commercial land uses and approximately 20 % residential land uses. The residential land uses are planned to be restricted to the mountainous portions of Jefferson Center. The entire Jefferson Center Area is intended to be annexed to the City of Arvada.

In order to provide the infrastructure for development, a Metropolitan District to be known as Jefferson Center Metropolitan District ("JCMD") is to be formed. The district is to provide:

- o Major roads and parkways
- o Water system pumping, storage and distribution
- o Sanitary sewer collection, pumping, treatment, storage and distribution facilities
- o Other utility systems, including: electrical generation and distribution, natural gas production and distribution, telephone and cable systems and security and alarm systems
- o Storm drainage facilities
- o Street lighting
- o Traffic control devices
- o Trail systems, including: walkways, bike and equestrian trails and associated greenbelt areas
- o Recreational facilities, including: recreation center with swimming pool, aerobics area, basketball, racquet ball and tennis courts, sauna and steam rooms and other such facilities. This center is to be built for the primary use of Jefferson Center tenants and employees.

Agreement

The following items are agreed to by the North Jeffco Metropolitan Recreation and Park District ("NJRD") and Jefferson Center Associates ("JCA"), hereafter referred to as "the Parties."

- a. If the territory is within the peripheral boundaries of the North Jeffco Metropolitan Recreation District, or the Hyland Hills Park and Recreation District, Adams County, a certificate signed by an officer of such district must be presented to the City of Arvada planning commission showing that such territory is, at the time of application, included within, and subject to the levy of taxes of, such district, unless the territory has applied to be zoned as a

New Community PUD District. If the territory is zoned as New Community PUD District within 90 days of annexation by the City, no inclusion in a recreation district shall be required.

- b. NJRD shall remove from its tax rolls all property within JC.
- c. NJRD shall operate and maintain all recreation facilities erected by JCA or JCMD. It is understood that said facilities erected by JCA or JCMD are for the primary use of JC residents and employees. At such times when the facilities are not being fully utilized by JC residents and employees, JCA/JCMD may allow NJRD to open such facilities to NJRD and Arvada Residents. Priority for use shall always be given to JC residents and employees in the use of the facilities. Any usage fees collected for the use of the facilities, shall be credited to the operation cost of the facilities and any surplus shall be credited to JCA/JCMD to help retire the bonds for construction of said facilities.
- d. NJRD agrees to operate and maintain, at cost, other facilities in JC at the request of JCA/JCMD. These additional facilities may include, but are not limited to: parkways, medians, drainage areas, greenbelt areas, sidewalks, common areas, golf courses, parks and picnic areas. It is agreed that NJRD shall provide full and detailed accounting of costs for review and approval of JCA/JCMD. No capital equipment will be purchased for NJRD use under this agreement without written consent of JCA/JCMD.
- e. It is contemplated that JCMD will ask each JC resident or employer to pay an annual fee for each person allowed to use the facilities. NJRD agrees to administer such a program by issuance of a priority membership card to such people and collect and account for all fees collected. Priority membership fee for usage shall be 50 % of the general public or guest fees. During the formation and construction period of JC facilities, NJRD will allow JC tenants and employees to use other NJRD facilities at normal resident fee rates.
- f. JCA/JCMD shall furnish all land and construct all recreational facilities at no cost to NJRD or the City. JCA/JCMD shall enter into an intergovernmental agreement with NJRD in accordance with this memorandum of understanding.
- g. JCA/JCMD may, at any future time, at JCA/JCMD's option dedicate all recreational facilities to NJRD. JCA/JCMD shall consult with NJRD in the design and construction of all recreation facilities.

Additional Agreement

It is further agreed between the parties that:

- a. The City of Arvada shall not be responsible for any cost incurred by the adherence to this agreement.
- b. In the event an intergovernmental agreement is entered into between the parties as herein anticipated and JCMD is not in default on any of its provisions, NJRD covenants and agrees it will take no steps to tax the lands and improvements thereon in Jefferson Center, whether or not NJRD may be

statutorily entitled to so do.

- c. JCA/JCMD shall cover all operational and maintenance cost deficits and conversely shall be credited any surplus of direct operational and maintenance costs for the facilities.
- d. JCA/JCMD may from time to time expand or add new recreational facilities that it feels are necessary. The operation and maintenance of such additional facilities shall fall under this agreement.
- e. Any fee income, over the NJRD's cost for the use of the JC facilities, shall accrue to JCMD until all JCMD bonds are paid off.
- f. Any future surplus income, after the bonds are paid off, generated by the recreational facilities shall be used within JC for capital improvements.
- g. It is recognized by the Parties that the employment base of JC will cause expansion or infill of land within the City for additional tax base for NJRD and the City.
- h. This agreement may be expanded to cover one or more golf courses that may be built in JC.
- i. In the event Jefferson Center, and/or the Jefferson Center Metropolitan District should fail to perform any of the obligations, duties or requirements of the Intergovernmental Agreement, the agreement may be declared null and void, at the discretion of NJRD, and if so declared, the obligations undertaken by NJRD shall be cancelled and held for naught, and in such case, the Agreement shall provide language to the effect that such a default shall act as a consent on the part of the parties hereto, and the Jefferson Center Metropolitan District to allow NJRD to include all the lands and taxable improvements thereon contained in the Jefferson Center annexation or annexations to be subjected to the taxation of the NJRD, and thereupon, NJRD shall be permitted to undertake any legal action or procedure for inclusion of properties contained in the Jefferson Center project, into said NJRD as may be permitted by statute. In the event the Intergovernmental Agreement is breached due to the fault of NJRD, such breach shall not be grounds to subject the lands of JC or JCMD to the taxation of NJRD.

The document is a basis of understanding for the preparation of a formal intergovernmental agreement between the Parties.


North Jeffco Metropolitan Recreation and Park District

PRESIDENT

Title

3-18-88
Date

Blair W. Lacy
Jefferson Center Associates
Pres.

3/18/88
Date

Title

Receipt of this document by the City of Arvada is hereby acknowledged for the information of the city.

[Signature]
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:
[Signature]
City Attorney

Exhibit 3

Jefferson Center
Comprehensive Development Plan Area



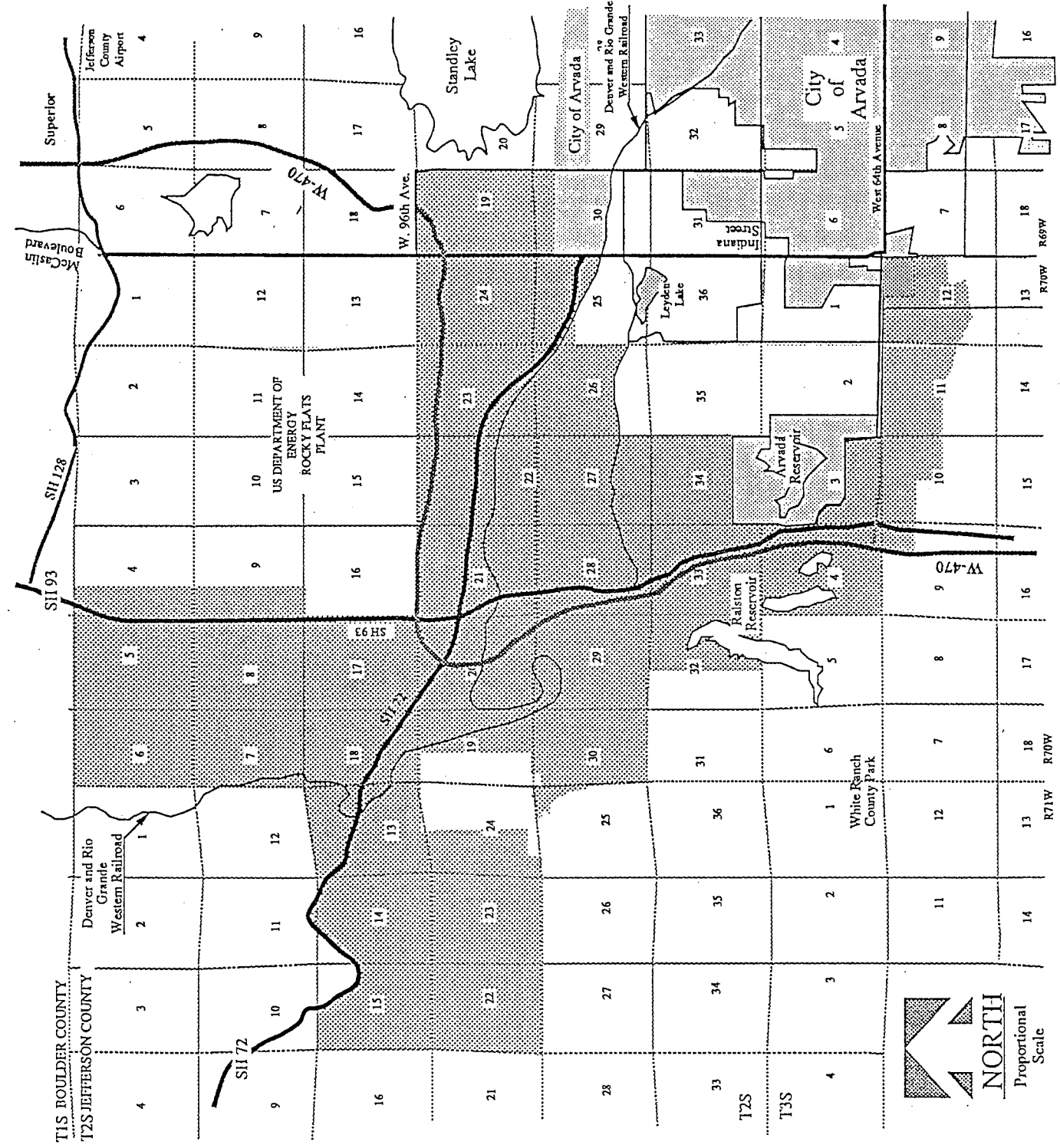
**Jefferson Center
 Comprehensive
 Development Plan Area**

Legend

Jefferson Center Comprehensive
 Development Plan Area

Date: July 12, 1989

Exhibit 3

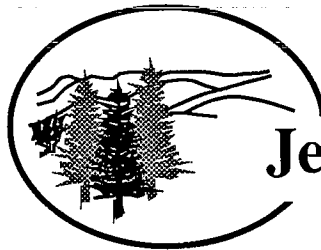


**Jefferson Center
Metropolitan District No. 1**

Service Plan



Prepared By:



**Jefferson
CENTER** Associates

June, 1989

**Jefferson Center
Metropolitan Districts No. 1**

Service Plan
June 7, 1989

1.0 Introduction

This Service Plan was prepared by Jefferson Center Associates, a Colorado non-profit corporation, 18300 West Highway 72, Golden, CO 80403, for Jefferson Center Metropolitan District No. 1, hereinafter referred to as "JCMD No. 1".

As shown in Exhibit 1, JCMD No. 1 is located along existing State Highways 72 and 93 and the planned W-470 highway. The legal boundary description of JCMD No. 1 is shown as Exhibit 2. JCMD No. 1 will initially serve a number of properties that have been proceeding with annexation to the City of Arvada.

2.0 Jefferson Center Development Area

The majority of JCMD No. 1 is also within the Jefferson Center Development Area. The Jefferson Center Development Area is shown in Exhibit 3. The Jefferson Center Development Area is located in northern Jefferson County and is approximately 18,000 acres in size. The Jefferson Center Development Area is as defined in the Jefferson Center Comprehensive Development Plan.

2.1 Jefferson Center Comprehensive Development Plan

The Jefferson Center Comprehensive Development Plan ("CDP") has been jointly developed by Jefferson County, the City of Arvada and Jefferson Center Associates for the Jefferson Center Development Area.

The CDP has been developed to provide specific land use, development and operational standards for properties that develop in the Jefferson Center Development Area. The Jefferson Center Comprehensive Development Plan map shows the location of all permitted land uses and some of the major roadways planned for the Jefferson Center Development Area. The associated development and operational standards describe the controls required for development to occur and exist within the Jefferson Center Development Area.

Pursuant to Colorado Revised Statutes, the City of Arvada and Jefferson County have been developing an intergovernmental agreement for land use planning and development related issues for the Jefferson Center Development Area. This intergovernmental agreement has been drafted to adopt the Jefferson Center Comprehensive Development Plan as the controlling land use document for the Jefferson Center Development Area. This intergovernmental agreement also recognizes JCMD No. 1 as intending to supply all such services described herein to the Jefferson Center Development Area. It is intended by all the involved parties that JCMD No. 1 will be signatory to the proposed intergovernmental agreement and have standing to enforce its provisions. The CDP

and the referenced intergovernmental agreement, as may be adopted and executed, are incorporated herein by reference.

2.2 Jefferson Center

Jefferson Center is a mixed use development planned for areas within the Jefferson Center Development Area by Jefferson Center Associates. Jefferson Center Associates has been formed by and is comprised of landowners in the Jefferson Center Development Area, for the purpose of jointly cooperating with Jefferson County, the City of Arvada, and other governmental agencies for the long range master planning and development of their property. Jefferson Center will expand in size as additional property owners join Jefferson Center Associates and petition for annexation to the City of Arvada.

3.0 Ultimate Service Area

In order to comprehensively plan, development and manage all regional facilities and services within the Jefferson Center Development Area, JCMD No. 1 intends to be responsible for the infrastructure and services not currently provided by an existing special district. In order to do so, JCMD No. 1 will, as necessary, develop contractual service relationships with other entities, including new and expanding Jefferson Center Metropolitan Districts. As shown in Exhibit 4, other new and expanding Jefferson Center Metropolitan Districts are planned to be formed which will have a service contract with JCMD No. 1. By having JCMD No. 1 function in such a capacity, the financial participation of other new and expanding Jefferson Center Metropolitan Districts for regional facilities can be distributed as equitably as possible. This equitable financial participation can assure that an optimum balance of property values and population distribution be reached throughout the Jefferson Center Development Area.

JCMD No. 1 is basing this Service Plan on the intent that JCMD No. 1 and other new and expanding Jefferson Center Metropolitan Districts will be responsible for regional infrastructure and services not currently provided by an existing special district within the Jefferson Center Development Area. Therefore JCMD No. 1 and other new and expanding Jefferson Center Metropolitan Districts may incur a considerable amount of additional expense to size the facilities described herein. It is intended that equitable portions of the regional facilities constructed will be recovered by JCMD No. 1 and other new and expanding Jefferson Center Metropolitan Districts in the future.

3.1 Intergovernmental Agreement with the City of Arvada

A Letter of Intent has been signed by the City of Arvada which specifies that the City will enter into an Intergovernmental Agreement with JCMD No. 1 once it is formed. The Letter of Intent and the Intergovernmental Agreement are attached as Exhibit 5. The Intergovernmental Agreement has been prepared to specifically define the service relationship the City will have with JCMD No. 1.

3.2 Purpose of the Districts

Ralston Valley Water and Sanitation District, Coal Creek Fire Protection District, and North Jeffco Recreation and Park District are the only special districts within JCMD No. 1. JCMD No. 1 will not provide or attempt to provide any services actively provided by these districts, unless an intergovernmental service agreement between the existing district and JCMD No. 1 is approved by the Jefferson County Commissioners or the Arvada City Council and recorded in Jefferson County. The Arvada City Council's approval is necessary only if the intergovernmental agreement deals with services to occur within the City limits of Arvada.

Currently there is an agreement between North Jeffco Recreation and Park District and the City of Arvada that specifies that property zoned PUD-NC shall be excluded from that District. Once annexed to the City of Arvada, the property within JCMD No. 1 is intended to be zoned PUD-NC and will thus be excluded from North Jeffco Recreation and Park District.

Because of the lack of, or minimal, services and infrastructure within JCMD No. 1, it is necessary that the JCMD No. 1 be organized to provide the facilities and services required to sustain and permit development within the area.

4.0 Development

4.1 Existing Development

The majority of the JCMD No. 1 is currently open range and forested lands. JCMD No. 1 is currently zoned Jefferson County A-1 and A-2, I-2, M-C, and P-D. Property within the initial boundaries of JCMD No. 1 is planned to be zoned New Community Planned Unit Development within the City of Arvada, once it is annexed.

4.2 Future Development

A number of unique locational and physical features influence the JCMD No. 1 area. The area is located along the W-470 highway corridor. The construction of this major Denver Metropolitan outer-belt is scheduled for the 1990's. The W-470 highway will improve regional access to the JCMD No. 1 area, which is initially supplied by State Highways 72 and 93, Indiana Street, West 82nd Avenue and West 96th Avenue.

JCMD No. 1 is served by the Jefferson County Airport which is located a few miles to the northeast. A major railroad line traverses the central portions of the area in an east/west direction. JCMD No. 1 is also located in close proximity to both the University of Colorado, located in Boulder, and the Colorado School of Mines, located in Golden.

Consistent with the CDP, commercial and office land uses will be developed near the interchanges of the planned W-470. Industrial and office land uses are identified on the plains areas, along State Highways 72 and 93.

Development within JCMD No. 1 will consist of numerous phases of construction and service provision. Development will directly respond to market conditions and demand. Projecting expected growth patterns and absorption rates, build out for the JCMD No. 1 is anticipated to occur over the next thirty years.

4.2.1 Land Use and Development Projections

Development projections for non-residential development have been prepared for JCMD No. 1 through the year 2009. These projections were based on the land uses specified in the Jefferson Center Comprehensive Development Plan. These development projections are shown as Exhibit 6.

These projections assume an initial slow rate of growth which is then accelerated over time, as W-470 and other regional transportation improvements are developed. These projections also include associated revenue projections that are referenced in Section 7.0.

5.0 Facilities and Services

JCMD No. 1 is organized to promote public health, safety, and general welfare by providing essential facilities to the project.

JCMD No. 1 has been duly formed for the purpose of providing for its inhabitants and for the use of the general public all such facilities, services and improvements as permitted by Colorado Revised Statutes, not currently supplied by an existing District. Such services and improvements are referred to herein and will be in the Petition for Organization of the District, the Resolution of Approval and Order of the District Court creating the District.

Jefferson Center Metropolitan District No. 1 will provide primarily the following facilities and services which include, but will not be limited to:

- Water Transmission and Distribution Facilities
- Reuse Water Transmission and Distribution Facilities
- Sanitation Interceptor and Collector Facilities
- Storm Drainage Facilities
- Roadways Improvements
- Roadways Lighting and Signage
- Roadways Traffic and Safety Controls and Devices
- Transportation Facilities
- Park and Recreation Facilities
- Fire Protection Services

JCMD No. 1 may only provide the fire protection service through an intergovernmental agreement with the City of Arvada for those areas within JCMD No. 1 that do not have existing fire protection service.

5.1 Facilities

The following information describes the facilities to be constructed by JCMD No.1. None of the facilities listed below will be constructed unless there is a demonstrated need and financing capability.

5.1.1 Potable Water Distribution System

The potable water facilities for JCMD No.1. may include transmission lines, storage tanks, treatment plants, wells, pumps, pressure regulators, valves, water treatment facilities, reservoirs and other facilities, as necessary. The planned potable water transmission system for JCMD No.1 is shown as Exhibit 7.

5.1.2 Sanitary Sewer System

The sanitary sewer system facilities for JCMD No.1 may include all necessary lift stations, trunk lines, treatment plants, and other sewer system facilities, as necessary. The planned sanitary sewer system for JCMD No.1 is shown as Exhibit 8. Modifications to this system may need to occur in order to be consistent with the master planning efforts currently in process by the Denver Metropolitan Sewage Disposal District No. 1 for the upper Clear Creek, upper Big Dry Creek and upper Coal Creek Basins.

5.1.3 Reuse Water System

The reuse water irrigation facilities for JCMD No.1 may include transmission lines, storage tanks, filter plants, wells, pumps, pressure regulators, valves, reservoirs and other facilities, as necessary. Modifications to this system may also need to occur in order to be consistent with the master planning efforts currently in process by the Denver Metropolitan Sewage Disposal District No. 1 for the upper Clear Creek, upper Big Dry Creek and upper Coal Creek Basins.

5.1.4 Storm Drainage System

The storm drainage system for JCMD No.1 may include all necessary detention and retention ponds, filtering ponds and facilities, catch basins, collection lines and other storm drainage system facilities, as necessary. The regional storm drainage system for JCMD No.1 will be developed along the major drainage courses and will be integrated and constructed where necessary, when development occurs.

5.1.5 Roadway System

The roadway system for JCMD No.1 may include all necessary arterials, as well as landscaping, storm sewers, bridges, signage, lighting and traffic and safety controls, and other roadway system facilities, as necessary. The roadway system for JCMD No.1 is shown as Exhibit 9. The collector roadway system for the JCMD No.1 will be constructed as development occurs.

5.1.6 Transportation Facilities

The scope of transportation facilities for the JCMD No.1 has not yet been fully determined, but is anticipated to include participation in regional transportation district studies which may be necessary to determine the transportation needs of JCMD No.1. The facilities may include park and ride facilities, rail facilities, locations for public transit, turn pockets, and bus stops.

5.1.7 Design and Construction Criteria

The design standards of the facilities will be subject to approval by Jefferson County or the City of Arvada, as appropriate.

All potable water will be treated to meet the current standards of the Colorado State Department of Health and to conform to local Jefferson County or City of Arvada standards, as appropriate.

Storm Drainage improvements will be designed to handle flows resulting from a major 100-year frequency storm event, and will follow the recommendations and criteria of the Urban Drainage and Flood Control District and the standards of Jefferson County and/or City of Arvada, as appropriate.

Roadway improvements to State Highway 72 or 93 will be subject to review by the Colorado Department of Highways.

6.0 Cost Estimates

The cost estimates for the facilities in JCMD No. 1 are shown as Exhibit 10. The detailed cost estimates were prepared based on preliminary engineering information and are subject to adjustment upon completion of the final engineering plans and specifications. It is contemplated that the costs of the facilities will be financed by one or more bond issues by the JCMD No. 1. As detailed engineering information is made available to JCMD No. 1, it may be necessary for JCMD

No. 1 to issue bonds for capital costs in excess of the amounts contained in the detailed cost estimates. Changes to the types and quantities of materials necessary for the construction of facilities may be necessary in order to permit the timely and necessary construction by the JCMD No. 1.

The projected cost and revenue figures are stated in 1989 dollars rather than inflated dollars. Assuming the continuance of historic inflationary trends, the bonded indebtedness will exceed the projections contained in this Service Plan. This figure includes a construction contingency and the costs of organization of the District, bond issuance costs, capitalized interest, and other incidental costs.

In the event the development and assessed valuation in the JCMD No. 1 increases more rapidly than anticipated, its financial viability will be further enhanced. None of the facilities or services stated herein will be constructed unless there is demonstrated need and financing capability.

7.0 Financing Plan

The financing plan for JCMD No. 1 is shown as Exhibit 11. It is expected that the JCMD No. 1 will pay its costs of bond issuance, organizational costs, the costs of initial operation and capitalized interest on the bonds in the amount shown in the total cost and bonded debt summary contained in the financing plan. The maximum interest rate on the bonds and the discount to be paid for the issuance of the bonds will be negotiated at the time bonds are issued.

The construction and installation of facilities for the JCMD No. 1 may be financed by the issuance of general obligation bonds to be authorized and issued by JCMD No. 1 in accordance with the provision of Title 32 of the Colorado Revised Statutes. It is anticipated that the maximum term on each series of bonds shall be 25 years. It is anticipated that JCMD No. 1 will utilize ad valorem taxes, district development fees, user rates or charges, availability of service or facility charges and other fees for debt repayment. The revenue projections used in this financing plan are based upon the population estimates and assessed valuation projections which have been shown in Section 4.2.1. In order to be conservative, not all sources of revenue available to JCMD No. 1 have been used.

A review of the financial plan shows that JCMD No. 1 will have the ability to discharge its debt in a timely and efficient manner. Although JCMD No. 1 is able to demonstrate financial viability, it should be noted that the revenue sources, growth projections, and related fee assessments are subject to revision necessitated by the development process, revised capital costs and interest rate markets.

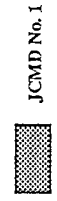
Exhibit 1

JCMD No. 1 District Boundary



JCMD No. 1
 District Boundary

Legend



Date: June 7, 1989

Exhibit I

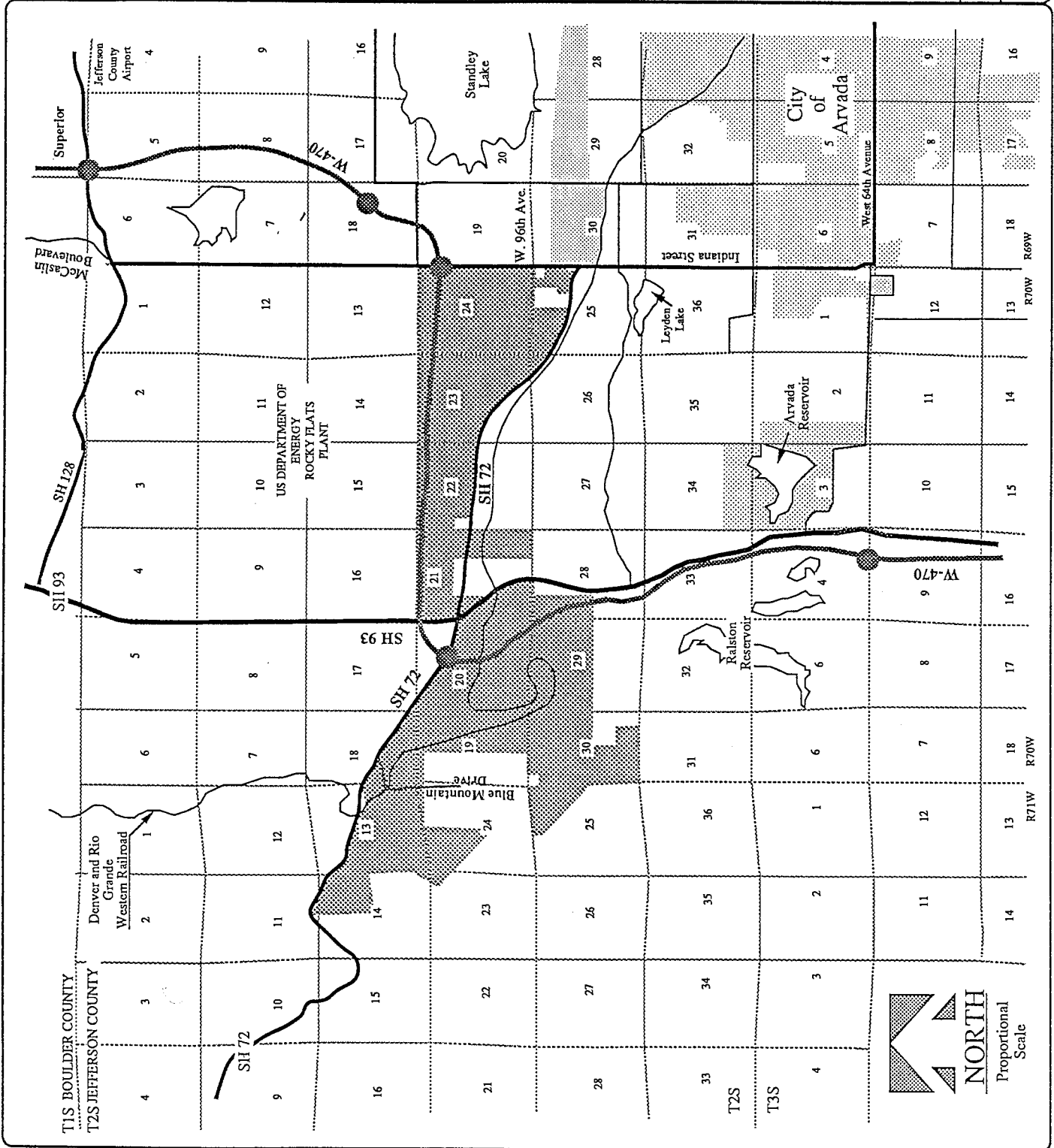


Exhibit 2

JCMD No. 1 Legal Description



LEGAL DESCRIPTION - Metropolitan District

A tract of land located in Sections 19 and 30, Township 2 South, Range 69 West, Sections 17 through 26, 28, 29 and 30, Township 2 South, Range 70 West and Sections 11, 13, 14, 23, 24 and 25, Township 2 South, Range 71 West of the 6th Principal Meridian, and part of lots 1, 6, 9, 10, 11, 16, 17, 22, 23 and 24 of Westminster Gardens, according to the recorded plat thereof, Jefferson County, Colorado, being described as follows:

BEGINNING at the Northwest corner of said Section 21, Range 70 West; thence East along the North line of said Sections 21, 22, 23 and 24 and the North line of said Section 19, Range 69 West to the East right-of-way line of Indiana Street; thence South along said East right-of-way line to the South line of said Section 19; thence West along said South line to the Southeast corner of said Section 24; thence along the South line of said Section 24 to the intersection with the Northerly projection of the East line of said Lot 6 of Westminster Gardens; thence South along the East line of said Lot 6 and the Northerly projection thereof to the Southeast corner of said Lot 6; thence East along the North line of said Lots 10 and 9 and the Easterly projection thereof to the East right-of-way line of Indiana Street; thence South along said East right-of-way line to the intersection with the Easterly projection of the South line of the North Half of said Lot 24 of Westminster Gardens; thence West along said South line of the North Half of said Lot 24 and the Easterly projection thereof to the Southwest corner of the North Half of said Lot 24; thence South along the East line of said Lot 23 to the South right-of-way line of Colorado Highway 72; thence West along said right-of-way line to the Southerly projection of the West line of said Lot 22; thence North along said West line and its projection to the South line of said Lot 11; thence East along said South line to a line lying 2 feet West of and parallel with the East line of said Lots 11 and 6; thence North along said parallel line and its projection to the South line of said Section 24; thence West along said South line to the point of intersection with the Northerly projection of the East line of said Lot 1; thence South along said projection and the East line of said Lots 1, 16 and 17 to the South right-of-way line of Colorado Highway 72; thence West along said right-of-way line to the East line of said Section 26; thence South along said East line to the North right-of-way line of the Denver & Rio Grande Western Railroad; thence Northwest along said right-of-way line to the North line of said Section 26; thence East along said North line to the South right-of-way line of Colorado Highway 72; thence Westerly along said right-of-way line to the intersection of said right-of-way line with the Southerly projection of the West line of that parcel described in the Boundary Survey located in said Section 22, Range 70 West, recorded in Book 88 at Page 38, Reception Number 86040743; thence North along said West line and its Southerly projection to the South line of the North Half of the Northwest Quarter of said Section 22; thence Westerly along said South line to the East line of said Section 21; thence along the East line of said Section 21 to the Southeast corner of said Section 21; thence along the South line of said Section 21 to the Southwest corner of the East Half of the Southeast Quarter of said Section 21; thence along the West line of said East Half to the Northwest corner of said East Half; thence along the

West line of the East Half of the Northeast Quarter of said Section 21 to the South line of the North Half of the Northeast Quarter of said Section 21; thence along said South line to the Southeast corner of the North Half of the Northwest Quarter of said Section 21; thence along the South line of said North Half to the East line of the West Half of the Northwest Quarter of said Section 21; thence Southerly along said East line to the Southeast corner of said West Half; thence along the East line of the West Half of the Southwest Quarter of said Section 21 to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 21; thence along the North line of said Southeast Quarter to the East right-of-way line of Colorado Highway 93; thence Southerly along said East right-of-way line to the South line of said Section 21; thence West along said South line to the Southeast corner of said West Half of the Southwest Quarter; thence South along the East line of the West Half of the Northwest Quarter of said Section 28 to the Southeast corner of said West Half; thence West along the South line of said West Half to the East Quarter corner of said Section 29; thence West along the South line of the North Half of said Section 29 to the West Quarter corner of said Section 29; thence West along the South line of the Northeast Quarter of said Section 30 to the Southwest corner of said Northeast Quarter; thence along the West line of the Northwest Quarter of the Southeast Quarter of said Section 30 to the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence along the South line of said Northwest Quarter of the Southeast Quarter of said Section 30 to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence along the East line of the Southwest Quarter of the Southeast Quarter of said Section 30 to the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence along the South line of said Section 30 to the Southwest corner of said Section 30; thence Northerly along the West line of said Section 30 to a point at which said West line intersects that line which approximately represents the 7,400 foot contour line as shown on that survey by Meurer Serafini Meurer, File No. 40835, dated February 14, 1972; thence departing said West line, Northwesterly along that line that approximately represents said 7,400 foot contour, to the North line of said Section 25, Range 71 West; thence along said North line to the Northeast corner of said Section 25; thence along the East line of said Section 25 to the Southwest corner of that parcel of land recorded in Book 1901, Page 535 in the office of the Jefferson County Clerk and Recorder; thence along the South line of said parcel to the Southeast corner of said parcel; thence along the East line of said parcel to the North line of said Section 30, Range 70 West; thence along said North line to the Southwest corner of the East Half of said Section 19; thence along the West line of said East Half to the Northwest corner of said East Half; thence along the North line of said Section 19 to the Northwest corner of said Section 19; thence along the North line of said Section 24, Range 71 West, to the North Quarter corner of said Section 24 and the Northeast corner of that parcel of land described in the office of the Jefferson County Clerk and Recorder at reception no. 86125392, dated October 15, 1986; thence along the East line of the Northwest Quarter of said Section 24 to the Southerly boundary line of said parcel; thence Westerly along said Southerly line to the Easterly

line of that existing road referred to in said document; thence Northerly along said Easterly line to the Westerly boundary of said parcel; thence Northerly along said Westerly boundary to the Southwest corner of said Section 13; thence along the West line of the Southwest Quarter of said Section 13 to the Northwest corner of said Southwest Quarter; thence West along the South line of the Northeast Quarter of said Section 14 to the Southwest corner of said Northeast Quarter; thence along the West line of said Northeast Quarter to the Northwest corner of said Northeast Quarter; thence Northerly along the West line of the Southeast Quarter of said Section 11 to the Northerly right-of-way line of Colorado Highway No. 72; thence along said Northerly right-of-way line to the intersection of the Northerly right-of-way line of Colorado Highway No. 72 and the Westerly right-of-way line of Colorado Highway No. 93; thence Northerly along said Westerly right-of-way line to the North line of said Section 20, Township 2 South; thence East along said North line to the POINT OF BEGINNING of this description, containing 4,440 acres, more or less, excepting therefrom those properties contained in the Warranty Deed recorded at reception number 88026433 on March 22, 1988, and also excepting that parcel described in that deed recorded in Book 2052 at Page 21.

SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, do hereby certify that this legal description was prepared by me or under my direct supervision and is true and correct to the best of my knowledge.

June 19, 1989
Date

Michael C. Cregger
MICHAEL C. CREGGER
Professional Land Surveyor
Colorado Registration Number 22564



Exhibit 3

Jefferson Center
Comprehensive Development Plan Area



JCMD NO. 1

Jefferson Center Metropolitan District No. 1

Jefferson Center Comprehensive Development Plan Area

Legend

Jefferson Center Comprehensive Development Plan Area

Date: June 7, 1989

Exhibit 3

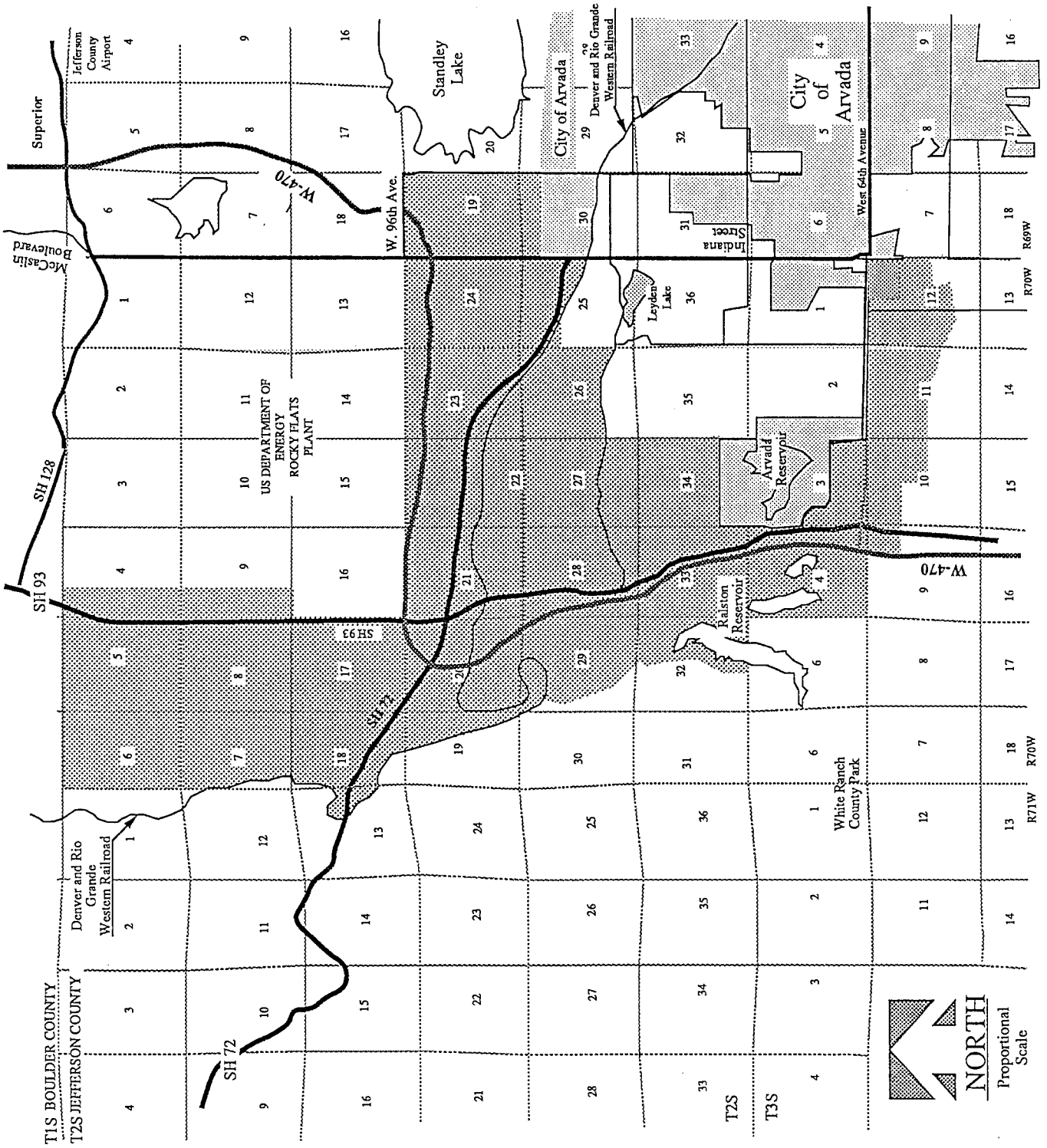


Exhibit 4

Planned Jefferson Center Metropolitan Districts







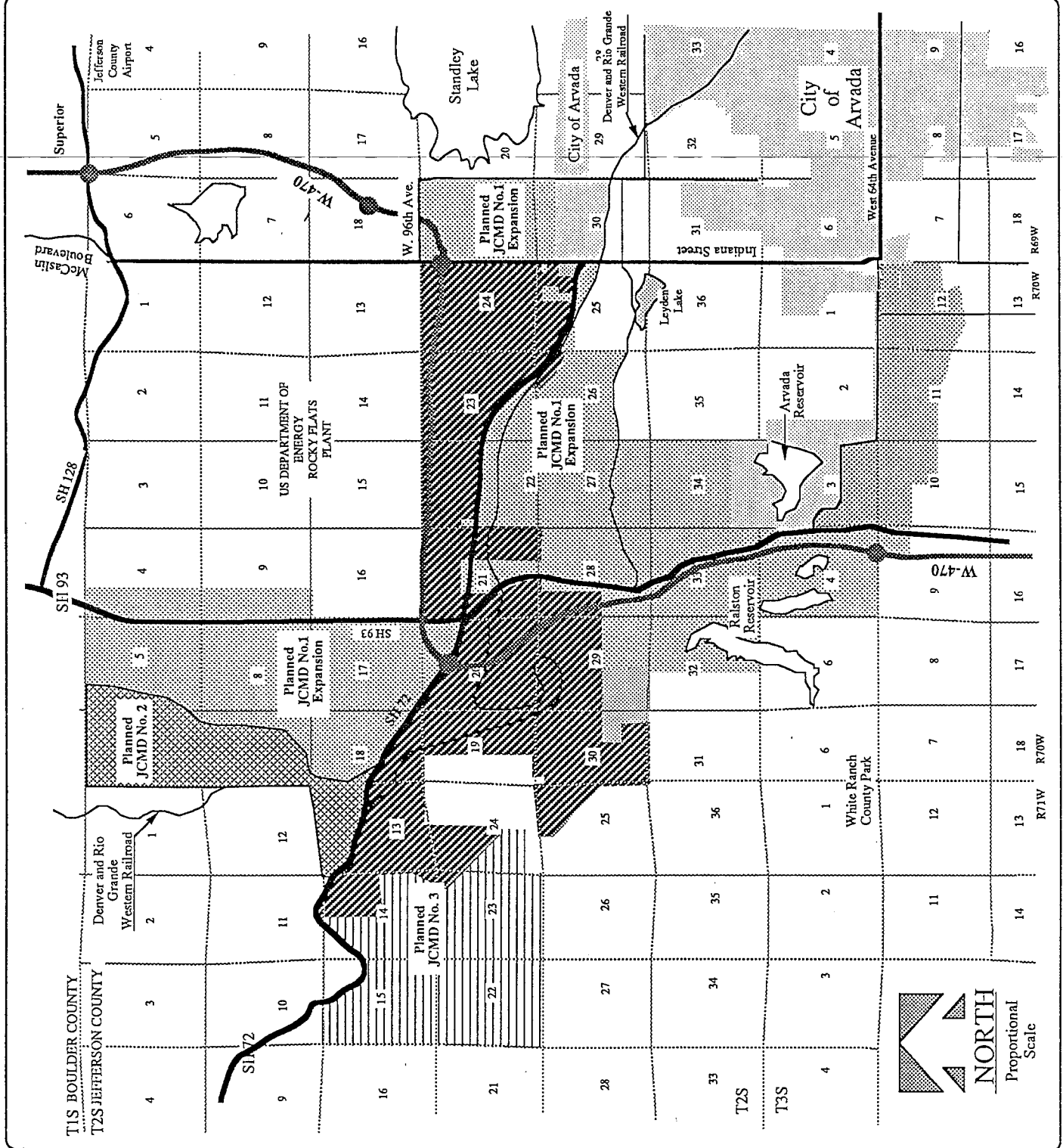


Jefferson Center Metropolitan District No. 1

Planned Jefferson Center Metropolitan Districts

Legend

-  JCMD No. 1
-  JCMD No. 1 Planned Ultimate Service Area
-  JCMD No. 2 Planned Ultimate Service Area
-  JCMD No. 3 Planned Ultimate Service Area



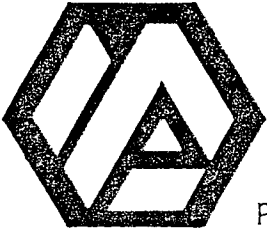
Date: June 7, 1989

Exhibit 4

Exhibit 5

Letter of Intent and
Intergovernmental Agreement between the City of
Arvada and JCMD No. 1





city of arvada
8101 RALSTON ROAD
ARVADA, COLORADO 80002
PHONE 303-421-2550

Office of the City Manager
431-3000

June 7, 1989

Mr. Howard Lacy
Jefferson Center Associates
18300 West Highway 72
Golden, Colorado 80403

Dear Howard:

The Arvada City Council has reviewed the draft intergovernmental agreement between the City of Arvada and the Jefferson Center Metropolitan District No. 1. The City of Arvada is supportive of the formation of the district and has planned on the district providing services to the JCA area.

When the district is formed, the city will hold a public hearing on the agreement. Barring unforeseen events I anticipate that the City Council will take favorable action and approve this agreement.

I wish you well in your endeavor of forming this important segment of the development plan for Jefferson Center.

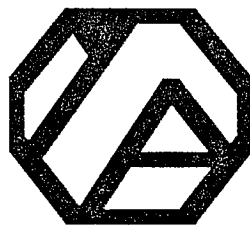
Sincerely yours,

Neal G. Berlin
City Manager

NGB:rce

Intergovernmental Agreement

June 1, 1989



City of Arvada

Intergovernmental Agreement

Between
Jefferson Center Metropolitan District No. 1
and the City of Arvada
June 1, 1989

This Intergovernmental Agreement, hereinafter referred to as "Agreement", is made and entered into by and between the City of Arvada, a Colorado municipal corporation hereinafter referred to as the "City" and Jefferson Center Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and acting pursuant to the provisions of Article 1 of Title 32, Colorado Revised Statutes, as amended, hereinafter referred to as the "District". The City and District are hereinafter referred to as the "Parties".

1.0 Recitals and Purpose

1.1 As required by 31-1-204.5, C.R.S., as amended, the Service Plan of the District was approved by Resolution No. ___ of the Jefferson County Commissioners on ___, 1989.

1.2 1(2)(a) of Article XIV of the Constitution of the State of Colorado provides that nothing in that Constitution shall be construed to prohibit the State or any of its political subdivisions from cooperating or contracting with one another or with the government of the United States to provide any function, service or facility lawfully authorized to each of the cooperating or contracting units, including the sharing of costs, the imposition of taxes, or the incurring of debt.

1.3 Part 2 of Article 1 of Title 29 of the Colorado Revised Statutes, as amended, authorizes and enables governments of the State of Colorado to enter into cooperative agreements or contracts.

1.4 The District has been duly formed for the purpose of providing for the inhabitants of the District and for the use of the general public, certain water, wastewater and storm drainage services and facilities, irrigation water facilities, park and recreation facilities, street improvements, traffic and safety controls and devices, and transportation facilities and other public facilities as may be furnished, as all such facilities, services and improvements are referred to herein and in the Petition for Organization of the District, the Resolution of Approval, the Service Plan and Order of the District Court creating the District.

1.5 The District may sell Bonds for the purpose of providing funds with which to acquire, construct, install, complete or cause to be provided, the facilities and improvements described herein.

1.6 The District proposes to enter into cooperative agreements with other districts for the purpose of sharing the costs of facilities and other lawful purposes of the District.

1.7 The City is currently providing water, irrigation water, wastewater, storm drainage services, park and recreation services and facilities, street improvements, traffic and safety controls and devices, and transportation facilities within the developed areas of the City, outside the District.

1.8 The County has approved the formation of the District in order to facilitate the financing, acquisition, construction and provision of the services, facilities and improvements described herein.

1.9 The services, facilities, and improvements to be provided by the District will be financed in whole or in part by a mill levy imposed upon all taxable property within the District, which property is benefited by such services, facilities and improvements and will also be financed with District Development Fees, Availability of Service or Facilities Charges and other revenues legally available to the District which will be established by the District and which may be pledged or applied to the payment of debt service on Bonds issued by the District. The services, facilities, and improvements to be provided by the City will be financed in whole or part by City Tap Fees and City User Rates and other legal charges and fees upon the applicant and /or user benefited by such services, facilities, and improvements.

1.10 The Board of Directors of the District is empowered by law to administer, operate and maintain all services, facilities and improvements provided by the District.

1.11 The District desires to secure from the City certain services, and the City is interested in ensuring that certain services be accomplished by the District in order to protect the public health, safety and welfare. The City and District now desire to determine by this Agreement, the extent of the services, facilities and improvements to be undertaken by the District and the City and to identify other mutual agreements and understandings between them.

1.12 Whereas, This Agreement has been prepared to be interrelated with the CDP, the County IGA and the Annexation Agreement, all described herein. Therefore it is understood by the Parties that said documents will be signed concurrently with the signing of this Agreement.

IN CONSIDERATION OF THE ABOVE RECITALS, the parties do hereby agree as follows:

2.0 Effective Date

The effective date of this Agreement shall be the date that this Agreement is taken to Jefferson County by the City and recorded by the Jefferson County Clerk and Recorder in Jefferson County, Colorado.

3.0 Definitions

The following terms shall have the following meanings:

3.1 Administrative Fee

A fee equal to three and one-half percent (3.5%) of all Availability Of Service Or Facilities Charges collected by the City on behalf of the District, and one percent (1%) of all other fees and charges collected by the City on behalf of the District, as permitted by law.

3.2 Agreement

This Intergovernmental Agreement and any amendments and supplements hereto.

3.3 Alarm and Monitor Systems

The fire detection, security detection, power status and meter reading system for the entire District.

3.4 Annexation Agreement

The Annexation Agreement between the City of Arvada and Jefferson Center Associates, which will be executed concurrently with this Agreement.

3.5 Availability of Service or Facilities Charges

Those charges to be assessed by the District for the development of services and facilities that are available to a property within the District, yet have not been utilized by said property. These fees are only charged until such time as the property is significantly utilizing said services.

3.6 Bonds

Bonds, notes, certificates, debenture, contracts or other evidences of indebtedness or borrowing issued or incurred by the District pursuant to law.

3.7 Cable System

The closed circuit television cable or communication system throughout the District.

3.8 City Inspection Fee

A charge assessed to an applicant for City services to reimburse the City's cost of inspecting the facilities and service lines and/or meter installations for compliance with City standard specifications and drawings.

3.9 City Services

All City services, including fire protection, police, inspection, code enforcement, street maintenance, traffic signalization, water, irrigation water, wastewater collection and disposal and storm drains.

3.10 City User Rate or User Charge

The periodic charges, as amended, imposed by the City and billed to ultimate consumers of services provided by the City to cover the costs of providing such services. Such charges shall principally include, operational and maintenance costs of the City.

3.11 City Tap Fee

A City of Arvada one time fee assessed to an applicant for a permit to take water from the City's water system, irrigation water system, or to discharge sewage into the City's sewer system. The tap fee is generally for capital improvement costs for expanding or enhancing the systems.

3.12 County

Jefferson County, Colorado.

3.13 County Intergovernmental Agreement

An Intergovernmental Agreement between the the City, the County, the District and Jefferson Center Associates which provides for the mutual enforcement of the CDP, as defined in section 3.20.

3.14 District

Jefferson Center Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado organized and existing under Article 1 of Title 32, Colorado Revised Statutes, as amended, and its successors, in Jefferson County, State of Colorado.

3.15 District Development Fee

The one time fee imposed by the District and collected by the City on behalf of the District for connection to facilities constructed by the District and for the right to use District facilities.

3.16 District User Rate or User Charge

The periodic charges, as amended, imposed by the District and billed to ultimate consumers of services provided by the District to cover the costs of providing such services. Such charges shall include operational and maintenance costs of the District.

3.17 Facilities

Any amenity or improvement that is built, installed, or established to serve a particular purpose, including, but not limited, to water, irrigation water, wastewater, wastewater collection and disposal, storm drainage, parks and recreation, street improvements, street and public area lighting, traffic and safety controls and devices, transportation, power systems, gas systems, telephone systems and cable systems. This term shall also include such additional or alternative amenities as are provided, developed or constructed by the City or the District as permitted by Colorado Revised Statutes.

3.18 Gas System Facilities

The natural gas production, stripping, transmission, distribution and metering system throughout the District.

3.19 Irrigation Water Facilities

A potable or non-potable irrigation water reservoir, storage tank, treatment, pumping and transmission system, land and easements, as required, and incidental and appurtenant properties and facilities throughout the District.

3.20 Jefferson Center Comprehensive Development Plan

The Jefferson Center Comprehensive Development Plan for the Jefferson Center Development Area as prepared by the the City, the County, the District and Jefferson Center Associates. The Jefferson Center Comprehensive Development Plan is referred to herein as the "CDP". On _____, 1989 the City Council adopted the CDP. The CDP, as amended, is incorporated herein by reference.

3.21 Order of the District Court

The order of the District Court, Jefferson County, Colorado, creating Jefferson Center Metropolitan District No. 1, dated _____, 1989.

3.22 Park and Recreation Facilities

Such park and recreation facilities provided by the District, including, but not to be limited to, a pedestrian, bike and equestrian trail system, landscaped open space, parks, recreation structures and facilities, signage, picnic areas, ball fields, golf courses, parking lots, ponds, fountains and all necessary, incidental and appurtenant properties and facilities, all as from time to time determined to be required by the District or as required by the City for public parks.

3.23 Person or User

Any individual, association, corporation, partnership, or any public body, or other legal entity.

3.24 Petition for Organization

The petition for organization of the District filed with the District Court, Jefferson County, Colorado on _____, 1989.

3.25 Plans

The plans, documents, drawings and specifications prepared by or for the District for the construction, installation or acquisition of any of the facilities, including any amendments thereto

and any change order, revision, or modification thereof approved by the parties hereto as set forth herein.

3.26 Plant

Sewage treatment plants, water treatment plants, irrigation water plants, pump stations, storm water treatment plants, power and gas system facilities, fire stations or other public facilities, including expansions or modifications thereto.

3.27 Power System

The electrical power generation, transformation, distribution and metering system, including emergency system throughout the District.

3.28 Reservoir, Raw Water

Any water retention structure which requires a permit by the Colorado State Engineer's Office.

3.29 Resolution of the County

The resolution of the Jefferson County Commissioners, dated _____, 1989, approving the Service Plan for Jefferson Center Metropolitan District No. 1 and this Agreement.

3.30 Service Plan

That plan entitled "Service Plan for Jefferson Center Metropolitan District No. 1, Jefferson County, Colorado" dated _____, 1989, which, as amended, is incorporated hereby by reference.

3.31 Storm Drainage Facilities

Such drainage facilities as the District is authorized by law to provide including, but not limited to, flood and surface drainage facilities constructed pursuant to City approved plans, including collection and detention facilities, land and easements, and incidental and appurtenant properties and facilities, all as from time to time determined to be required by the District or City.

3.32 Street Improvements

Such street improvements as the District is authorized by law to provide both within and outside the District's boundaries, to include, but not to be limited to, the necessary street improvements, sidewalks, bridges, parking facilities, curbs and gutters, paving, lighting, grading, landscaping, and other street improvements including culverts and other drainage facilities, conduits, land and easements, and all necessary devices and incidental and appurtenant facilities, all as from time to time determined to be required by the District or City, and constructed pursuant to City approved plans.

3.33 Street Lighting

Lighting devices installed along streets and in other public areas both within and outside the District's boundaries for purposes of supplemental illumination during periods of darkness.

3.34 Telephone System

The telephone communication, data transmission and switching system throughout the District.

3.35 Traffic and Safety Controls and Devices

Transportation safety controls and devices as the District is required by law to install either within or outside the District's boundaries on streets and highways together with all necessary, incidental, and appurtenant facilities, land, and easements, all from time to time determined to be required by the District or City.

3.36 Transportation Facilities

A transportation system as approved by the City or other controlling governmental agency which may include, but shall not be limited to, buses, vehicles and other means of conveyance, park and ride facilities and all necessary incidental and appurtenant properties and facilities together with extensions of and improvements to said system.

3.37 Warranty

The express promise made by the District that the facilities are and shall be free from defective materials and workmanship discovered within the appropriate Warranty Period for the facilities from and after the date of their acceptance by the City pursuant to 6.0 hereof. The Warranty extended by the District hereunder shall be the exclusive warranty extended hereunder with respect to facilities constructed hereunder and shall be in lieu of all other warranties, express or implied.

3.38 Warranty Period

For streets, sidewalks, curbs, gutters and bikepaths shall be two years, and for all other facilities shall be one year.

3.39 Wastewater Facilities

Such wastewater facilities and services as the District is authorized by law to provide including, but not limited to, storm or sanitary sewers, or both, flood and surface drainage, treatment and disposal works and facilities, sewage treatment plants, sanitary sewer treatment and trunk, interceptor, or main sewers, land application equipment, drainage facilities necessarily related to the construction of the sanitary sewer collection and transmission system, land and easements, and all necessary or proper equipment, facilities and appurtenances thereto, all as from time to time determined to be required by the District or City.

3.40 Water Facilities

Such water facilities as the District is authorized by law to provide for water supplies for domestic and other public and private purposes by any available means, and all water, water rights and necessary or proper wells, reservoirs, treatment works and facilities, to include, but not be limited to, a water acquisition and supply, treatment, storage, distribution transmission system, standby fire protection system, land and easements, and incidental equipment and appurtenances thereto all as from time to time determined to be required by the District or City. This definition shall also include the acquisition by the District of facilities outside the District.

4.0 Construction and Financing of Facilities

4.1 Facilities and Services

In accordance with the terms of this Agreement, the District shall, from time to time, design, acquire, construct, install and complete facilities, at its sole cost and expense. The District may finance the same in whole or in part by the sale of Bonds. The City consents to the District providing the facilities and services described in the Petition for Organization and the Service Plan, in accordance with this Agreement.

4.2 The City shall have the right to review and comment on the District's Service Plan, as amended.

4.3 Standards, Specifications, Construction and Change Orders

The District agrees that all City ordinances, resolutions, standards, specifications and procedures, shall be complied with in the construction of any facilities, as approved by the City's Public Works

Director. The location of facilities shall be shown on the Plans and must be approved by the City. The City shall at all times have full access to, and inspection rights of the construction of any facilities by the District or its agents or contractors.

The District shall not construct facilities until Plans for construction of facilities have been approved by the City, unless the City fails to respond to a request for approval by the District within 30 days. The District shall not accept from contractors any facilities which are not constructed to all applicable City standards and specifications in effect at the time of commencement of construction.

The City's review of Plans or specifications shall not give rise to any liability by the City to the District nor constitute a waiver of the requirement that all facilities are constructed to all City specifications. Once agreed to by the City and District, the Plans for the facilities or other public improvements shall not be amended except by written plan revisions, pursuant to mutual agreement. In the event the party requesting such plan revisions does not receive a written reply within 15 days of the date of such request, the other party's consent thereto shall be implied.

The District shall impose a warranty clause in all construction contracts, that is in strict accordance with the warranty requirements of this Agreement.

The District shall award contracts for public works construction only to contractors who are licensed, bonded and in good standing with the City. The contractor selected shall be required to obtain and pay for all necessary City permits.

It is agreed that the District may construct the facilities in phases according to the Service Plan. Facilities which are to be constructed in phases may be accepted in phases by the City.

The District shall pay all applicable City fees including, but not limited to, building permit, inspection, and plan review fee.

4.4 Cooperation in Obtaining Permits and Approvals

The City and District agree to cooperate in obtaining the necessary permits and approvals necessary to construct or operate any facility in accordance with the approved Service Plan. The City agrees to apply for any such permits or approvals in its name or in the joint names, if necessary, of the District and the City. In the event the City should for any reason fail or refuse to so cooperate, the District may independently pursue such permits or approvals and the City shall not act, or fail to act, so as to delay or prevent the District from obtaining such permits or approvals.

At the request of the District and at the earliest possible date, the City agrees that as a management agency, it shall seek inclusion of the District, within the service area of its DRCOG Clean Water Plan and the Metropolitan Denver Sewage Disposal District No.1 Basin Facility Plan.

4.5 Authorization of Bonds and Use of Proceeds

The District may finance the facilities by bonds to be issued and sold from time to time in aggregate amounts not to exceed the amounts set forth in the Service Plan as the Board of Directors of the District shall determine in its sole discretion and in a manner consistent with and subject to the provisions of this Agreement.

The proceeds of bonds may be used to finance the refunding of prior bonds; to finance the provision, acquisition, construction, installation and completion of any and all facilities; to pay engineering, legal, financial and other professional fees and expenses incurred by the District; to

pay attorneys fees, underwriters costs, and other costs of Bond issuance including, but not limited to, the costs of any credit enhancement devices; to fund necessary reserves or capitalized interest; to pay the costs relating to the organization of the District, and for any other lawful purpose of the District.

4.6 Recreation Facilities or Areas

The District shall have the right to participate in the construction of one or more recreational facilities or areas within the District's Service Area. The District's Service Area is defined in the Service Plan. The District reserves the right to enter into other agreements with other entities for operation and maintenance of said recreation facilities.

4.7 Construction of Facilities Within the District by the City

Nothing contained herein shall be construed to prevent the City from constructing any necessary public improvement within the District. The City shall have the right, but not the obligation to construct such facilities. Any such facilities constructed by the City shall be paid for by the City. In no event shall the City construct public improvements or connect to the Water, Wastewater, Irrigation Water facilities, or other facilities within the District if such construction or connection would, in the opinion of a mutually agreed upon independent engineering consultant, significantly affect the availability of said facilities or services to property owners within the District.

4.8 Protection of Work, Employees, Public and Property

The District shall cause the following to be in all contracts awarded by the District:

4.8.1 The District shall require the contractor to be responsible for initiating, maintaining and supervising all safety precautions and programs in conjunction with the work. The District shall require the contractor to take all necessary precautions for the safety of and shall provide the necessary protection to prevent damage, injury or loss to all employees on the work and the public who may be affected thereby, all the work and all the materials or equipment to be incorporated therein, whether in storage on or off the site, and other property at the site or adjacent thereto, including pedestrian and vehicular traffic, trees, shrubs, lawns, fences, walks, pavements, roadways, structures and utilities, shown or not shown on the plans which are not designated for removal, relocation or replacement in the course of construction.

4.8.2 The District shall require the contractor to comply with all applicable laws, ordinances, rules, regulations and order of any private or public body having jurisdiction. The District shall require the contractor to notify owners and users of adjacent utilities when prosecution of the work may affect them. The District shall require the contractor to keep adjacent highways, streets and private access open to traffic and free of dirt and litter resulting from handling operations. The District shall require the contractor to take reasonable precautions to protect private property adjacent to the project from such nuisances as dust, dirt, rock and excessive noise. The District shall require the contractor to remedy all damage, injury or loss to any property caused, directly or indirectly, in whole or in part, by the contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them be liable, except such as may be due to errors in the contract documents, or caused by agents or employees of the owner.

5.0 Rates, Fees, Tolls, Charges and Taxes

5.1 City Tap Fee

The City may impose a City Tap Fee. The City shall not impose a City Tap Fee for cost of construction of facilities which have been constructed by the District. The City has the right to impose tap fees or connection charges required by other governmental agencies.

5.2 District Development Fee

The District may impose a District Development Fee. Said Fee may be increased or decreased in the sole discretion of the Board of Directors of the District. The District shall not impose a District Development Fee for cost of construction of facilities which have been constructed by the City. The District has the right to impose Development fees or connection charges required or imposed upon it by other governmental agencies.

5.3 City User Rate or Charges

The City may impose a City User Rate or Charges. The City shall not impose any City User Rate or Charges to users that do not receive services from the City relative to said charge. The City has the right to impose User Rate or Charges required by other governmental agencies.

5.4 District User Rate or Charges

The District may impose a District User Rate or Charges. The District shall not impose any District User Rate or Charges to users that do not receive services from the District relative to said charge. The District has the right to impose User Rate or Charges required by other governmental agencies. The District User Rate or Charges is in addition to the City User Rate or Charges, if the City imposes said rate or charges.

5.5 Availability of Service or Facilities Charges

The District may impose Availability of Service or Facilities Charges pursuant to Colorado Revised Statutes.

5.6 Other District Charges

Other fees, rates, tolls, charges, or penalties not specifically identified herein may be imposed by the District. The District shall provide the City an opinion from the District's legal counsel addressed to the City that such rates, fees, tolls, charges or penalties are lawful. Such opinion shall be delivered to the City with the District's resolution establishing such rates, fees, tolls, charges or penalties as provided herein.

5.7 Taxes

The District may levy ad valorem taxes without limitation as to the rate or amount upon taxable property within the District in accordance with Colorado Revised Statutes.

5.8 Establishing City Tap Fees and User Charges

The City and District shall periodically conduct studies to determine the appropriate user charges and tap fees for water and sewer services for properties within the District. The City and the District will make available to each other the calculations for these charges and fees at least 60 days prior to the effective date of the new tap fees or user charges. The final combined amount of the City and District user charges and tap fees shall be negotiated by the District and the City. If said negotiations fail then the City shall set tap fees and user charges and the provisions of Section 8.11 shall govern.

The District agrees to deliver a copy of any approved Resolution of the Board of Directors of the District which establishes District fees or charges or amends previously established fees or charges to the City at least sixty days prior to the effective date of such resolution.

The City agrees to deliver a copy of any approved Resolution or Ordinance which establishes City fees or charges or amends previously established fees or charges to the District within five days of City Council approval.

5.9 City to Collect Revenues on Behalf of District

All District fees, and other charges referred to in 5.2, 5.4, 5.5 and 5.6 above shall be collected by City on behalf of District. The schedule for determining such fees and charges shall be as determined in 5.8. The City shall deduct an Administrative Fee, as outlined in 3.1, for its collection of revenues on behalf of District.

The City shall collect the fees referred to in 5.2, 5.4, 5.5 and 5.6 and shall remit the same to the District, or its designee, on or before the 10th day of each month. City shall remit such fees to the District's designee upon receipt of written notice from the District naming such designee.

All fees and charges described herein and other applicable City and District fees and charges shall be collected by the City prior to the City's issuance of a building permit to the owner or developer of the property to which service will be provided by the City or the District.

Any trustee for the owners of the District's bonds shall be entitled to seek to enforce this Agreement in any manner it deems appropriate.

5.10 Meter Reading and Billing

The District is planning to develop a state of the art electronic security alarm system and a utility meter reading and billing system. Because of the operational efficiency afforded by such systems, the parties agree to a modification in the User Rates and Charges to the properties within the District that are served by said systems. The reduction of said rates shall be based on efficiency of operation and shall be determined by and mutually agreeable to the Parties.

6.0 Operation, Repair, Maintenance and Ownership of Facilities

6.1 Maintenance of Water, Irrigation Water and Wastewater Facilities

Upon completion by the District of such facilities or upon completion of operable portions of such facilities, and upon acceptance of such facilities by the City pursuant to 6.4 hereof, the City agrees to operate, maintain, repair and replace the facilities.

The City shall have no obligation to operate, maintain, repair or replace such facilities which have not been constructed by the District to all applicable ordinances, regulations, and Engineering specifications of the City, except as provided for in Section 4.2; and accepted by City as provided for therein. If a facility fails to meet any of these provisions, the District shall remedy the defect promptly and the City shall have no obligation to operate, maintain, repair or replace until the District has remedied the defect. The City shall operate, maintain, repair or replace the facilities in accordance with its standard policies and procedures, and in such manner as the City maintains other similar facilities.

The District shall furnish the City with a complete project design and construction file, including but not limited to complete "as-built" plans, and the manufacturer's maintenance and operation manuals for the equipment installed, of all facilities which the City has accepted.

The City shall at all times have full right of access to facilities constructed by the District and conveyed to the City pursuant to this Section. Notwithstanding Section 4.0, once the City accepts said facilities, the City shall be permitted to make such repairs, modifications, or connections as it determines to be necessary or desirable without liability to the District.

6.2 Repair, Maintenance and Replacement of Street Improvements

The City shall maintain, including snow removal, all paved public streets consistent with City standards. Maintenance, including snow removal, of unpaved public or private streets or parking lots shall not be the responsibility of the City unless provided for by a separate agreement. The City shall have no obligation to maintain public street improvements which have not been constructed to all applicable City specifications and construction has been accepted by the City.

6.3 Recreational Facilities

The City shall maintain or cause to be maintained all City owned Park and Recreation facilities. The City shall have no obligation to operate and maintain Park and Recreation facilities which are not owned by the City.

6.4 Acceptance for Maintenance

Upon the completion of construction of facilities, and upon compliance by the District with the requirements herein, the City shall accept such facilities for maintenance. The acceptance procedure shall be:

The District shall request inspection and acceptance of facilities by written notification of completion. The District shall request inspection and acceptance by the City Engineer or other official designated by the Public Works Director for receipt of such notice. Acceptance shall be evidenced by a letter signed by said official which shall not be unreasonably withheld. If not accepted, written notification specifically enumerating and describing those defects which preclude City's acceptance of the facilities shall be provided to the District. Such maintenance shall not apply to defective materials or workmanship during the warranty period.

6.5 Ownership of Facilities

Prior to completion and acceptance by the City the District shall own the facilities. Upon acceptance by the City, the facilities shall be conveyed to City by an instrument acceptable to the City and the facilities shall be free and clear of all encumbrances.

District facilities may be constructed in easements which shall also be dedicated to the City or on property owned by the City. The District and its agents shall have access to such rights-of-way or easements owned by the City. The City shall not interfere with the District in the lawful exercise of the powers of the District for the purpose of construction, extension, or enlargement of the facilities by the District and for all other District purposes set forth herein, and in the Petition for Organization and the Service Plan.

Acceptance of facilities by the City and expiration of the warranty period without delivery of notice by the City to the District of defects in the facilities shall be conclusive evidence of the construction of such facilities to all applicable City specifications.

The District reserves the right to purchase water rights and own them in its own name. The District may use said water rights for any purpose, including the sale of said rights, provided it does not compete with City in supplying potable water to the Jefferson Center Development Area. The City shall receive fee ownership for said water rights only upon the request of the District to process said water for use in the District's Service Area, as defined in the Service Plan.

7.0 Fire Protection

7.1 Pursuant to C.R.S 32-1-301, as amended, the District, may at its option, provide fire protection services for the Jefferson Center Development Area.

7.2 As defined in Section 4.0 of the Annexation Agreement, the District may, request, at any time, in writing, that the City establish a full time paid fire department to staff one or more fire stations to serve the JC Development Area. If so requested by the District the City shall provide said service within a 20 month period. The property owners in the JC Development Area, through the District, shall be responsible to cover all District and accountable costs for said municipal fire protection service. Such accountable costs accrued by the City shall include all initial capital equipment and building cost, employee costs including all benefits and training and other miscellaneous non-general fund costs directly related to providing fire service. The District may, at its option, assess property in the JC Development Area to pay said total accountable costs. Such payments shall be made on or before May 15 of the year following the year for which the annual fee is calculated.

7.3 The City and JCA shall cooperate with the County and the District in maximizing the efficiency of a public safety operation throughout the JC Development Area. This cooperation shall include, but not be limited to:

7.3.1 The construction and operation of a fire and security dispatch center.

7.3.2 Building and home alarm systems.

7.3.3 Fire and public safety training.

7.3.4 Communication systems.

7.3.5 Mutual aid response.

7.3.6 Coordinating efforts with the Jefferson County Sheriffs Department.

7.3.7 Administration.

8.0 General Terms

8.1 Franchise Agreements

The City agrees that the District may negotiate a franchise agreement with the City for public utilities; provided, however, that the District has complied with the Colorado Public Utilities Law for any public utility function performed by the District.

8.2 City Infrastructure Participation Payment

In consideration of the extraordinary nature of the public improvements the District is installing and the general public benefits to be derived therefrom, the City agrees to pay the District quarterly, sums of money equivalent to one-half of the ad valorem taxes levied by the City on non-residential property in the service area of the District; and one-half of the sales and use taxes collected by the

City from taxable activity on the non-residential property within the service area of the District; and one-half of the lodging tax, admissions tax, and any other tax, excluding Fire Protection Service Tax, Road and Bridge Tax, Auto Related Taxes and Shared Highway User Tax, collected by the City from taxable activity on the non-residential property within the service area of the District, Said payments equal to one-half of the sales and use taxes collected by the City from non-residential sales or uses occurring within the service area of the District shall be based on the sales and use tax rate in effect or a three percent sales and use tax rate, whichever is greater.

8.2.1 For the first five years following the effective date of this Agreement, the District is authorized to use these payments for any and all operating expenses related to the activities of the District. Thereafter, the District shall use these payments exclusively for District activities which are specifically listed below.

- Bond principal payments
- Bond interest payments
- District infrastructure planning and engineering and insurance costs related to construction
- Bond council
- Right-of-way and site purchases
- Water rights acquisition
- Construction of fire station
- Construction of a police sub-station
- Construction of a municipal service center

8.2.2 The City shall have the right to audit such payments. Such auditing shall be performed by the City in order to ensure that the District uses said payments exclusively for the District's service costs noted in Section 8.2.1.

8.2.3 The City shall place said payments into a separate escrow account which shall be located at a bank mutually determined by the City and the District. Payments from this account to the District shall require the signature of the City and the District. All revenues received from the escrow account shall revert to the account and shall be used by the District, subject to conditions specified herein.

8.2.4 These payments shall continue until any bonds issued by the District are redeemed, defeased or otherwise retired, or for forty five years from the date of this Agreement, whichever occurs first. The City shall have no further obligation for payments on any improvement or facility constructed by the District after the expiration of said term.

8.3 Restrictions on Expansion of District's Powers

The parties hereto acknowledge that the District was approved by the County to be organized for the purpose of providing, acquiring, constructing, installing and completing the facilities, as described in this Agreement, and providing or causing to be provided the services described in the Petition for Organization and the Service Plan and for other purposes authorized to metropolitan districts by Colorado Revised Statutes, as such intention was expressed in the Resolution of the County.

8.4 Condition on Changes of District's Boundaries

The District covenants and agrees that it will not cause any territory included in the District to be excluded from the District unless said territory is included in another metropolitan and/or other special district, without first obtaining City approval. Notwithstanding the aforesaid, no property shall be excluded from the District if bonds have been issued to finance facilities.

The City and the District agree that the District may expand its area to the ultimate boundary limits identified in the Service Plan.

8.5 If for any reason any water and sanitation district that currently exists within the District's ultimate service boundary, is dissolved, absorbed by the City, or amends its service plan not to include previously included territory in the District's ultimate service boundary, the District shall expand its service area, within the District's ultimate service boundary, into the territory of said water and sanitation district. The District shall, at no cost, also be allowed to use and/or modify any facilities that may be obtained by the City in their absorption of any water and sanitation district that currently exists within the District's ultimate service boundary. The City may assess the District for any prorated debt of said existing water and sanitation District, subject to the provisions of Section 8.11.

8.6 Zoning

If the City initiates a rezoning of property within the District, without the District's and impacted property owner's consent, to prohibit the land uses and associated intensities shown in the District's approved Service Plan such that the assessed valuation on such property is reduced, the City shall pay the incremental difference in taxation income to the District.

8.7 Indemnification

The District will indemnify and hold the City free and harmless from any loss, claim, damage, tax, penalty, liability, disbursement, reimbursement, litigation expense, attorneys fees and other expenses or court costs arising out of, or in any way relating to the issuance or sale of the District bonds or the execution or performance of this Agreement, including but not limited to those obligations which the City has expressly accepted pursuant to this Agreement, except for any of the above which may arise as a result of City's willful or intentional misconduct.

8.8 Dissolution of District

The Board of Directors of the District may dissolve the District if all bonds or financial obligations of the District have been paid and if the services provided by the District are no longer functional or desired by the Board.

8.9 Reimbursement

To the extent permitted by law and consistent with the City's reimbursement Ordinance, the City agrees that it shall charge property owners outside the District for the prorated cost of developing facilities built by the District outside its ultimate service area, as defined in the Service Plan, prior to permitting connection to such facilities by users located outside the District.

8.10 Reports

Copies of all reports required to be filed by the District pursuant to CRS 32-1-104(2) and 32-1-823(1), as amended, or which may be requested by the City pursuant to CRS 32-1-207(3)(c), as amended, shall be delivered by District to City in a timely manner.

8.11 Negotiations

8.11.1 Negotiations between the City and the District, as specified herein, for the purpose of setting fees, rates, resolving issues or other relationships, indicated by this Agreement yet undefined at its execution, shall be undertaken in good faith to be fair and expedient for both parties.

8.11.2 If it is determined by one or both parties that the negotiation process has failed, the parties have the duty to continue with the services and obligations specified herein at the proposed new rates. In such case, the parties shall jointly or independently seek, mediation, counseling, professional advisement or legal remedies to resolve any issue that could not be resolved using the negotiation procedures specified Section 8.11.1. After such resolution, said fees and rates shall be adjusted to the finally agreed upon amount.

8.12 Indebtedness of the City

Notwithstanding Section 8.2, no provision, covenant or agreement contained in this Agreement, nor any obligations herein imposed upon the City, nor the breach thereof, nor the issuance and sale of any bonds by the District shall constitute or create an indebtedness of the City within the meaning of any Colorado Constitution, Colorado Revised Statutes or the City Charter. The City shall have no obligation whatsoever to repay any debt or liability of the District.

8.13 Insurance

The District shall, at its own expense, keep in full force at all times, liability and property insurance with the City named as an additional insured, for the monetary limits provided by the Colorado Governmental Immunity act, C.R.S. §24-10-101 et seq. The City shall be responsible for any additional premium costs the District might incur by having the City as an additional insured. Any such additional premium costs shall be paid to the District by the City on the date said premium is due.

9.0 Notices

Notice shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing, to the other party or parties. Such notice shall be deemed to have been given when deposited for delivery by the United States Postal Service.

If to the City: City Manager
 City of Arvada
 8101 Ralston Road
 Arvada, Colorado 80002

If to the District: Chairman of the Board
 Jefferson Center Metropolitan District No. 1
 18300 West Highway 72
 Golden, Colorado 80403

10.0 Instruments of Further Assurance

The City and the District covenant that they will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged, and delivered such acts, instruments and transfers as may reasonably be required for the performance of their obligations hereunder.

11.0 Integration and Amendment

This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings, except as specified herein. This Agreement may be amended only by an instrument in writing signed by the parties. If any other provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect.

12.0 Assignment

No transfer or assignment of this Agreement or of any rights herein or hereunder shall be made by either party without the prior written consent of the other.

13.0 Binding Effect

This Agreement shall inure to the benefit of, and be binding upon, the parties, their respective legal representatives, successors, heirs, and assigns; provided, however, that nothing in this paragraph shall be construed to permit the assignment of this Agreement except as otherwise expressly authorized herein.

14.0 Waiver of Breach

A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

15.0 Paragraph Captions

The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

16.0 Governmental Authority

The City and District shall shall comply with any and all valid Jefferson County, Colorado State and United States Federal laws covering the subject of this Agreement and any and all valid orders, regulations or licenses issued pursuant to said laws governing the subject of this Agreement.

17.0 Recording

This Agreement shall be taken to Jefferson County by the City and recorded by the Jefferson County Clerk and Recorder in Jefferson County, Colorado.

18.0 Governing Law

This Agreement shall be governed by the laws of the State of Colorado.

19.0 Signature

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names and attested by their duly authorized officers, all as of the date written below.

DATED: _____, 1989.

City of Arvada, a Colorado Municipal Corporation
8101 Ralston Road
Arvada, Colorado 80002

ATTEST:

Mayor

City Clerk

Jefferson Center Metropolitan District No. 1

Chairman of the Board of Directors

ATTEST:

Secretary

Exhibit 6

Land Use and Development Projections

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 1990

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	300	1,599	1,161	3,060
Annual Gross Build. Absorption Rate Increase	%	na	na	na	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	4,000	20,000	4,000	28,000
Gross Build. Absorption (To Date)	Sq.Ft.	4,000	20,000	4,000	28,000
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	3,800	19,000	3,800	26,600
Net Leased Area (To Date)	Sq.Ft.	3,800	19,000	3,800	26,600
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	1	1	0	na
Estimated Buildings (To Date)	Buildings	1	1	0	1
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	3,420	380	76	3,876
Gross Floor Area Ratio* or DUs/Ac	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	0.57	2.9	0.6	4
Gross Land Absorption (To Date)	Sq.Ft., DU	1	3	1	4
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	8	21	15	44
Total Employees (to Date)	People	8	21	15	44
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	0.06	0.29	0.06	0
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	340,000	1,000,000	340,000	1,680,000
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value	\$	98,600	290,000	98,600	487,200
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value	\$	56,250	250,000	50,000	356,250
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value	\$	16,313	72,500	14,500	103,313
Assessed Value (land and building) (To Date)	Dollars	114,913	362,500	113,100	590,513

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year 1990
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	499	1,573	491	2,563
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	342,000	19,000	3,800	364,800
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	10,260	570	114	10,944
City Business Property Tax	Dollars	125	393	123	641
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	10,883	2,537	728	14,148

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	2,873	9,063	2,828	14,763
City Infrastructure Participation Payment	Dollars	5,442	1,268	364	7,074
JCMD Development Fees	Dollars	1,200	2,250	480	3,930
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	60	25	8	93
Other	Dollars	0	0	0	0
TOTAL	Dollars	9,575	12,606	3,679	25,860

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
6/7/89

Year 1991

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	299	1,596	1,160	3,056
Annual Gross Build. Absorption Rate Increase	%	25%	400%	400%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	5,000	100,000	20,000	125,000
Gross Build. Absorption (To Date)	Sq.Ft.	9,000	120,000	24,000	153,000
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	4,750	95,000	19,000	118,750
Net Leased Area (To Date)	Sq.Ft.	8,550	114,000	22,800	145,350
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	1	3	1	na
Estimated Buildings (To Date)	Buildings	2	3	1	6
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	7,695	2,280	456	10,431
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	1.29	14.3	3.4	19
Gross Land Absorption (To Date)	Sq.Ft., DU	2	17	4	23
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	10	106	76	191
Total Employees (to Date)	People	17	127	91	235
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	0.19	1.72	0.40	2
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	765,000	6,000,000	2,040,000	8,805,000
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	221,850	1,740,000	591,600	2,553,450
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	126,563	1,250,000	300,000	1,676,563
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	36,703	362,500	87,000	486,203
Assessed Value (land and building) (To Date)	Dollars	258,553	2,102,500	678,600	3,039,653

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 1991
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	1,122	9,125	2,945	13,192
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	769,500	114,000	22,800	906,300
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	23,085	3,420	684	27,189
City Business Property Tax	Dollars	281	2,281	736	3,298
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	24,488	14,826	4,365	43,679

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	6,464	52,563	16,965	75,991
City Infrastructure Participation Payment	Dollars	12,244	7,413	2,183	21,840
JCMD Development Fees	Dollars	1,500	11,250	2,400	15,150
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	75	125	40	240
Other	Dollars	0	0	0	0
TOTAL	Dollars	20,283	71,351	21,588	113,221

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year

1992

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	298	1,582	1,157	3,037
Annual Gross Build. Absorption Rate Increase	%	25%	0%	0%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	6,250	100,000	20,000	126,250
Gross Build. Absorption (To Date)	Sq.Ft.	15,250	220,000	44,000	279,250
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	5,938	95,000	19,000	119,938
Net Leased Area (To Date)	Sq.Ft.	14,488	209,000	41,800	265,288
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	1	3	1	na
Estimated Buildings (To Date)	Buildings	3	6	2	10
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	13,039	4,180	836	18,055
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	2.19	14.3	6.3	23
Gross Land Absorption (To Date)	Sq.Ft., DU	4	32	10	46
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	12	106	76	193
Total Employees (to Date)	People	29	232	167	428
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	0.41	3.16	1.03	5
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	1,296,250	11,000,000	3,740,000	16,036,250
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	375,913	3,190,000	1,084,600	4,650,513
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	214,453	1,250,000	550,000	2,014,453
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	62,191	362,500	159,500	584,191
Assessed Value (land and building) (To Date)	Dollars	438,104	3,552,500	1,244,100	5,234,704

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 1992
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	1,901	15,418	5,399	22,719
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	1,303,875	209,000	41,800	1,554,675
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	39,116	6,270	1,254	46,640
City Business Property Tax	Dollars	475	3,854	1,350	5,680
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	41,493	25,542	8,003	75,039

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	10,953	88,813	31,103	130,868
City Infrastructure Participation Payment	Dollars	20,746	12,771	4,002	37,519
JCMD Development Fees	Dollars	1,875	11,250	2,400	15,525
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	94	125	40	259
Other	Dollars	0	0	0	0
TOTAL	Dollars	33,668	112,959	37,544	184,171

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Land Use and Development Projections
6/7/89

Year Start 1993

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	296	1,567	1,151	3,014
Annual Gross Build. Absorption Rate Increase	%	10%	2%	2%	na
Annual Gross Build. Absorption (This Year)	Sq. Ft.	6,875	102,000	20,400	129,275
Gross Build. Absorption (To Date)	Sq. Ft.	22,125	322,000	64,400	408,525
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq. Ft.	6,531	96,900	19,380	122,811
Net Leased Area (To Date)	Sq. Ft.	21,019	305,900	61,180	388,099
Estimated Avg. Building	Sq. Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	1	3	1	na
Estimated Buildings (To Date)	Buildings	4	8	3	15
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq. Ft.	18,917	6,118	1,224	26,258
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	3.17	14.6	9.2	27
Gross Land Absorption (To Date)	Sq. Ft., DU	7	46	20	73
Employees per square foot	Emp./Sq. Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	13	108	78	198
Total Employees (to Date)	People	42	340	245	627
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	0.72	4.62	1.96	7
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	1,880,625	16,100,000	5,474,000	23,454,625
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	545,381	4,669,000	1,587,460	6,801,841
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	311,133	1,275,000	805,000	2,391,133
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	90,229	369,750	233,450	693,429
Assessed Value (land and building) (To Date)	Dollars	635,610	5,038,750	1,820,910	7,495,270

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
6/7/89

Year 1993
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	2,759	21,868	7,903	32,529
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	1,891,688	305,900	61,180	2,258,768
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	56,751	9,177	1,835	67,763
City Business Property Tax	Dollars	690	5,467	1,976	8,132
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	60,199	36,512	11,714	108,425

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	15,890	125,969	45,523	187,382
City Infrastructure Participation Payment	Dollars	30,099	18,256	5,857	54,212
JCMD Development Fees	Dollars	2,063	11,475	2,448	15,986
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	103	128	41	271
Other	Dollars	0	0	0	0
TOTAL	Dollars	48,155	155,827	53,868	257,851

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year

1994

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	293	1,553	1,141	2,987
Annual Gross Build. Absorption Rate Increase	%	10%	5%	10%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	7,563	107,100	22,440	137,103
Gross Build. Absorption (To Date)	Sq.Ft.	29,688	429,100	86,840	545,628
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	7,184	101,745	21,318	130,247
Net Leased Area (To Date)	Sq.Ft.	28,203	407,645	82,498	518,346
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	2	3	1	na
Estimated Buildings (To Date)	Buildings	6	11	3	20
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	25,383	8,153	1,650	35,186
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	4.26	15.4	12.5	32
Gross Land Absorption (To Date)	Sq.Ft., DU	11	62	32	105
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	14	113	85	213
Total Employees (to Date)	People	56	453	330	839
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	1.15	6.16	3.20	11
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	2,523,438	21,455,000	7,381,400	31,359,838
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	731,797	6,221,950	2,140,606	9,094,353
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	417,480	1,338,750	1,085,500	2,841,730
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	121,069	388,238	314,795	824,102
Assessed Value (land and building) (To Date)	Dollars	852,866	6,610,188	2,455,401	9,918,455

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 1994
 Continued

STATISTICS AND PROJECTIONS						
Land Use Categories	Type	Commercial	Industrial	Office	Total	
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS						
City Property Tax	Dollars	0.00434	0.00434	0.00434	na	
City Property Tax Revenue	Dollars	3,701	28,688	10,656	43,046	
Sales per Square Foot	Dollars	100	50	50	na	
Gross Sales (This Year)	Dollars	2,538,281	407,645	82,498	3,028,424	
Sales Tax Rate	Dollars	0.03	0.03	0.03	na	
Sales Tax Revenue	Dollars	76,148	12,229	2,475	90,853	
City Business Property Tax	Dollars	925	7,172	2,664	10,762	
Miscellaneous Fees	Dollars	0	0	0	0	
TOTAL	Dollars	80,775	48,090	15,795	144,660	
JCMD INCOME (This Year)						
JCMD Revenue (@ 25 Mills)	Dollars	21,322	165,255	61,385	247,961	
City Infrastructure Participation Payment	Dollars	40,388	24,045	7,898	72,330	
JCMD Development Fees	Dollars	2,269	12,049	2,693	17,010	
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0	
JCMD User Rate or Charges	Dollars	113	134	45	292	
Other	Dollars	0	0	0	0	
TOTAL	Dollars	64,091	201,482	72,020	337,594	

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
6/7/89

Year 1995

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	289	1,537	1,129	2,955
Annual Gross Build. Absorption Rate Increase	%	10%	20%	25%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	8,319	128,520	28,050	164,889
Gross Build. Absorption (To Date)	Sq.Ft.	38,006	557,620	114,890	710,516
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	7,903	122,094	26,648	156,644
Net Leased Area (To Date)	Sq.Ft.	36,106	529,739	109,146	674,990
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	2	3	1	na
Estimated Buildings (To Date)	Buildings	8	14	5	26
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	32,495	10,595	2,183	45,273
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	5.45	18.4	16.5	40
Gross Land Absorption (To Date)	Sq.Ft., DU	17	80	49	145
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	16	136	107	258
Total Employees (to Date)	People	72	589	437	1,097
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	1.69	8.00	4.85	15
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	3,230,531	27,881,000	9,765,650	40,877,181
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	936,854	8,085,490	2,832,039	11,854,383
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	534,463	1,606,500	1,436,125	3,577,088
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	154,994	465,885	416,476	1,037,355
Assessed Value (land and building) (To Date)	Dollars	1,091,848	8,551,375	3,248,515	12,891,738

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
6/7/89

Year 1995
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	4,739	37,113	14,099	55,950
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	3,249,534	529,739	109,146	3,888,419
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	97,486	15,892	3,274	116,653
City Business Property Tax	Dollars	1,185	9,278	3,525	13,988
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	103,409	62,283	20,898	186,590

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	27,296	213,784	81,213	322,293
City Infrastructure Participation Payment	Dollars	51,705	31,142	10,449	93,295
JCMD Development Fees	Dollars	2,496	14,459	3,366	20,320
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	125	161	56	342
Other	Dollars	0	0	0	0
TOTAL	Dollars	81,621	259,545	95,084	436,250

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year

1996

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	283	1,519	1,112	2,915
Annual Gross Build. Absorption Rate Increase	%	10%	10%	20%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	9,151	141,372	33,660	184,183
Gross Build. Absorption (To Date)	Sq.Ft.	47,157	698,992	148,550	894,699
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	8,693	134,303	31,977	174,973
Net Leased Area (To Date)	Sq.Ft.	44,799	664,042	141,123	849,964
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	2	4	1	na
Estimated Buildings (To Date)	Buildings	9	17	6	33
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	40,319	13,281	2,822	56,422
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	6.77	20.3	21.3	48
Gross Land Absorption (To Date)	Sq.Ft., DU	24	100	70	194
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	17	149	128	295
Total Employees (to Date)	People	90	738	564	1,392
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	2.37	10.03	6.98	19
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	4,008,334	34,949,600	12,626,750	51,584,684
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	1,162,417	10,135,384	3,661,758	14,959,558
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	663,144	1,767,150	1,856,875	4,287,169
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	192,312	512,474	538,494	1,243,279
Assessed Value (land and building) (To Date)	Dollars	1,354,729	10,647,858	4,200,251	16,202,837

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
6/7/89

Year 1996
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	5,880	46,212	18,229	70,320
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	4,031,913	664,042	141,123	4,837,078
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	120,957	19,921	4,234	145,112
City Business Property Tax	Dollars	1,470	11,553	4,557	17,580
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	128,307	77,686	27,020	233,013
JCMD INCOME (This Year)					
JCMD Revenue (@ 25 Mills)	Dollars	33,868	266,196	105,006	405,071
City Infrastructure Participation Payment	Dollars	64,153	38,843	13,510	116,506
JCMD Development Fees	Dollars	2,745	15,904	4,039	22,689
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	137	177	67	381
Other	Dollars	0	0	0	0
TOTAL	Dollars	100,904	321,120	122,623	544,647

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year 1997

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaing Land Use Acres	Acres	276	1,499	1,091	2,866
Annual Gross Build. Absorption Rate Increase	%	20%	20%	10%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	10,981	169,646	37,026	217,653
Gross Build. Absorption (To Date)	Sq.Ft.	58,138	868,638	185,576	1,112,352
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	10,432	161,164	35,175	206,770
Net Leased Area (To Date)	Sq.Ft.	55,231	825,206	176,297	1,056,734
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	2	4	1	na
Estimated Buildings (To Date)	Buildings	12	22	7	41
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	49,708	16,504	3,526	69,738
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	8.34	24.3	26.6	59
Gross Land Absorption (To Date)	Sq.Ft., DU	32	125	96	253
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	21	179	141	341
Total Employees (to Date)	People	110	917	705	1,733
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	3.20	12.46	9.65	25
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	4,941,698	43,431,920	15,773,960	64,147,578
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	1,433,092	12,595,257	4,574,448	18,602,798
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	817,560	2,120,580	2,319,700	5,257,840
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	237,093	614,968	672,713	1,524,774
Assessed Value (land and building) (To Date)	Dollars	1,670,185	13,210,225	5,247,161	20,127,571

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
6/7/89

Year 1997
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	7,249	57,332	22,773	87,354
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	4,970,767	825,206	176,297	5,972,271
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	149,123	24,756	5,289	179,168
City Business Property Tax	Dollars	1,812	14,333	5,693	21,838
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	158,184	96,422	33,755	288,360

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	41,755	330,256	131,179	503,189
City Infrastructure Participation Payment	Dollars	79,092	48,211	16,877	144,180
JCMD Development Fees	Dollars	3,294	19,085	4,443	26,823
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	165	212	74	451
Other	Dollars	0	0	0	0
TOTAL	Dollars	124,305	397,764	152,574	674,643

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year

1998

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	268	1,474	1,065	2,807
Annual Gross Build. Absorption Rate Increase	%	25%	20%	10%	na
Annual Gross Build. Absorption (This Year)	Sq. Ft.	13,726	203,576	40,729	258,030
Gross Build. Absorption (To Date)	Sq. Ft.	71,864	1,072,214	226,305	1,370,382
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq. Ft.	13,040	193,397	38,692	245,129
Net Leased Area (To Date)	Sq. Ft.	68,270	1,018,603	214,989	1,301,863
Estimated Avg. Building	Sq. Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	3	5	2	na
Estimated Buildings (To Date)	Buildings	14	27	9	50
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq. Ft.	61,443	20,372	4,300	86,115
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	10.31	29.2	32.5	72
Gross Land Absorption (To Date)	Sq. Ft., DU	42	154	129	325
Employees per square foot	Emp./Sq. Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	26	215	155	396
Total Employees (to Date)	People	137	1132	860	2,128
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	4.24	15.38	12.89	33
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	6,108,403	53,610,704	19,235,891	78,954,998
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	1,771,437	15,547,104	5,578,408	22,896,949
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	1,010,581	2,544,696	2,828,808	6,384,085
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	293,069	737,962	820,354	1,851,385
Assessed Value (land and building) (To Date)	Dollars	2,064,505	16,285,066	6,398,763	24,748,334

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

1998
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	8,960	70,677	27,771	107,408
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	6,144,335	1,018,603	214,989	7,377,927
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	184,330	30,558	6,450	221,338
City Business Property Tax	Dollars	2,240	17,669	6,943	26,852
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	195,530	118,905	41,163	355,598

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	51,613	407,127	159,969	618,708
City Infrastructure Participation Payment	Dollars	97,765	59,452	20,581	177,799
JCMD Development Fees	Dollars	4,118	22,902	4,887	31,907
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	206	254	81	542
Other	Dollars	0	0	0	0
TOTAL	Dollars	153,701	489,736	185,519	828,956

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year 1999

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	258	1,445	1,032	2,735
Annual Gross Build. Absorption Rate Increase	%	10%	25%	10%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	15,099	254,470	44,801	314,370
Gross Build. Absorption (To Date)	Sq.Ft.	86,962	1,326,684	271,106	1,684,752
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	14,344	241,746	42,561	298,651
Net Leased Area (To Date)	Sq.Ft.	82,614	1,260,349	257,551	1,600,514
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	3	6	2	na
Estimated Buildings (To Date)	Buildings	17	33	11	61
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	74,353	25,207	5,151	104,711
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	12.48	36.5	38.9	88
Gross Land Absorption (To Date)	Sq.Ft., DU	55	190	168	413
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	29	269	170	468
Total Employees (to Date)	People	165	1400	1030	2,596
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	5.48	19.04	16.78	41
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	7,391,778	66,334,184	23,044,015	96,769,977
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	2,143,616	19,236,913	6,682,764	28,063,293
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	1,222,904	3,180,870	3,388,826	7,792,600
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	354,642	922,452	982,759	2,259,854
Assessed Value (land and building) (To Date)	Dollars	2,498,258	20,159,366	7,665,524	30,323,147

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 1999
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0,00434	0,00434	0,00434	na
City Property Tax Revenue	Dollars	10,842	87,492	33,268	131,602
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	7,435,259	1,260,349	257,551	8,953,159
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	223,058	37,810	7,727	268,595
City Business Property Tax	Dollars	2,711	21,873	8,317	32,901
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	236,611	147,175	49,312	433,098

JCMD INCOME (This Year)

JCMD Revenue (@ 2.5 Mills)	Dollars	62,456	503,984	191,638	758,079
City Infrastructure Participation Payment	Dollars	118,305	73,588	24,656	216,549
JCMD Development Fees	Dollars	4,530	28,628	5,376	38,534
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	226	318	90	634
Other	Dollars	0	0	0	0
TOTAL	Dollars	185,518	606,518	221,760	1,013,795

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections
6/7/89

Year 2000

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	245	1,409	993	2,647
Annual Gross Build. Absorption Rate Increase	%	10%	10%	10%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	16,608	279,917	49,282	345,807
Gross Build. Absorption (To Date)	Sq.Ft.	103,570	1,606,600	320,388	2,030,558
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	15,778	265,921	46,818	328,516
Net Leased Area (To Date)	Sq.Ft.	98,392	1,526,270	304,368	1,929,030
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	3	7	2	na
Estimated Buildings (To Date)	Buildings	21	40	13	74
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	88,553	30,525	6,087	125,166
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	14.86	40.2	46.0	101
Gross Land Absorption (To Date)	Sq.Ft., DU	70	231	214	514
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	32	295	187	514
Total Employees (to Date)	People	197	1696	1217	3,110
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	6.97	23.05	21.38	51
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	8,803,491	80,330,012	27,232,952	116,366,454
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	2,553,012	23,295,703	7,897,556	33,746,272
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	1,456,460	3,498,957	4,004,846	8,960,263
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	422,373	1,014,698	1,161,405	2,598,476
Assessed Value (land and building) (To Date)	Dollars	2,975,386	24,310,401	9,058,961	36,344,748

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 2000
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	12,913	105,507	39,316	157,736
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	8,855,276	1,526,270	304,368	10,685,914
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	265,658	45,788	9,131	320,577
City Business Property Tax	Dollars	3,228	26,377	9,829	39,434
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	281,800	177,672	58,276	517,748
JCMD INCOME (This Year)					
JCMD Revenue (@ 25 Mills)	Dollars	74,385	607,760	226,474	908,619
City Infrastructure Participation Payment	Dollars	140,900	88,836	29,138	258,874
JCMD Development Fees	Dollars	4,983	31,491	5,914	42,387
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	249	350	99	698
Other	Dollars	0	0	0	0
TOTAL	Dollars	220,516	728,437	261,624	1,210,577

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections
6/7/89

Year 2001

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	230	1,368	947	2,546
Annual Gross Build. Absorption Rate Increase	%	10%	10%	10%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	18,269	307,908	54,210	380,387
Gross Build. Absorption (To Date)	Sq.Ft.	121,840	1,914,508	374,597	2,410,946
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	17,356	292,513	51,499	361,368
Net Leased Area (To Date)	Sq.Ft.	115,748	1,818,783	355,868	2,290,398
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	8	2	na
Estimated Buildings (To Date)	Buildings	24	48	15	87
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	104,173	36,376	7,117	147,666
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	17.48	44.2	53.7	115
Gross Land Absorption (To Date)	Sq.Ft., DU	87	275	268	629
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	35	325	206	566
Total Employees (to Date)	People	231	2021	1423	3,676
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	8.72	27.47	26.75	63
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	10,356,375	95,725,423	31,840,782	137,922,579
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	3,003,349	27,760,373	9,233,827	39,997,548
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	1,713,371	3,848,853	4,682,468	10,244,691
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	496,878	1,116,167	1,357,916	2,970,961
Assessed Value (land and building) (To Date)	Dollars	3,500,226	28,876,540	10,591,742	42,968,508

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year 2001
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	15,191	125,324	45,968	186,483
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	10,417,294	1,818,783	355,868	12,591,945
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	312,519	54,563	10,676	377,758
City Business Property Tax	Dollars	3,798	31,331	11,492	46,621
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	331,508	211,219	68,136	610,863

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	87,506	721,913	264,794	1,074,213
City Infrastructure Participation Payment	Dollars	165,754	105,609	34,068	305,431
JCMD Development Fees	Dollars	5,481	34,640	6,505	46,626
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	274	385	108	767
Other	Dollars	0	0	0	0
TOTAL	Dollars	259,014	862,547	305,475	1,427,037

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year Start 2002

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	213	1,324	893	2,431
Annual Gross Build. Absorption Rate Increase	%	10%	25%	25%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	20,096	384,885	67,762	472,744
Gross Build. Absorption (To Date)	Sq.Ft.	141,936	2,299,394	442,360	2,883,689
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	19,091	365,641	64,374	449,106
Net Leased Area (To Date)	Sq.Ft.	134,839	2,184,424	420,242	2,739,505
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	10	3	na
Estimated Buildings (To Date)	Buildings	28	57	18	104
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	121,355	43,688	8,405	173,448
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	20.36	55.2	63.5	139
Gross Land Absorption (To Date)	Sq.Ft., DU	108	330	331	768
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	38	406	257	702
Total Employees (to Date)	People	270	2427	1681	4,378
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	10.75	32.99	33.10	77
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	12,064,547	114,969,686	37,600,569	164,634,803
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	3,498,719	33,341,209	10,904,165	47,744,093
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	1,995,973	4,811,066	5,529,496	12,336,534
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	578,832	1,395,209	1,603,554	3,577,595
Assessed Value (land and building) (To Date)	Dollars	4,077,551	34,736,418	12,507,719	51,321,688

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year 2002
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	17,697	150,756	54,283	222,736
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	12,135,515	2,184,424	420,242	14,740,181
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	364,065	65,533	12,607	442,205
City Business Property Tax	Dollars	4,424	37,689	13,571	55,684
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	386,186	253,978	80,462	720,626
JCMD INCOME (This Year)					
JCMD Revenue (@ 25 Mills)	Dollars	101,939	868,410	312,693	1,283,042
City Infrastructure Participation Payment	Dollars	193,093	126,989	40,231	360,313
JCMD Development Fees	Dollars	6,029	43,300	8,131	57,460
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	301	481	136	918
Other	Dollars	0	0	0	0
TOTAL	Dollars	301,362	1,039,180	361,191	1,701,733

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year **2003**

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	192	1,269	830	2,292
Annual Gross Build. Absorption Rate Increase	%	10%	25%	20%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	22,106	481,107	81,315	584,527
Gross Build. Absorption (To Date)	Sq.Ft.	164,042	2,780,500	523,674	3,468,216
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	21,000	457,051	77,249	555,301
Net Leased Area (To Date)	Sq.Ft.	155,840	2,641,475	497,491	3,294,805
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	12	3	na
Estimated Buildings (To Date)	Buildings	33	70	21	123
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	140,256	52,830	9,950	203,035
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	23.54	69.0	75.1	168
Gross Land Absorption (To Date)	Sq.Ft., DU	131	399	406	936
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	42	508	309	859
Total Employees (to Date)	People	312	2935	1990	5,237
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	13.11	39.89	40.61	94
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	13,943,536	139,025,016	44,512,315	197,480,867
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	4,043,626	40,317,255	12,908,571	57,269,451
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	2,306,835	6,013,832	6,545,929	14,866,596
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	668,982	1,744,011	1,898,319	4,311,313
Assessed Value (land and building) (To Date)	Dollars	4,712,608	42,061,266	14,806,891	61,580,764

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year 2003
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	20,453	182,546	64,262	267,261
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	14,025,557	2,641,475	497,491	17,164,523
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	420,767	79,244	14,925	514,936
City Business Property Tax	Dollars	5,113	45,636	16,065	66,815
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	446,333	307,427	95,252	849,011
JCMD INCOME (This Year)					
JCMD Revenue (@ 25 Mills)	Dollars	117,815	1,051,532	370,172	1,539,519
City Infrastructure Participation Payment	Dollars	223,166	153,713	47,626	424,506
JCMD Development Fees	Dollars	6,632	54,124	9,758	70,514
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	332	601	163	1,096
Other	Dollars	0	0	0	0
TOTAL	Dollars	347,945	1,259,971	427,719	2,035,634

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year 2004

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	169	1,200	755	2,124
Annual Gross Build. Absorption Rate Increase	%	0%	25%	20%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	22,106	601,383	97,578	721,067
Gross Build. Absorption (To Date)	Sq.Ft.	186,147	3,381,884	621,252	4,189,283
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	21,000	571,314	92,699	685,013
Net Leased Area (To Date)	Sq.Ft.	176,840	3,212,789	590,189	3,979,819
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	15	4	na
Estimated Buildings (To Date)	Buildings	37	85	25	147
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	159,156	64,256	11,804	235,216
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	26.71	86.3	89.1	202
Gross Land Absorption (To Date)	Sq.Ft., DU	158	485	495	1,138
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	42	635	371	1,048
Total Employees (to Date)	People	354	3570	2361	6,284
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	15.78	48.52	49.53	114
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	15,822,526	169,094,177	52,806,409	237,723,112
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	4,588,533	49,037,311	15,313,859	68,939,703
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	2,617,697	7,517,290	7,765,648	17,900,636
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	759,132	2,180,014	2,252,038	5,191,184
Assessed Value (land and building) (To Date)	Dollars	5,347,665	51,217,326	17,565,897	74,130,887

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Land Use and Development Projections

6/7/89

Year

2004

Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	23,209	222,283	76,236	321,728
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	15,915,600	3,212,789	590,189	19,718,578
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	477,468	96,384	17,706	591,557
City Business Property Tax	Dollars	5,802	55,571	19,059	80,432
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	506,479	374,238	113,001	993,717

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	133,692	1,280,433	439,147	1,853,272
City Infrastructure Participation Payment	Dollars	253,240	187,119	56,500	496,859
JCMD Development Fees	Dollars	6,632	67,656	11,709	85,997
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	332	752	195	1,278
Other	Dollars	0	0	0	0
TOTAL	Dollars	393,894	1,535,959	507,552	2,437,406

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1

Land Use and Development Projections
6/7/89

Year 2005

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	142	1,114	666	1,922
Annual Gross Build. Absorption Rate Increase	%	0%	25%	25%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	22,106	751,729	121,972	895,807
Gross Build. Absorption (To Date)	Sq.Ft.	208,253	4,133,613	743,224	5,085,090
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	21,000	714,143	115,873	851,016
Net Leased Area (To Date)	Sq.Ft.	197,840	3,926,932	706,063	4,830,835
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	19	5	na
Estimated Buildings (To Date)	Buildings	42	103	30	175
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	178,056	78,539	14,121	270,716
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	29.88	107.9	106.6	244
Gross Land Absorption (To Date)	Sq.Ft., DU	188	593	602	1,383
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	42	793	463	1,299
Total Employees (to Date)	People	396	4363	2824	7,583
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	18.77	59.31	60.19	138
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	17,701,516	206,680,630	63,174,027	287,556,172
Assessed Valve	%	0.29	0.29	0.29	na
Building Assessed Valve (To Date)	\$	5,133,440	59,937,383	18,320,468	83,391,290
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	2,928,560	9,396,613	9,290,298	21,615,471
Assessed Valve	%	0.29	0.29	0.29	na
Land Assessed Valve (To Date)	\$	849,282	2,725,018	2,694,186	6,268,486
Assessed Value (land and building) (To Date)	Dollars	5,982,722	62,662,400	21,014,654	89,659,776

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 2005
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	25,965	271,955	91,204	389,123
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	17,805,642	3,926,932	706,063	22,438,637
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	534,169	117,808	21,182	673,159
City Business Property Tax	Dollars	6,491	67,989	22,801	97,281
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	566,626	457,751	135,186	1,159,563

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	149,568	1,566,560	525,366	2,241,494
City Infrastructure Participation Payment	Dollars	283,313	228,876	67,593	579,782
JCMD Development Fees	Dollars	6,632	84,570	14,637	105,838
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	332	940	244	1,515
Other	Dollars	0	0	0	0
TOTAL	Dollars	439,844	1,880,945	607,840	2,928,629

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year **2006**

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	112	1,006	559	1,677
Annual Gross Build. Absorption Rate Increase	%	0%	20%	20%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	22,106	902,075	146,366	1,070,547
Gross Build. Absorption (To Date)	Sq.Ft.	230,359	5,035,687	889,590	6,155,637
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	21,000	856,971	139,048	1,017,020
Net Leased Area (To Date)	Sq.Ft.	218,841	4,783,903	845,111	5,847,855
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	23	6	na
Estimated Buildings (To Date)	Buildings	46	126	36	208
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	196,957	95,678	16,902	309,537
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	33.05	129.4	127.6	290
Gross Land Absorption (To Date)	Sq.Ft., DU	221	723	730	1,673
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	42	952	556	1,550
Total Employees (to Date)	People	438	5315	3380	9,134
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	22.07	72.25	72.96	167
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	19,580,505	251,784,372	75,615,168	346,980,046
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	5,678,347	73,017,468	21,928,399	100,624,213
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	3,239,422	11,275,936	11,119,878	25,635,235
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	939,432	3,270,021	3,224,765	7,434,218
Assessed Value (land and building) (To Date)	Dollars	6,617,779	76,287,489	25,153,163	108,058,431

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year 2006
Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	28,721	331,988	109,165	468,974
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	19,695,685	4,783,903	845,111	25,324,698
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	590,871	143,517	25,353	759,741
City Business Property Tax	Dollars	7,180	82,772	27,291	117,243
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	626,772	557,377	161,809	1,345,958
JCMD INCOME (This Year)					
JCMD Revenue (@ 25 Mills)	Dollars	165,444	1,907,187	628,829	2,701,461
City Infrastructure Participation Payment	Dollars	313,386	278,688	80,905	672,979
JCMD Development Fees	Dollars	6,632	101,483	17,564	125,679
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	332	1,128	293	1,752
Other	Dollars	0	0	0	0
TOTAL	Dollars	485,794	2,288,487	727,590	3,501,871

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year 2007

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	79	876	431	1,387
Annual Gross Build. Absorption Rate Increase	%	0%	20%	15%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	22,106	1,082,490	168,321	1,272,917
Gross Build. Absorption (To Date)	Sq.Ft.	252,465	6,118,177	1,057,912	7,428,553
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	21,000	1,028,365	159,905	1,209,271
Net Leased Area (To Date)	Sq.Ft.	239,841	5,812,268	1,005,016	7,057,126
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	27	7	na
Estimated Buildings (To Date)	Buildings	50	153	42	246
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	215,857	116,245	20,100	352,203
Gross Floor Area Ratio	% DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	36.22	155.3	151.8	343
Gross Land Absorption (To Date)	Sq.Ft., DU	257	878	881	2,016
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	42	1143	640	1,824
Total Employees (to Date)	People	480	6458	4020	10,958
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	25.69	87.78	88.14	202
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	21,459,495	305,908,863	89,922,481	417,290,839
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	6,223,253	88,713,570	26,077,519	121,014,343
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	3,550,284	13,531,123	13,223,894	30,305,301
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	1,029,582	3,924,026	3,834,929	8,788,537
Assessed Value (land and building) (To Date)	Dollars	7,252,836	92,637,596	29,912,449	129,802,881

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

2007
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	31,477	402,047	129,820	563,345
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	21,585,727	5,812,268	1,005,016	28,403,011
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	647,572	174,368	30,150	852,090
City Business Property Tax	Dollars	7,869	100,512	32,455	140,836
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	686,918	676,927	192,426	1,556,271
JCMD INCOME (This Year)					
JCMD Revenue (@ 25 Mills)	Dollars	181,321	2,315,940	747,811	3,245,072
City Infrastructure Participation Payment	Dollars	343,459	338,464	96,213	778,135
JCMD Development Fees	Dollars	6,632	121,780	20,199	148,610
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	332	1,353	337	2,021
Other	Dollars	0	0	0	0
TOTAL	Dollars	531,743	2,777,537	864,559	4,173,839

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year Start 2008

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	43	721	280	1,044
Annual Gross Build. Absorption Rate Increase	%	0%	25%	25%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	22,106	1,353,112	210,402	1,585,620
Gross Build. Absorption (To Date)	Sq.Ft.	274,570	7,471,290	1,268,313	9,014,173
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	21,000	1,285,457	199,882	1,506,339
Net Leased Area (To Date)	Sq.Ft.	260,842	7,097,725	1,204,898	8,563,464
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	34	8	na
Estimated Buildings (To Date)	Buildings	55	187	51	292
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	234,758	141,955	24,098	400,810
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	39.40	194.1	182.0	416
Gross Land Absorption (To Date)	Sq.Ft., DU	296	1,072	1,063	2,432
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	42	1428	800	2,270
Total Employees (to Date)	People	522	7886	4820	13,228
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	29.63	107.20	106.33	243
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	23,338,484	373,564,477	107,806,622	504,709,583
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	6,768,160	108,333,698	31,263,920	146,365,779
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	3,861,146	16,913,903	15,853,915	36,628,965
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	1,119,732	4,905,032	4,597,635	10,622,400
Assessed Value (land and building) (To Date)	Dollars	7,887,893	113,238,730	35,861,556	156,988,179

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 2008
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0.00434	0.00434	0.00434	na
City Property Tax Revenue	Dollars	34,233	491,456	155,639	681,329
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	23,475,770	7,097,725	1,204,898	31,778,392
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	704,273	212,932	36,147	953,352
City Business Property Tax	Dollars	8,558	122,864	38,910	170,332
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	747,065	827,252	230,696	1,805,013

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	197,197	2,830,968	896,539	3,924,704
City Infrastructure Participation Payment	Dollars	373,532	413,626	115,348	902,506
JCMD Development Fees	Dollars	6,632	152,225	25,248	184,105
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	332	1,691	421	2,444
Other	Dollars	0	0	0	0
TOTAL	Dollars	577,693	3,398,511	1,037,556	5,013,760

JEFFERSON CENTER MEROPOLITAN DISTRICT NO. 1
Land Use and Development Projections
 6/7/89

Year Start 2009

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
Remaining Land Use Acres	Acres	4	527	98	628
Annual Gross Build. Absorption Rate Increase	%	0%	10%	10%	na
Annual Gross Build. Absorption (This Year)	Sq.Ft.	22,106	1,488,424	231,442	1,741,971
Gross Build. Absorption (To Date)	Sq.Ft.	296,676	8,959,713	1,499,755	10,756,144
Vacancy Rate	%	5%	5%	5%	na
Net Leased Area (This Year)	Sq.Ft.	21,000	1,414,002	219,870	1,654,873
Net Leased Area (To Date)	Sq.Ft.	281,842	8,511,727	1,424,767	10,218,337
Estimated Avg. Building	Sq.Ft.	5,000	40,000	25,000	na
Estimated Buildings (This Year)	Buildings	4	37	9	na
Estimated Buildings (To Date)	Buildings	59	224	60	343
Non-Sales Tax Producing Area	%	10%	na	na	na
Sales Tax Producing Area	%	na	2%	2%	na
Sales Tax Producing Area (To Date)	Sq.Ft.	253,658	170,235	28,495	452,388
Gross Floor Area Ratio	%, DU/AC	16%	16%	16%	na
Annual Gross Land Absorption	Acres	42.57	213.6	215.2	471
Gross Land Absorption (To Date)	Sq.Ft., DU	339	1,286	1,279	2,903
Employees per square foot	Emp./Sq.Ft.	0.0020	0.0011	0.0040	na
Total Employees (This Year)	People	42	1571	879	2,493
Total Employees (to Date)	People	564	9457	5699	15,720
Roadways: percent of land absorbed	%	0.10	0.10	0.10	0
Total Roadways (to Date)	Miles	33.89	128.55	127.85	290
Building Value	\$/Sq. Ft.	85	50	85	na
Building Value (To Date)	\$	25,217,474	447,985,652	127,479,177	600,682,303
Assessed Value	%	0.29	0.29	0.29	na
Building Assessed Value (To Date)	\$	7,313,067	129,915,839	36,968,961	174,197,868
Land Value	\$/Sq. Ft.	2.25	2.00	2.00	na
Land Value (To Date)	\$	4,172,009	18,605,294	18,746,938	41,524,240
Assessed Value	%	0.29	0.29	0.29	na
Land Assessed Value (To Date)	\$	1,209,882	5,395,535	5,436,612	12,042,030
Assessed Value (land and building) (To Date)	Dollars	8,522,950	135,311,374	42,405,573	186,239,897

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
 Land Use and Development Projections
 6/7/89

Year 2009
 Continued

STATISTICS AND PROJECTIONS

Land Use Categories	Type	Commercial	Industrial	Office	Total
CITY INFRASTRUCTURE PARTICIPATION CALCULATIONS					
City Property Tax	Dollars	0,00434	0,00434	0,00434	na
City Property Tax Revenue	Dollars	36,990	587,251	184,040	808,281
Sales per Square Foot	Dollars	100	50	50	na
Gross Sales (This Year)	Dollars	25,365,812	8,511,727	1,424,767	35,302,307
Sales Tax Rate	Dollars	0.03	0.03	0.03	na
Sales Tax Revenue	Dollars	760,974	255,352	42,743	1,059,069
City Business Property Tax	Dollars	9,247	146,813	46,010	202,070
Miscellaneous Fees	Dollars	0	0	0	0
TOTAL	Dollars	807,211	989,416	272,793	2,069,421

JCMD INCOME (This Year)

JCMD Revenue (@ 25 Mills)	Dollars	213,074	3,382,784	1,060,139	4,655,997
City Infrastructure Participation Payment	Dollars	403,606	494,708	136,397	1,034,710
JCMD Development Fees	Dollars	6,632	167,448	27,773	201,852
JCMD Availability of Service or Facilities Charges	Dollars	0	0	0	0
JCMD User Rate or Charges	Dollars	332	1,861	463	2,655
Other	Dollars	0	0	0	0
TOTAL	Dollars	623,643	4,046,801	1,224,772	5,895,215

Exhibit 7

Planned Potable Water Distribution System



JCMD NO. 1

Jefferson Center Metropolitan District No. 1



Jefferson Center Metropolitan District No. 1

JCMD No. 1 Planned Potable Water Distribution System

Legend

- JCMD No. 1 District Boundary
- Existing Potable Water Line
- Potable Water Line
- Existing Potable Water Tank
Tank Reference Number
- Potable Water Tank
Tank Reference Number

Date: June 7, 1989

Exhibit 7

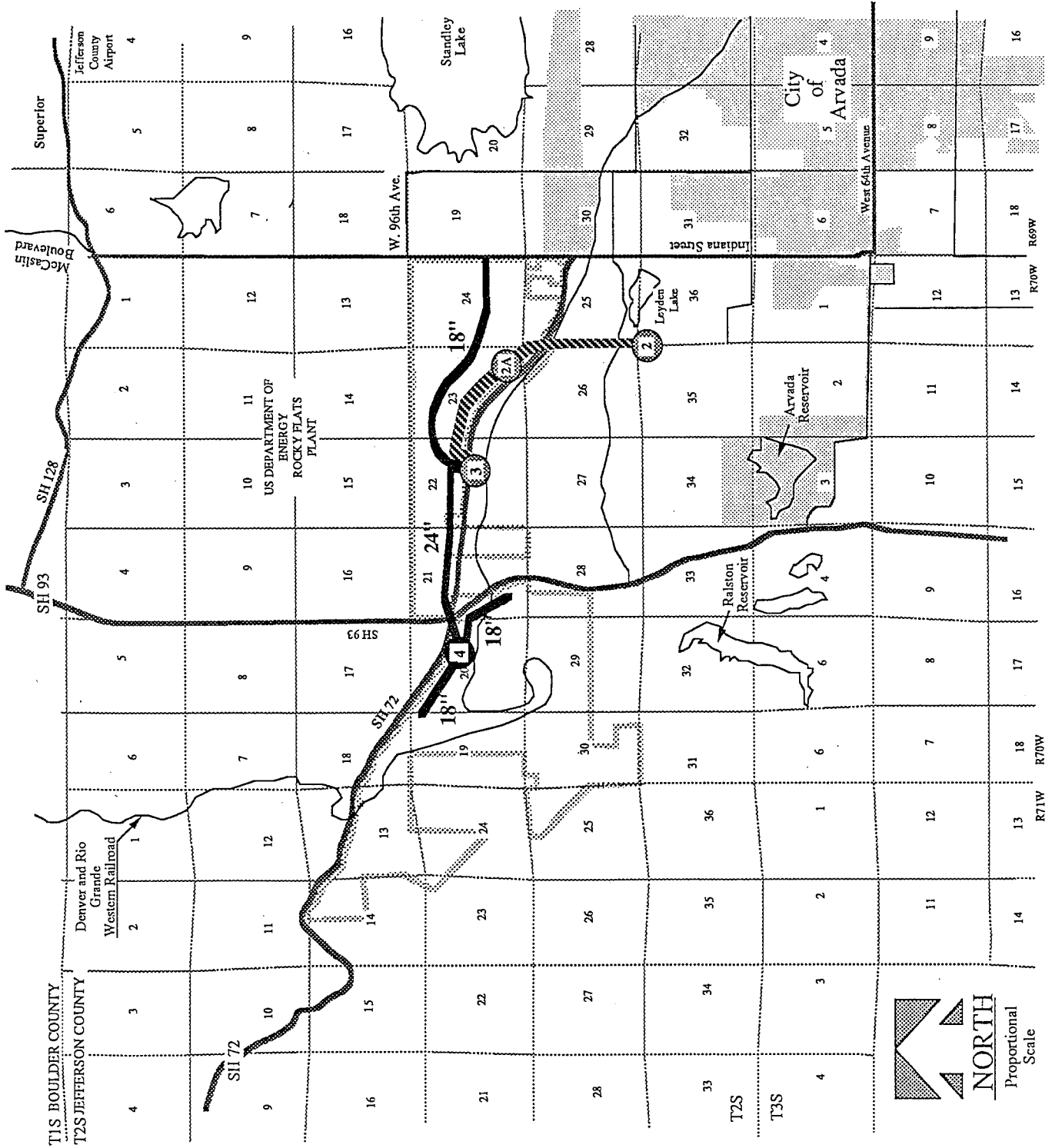


Exhibit 8

Planned Sanitary Sewer System









JCMD NO. 1

Jefferson Center Metropolitan District No. 1

**JCMD No. 1
 Planned
 Sanitary Sewer System**

Legend

-  JCMD No. 1 District Boundary
-  Sanitary Sewer Line
-  Lift Station (Potential)
-  Force Main (Potential)
-  Existing Sanitary Sewer Line
-  Sanitary Sewer Line (Potential)

Date: June 7, 1989

Exhibit 8

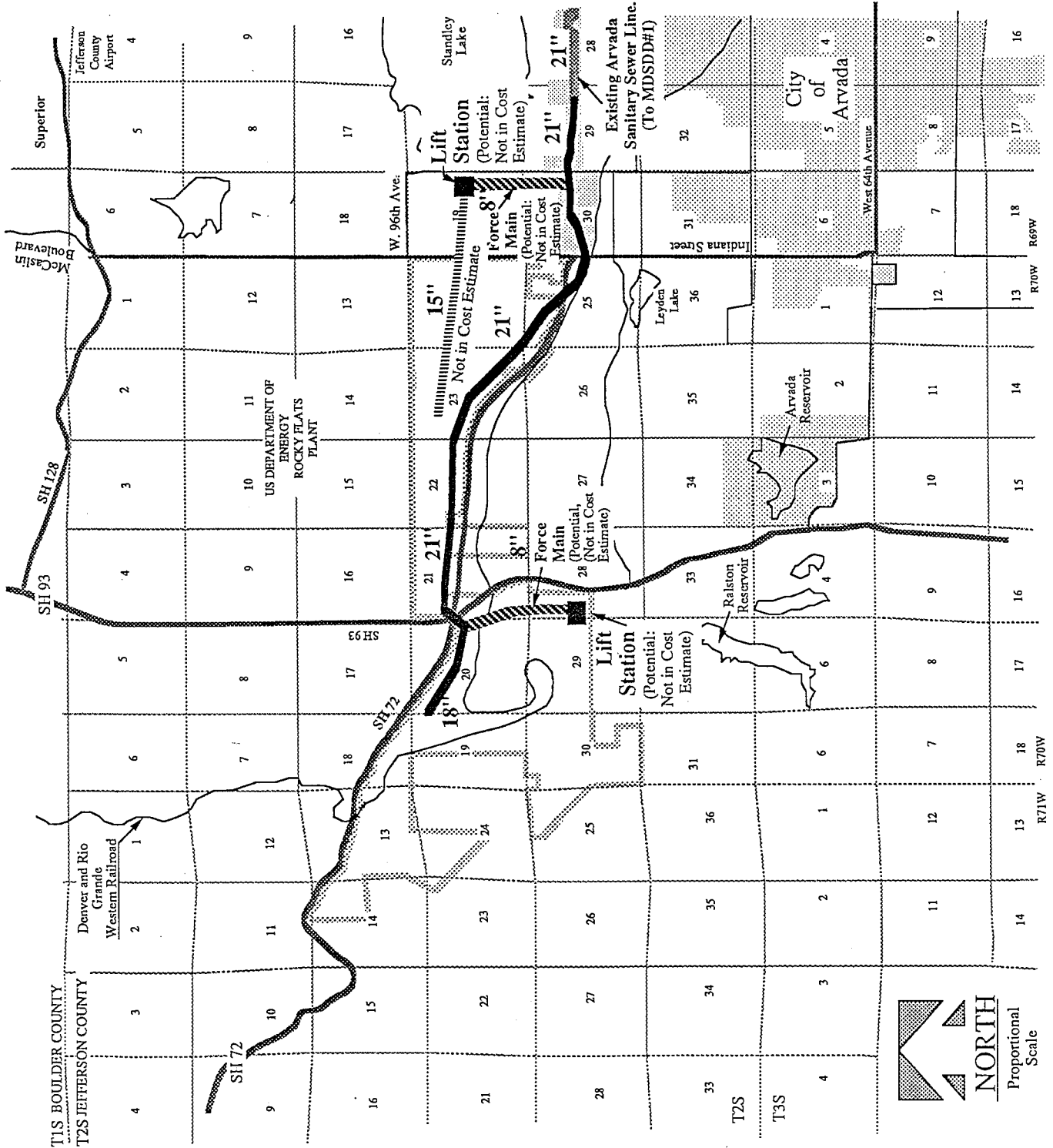
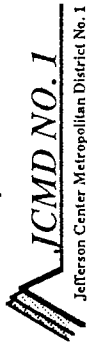


Exhibit 9

Planned Roadway System





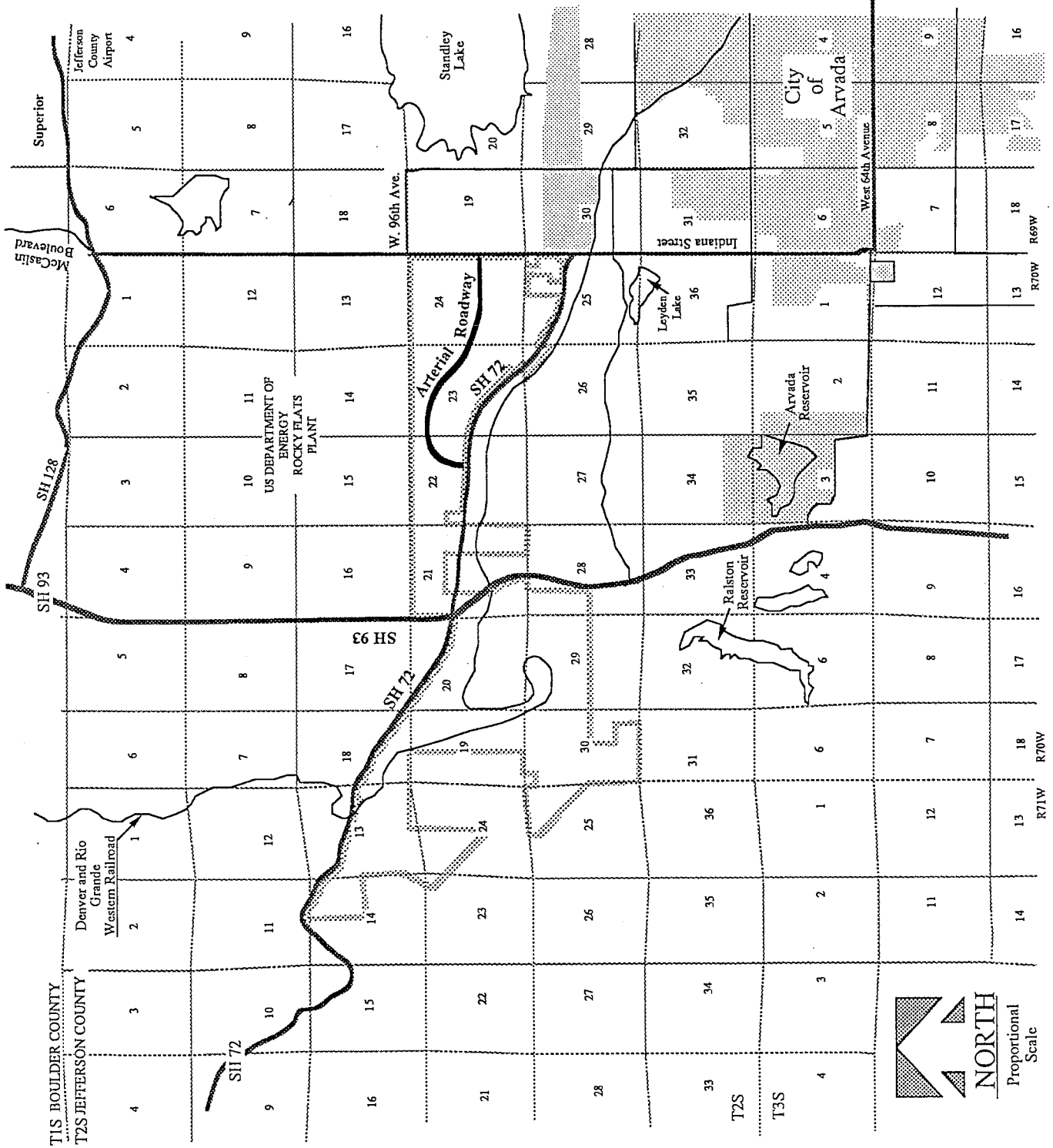


Jefferson Center Metropolitan District No. 1

JCMD No. 1 Planned Roadway System

Legend

-  JCMD No. 1 District Boundary
-  New Arterial Roadway



Date: June 7, 1989

Exhibit 9

Exhibit 10

Preliminary Cost Estimates



JCMD NO. 1

Jefferson Center Metropolitan District No. 1

Jefferson Center Metropolitan District No.1
Facility and Service Cost Estimates

1

7-Jun-89

Item	Quan.	Unit	Avg. Unit Cost	Cost
Potable Water System				
Water Transmission Line (24")	10,300	LF	\$68	\$700,400
Water Transmission Line (18")	21,000	LF	\$58	\$1,218,000
Pump Station	2	EA	\$250,000	\$500,000
Pump Station: Rebuild	1	LS	\$125,000	\$125,000
Reservoir: 3 MG	1	EA	\$1,350,000	\$1,350,000
Master Supervisory Control System	1	LS	\$170,000	\$170,000
Bore and Sleeve	250	LS	\$260	\$65,000
SUBTOTAL				\$4,128,400
Reuse Water System				
Reuse Water Line	35,000	LF	\$25	\$875,000
Bore and Sleeve (Sewer and Reuse)	250	LS	\$260	\$65,000
SUBTOTAL				\$940,000
Wastewater System				
21" Sewer Line	31,000	LF	\$34	\$1,054,000
18" Sewer Line	4,000	LF	\$32	\$128,000
SUBTOTAL				\$1,182,000
Storm Drainage System				
Detention, Retention and General	1	LS	\$1,150,000	\$1,150,000
SUBTOTAL				\$1,150,000
Roadways				
Arterials	12,500	LF	\$350	\$4,375,000
SUBTOTAL				\$4,375,000
Recreation				
Trails	1	LS	\$125,000	\$125,000
SUBTOTAL				\$125,000
Miscellaneous				
Entry Signs	2	EA	\$15,000	\$30,000
SUBTOTAL				\$30,000

Jefferson Center Metropolitan District No.1
 Facility and Service Cost Estimates

2

7-Jun-89

Item	Quan.	Unit	Avg. Unit Cost	Cost
SUBTOTAL A (All Facilities and Services)				\$11,930,400
1. Engineering (12% of Subtotal A)				\$1,431,648
2. Construction Supervision and Fees (LS)				\$325,000
3. Bond Council (LS)				\$25,000
4. General Legal Council (LS)				\$50,000
SUBTOTAL B: (Subtotal A plus Items 1, 2, 3 and 4)				\$13,762,048
Contingency (12% of Subtotal B)				\$1,651,446
GRAND TOTAL (Subtotal B plus Contingency)				\$15,413,494

Exhibit 11

Financing Plan



JCMD NO. 1

Jefferson Center Metropolitan District No. 1

JEFFERSON CENTER METROPOLITAN DISTRICT NO.1
GENERAL OBLIGATION BONDS
PROPOSED DEBT SERVICE REPORT - SERVICE PLAN ANALYSIS

=====

SOURCES AND USES OF FUNDS

=====

DELIVERY DATE: 6/ 1/91

SOURCES

=====

PAR AMOUNT OF BONDS.....	\$19,457,663.50	
+PREMIUM /-DISCOUNT.....	\$0.00	
BOND PROCEEDS.....		19,457,663.50

		\$19,457,663.50

USES OF FUNDS

=====

UNDERWRITERS DISCOUNT (% of \$).....(1.990000%)...	387,207.50
COST OF ISSUANCE.....	65,000.00
CAPITALIZED INTEREST.....	1,256,786.14
CONSTRUCTION.....	17,748,669.86

	\$19,457,663.50

Prepared by Boettcher and Co., Denver, Colorado.

DATE: 06-08-1989 @ 06:55:49 FILENAME: JACK KEY: 1

JEFFERSON CENTER METROPOLITAN DISTRICT NO.1
 GENERAL OBLIGATION BONDS
 PROPOSED DEBT SERVICE REPORT - SERVICE PLAN ANALYSIS

=====

DEBT SERVICE SCHEDULE

=====

DATE	PRINCIPAL	COUPON	INTEREST	PERIOD TOTAL	FISCAL TOTAL
12/ 1/91			212,522.50	212,522.50	212,522.50
6/ 1/92			212,522.50	212,522.50	
12/ 1/92			212,522.50	212,522.50	425,045.00
6/ 1/93			212,522.50	212,522.50	
12/ 1/93		6.800000	212,522.50	212,522.50	425,045.00
6/ 1/94			212,522.50	212,522.50	
12/ 1/94		6.800000	212,522.50	212,522.50	425,045.00
6/ 1/95			212,522.50	212,522.50	
12/ 1/95		6.800000	212,522.50	212,522.50	425,045.00
6/ 1/96			212,522.50	212,522.50	
12/ 1/96	30,000.00	6.950000	212,522.50	242,522.50	455,045.00
6/ 1/97			211,480.00	211,480.00	
12/ 1/97	165,000.00	6.950000	211,480.00	376,480.00	587,960.00
6/ 1/98			205,746.25	205,746.25	
12/ 1/98	330,000.00	6.950000	205,746.25	535,746.25	741,492.50
6/ 1/99			194,278.75	194,278.75	
12/ 1/99	540,000.00	6.950000	194,278.75	734,278.75	928,557.50
6/ 1/ 0			175,513.75	175,513.75	
12/ 1/ 0	755,000.00	6.950000	175,513.75	930,513.75	1,106,027.50
6/ 1/ 1			149,277.50	149,277.50	
12/ 1/ 1	1,025,000.00	7.100000	149,277.50	1,174,277.50	1,323,555.00
6/ 1/ 2			112,890.00	112,890.00	
12/ 1/ 2	1,375,000.00	7.100000	112,890.00	1,487,890.00	1,600,780.00
6/ 1/ 3			64,077.50	64,077.50	
12/ 1/ 3	1,805,000.00	7.100000	64,077.50	1,869,077.50	1,933,155.00
6/ 1/ 4					
12/ 1/ 4	910,393.15	7.100000	1,424,606.85	2,335,000.00	2,335,000.00
6/ 1/ 5					
12/ 1/ 5	1,027,198.25	7.100000	1,797,801.75	2,825,000.00	2,825,000.00
6/ 1/ 6					
12/ 1/ 6	1,127,372.00	7.250000	2,272,628.00	3,400,000.00	3,400,000.00
6/ 1/ 7					
12/ 1/ 7	1,256,775.30	7.250000	2,813,224.70	4,070,000.00	4,070,000.00
6/ 1/ 8					
12/ 1/ 8	1,411,919.60	7.250000	3,498,080.40	4,910,000.00	4,910,000.00
6/ 1/ 9					
12/ 1/ 9	1,551,901.00	7.250000	4,243,099.00	5,795,000.00	5,795,000.00
6/ 1/10					
12/ 1/10	1,445,215.05	7.250000	4,349,784.95	5,795,000.00	5,795,000.00
6/ 1/11					

Prepared by Boettcher and Co., Denver, Colorado.

RUNDATE: 06-08-1989 @ 06:52:39 FILENAME: JACK KEY: 1

JEFFERSON CENTER METROPOLITAN DISTRICT NO.1
 GENERAL OBLIGATION BONDS
 PROPOSED DEBT SERVICE REPORT - SERVICE PLAN ANALYSIS

=====

DEBT SERVICE SCHEDULE

=====

DATE	PRINCIPAL	COUPON	INTEREST	PERIOD TOTAL	FISCAL TOTAL
2/ 1/11	1,306,540.70	7.400000	4,488,459.30	5,795,000.00	5,795,000.00
3/ 1/12					
2/ 1/12	1,214,921.75	7.400000	4,580,078.25	5,795,000.00	5,795,000.00
3/ 1/13					
2/ 1/13	1,129,793.20	7.400000	4,665,206.80	5,795,000.00	5,795,000.00
6/ 1/14					
2/ 1/14	1,050,633.50	7.400000	4,744,366.50	5,795,000.00	5,795,000.00
	-----		-----	-----	
	19,457,663.50		43,441,611.50	62,899,275.00	
ACCRUED					
	19,457,663.50		43,441,611.50	62,899,275.00	
	=====		=====	=====	

dated 6/ 1/91 with Delivery of 6/ 1/91
 and Years 314,623.832
 average Coupon 13.807476
 average Life 16.169661
 I C % 13.807476 % Using 100.0000000

Prepared by Boettcher and Co., Denver, Colorado.

UNDATE: 06-08-1989 @ 06:53:09 FILENAME: JACK KEY: 1

GENERAL OBLIGATION BONDS
 PROPOSED DEBT SERVICE REPORT - SERVICE PLAN ANALYSIS

NET DEBT SERVICE REQUIREMENTS

DELIVERY DATE: 6/ 1/91

PERIOD ENDING	PRINCIPAL	COUPON	INTEREST	TOTAL DEBT SERVICE	CONSTR. FUND EARNINGS	DEBT SVC. RES. + CAP. INT.	NET DEBT SERVICE	SURPLUS FUNDS REMAINING
12/ 1/91			212,522.50	212,522.50	1,312,123.25	1,312,123.25	1,099,600.75	1,099,600.75
6/ 1/92			212,522.50	212,522.50	48,416.14	48,416.14	935,494.38	935,494.38
12/ 1/92			212,522.50	212,522.50	41,190.42	41,190.42	764,162.31	764,162.31
6/ 1/93			212,522.50	212,522.50	33,646.56	33,646.56	585,286.37	585,286.37
12/ 1/93		6.800000	212,522.50	212,522.50	25,770.54	25,770.54	358,534.41	358,534.41
6/ 1/94			212,522.50	212,522.50	17,547.73	17,547.73	203,559.64	203,559.64
12/ 1/94		6.800000	212,522.50	212,522.50	8,962.86	8,962.86	0.00	0.00
6/ 1/95			212,522.50	212,522.50			212,522.50	212,522.50
12/ 1/95		6.800000	212,522.50	212,522.50			212,522.50	212,522.50
6/ 1/96			212,522.50	212,522.50			242,522.50	242,522.50
12/ 1/96	30,000.00	6.950000	212,522.50	242,522.50			211,480.00	211,480.00
6/ 1/97			211,480.00	211,480.00			376,480.00	376,480.00
12/ 1/97	165,000.00	6.950000	211,480.00	376,480.00			205,746.25	205,746.25
6/ 1/98			205,746.25	205,746.25			535,746.25	535,746.25
12/ 1/98	330,000.00	6.950000	205,746.25	535,746.25			194,278.75	194,278.75
6/ 1/99			194,278.75	194,278.75			734,278.75	734,278.75
12/ 1/99	540,000.00	6.950000	194,278.75	734,278.75			175,513.75	175,513.75
6/ 1/ 0			175,513.75	175,513.75			930,513.75	930,513.75
12/ 1/ 0	755,000.00	6.950000	175,513.75	930,513.75			149,277.50	149,277.50
6/ 1/ 1			149,277.50	149,277.50			1,174,277.50	1,174,277.50
12/ 1/ 1	1,025,000.00	7.100000	149,277.50	1,174,277.50			112,890.00	112,890.00
6/ 1/ 2			112,890.00	112,890.00			1,487,890.00	1,487,890.00
12/ 1/ 2	1,375,000.00	7.100000	112,890.00	1,487,890.00			64,077.50	64,077.50
6/ 1/ 3			64,077.50	64,077.50			1,869,077.50	1,869,077.50
12/ 1/ 3	1,805,000.00	7.100000	64,077.50	1,869,077.50			2,335,000.00	2,335,000.00
6/ 1/ 4			1,424,606.85	2,335,000.00			2,825,000.00	2,825,000.00
12/ 1/ 4	910,393.15	7.100000	1,424,606.85	2,335,000.00			3,400,000.00	3,400,000.00
6/ 1/ 5			1,797,801.75	2,825,000.00			4,070,000.00	4,070,000.00
12/ 1/ 5	1,027,198.25	7.100000	1,797,801.75	2,825,000.00			4,910,000.00	4,910,000.00
6/ 1/ 6			2,272,628.00	3,400,000.00			5,795,000.00	5,795,000.00
12/ 1/ 6	1,127,372.00	7.250000	2,272,628.00	3,400,000.00			5,795,000.00	5,795,000.00
6/ 1/ 7			2,813,224.70	4,070,000.00			5,795,000.00	5,795,000.00
12/ 1/ 7	1,256,775.30	7.250000	2,813,224.70	4,070,000.00				
6/ 1/ 8			3,498,080.40	4,910,000.00				
12/ 1/ 8	1,411,919.60	7.250000	3,498,080.40	4,910,000.00				
6/ 1/ 9			4,243,059.00	5,795,000.00				
12/ 1/ 9	1,551,901.00	7.250000	4,243,059.00	5,795,000.00				
6/ 1/10			4,349,784.95	5,795,000.00				
12/ 1/10	1,445,215.05	7.250000	4,349,784.95	5,795,000.00				
6/ 1/11								

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
 GENERAL OBLIGATION BONDS
 PROPOSED DEBT SERVICE REPORT - SERVICE PLAN ANALYSIS

NET DEBT SERVICE REQUIREMENTS

DELIVERY DATE: 6/ 1/91

PERIOD ENDING	PRINCIPAL	COUPON	INTEREST	TOTAL DEBT SERVICE	CONSTR. FUND EARNINGS	DEBT SVC. + CAP. INT.	NET DEBT SERVICE	SURPLUS FUNDS REMAINING
12/ 1/11	1,306,540.70	7.400000	4,488,459.30	5,795,000.00			5,795,000.00	
6/ 1/12								
12/ 1/12	1,214,921.75	7.400000	4,580,078.25	5,795,000.00			5,795,000.00	
6/ 1/13								
12/ 1/13	1,129,793.20	7.400000	4,665,206.80	5,795,000.00			5,795,000.00	
6/ 1/14								
12/ 1/14	1,050,633.50	7.400000	4,744,366.50	5,795,000.00			5,795,000.00	
	19,457,663.50		43,441,611.50	62,899,275.00		1,487,657.50	61,411,617.50	

Prepared by Boettcher and Co., Denver, Colorado.

RUNDATE: 06-08-1987 @ 06:55:14 FILENAME: JACK KEY: 1

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
 GENERAL OBLIGATION BONDS
 PROPOSED DEBT SERVICE REPORT - SERVICE PLAN ANALYSIS

CAPITALIZED INTEREST FUND
 DELIVERY DATE: 6/ 1/91

PERIOD	BEGINNING	ACCRUED	CONSTR.	FUND	DEBT	SERVICE	CAPITALIZED	TOTAL FUNDS	BOND INTEREST	ENDING
ENDING	BALANCE	INTEREST	EARNINGS	EARNINGS	RESERVE	RESERVE	INT. EARNINGS	AVAILABLE	CAPITALIZED	BALANCE
							(9.000000 %)		(100.000000 %)	
2/ 1/91	1,256,786.14			55,337.11				1,312,123.25	212,522.50	1,099,600.75
5/ 1/92	1,099,600.75			40,416.14				1,148,016.88	212,522.50	935,494.38
2/ 1/92	935,494.38			41,190.42				976,684.81	212,522.50	764,162.31
5/ 1/93	764,162.31			33,646.56				797,808.87	212,522.50	585,286.37
2/ 1/93	585,286.37			25,770.54				611,056.91	212,522.50	398,534.41
5/ 1/94	390,534.41			17,547.73				416,082.14	212,522.50	203,559.64
2/ 1/94	203,559.64			8,962.86				212,522.50	212,522.50	
				230,871.36					1,487,657.50	

Prepared by Boettcher and Co., Denver, Colorado.

JNDATE: 06-08-1989 @ 06:57:27 FILENAME: JACK KEY: 1