

KINSTON METROPOLITAN DISTRICT NOS. 1-10

www.kinstonmd.live

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President	May 2025
Tim DePeder	Vice President	May 2025
Josh Kane	Treasurer & Secretary	May 2025
Vacant	Secretary	May 2027
Brad Lenz	Assistant Secretary & Assistant Treasurer	May 2027

DATE: July 13, 2023 (Thursday)

TIME: 12:30 P.M.

PLACE: MS Teams

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

<https://tinyurl.com/mr2d98mm> (This link can be copied into your web browser)

Call In: +1 720-721-3140; Conference ID: 230 336 235#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Qualifications/Disclosure of any potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1-2)**
- D. Public Comment. (Limited to 3-Minutes Per Person)
- E. Director Comments.

II. CONSENT AGENDA

- A. Approval of Minutes – June 8, 2023, Regular Meeting Minutes. **(Pages 3-8)**
- B. Ratification of Payables. **(Pages 9-11)**
- C. Ratification of Contract Modifications. **(Pages 12-13)**

III. DISTRICT MANAGER ITEMS

- A. District Managers' Report. **(Pages 14-15)**

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and District Project Manager Update. **(Pages 16-21)**
- B. Capital Fund Summary and Capital Needs Assessment Review.
(To be Distributed Under Separate Cover)
- C. Budget Approval and Contracting.
 - i. Kinston Residential Phase 1 (CFS #2)
 1. Consider Ratification of Master Services Agreement and Work Order 2023-01 with Precision Pavement Markings, Co. for Street Sign Repairs (\$350.00).

Kinston Metropolitan District Nos. 1-10

July 13, 2023

Page 2

V. FINANCIAL ITEMS

- A. Review and Consider Approval of 2022 Audit for Kinston Metropolitan Districts Nos. 1 and 5. **(To Be Distributed Under Separate Cover)**
- B. O&M Fees Update and Presentation. **(Pages 22-28)**

VI. PUBLIC COMMENT (Limited to 3-Minutes Per Person).

VII. LEGAL ITEMS

- A. Consideration and Approval of a Resolution Imposing an Operation and Maintenance Fee. **(Pages 29-49)**
- B. Public Hearing to Consider Petition for the Inclusion of Land into Kinston Metropolitan District No. 2 for Certain Real Property Owned by Centerra East Development, Inc. **(Pages 50-59)**
- C. Public Hearing to Consider Petition for the Inclusion of Land into Kinston Metropolitan District No. 3 for Certain Real Property Owned by Centerra East Development, Inc. **(Pages 60-69)**
- D. Public Hearing to Consider Petition for the Inclusion of Land into Kinston Metropolitan District No. 4 for Certain Real Property Owned by Centerra East Development, Inc. **(Pages 70-79)**
- E. Public Hearing to Consider Petition for the Inclusion of Land into Kinston Metropolitan District No. 5 for Certain Real Property Owned by Centerra East Development, Inc. **(Pages 80-89)**
- F. Discussion regarding Lot Development Agreement with Bridgewater Homes, LLC and Consideration and Approval of Amendment to Lot Development Agreement.
- G. Discussion Regarding SB23-110 – Annual Community Meeting.

VIII. ITEMS FROM DIRECTORS

IX. OTHER ITEMS

- X. EXECUTIVE SESSION** – Executive session pursuant to Section 24-6-402(4)(b), C.R.S. to receive legal advice related to public improvement funding within urban renewal area.

XI. ADJOURNMENT

The next Regular Meeting is August 10, 2023

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED
REGULAR MEETING OF
KINSTON METROPOLITAN DISTRICT NOS. 1-10

HELD
June 8, 2023

The Coordinated Regular Meeting of the Board of Directors (collectively, “Boards”) of The Kinston Metropolitan District Nos. 1-10 (collectively, “Districts”) was held via teleconference, on Thursday, June 8, 2023, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:
Tim DePeder, Vice President
Josh Kane, Treasurer & Assistant Secretary
Kim Perry, Secretary
Brad Lenz, Assistant Secretary & Assistant Treasurer

Also in Attendance:
Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.
Jeff Breidenbach; McWhinney
Shannon McEvoy, Sarah Bromley, Bryan Newby, Kieyesia Conaway,
Brendan Campbell, Irene Buenavista, Casey Milligan, Nic Ortiz,
Dillon Gamber, Wendy McFarland, and Christy McCutchen; Pinnacle
Consulting Group, Inc.

CALL MEETING
TO ORDER

The meeting was called to order at 1:03 p.m. by Ms. Bromley, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

COMBINED
MEETING

The Districts are meeting in a combined Board meeting. Unless otherwise noted, the matters set forth below shall be deemed to be the actions of the Kinston Metropolitan District No. 1, with concurrence by the Kinston Metropolitan Districts 2, 3, 4, 5, 6, 7, 8, 9 and 10.

CONFLICT OF
INTEREST
DISCLOSURE

Alan Pogue, legal counsel, stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s Office, disclosing potential conflicts as Board Members are employees of McWhinney Real Estate Services, Inc. and Land Asset Strategies, which are associated with the primary landowners and developer within the Districts. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards

RECORD OF PROCEEDINGS

reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

ELECTION OF OFFICERS

The Board Discussed officer positions. Following review and discussion, upon motion duly made by Director Lenz, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to appoint each Director to the following position:

- Kim Perry President
- Tim DePeder Vice President
- Josh Kane Treasurer & Secretary
- Brad Lenz Assistant Secretary & Assistant Treasurer

APPROVAL OF AGENDA

The Boards reviewed the agenda. Upon motion duly made by Director DePeder, seconded by Director Lenz and, upon vote, it was unanimously

RESOLVED to approve the agenda, as presented.

PUBLIC COMMENT

There were no public present and no comments received.

DIRECTOR COMMENT

There were no Director Comments to come before the Board.

CONSENT AGENDA

The Boards considered the following consent agenda items:

- A. Approval of March 9, 2023 Regular Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.
- D. Unaudited Financial Statements for the period ending March 31, 2023.

Upon motion duly made by Director DePeder, seconded by Director Lenz and, upon vote, it was unanimously

RECORD OF PROCEEDINGS

RESOLVED to ratify and approve the items above, as presented.

DISTRICT MANAGER
ITEMS

Manager’s Report: Mr. Newby and Mr. Gamber presented the Manager’s Report to the Boards and answered questions.

ChargePoint Customer Charging Rates: Mr. Newby presented the ChargePoint Customer Charging Rates to the Boards and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Lenz and, upon vote, it was unanimously

RESOLVED to approve the ChargePoint Customer Charging Rates at \$0.49/kWh.

CAPITAL
INFRASTRUCTURE
ITEMS

District Capital Infrastructure Report and District Project Manager Update: Mr. Milligan reviewed the District Capital Infrastructure Report and Mr. Breidenbach provided a District Project Manager update to the Boards and answered questions.

Capital Fund Summary and Capital Needs Assessment Review: Mr. Milligan and Mr. Breidenbach reviewed the Capital Fund Summary and the Capital Needs Assessment with the Boards and answered questions.

Bid Summary Memorandum for Millennium East 15th Subdivision Phase 2 Public Infrastructure Improvements: Mr. Ortiz presented the Bid Summary Memorandum for Public Infrastructure Improvements and answered questions.

Construction Contract with GLH for Millennium East 15th Subdivision Phase 2: Mr. Ortiz presented the Construction Contract with GLH for \$276,491.00 and answered questions. Following review and discussion, and upon motion duly made by Director Lenz, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the Construction Contract with GLH in an amount of \$276,491.00.

Work Order 2023-01 with MRES for Millennium East 15th Subdivision District Project Management Services: Mr. Breidenbach presented Work Order 2023-01 with MRES for District Project Management Services and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Kane and, upon vote, it was unanimously

RECORD OF PROCEEDINGS

RESOLVED to approve Work Order 2023-01 with MRES for District Project Management Services in an amount of \$26,918.00.

Project Budget: Mr. Milligan presented the Project Budget to the Board and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to approve the Project Budget in the amount of \$626,797.00.

FINANCIAL ITEMS

Finance Manager’s Report: Ms. Buenavista presented the Finance Manager’s Report to the Boards and answered questions.

2023 AMENDED BUDGET HEARING

Director Perry opened the 2023 Amended Budget Hearing for Kinston Metropolitan District Nos. 1 -10. Ms. Bromley reported that notice of the budget hearing was published on June 7, 2023 in the Loveland Reporter-Harold, in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed. Ms. Buenavista reviewed the amended budgets in detail and responded to questions. The budgets for the District by fund are as follows:

District No. 1
Capital Fund Expenditures: \$9,739,292

Following review and discussion among Board members, upon motion duly made by Director DePeder, seconded by Director Lenz and, upon vote, it was unanimously

RESOLVED to approve the Resolutions to Adopt the 2023 amended budgets and appropriate funds for Kinston Metropolitan District Nos. 1 -10 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budgets.

FINANCIAL ITEMS CONTINUED

O&M Fees Update and Presentation: Mr. Campbell presented the O&M Fees Update and Presentation to the Boards and answered questions.

LEGAL ITEMS

Access and Maintenance Easement Agreement: Mr. Pogue presented the Access and Maintenance Easement Agreement to the Boards and

RECORD OF PROCEEDINGS

answered questions. Following review and discussion, upon motion duly made by Director Kane, seconded by Director Lenz and, upon vote, it was unanimously

RESOLVED to approve the Access and Maintenance Easement Agreement.

Richmond Alley Phase 2 Lot Development Agreement: Mr. Pogue presented the Richmond Alley Phase 2 Lot Development to the Boards and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to ratify the Richmond Alley Phase 2 Lot Development Agreement.

Consent to Supplement to Dispute Resolution Covenant with Centerra East Development, Inc. and Acceptance of Quitclaim Deed Conveyance of Certain Outlots in Millennium East 14th, 15th, and 16th Subdivisions: Mr. Pogue presented the Consent to Supplement to Dispute Resolution Covenant with Centerra East Development, Inc. and Acceptance of Quitclaim Deed Conveyance of Certain Outlots in Millennium East 14th, 15th, and 16th, Subdivisions to the Boards and answered questions. Following review and discussion, upon motion duly made by Director Kane, seconded by Director Lenz and, upon vote, it was unanimously

RESOLVED to approve the Consent to Supplement to Dispute Resolution Covenant with Centerra East Development, Inc. and Acceptance of Quitclaim Deed Conveyance of Certain Outlots in Millennium East 14th, 15th, and 16th, Subdivisions.

Resolution approving Parking Rules: Mr. Pogue presented the Resolution approving Parking Rules to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Lenz, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to approve the Resolution approving Parking Rules.

Resolution Regarding District Facilities, and in connection therewith, Rules for Use of Park Facilities, Application for First Amendment Demonstration Permit, and Event License Agreement: Mr. Pogue presented the resolution regarding District Facilities, and in connection therewith, Rules for Use of Park Facilities, Application for First

RECORD OF PROCEEDINGS

Amendment Demonstration Permit, and Event License Agreement to the Boards and answered questions. Following review and discussion, upon motion duly made by Director DePeder, seconded by Director Kane and, upon vote, it was unanimously

RESOLVED to approve the resolution regarding District Facilities, and in connection therewith, Rules for Use of Park Facilities, Application for First Amendment Demonstration Permit, and Event License Agreement.

ITEMS FROM DIRECTORS

Mr. Lenz provided the Boards with a Developer Update.

OTHER MATTERS

There were no other matters brought before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 2:28 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully Submitted,

Kieyesia Conaway, Secretary for the Meeting

Kinston Metropolitan District No. 1

Check Detail

June 2 through July 6, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	ACH	06/06/2023	Bill.com	1-11000 · Cash - Checking	
Bill	23069707964	05/31/2023		1-51120 · Office, Dues & Other	121.92
TOTAL					<u>121.92</u>
Bill Pmt -Check	ACH	06/26/2023	City of Loveland	1-11000 · Cash - Checking	
Bill	056670 05.23	05/31/2023		1-51400 · Utilities	31.16
TOTAL					<u>31.16</u>
Bill Pmt -Check	ACH	06/26/2023	City of Loveland	1-11000 · Cash - Checking	
Bill	056668 05.23	05/31/2023		1-51400 · Utilities	83.04
TOTAL					<u>83.04</u>
Bill Pmt -Check	ACH	06/26/2023	City of Loveland	1-11000 · Cash - Checking	
Bill	059154 05.23	05/31/2023		1-51400 · Utilities	61.58
TOTAL					<u>61.58</u>
Bill Pmt -Check	ACH	06/26/2023	City of Loveland	1-11000 · Cash - Checking	
Bill	054470 05.23	05/31/2023		1-51400 · Utilities	772.65
TOTAL					<u>772.65</u>
Bill Pmt -Check	ACH	06/26/2023	City of Loveland	1-11000 · Cash - Checking	
Bill	056674 05.23	05/31/2023		1-51400 · Utilities	61.73
TOTAL					<u>61.73</u>
Bill Pmt -Check	ACH	06/26/2023	City of Loveland	1-11000 · Cash - Checking	
Bill	059062 05.23	05/31/2023		1-51400 · Utilities	683.08
TOTAL					<u>683.08</u>
Bill Pmt -Check	ACH	06/26/2023	City of Loveland	1-11000 · Cash - Checking	
Bill	060308 05.23	05/31/2023		1-51400 · Utilities	31.78
TOTAL					<u>31.78</u>
Bill Pmt -Check	Bill.com	06/28/2023	GE Construction, Inc.	1072 · Bill.com Money Out Clearing	
Bill	4039	05/15/2023		3-55601 · Project-Direct	16,775.00
TOTAL					<u>16,775.00</u>
Bill Pmt -Check	Bill.com	06/28/2023	Da Vinci Sign Systems Inc	1072 · Bill.com Money Out Clearing	
Bill	20697	05/15/2023		1-24040 · Retainage Payable	50,836.29
TOTAL					<u>50,836.29</u>
Bill Pmt -Check	Bill.com	06/28/2023	Pinnacle Consulting Group, Inc.	1072 · Bill.com Money Out Clearing	
Bill	24529	05/15/2023		3-55803 · Project Administration	1,015.00
TOTAL					<u>1,015.00</u>

Kinston Metropolitan District No. 1

Check Detail

June 2 through July 6, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	Bill.com	06/28/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24528	05/15/2023		3-55203 · Project Administration	4,655.00
TOTAL					<u>4,655.00</u>
Bill Pmt -Check	Bill.com	06/28/2023	San Engineering LLC	1072 - Bill.com Money Out Clearing	
Bill	3773	05/15/2023		3-55604 · Engineering	412.50
TOTAL					<u>412.50</u>
Bill Pmt -Check	Bill.com	06/28/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24526	05/15/2023		3-51040 · District Management, Capital	900.00
TOTAL					<u>900.00</u>
Bill Pmt -Check	Bill.com	06/28/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24531	05/16/2023		3-55303 · Project Administration	975.00
TOTAL					<u>975.00</u>
Bill Pmt -Check	Bill.com	06/28/2023	King Surveyors LLC	1072 - Bill.com Money Out Clearing	
Bill	419274	05/15/2023		3-55204 · Engineering	12,688.00
TOTAL					<u>12,688.00</u>
Bill Pmt -Check	Bill.com	06/28/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	Pay App 16	04/15/2023		3-55601 · Project-Direct	274,774.94
TOTAL					<u>274,774.94</u>
Bill Pmt -Check	Bill.com	06/28/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
Bill	151887	05/15/2023		3-55101 · Project-Direct	395.00
TOTAL					<u>395.00</u>
Bill Pmt -Check	Bill.com	06/28/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	24	05/15/2023		3-55101 · Project-Direct	11,891.10
TOTAL					<u>11,891.10</u>
Bill Pmt -Check	Bill.com	06/28/2023	King Surveyors LLC	1072 - Bill.com Money Out Clearing	
Bill	419271	05/15/2023		3-55804 · Engineering	3,144.00
TOTAL					<u>3,144.00</u>
Bill Pmt -Check	Bill.com	06/28/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24527	05/15/2023		3-55603 · Project Administration	1,237.50
TOTAL					<u>1,237.50</u>
Bill Pmt -Check	Bill.com	06/28/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	389415	05/15/2023		3-55202 · Project Management	2,860.20
TOTAL					<u>2,860.20</u>

Check Detail

June 2 through July 6, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	Bill.com	06/28/2023	Custom Fence & Supply	1072 - Bill.com Money Out Clearing	
Bill	306407	05/15/2023		3-55101 · Project-Direct	55,247.63
TOTAL					<u>55,247.63</u>
Bill Pmt -Check	Bill.com	06/28/2023	Da Vinci Sign Systems Inc	1072 - Bill.com Money Out Clearing	
Bill	20521	05/15/2023		3-55101 · Project-Direct	4,351.63
TOTAL					<u>4,351.63</u>
Bill Pmt -Check	Bill.com	06/28/2023	Bath, Inc.	1072 - Bill.com Money Out Clearing	
Bill	SINV-001245	05/15/2023		3-55301 · Project-Direct	308.76
TOTAL					<u>308.76</u>
Bill Pmt -Check	Bill.com	06/28/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	389437	05/15/2023		3-51170 · Project Infrastructure	182.50
TOTAL					<u>182.50</u>
Bill Pmt -Check	Bill.com	06/28/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24530	05/15/2023		3-55103 · Project Administration	1,050.00
TOTAL					<u>1,050.00</u>
Bill Pmt -Check	Bill.com	07/05/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24591	05/31/2023		1-51040 · District Management	4,340.00
				1-51080 · Facilities Management	805.00
				1-51000 · Accounting	8,120.00
				1-51120 · Office, Dues & Other	109.17
TOTAL					<u>13,374.17</u>
Bill Pmt -Check	Bill.com	07/05/2023	Icenogle Seaver Pogue, P.C.	1072 - Bill.com Money Out Clearing	
Bill	23611	05/31/2023		1-51050 · Election Costs	325.00
				1-51110 · Legal Services	10,009.50
TOTAL					<u>10,334.50</u>
				Total	<u><u>\$ 469,255.66</u></u>

Contract Modifications for Board Ratification

Kinston Metropolitan District No. 1

Kinston Millennium East 15th (KIN-ME15)

<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 5 /25/2023	<i>Modification Amount:</i> \$23,917.35	<i>Contract #:</i> Cnt-01177
<i>Modification Description:</i> Change Order # 9	<i>Payment Method:</i> Lump Sum	<i>District Signed Date:</i> 6 /25/2023	
<i>Modification Scope:</i> Increase to Asphalt Paving Unit Pricing.			<i>Contractor Signed Date:</i> 6 /7 /2023
<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 5 /25/2023	<i>Modification Amount:</i> \$4,791.78	<i>Contract #:</i> Cnt-01177
<i>Modification Description:</i> Change Order # 10	<i>Payment Method:</i> Lump Sum	<i>District Signed Date:</i> 6 /7 /2023	
<i>Modification Scope:</i> Erosion Control Maintenance on 3/8/23, 3/9/23, and 3/16/23.			<i>Contractor Signed Date:</i> 6 /7 /2023
<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 5 /25/2023	<i>Modification Amount:</i> \$798.97	<i>Contract #:</i> Cnt-01177
<i>Modification Description:</i> Change Order # 11	<i>Payment Method:</i> Lump Sum	<i>District Signed Date:</i> 6 /7 /2023	
<i>Modification Scope:</i> Erosion Control Maintenance on 4-4-23			<i>Contractor Signed Date:</i> 6 /7 /2023
<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 5 /25/2023	<i>Modification Amount:</i> \$0.00	<i>Contract #:</i> Cnt-01177
<i>Modification Description:</i> Change Order # 12	<i>Payment Method:</i> No Charge	<i>District Signed Date:</i> 6 /7 /2023	
<i>Modification Scope:</i> Extension of Final Completion Date from May 9, 2023 to June 27, 2023			<i>Contractor Signed Date:</i> 6 /7 /2023
<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 6 /7 /2023	<i>Modification Amount:</i> \$8,572.70	<i>Contract #:</i> Cnt-01177
<i>Modification Description:</i> Change Order # 13	<i>Payment Method:</i> Lump Sum	<i>District Signed Date:</i> 6 /7 /2023	
<i>Modification Scope:</i> Material Price Increase for Flyash			<i>Contractor Signed Date:</i> 6 /7 /2023

Kinston Metropolitan District No. 1

Kinston Millennium East 16th (KIN-ME16)

<i>Contractor:</i> Coyote Ridge Construction, LLC	<i>Modification Date:</i> 5 /25/2023	<i>Modification Amount:</i> \$0.00	<i>Contract #:</i> Cnt-01179
<i>Modification Description:</i> Change Order # 13	<i>Payment Method:</i> No Charge	<i>District Signed Date:</i> 6 /7 /2023	
<i>Modification Scope:</i> Extension of Final Completion Date from June 16, 2023 to August 2, 2023.			<i>Contractor Signed Date:</i> 6 /7 /2023



To: Kinston Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Managers' Report
 Board Meeting Date: July 13, 2023

General District Matters

- **Primary Contact:** Please contact Sarah Bromley, District Manager, at SarahBromley@pcgi.com or KINMDAdmin@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- **Client Service Team:** Since the last Board meeting, there have been no staff changes to the Client Service Team.
- **District Matters:** The District's management team executed District matters since the June 8, 2023, Board meeting. Monthly, District management provides the following services:
 - Adheres to administrative and compliance matters.
 - Processes monthly payables and financial reports.
 - Oversees District budget and operational expenditures.
 - Oversees District operations per the approved Service Plan and District needs.
 - Collaborates with legal counsel on legal matters.
 - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
- **Management & Administration Updates & Activities:** Recently the District's management team has prioritized the following items:
 - Three O&M fee letters have been drafted for disbursement to Kinston MD property owners. The first letter informing property owners of the upcoming decision to implement O&M fees has been sent to all addresses on file. This letter was designed to introduce property owners to the upcoming fee, and to inform them of the date and time of this Board meeting. We are expecting some public discussion involving the fee, which was the cause for extending this meeting.
- **Conference Calls/Coordination Meetings:** District Management attended the McWhinney Districts Conference Call on June 7, 2023 where we discussed District O&M fees, and standardizing a process for event agreements, event fees and a first amendment policy.
- **Website Analytics:** Website analytics allows management to review website activity throughout the year.

Last Month	YTD
36 Visits	205 Visits
35 Unique Visitors	174 Unique Visitors
69 Page Views	444 Page Views

Kinston Metropolitan District Nos. 1-10
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: (970) 617-2474
 Email: kinmdadmin@pcgi.com

Serving our clients and community through excellent dependable service.

- **Compliance Matters:** Annually, District Management ensures the District meets required statutory responsibilities and tracks compliance accordingly.

Compliance Matters	Responsible	Due Date	Completion
File Boundary Map	PCGI	01/01/2023	Completed
Post Transparency Notice	PCGI	01/15/2023	Completed
File Certified Copy of Adopted Budget	PCGI	01/31/2023	Completed
Renew SDA Membership	PCGI	03/01/2023	Completed
File Audit Exemptions	PCGI	03/31/2023	Completed
Submit Audit to Governing Board	PCGI	06/30/2023	Completed
File Audit	PCGI	07/30/2023	
File Annal Report	PCGI	10/01/2023	
Draft 2024 Budgets Distributed to Board of Directors	PCGI	10/15/2023	
Renew Property & Liability Insurance	PCGI	12/01/2023	
Certify Mill Levies	PCGI	12/15/2023	
Adopt Budget	PCGI	12/31/2023	
Ensure Website Compliance	PCGI	12/31/2023	
Payables	PCGI/Board	Monthly	Sent to Board third week of the month

Operations & Maintenance Updates & Activities

- SWPPP to perform continued inspections and maintenance of various district storm structures and drainage areas.
- District operations team monitoring splash pad operations via MRES. The splash pad at The Hub is set to be deactivated and winterized on September 5th, after Labor Day weekend.
- District operations team also continues to assist with various warranty maintenance monitoring on newly installed landscape areas throughout KMD.
- Cost sharing agreement between KCA and KMD has been implemented and is working smoothly thus far into 2023.



Kinston Metropolitan District Nos. 1-10
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: (970) 617-2474
 Email: kinmdadmin@pci.com

Serving our clients and community through excellent dependable service.



To: Kinston Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: District Capital Infrastructure Project Report
 Board Meeting Date: July 13, 2023

BIDDING

1. Kinston Millennium East 13th Traffic Signals (CFS #6 and #9)
 - This project consists of traffic signals at the intersections of Kinston Parkway and Centerra Parkway and Centerra Parkway and Elk River Drive to support the residential lots that make up Millennium East 13th and Millennium East 17th Subdivision.
 - A bid summary was presented at the November 10, 2022 board meeting and the board tabled the award of a construction contract.

CONTRACTING

2. Kinston Millennium East 15th Phase 2 Public Infrastructure (CFS #12)
 - This project consists of public infrastructure to support the residential lots that make up Millennium East 15th Subdivision Phase 2.
 - A construction contract with GLH Construction was approved at the June 8, 2023 board meeting.
3. Kinston Millennium East 13th Public Infrastructure (CFS #6)
 - This project consists of public infrastructure to support the residential lots that make up Millennium East 13th Subdivision.
 - A construction contract with Northern Colorado Constructors was conditionally approved at the October 13, 2022 board meeting.
4. Kinston Millennium East 13th Regional Pond Grading (CFS #6)
 - This project consists of the regional pond grading and storm sewer improvements to support the future residential phases in Kinston.
 - A construction contract with Gerrard Excavating was conditionally approved at the October 13, 2022 board meeting.

CONSTRUCTION

5. Kinston Millennium East 16th Public Infrastructure (CFS #7)
 - This project consists of public infrastructure to support the residential lots that make up Millennium East 16th Subdivision.
 - Coyote Ridge Construction has completed the installation of all utilities and is prepping the roadway for curb & gutter installation. Completion of the project is anticipated in August of 2023.
6. Kinston Millennium East 15th Phase 1 Public Infrastructure (CFS #3)
 - This project consists of public infrastructure to support the residential lots that make up Millennium East 15th Subdivision.

Loveland
 550 W. Eisenhower Blvd
 Loveland, CO 80537
 (970) 669.3611

Denver
 6950 E. Belleview Ave, Suite 200
 Greenwood Village, CO 80111
 (303) 333.4380



- District representatives and Coyote Ridge Construction walked with the City of Loveland on June 27, 2023. Coyote Ridge Construction is correcting the punch list items and once complete the City of Loveland will issue initial acceptance.
7. Kinston Millennium East 14th Subdivision Public Infrastructure (CFS #5)
 - This project consists of public infrastructure to support the residential lots that make up Millennium East 14th Subdivision.
 - Coyote Ridge Construction is working on the pedestrian underpass/box culvert under Elk River Drive and has installed the bottom lift of asphalt on Elk River Drive up to the pedestrian underpass. Completion of the project is anticipated in August of 2023.
 8. Kinston Residential Phase 1 Landscaping (CFS #2)
 - This project consists of public landscaping improvements to support the residential lots that make up Phase 1 (ME 10th) and the infill lots located within Phase 1B (ME 11th PH1) and the landscaping improvements along Centerra Parkway.
 - Bath Landscaping is making progress on the landscaping and irrigation along Kinston Parkway and Centerra Parkway. Completion is anticipated in late summer of 2023.
 9. Kinston Residential Phase 1 Public Fencing (CFS #2)
 - This project consists of public fencing to support the residential lots that make up Phase 1 (ME10th).
 - Custom Fence and Supply has started construction of the fencing and anticipates completion in the summer of 2023.

WARRANTY

10. Kinston Welcome Center Public Park (CFS #4)
 - This project includes the public infrastructure and landscaping improvements surrounding the Welcome Center building pad site.
 - A final acceptance walk with Bath took place on May 24, 2023 and a punch list has been created. Bath is working on correction of the punch list items.
11. Kinston Residential Phase 1 (ME 10th) and Phase 1B (ME 11th PH1) Public Infrastructure (CFS #2)
 - City streets/storm warranty period expires on January 7, 2024. Final acceptance will be requested in November 2023.
 - City water/sewer warranty period expires on March 2, 2024. Final acceptance will be requested in February of 2023.
12. Kinston Residential Phase 1B (ME 11th PH1) Public Infrastructure (CFS #2)
 - The punch list for the water and power department has been completed and the District is awaiting the final acceptance letter from the City.
 - City streets/storm warranty expires on July 11, 2024. Final acceptance will be requested in June of 2024.

 **PINNACLE**
CONSULTING GROUP, INC.
Kinston ME 15th



Loveland
550 W. Eisenhower Blvd
Loveland, CO 80537
(970) 669.3611

Denver
6950 E. Belleview Ave, Suite 200
Greenwood Village, CO 80111
(303) 333.4380

 **PINNACLE**
CONSULTING GROUP, INC.
Kinston ME 14th



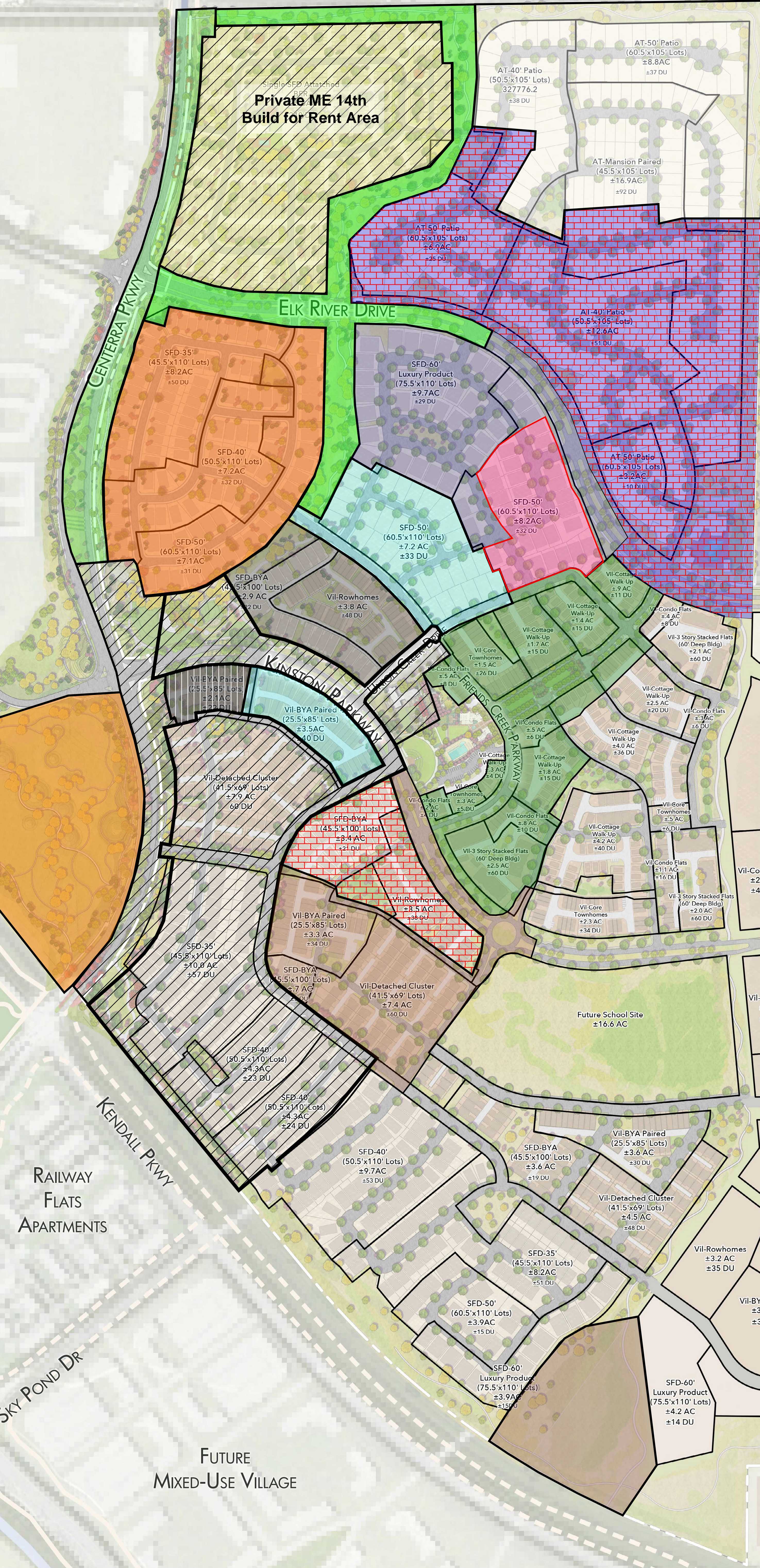
Loveland
550 W. Eisenhower Blvd
Loveland, CO 80537
(970) 669.3611

Denver
6950 E. Belleview Ave, Suite 200
Greenwood Village, CO 80111
(303) 333.4380

LIGHT INDUSTRIAL

Kinston Phasing

- ME 10th
- ME 11th
- ME 13th
- ME 14th
- ME 15th
- ME 16th Ph 1
- ME 17th Ph 1
- ME 18th
- ME 19th Ph 1
- ME 15th Ph 2
- ME 16th Ph 2
- ME 19th Ph 2
- ME 17th Ph 2



Product Segments	Total Proforma DU	Totals West of Magellan Line			Remainder per Proforma		Proposed East of Magellan Line			Total DU	
		Planned Acres	Planned DU	West Density (DU/Acre)	Acres Remaining (per West DU/Ac)	Planned DU Remaining	Planned Acres	Planned DU	East Density (DU/Acre)	Total DU Proposed	Difference from Proforma
Village											
Village - 3-Story Stacked Flats	270	6.6	180	27.3	3.3	90	3.3	90	27.3	270	-
Village - Condominium Flats/Townhomes	188	3.8	58	15.3	8.5	130	8.1	130	16.0	188	-
Village - Core Area Townhomes	100	4.6	71	15.4	1.3	29	1.7	23	13.5	94	-6
Village - Rowhomes	156	7.3	86	11.8	5.9	70	6.2	71	11.5	157	1
Village - Detached Cluster/Six-Pack	285	19.9	168	8.4	13.9	117	14.5	117	8.1	285	-
Village - Cottage Walk-Up	270	16.9	156	9.2	12.4	114	11.6	117	10.1	273	3
Village - Alley Paired / Duplex	190	12.5	126	10.1	6.2	64	6.1	67	11.0	193	3
Total	1,459	71.6	845	11.8	52.2	614	51.5	615	11.9	1,460	1
Family											
SFD - Backyard Alley	130	10.6	65	6.1	10.6	65	10.3	65	6.3	130	-
SFD - 35' Wide Product	229	26.4	158	6.0	11.9	71	13.8	82	5.9	240	11
SFD - 40' Wide Product	132	25.5	132	5.2	2.1	9	2.4	9	3.8	120	-
SFD - 50' Wide Product	120	26.4	111	4.2	6.8	19	9.4	32	3.4	76	13
SFD - 60' Wide Luxury Product	63	15.8	44	2.8	31.4	164	35.9	188	5.2	698	24
Total	674	104.7	510	4.9							
Age Targeted											
AT - Mansion Paired / Duplex Cottage	192	16.9	92	5.4	18.4	100	18.5	100	5.4	192	-
AT - 40' Patio	199	20.2	89	4.4	25.0	110	25.1	110	4.6	199	-
AT - 50' Patio	150	18.0	72	3.8	63.8	288	20.1	78	3.9	150	-
Total	541	56.0	253	4.5							
SUBTOTAL 'FOR-SALE' SEGMENTS	2,674	232.3	1,608	6.9							
Build for Rent											
Single Family Attached BFR	240	25.5	240	9.4	-	-	-	-	-	240	-
TOTAL ALL UNITS	2,914	257.8	1,848	7.2							
Total Residential Developable Acres per Framework Plan (8/27/21)		334.9									
Difference (Remaining Developable Residential Acres)		77.1									
Difference between remaining developable acres per Framework Plan and calculated acres per West DU/Ac				70.3							

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT TO SCALE

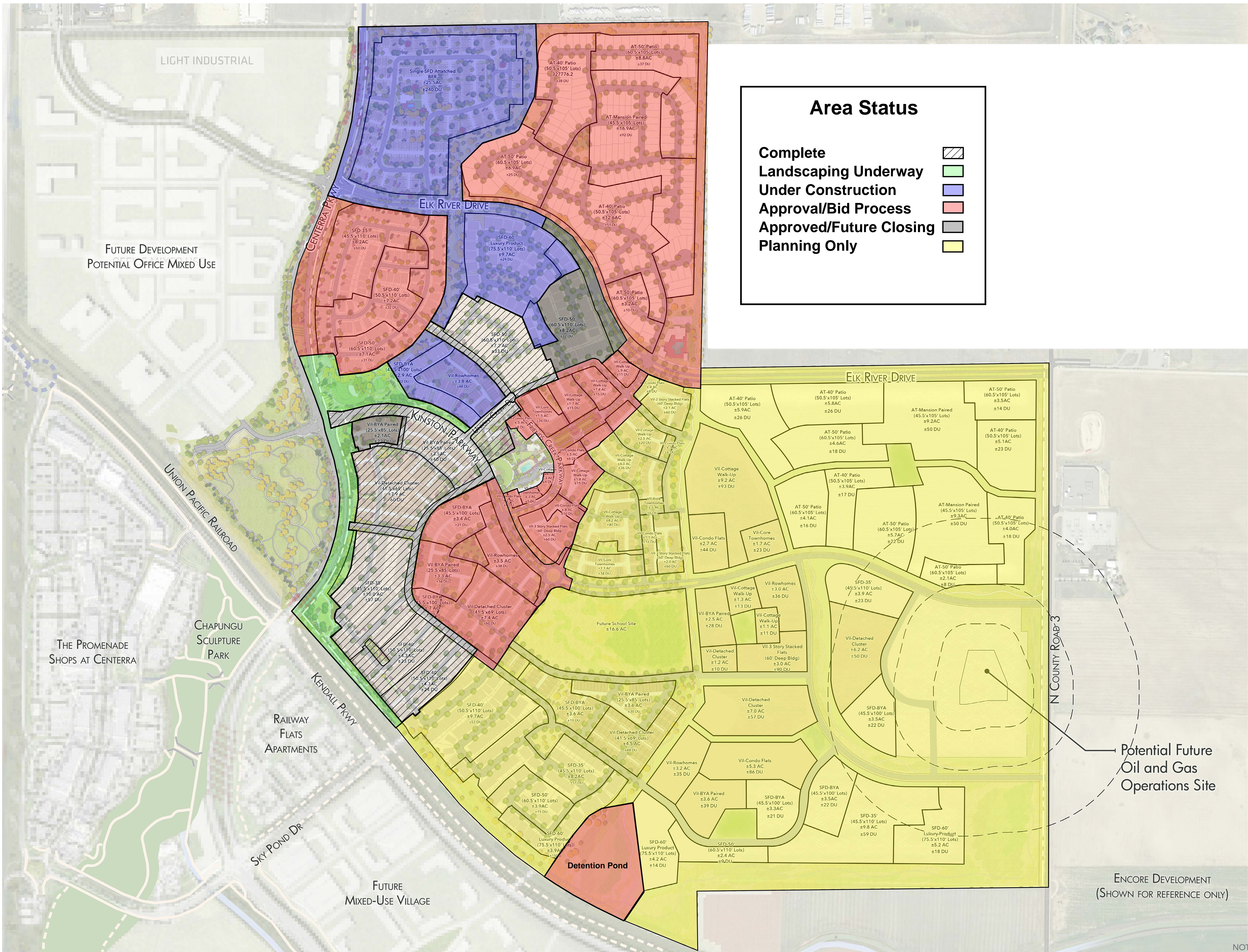


Kinston at Centerra McWhinney

Note: This information and/or illustration although deemed to be reliable, is conceptual in nature and McWhinney and/or its affiliates make no warranties to its accuracy. The information shown here is subject to change at any time.

Kinston Product and Density Exhibit

March 14, 2022



Area Status

- Complete
- Landscaping Underway
- Under Construction
- Approval/Bid Process
- Approved/Future Closing
- Planning Only

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT TO SCALE



Kinston at Centerra McWhinney

Kinston Product and Density Exhibit

Note: This information and/or illustration although deemed to be reliable, is conceptual in nature and McWhinney and/or its affiliates make no warranties to its accuracy. The information shown here is subject to change at any time.

March 14, 2022

KINSTON METRO DISTRICT O&M FEE MANAGEMENT TEAM



Brendan Campbell
Director of Finance & Accounting



Irene Buenavista
Senior Accounting Manager



Summer Skov
AP/AR Manager



Sarah Bromley
District Manager



Bryan Newby
Asst. District Manager



Christy McCutchin
Community Manager

ROLES & RESPONSIBILITIES

- Initial District Fee Assessment & Recommendation

- Fee Analysis
- Periodic Fee Reports

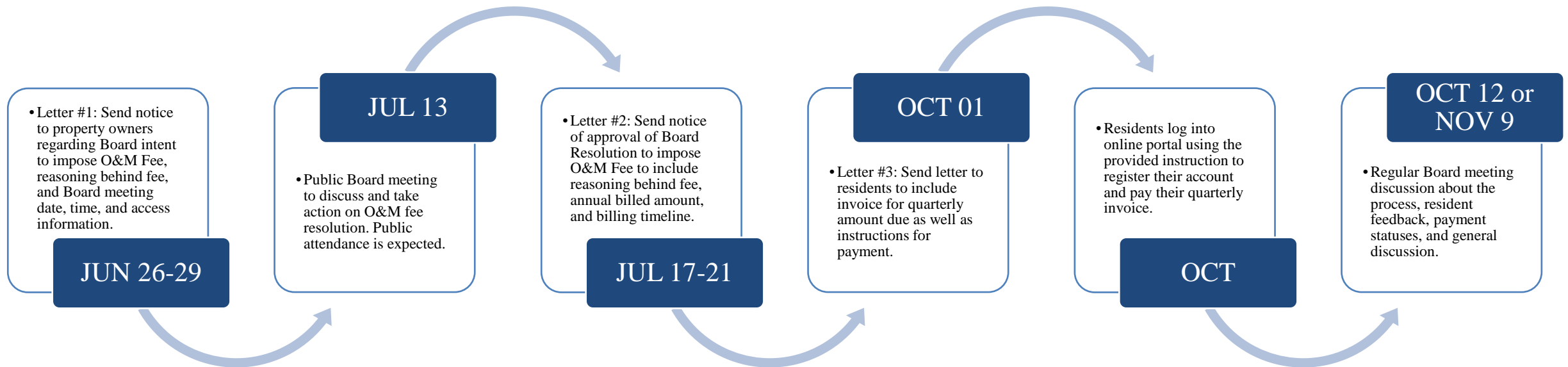
- Database Management
- Billing and Collection
- Online Portal Support

- Process Oversight
- Board Communications

- Process Support

- Resident Engagement

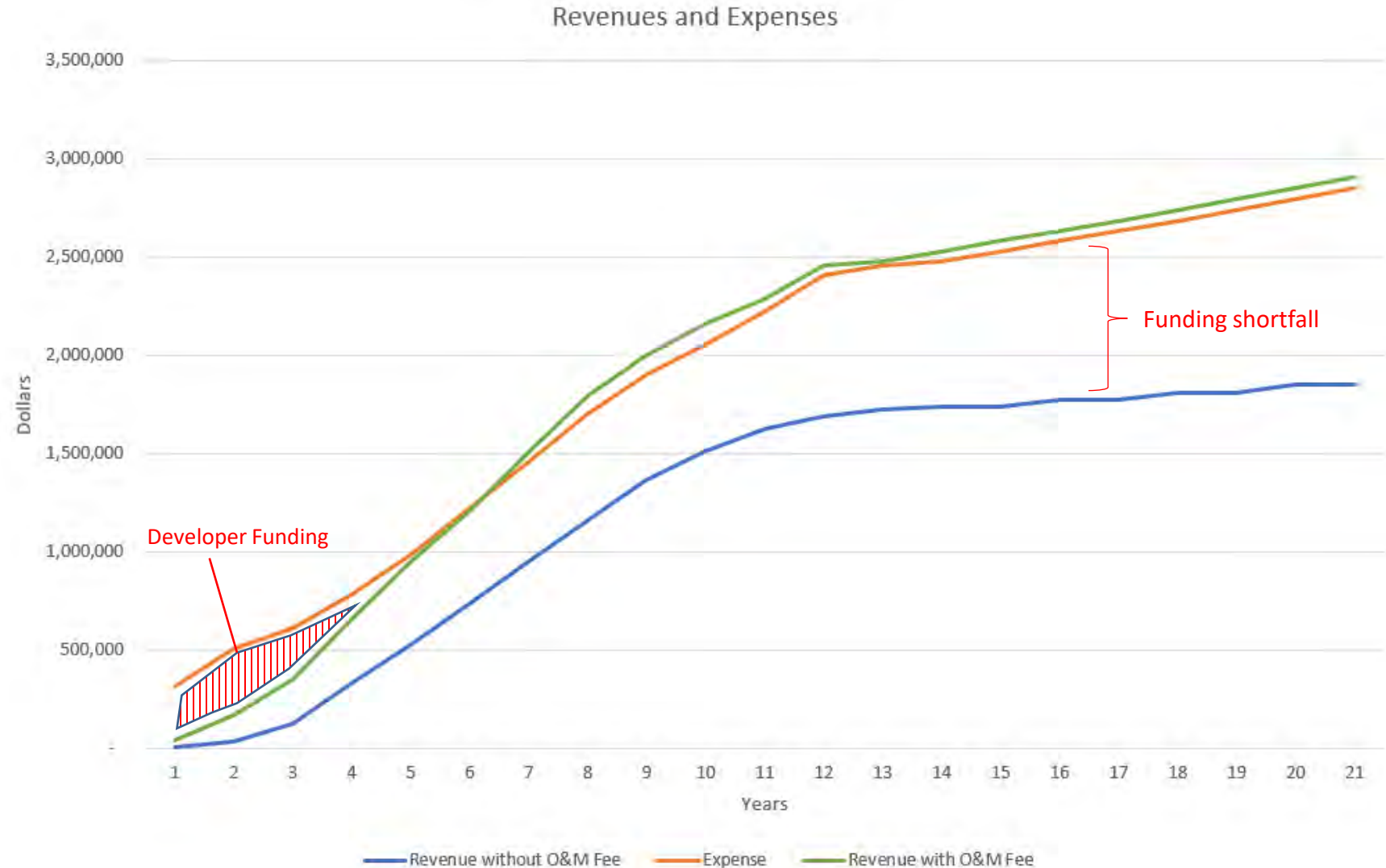
2023 PROPOSED COMMUNICATIONS TIMELINE



Why does the District need to impose a fee?

Findings

- Financial forecast indicates that the Kinston Metropolitan Districts will need to implement an Operations and Maintenance Fee to partially fund the ongoing operations and maintenance of District Facilities.



What would an O&M Fee pay for at Kinston?

Operations and Maintenance of Public Improvements

- Landscaping
- Irrigation
- Sidewalks
- Regional Trail System
- Parks
- Playgrounds
- Splash pad
- Benches
- Picnic Tables
- Detention Ponds
- Stormwater Structures
- Monumentation
- Community Fencing
- Other public improvements
- NOT for Administration Costs

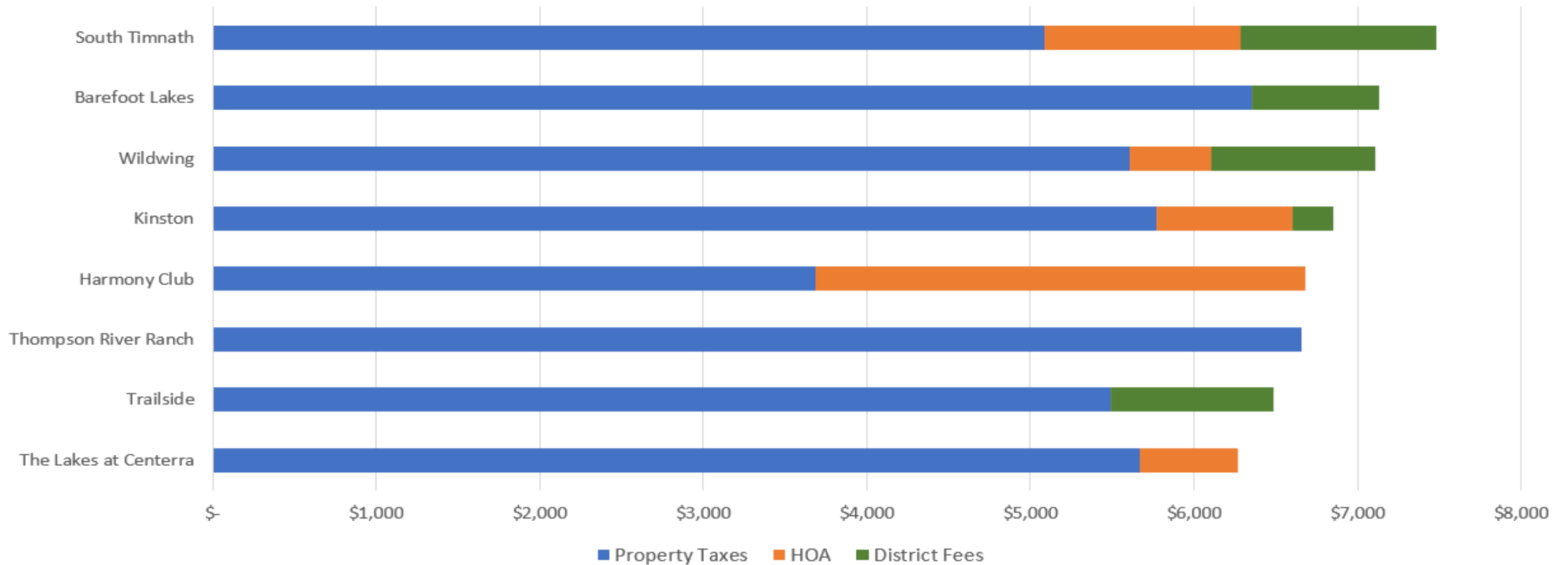
What is the proposed O&M Fee?

Recommendation

- Implementation of an O&M fee in the initial amount of \$250.00 annually, subject to adjustment by board.
- Invoice residents quarterly on the first day of January, April, July, and October.
- Implement O&M fee as of October 1, 2023 with the billed fee being 25% of the annual fee (\$62.50).
- Begin imposition of fee upon issuance of Certificate of Occupancy.

How does Kinston compare to other communities?

Annual Cost by Community
(Based on a \$500,000 home)



Based on 2023 mill levies and fees.

Questions?



**JOINT RESOLUTION OF THE BOARDS OF DIRECTORS
OF KINSTON METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 AND 10**

A RESOLUTION APPROVING THE IMPOSITION OF AN OPERATIONS AND MAINTENANCE FEE ON LOTS WITHIN THE BOUNDARIES OF KINSTON METROPOLITAN DISTRICT NOS. 2, 3, 4, 5, AND 10

WHEREAS, on September 3, 2019, the City Council of the City of Loveland, Colorado (the “City”) approved the “Consolidated Service Plan for Kinston Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10” (the “Service Plan”) for the purpose of providing certain parameters for Kinston Metropolitan District Nos. 1 – 10 (the “Districts”) to assist in the financing, acquisition, construction, operations and maintenance of certain public improvements to serve a new development known as Kinston in the City; and

WHEREAS, the Districts were formed after approval of the eligible electors of the Districts at organizational elections held on November 5, 2019, pursuant to Section 32-1-101 *et seq.*, C.R.S., as amended, and by order of the District Court for Larimer County, Colorado; and

WHEREAS, the Service Plan contemplates that Kinston Metropolitan District No. 1 (the “District”) will own, construct, operate and maintain certain public improvements described in the Service Plan benefiting the Districts, and that Kinston Metropolitan Districts Nos. 2 – 10 (the “Financing Districts”) will assist in the payment of costs related thereto; and

WHEREAS, the Districts entered into an Amended and Restated Intergovernmental Agreement Concerning District Operations dated November 19, 2020 (the “Operations IGA”), pursuant to which the Districts agreed, in part, that the District would own, operate and maintain certain public improvements (the “District-Owned Improvements”) and the Financing Districts agreed to fund the operation and maintenance costs incurred by the District for the District-Owned Improvements; and

WHEREAS, pursuant to Section 3.f. of the Operations IGA, the Financing Districts agreed, that so long as the Financing Districts have not terminated the engagement of the District as operator of the District-Owned Improvements as further provided in the Operations IGA, to impose an ad valorem mill levy on property within the boundaries of the Financing Districts (subject to the limits set forth in the Service Plan and subject to the provisions set forth in any bond resolution, indenture, pledge agreement, loan document and/or any other document related to the issuance of bonds by any of the Financing District) and, if necessary, fees or other charges, sufficient to repay or fund the operation and maintenance costs incurred by the District; and

WHEREAS, in addition to the formation of the Districts, the Kinston Community Association, Inc., a Colorado nonprofit corporation (the “Association”) was formed, in part, for the purpose of providing maintenance, repair and replacement of certain private improvements to the property within the Kinston development; and

WHEREAS, the District has installed certain District-Owned Improvements that serve and benefit Kinston Metropolitan District Nos. 2, 3, 4, 5 and 10, including, but not limited to, streets, alleyways, sidewalks, trails, landscaping, playgrounds, parks, mailbox kiosks, a storm water system, and neighborhood pet waste and trash collection stations; and

WHEREAS, to obtain efficiencies of contracts and services without duplication of efforts or expenditures, and to assure that the District-Owned Improvements serving Kinston are adequately operated and maintained and that there are sufficient funds therefore, the District and the Association entered into a “Maintenance Cost Sharing Agreement” dated January 1, 2023 (the “MCS Agreement,”) that provides for the Association and the District to each perform certain operational and maintenance services for the District-Owned Improvements and contribute to the costs of the operations and maintenance of the District-Owned Improvements; and

WHEREAS, pursuant to the MCS Agreement, the Association agreed to perform operation and maintenance services (the “Maintenance Services”) for certain District-Owned Improvements and the District agreed to contribute funds (the “District Contribution”) to the Association to pay the costs of the Association’s provision of Maintenance Services for the District-Owned Improvements; and

WHEREAS, to defray a portion of the costs associated with the District Contribution for the Maintenance Services, the District has determined to establish and impose an annual operations and maintenance fee (the “O&M Fee”) on each Lot (as such term is defined below) located within the Fee Area Boundaries (as such term is defined below) as set forth in this “Resolution”; and

WHEREAS, pursuant to Section 32-1-1001(1)(j), C.R.S. and the Service Plan, the Districts have the power and authority, but not the obligation, to impose fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District, and until paid, all such fees, rates, tolls, penalties, or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF DIRECTORS OF KINSTON METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 AND 10 AS FOLLOWS:

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“Due Date” means the date by which the O&M Fee is due, which Due Date is reflected in the account statement sent to the property owner (the (“Owner”) of the Lot.

“Fee Area Boundaries” means the legal boundaries of Kinston Metropolitan District Nos. 2, 3, 4, 5, and 10, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, as such legal boundaries may be amended from time to time.

“Lot” means each parcel of land established by a recorded final subdivision plat and located within the Fee Area Boundaries.

2. ANNUAL O&M FEE. To defray a portion of the costs associated with the District Contribution for the Maintenance Services, the District hereby imposes an annual O&M Fee on each Lot within the Fee Area Boundaries. The O&M Fee shall commence and become due and payable for each Lot in the Fee Area Boundaries at such time a certificate of occupancy is issued. The amount of the O&M Fee imposed for fiscal year 2023 is \$250.00 per Lot. The District reserves the right to decrease the amount of the O&M Fee due in the last quarter of 2023, and in the last quarter of any fiscal year thereafter that the O&M Fee is imposed, as appropriate in relation to any cost savings in the District Contribution realized by the District throughout the year. The District may impose and adjust (increase or decrease) the amount of the O&M Fee for any year after fiscal year 2023, as the District determines necessary to defray a portion of the costs associated with the District Contribution for the Maintenance Services and will post the most current fee schedule, as set forth in **Exhibit B** attached hereto and incorporated by this reference, on its website each year the O&M Fee is imposed after fiscal year 2023. District Nos. 2, 3, 4, 5 and 10 hereby acknowledges and agrees to the imposition of an annual O&M Fee on each Lot within the Fee Area Boundaries and all other provisions related thereto, as set forth in this Resolution.

3. PAYMENT OF O&M FEE. The O&M Fee shall be due and payable to the District in four quarterly payments. The District shall bill each applicable Owner quarterly with payment due to the District no later than January 31, April 30, July 31, and October 31 of each fiscal year that the O&M Fee is imposed. A late charge of fifteen dollars (\$15.00) will be imposed (the “Late Fee”) if the O&M Fee is not paid in full within thirty (30) calendar days after the Due Date. Interest will accrue on any unpaid O&M Fee, exclusive of the Late Fee, at a rate of eighteen percent (18%) per annum.

4. COLLECTION POLICY. To ensure the timely collection of the O&M Fee and other Charges (as such term is defined in the Collection Policy) that may accrue, the District’s Board of Directors (the “Board”) hereby adopts the “Collection Policy” attached hereto as **Exhibit C** and incorporated herein by this reference, which Collection Policy may be subsequently amended by the Board.

5. LIEN. Until paid, the O&M Fee, together with any other Charges imposed by the District, shall constitute a statutory, perpetual lien (the “Perpetual Lien”) on and against the Lot, and any such Perpetual Lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens, pursuant to § 32-1-1001(1)(j), C.R.S. Said Perpetual Lien may be foreclosed at such time as the District, in its sole discretion, may determine. The Perpetual Lien shall be in a senior position as against all other liens of record affecting the Lot.

6. MODIFICATION/FUTURE EVENTS. The O&M Fee hereby imposed has been established based on projected budgetary requirements of the District using various assumptions regarding the annual District Contribution for Maintenance Services. The actual District Contribution may differ from projections, and the District may decide to modify the O&M Fee in the future, as provided in Paragraph 2 herein.

7. ACTIONS TO EFFECTUATE RESOLUTION. The District's management and legal counsel are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition and collection of the O&M Fee and other Charges set forth herein. Any actions previously taken by the members of the Boards, the Districts' management, and legal counsel directed toward effectuating the purposes stated herein are hereby ratified, approved, and confirmed.

8. SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution, is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of the remaining sections, paragraphs, clauses, or provisions of this Resolution, which shall remain in full force and effect.

9. RECORDING. This Resolution shall be recorded in the records of the Larimer County Clerk and Recorder against the real property located in the Fee Area Boundaries described in **Exhibit A** attached hereto and incorporated herein by reference.

10. EFFECTIVE DATE. This Resolution and the O&M Fee imposed herein shall take effect on the date and at the time of adoption and shall continue in full force and effect until amended or rescinded by the District.

(Signatures appear on following page)

ADOPTED this 13th day of July, 2023.

KINSTON METROPOLITAN DISTRICT NO. 1

Kim L. Perry, President

KINSTON METROPOLITAN DISTRICT NO. 2

Kim L. Perry, President

KINSTON METROPOLITAN DISTRICT NO. 3

Kim L. Perry, President

KINSTON METROPOLITAN DISTRICT NO. 4

Kim L. Perry, President

KINSTON METROPOLITAN DISTRICT NO. 5

Kim L. Perry, President

KINSTON METROPOLITAN DISTRICT NO. 10

Kim L. Perry, President

EXHIBIT A

FEE AREA BOUNDARIES

KINSTON METROPOLITAN DISTRICT NO. 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, AND A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE S23°52'16"W A DISTANCE OF 2156.33 FEET TO THE **POINT OF BEGINNING**.

THENCE S17°31'45"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 205.37 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°21'58", A RADIUS OF 825.00 FEET, A CHORD BEARING S27°12'44"E A DISTANCE OF 277.53 FEET, AND AN ARC DISTANCE OF 278.85 FEET;

THENCE S57°10'52"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING S62°15'38"W A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

THENCE S67°20'25"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 139.94 FEET;

THENCE S67°20'25"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 197.05 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°00'00", A RADIUS OF 800.00 FEET, A CHORD BEARING S62°20'25"W A DISTANCE OF 139.45 FEET, AND AN ARC DISTANCE OF 139.63 FEET;

THENCE S57°20'25"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 30.30 FEET;

THENCE S56°48'45"W A DISTANCE OF 27.63 FEET;

THENCE S35°41'43"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 141.98 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S50°41'43"E A DISTANCE OF 85.41 FEET, AND AN ARC DISTANCE OF 86.39 FEET;

THENCE S65°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

THENCE S32°49'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S15°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°44'26", A RADIUS OF 165.00 FEET, A CHORD BEARING S31°03'05"W A DISTANCE OF 159.33 FEET, AND AN ARC DISTANCE OF 166.28 FEET;

THENCE S59°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 374.54 FEET;

THENCE N20°04'42"W A DISTANCE OF 307.04 FEET;

THENCE S67°39'19"W A DISTANCE OF 53.04 FEET;

THENCE N68°55'15"W A DISTANCE OF 13.16 FEET;

THENCE S62°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

THENCE S10°38'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°05'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

THENCE S53°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE S36°49'26"W A DISTANCE OF 56.00 FEET;

THENCE N53°10'34"W A DISTANCE OF 10.00 FEET;

THENCE S36°49'26"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 116.22 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°45'43", A RADIUS OF 905.00 FEET, A CHORD BEARING S43°42'18"W A DISTANCE OF 216.85 FEET, AND AN ARC DISTANCE OF 217.37 FEET;

THENCE S50°35'09"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 249.71 FEET;

THENCE S39°24'51"E A DISTANCE OF 10.00 FEET;

THENCE S50°35'09"W A DISTANCE OF 50.00 FEET;

THENCE N39°24'51"W A DISTANCE OF 26.00 FEET;

THENCE S50°35'09"W A DISTANCE OF 174.24 FEET TO A POINT ON A LINE BEING 50.00 FEET NORTHERLY AND AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN THAT CORRECTION SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20040096015 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES:

1. N39°26'00"W A DISTANCE OF 81.15 FEET;
 2. THENCE N39°23'14"W A DISTANCE OF 385.34 FEET;
 3. THENCE N39°25'17"W A DISTANCE OF 630.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY, AS DESCRIBED IN THAT GRANT OF EASEMENT RECORDED AT RECEPTION NO. 20060051673 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY THE FOLLOWING TWO (2) COURSES:
 1. N40°35'09"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 140.06 FEET;
 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°03'59", A RADIUS OF 1111.50 FEET, A CHORD BEARING N22°03'10"E A DISTANCE OF 706.59 FEET, AND AN ARC DISTANCE OF 719.06 FEET;
- THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°40'21", A RADIUS OF 1075.29 FEET, A CHORD BEARING N04°41'23"E A DISTANCE OF 162.61 FEET, AND AN ARC DISTANCE OF 162.76 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;
- THENCE N00°20'49"E ALONG SAID WEST LINE, NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 736.77 FEET;
- THENCE N58°14'45"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 709.21 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°01'18", A RADIUS OF 200.00 FEET, A CHORD BEARING N29°44'06"E A DISTANCE OF 190.93 FEET, AND AN ARC DISTANCE OF 199.04 FEET;
- THENCE N01°13'28"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 901.11 FEET;
- THENCE S88°20'42"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 343.87 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°48'57", A RADIUS OF 825.00 FEET, A CHORD BEARING S52°56'14"E A DISTANCE OF 956.00 FEET, AND AN ARC DISTANCE OF 1019.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 90.057 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;

THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE WESTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°40'38", A RADIUS OF 255.00 FEET, A CHORD BEARING S47°05'00"W A DISTANCE OF 197.95 FEET, AND AN ARC DISTANCE OF 203.29 FEET;

THENCE S69°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 143.98 FEET TO A POINT ON SAID WESTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N59°55'18"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 257.96 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°45'17", A RADIUS OF 165.00 FEET, A CHORD BEARING N46°02'40"E A DISTANCE OF 79.15 FEET, AND AN ARC DISTANCE OF 79.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.126 ACRES. MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 2;

THENCE N73°16'01"W A DISTANCE OF 632.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE S46°21'51"W A DISTANCE OF 237.34 FEET;
 THENCE N43°37'41"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 23.03 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 66°08'09", A RADIUS OF 37.00 FEET, A CHORD BEARING N76°41'46"W A DISTANCE OF 40.38 FEET, AND AN ARC DISTANCE OF 42.71 FEET;
 THENCE S70°14'10"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 152.53 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°53'42", A RADIUS OF 165.00 FEET, A CHORD BEARING S68°47'19"W A DISTANCE OF 8.34 FEET, AND AN ARC DISTANCE OF 8.34 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID RECEPTION NO. 20200074856;
 THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES:
 1. N67°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 25.37 FEET;
 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING N62°15'38"E A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;
 3. THENCE N57°10'52"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF RECEPTION NO. 20200074856;
 THENCE ALONG SAID NORTHEASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°29'27", A RADIUS OF 825.00 FEET, A CHORD BEARING S38°08'26"E A DISTANCE OF 35.86 FEET, AND AN ARC DISTANCE OF 35.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.381 ACRES, MORE OR LESS.

Excepting the following legal description from the Fee Area Boundaries of District No. 2:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING N89°09'13"E A DISTANCE OF 2639.50 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE, STAMPED: LS 38345 AND THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE, STAMPED: LS 14863.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N73°00'42"W A DISTANCE OF 1740.61 FEET TO THE SOUTHEASTERLY CORNER OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID CORNER BEING THE **POINT OF BEGINNING**.

THENCE S36°49'26"W ALONG THE SOUTHEASTERLY LINE OF SAID RECEPTION NO. 20200074852 A DISTANCE OF 28.00 FEET;

THENCE N53°10'34"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°49'26", A RADIUS OF 200.00 FEET, A CHORD BEARING N21°15'50"W A DISTANCE OF 211.45 FEET, AND AN ARC DISTANCE OF 222.79 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 367.88 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°35'19", A RADIUS OF 400.00 FEET, A CHORD BEARING N36°26'32"E A DISTANCE OF 348.11 FEET, AND AN ARC DISTANCE OF 360.16 FEET;

THENCE N62°14'12"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 378.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°45'56", A RADIUS OF 895.05 FEET, A CHORD BEARING S21°13'15"E A DISTANCE OF 43.20 FEET, AND AN ARC DISTANCE OF 43.20 FEET TO THE EASTERLY LINE OF SAID RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S67°39'19"W A DISTANCE OF 53.04 FEET;

2. THENCE N68°55'15"W A DISTANCE OF 13.16 FEET;

3. THENCE S62°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

5. THENCE S10°38'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°05'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

7. THENCE S53°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.134 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
 THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE EASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°48'44", A RADIUS OF 255.00 FEET, A CHORD BEARING N03°39'41"W A DISTANCE OF 238.69 FEET, AND AN ARC DISTANCE OF 248.40 FEET;
 THENCE N31°34'03"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 158.67 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°40'53", A RADIUS OF 165.00 FEET, A CHORD BEARING N36°54'30"W A DISTANCE OF 30.72 FEET, AND AN ARC DISTANCE OF 30.76 FEET;
 THENCE N42°14'56"W TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 174.17 FEET TO A POINT ON SAID EASTERLY LINE OF RECEPTION NO. 20200074852;
 THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:
 1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°36'16", A RADIUS OF 165.00 FEET, A CHORD BEARING S56°23'35"E A DISTANCE OF 53.34 FEET, AND AN ARC DISTANCE OF 53.58 FEET;
 2. THENCE S65°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;
 3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;
 4. THENCE S32°49'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;
 5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S15°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;
 6. THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;
 7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°59'10", A RADIUS OF 165.00 FEET, A CHORD BEARING S17°10'27"W A DISTANCE OF 85.37 FEET, AND AN ARC DISTANCE OF 86.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.425 ACRES, MORE OR LESS.

KINSTON METROPOLITAN DISTRICT NO. 3

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°09'13"W A DISTANCE OF 2639.50 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE STAMPED: LS 14863 AND THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE STAMPED: LS 38345.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N32°52'03"W A DISTANCE OF 1149.11 FEET TO THE **POINT OF BEGINNING**.

THENCE N84°59'58"E A DISTANCE OF 511.37 FEET;

THENCE N05°04'09"W A DISTANCE OF 2.50 FEET;

THENCE N84°59'58"E A DISTANCE OF 70.00 FEET;

THENCE S05°04'09"E A DISTANCE OF 901.64 FEET;

THENCE S35°43'53"W A DISTANCE OF 935.34 FEET;

THENCE S07°17'12"E A DISTANCE OF 747.30 FEET;

THENCE S15°43'06"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 206.39 FEET TO A POINT ON A LINE BEING 50.00 FEET NORTHERLY AND AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN THAT CORRECTION SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20040096015 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°25'46", A RADIUS OF 3769.83 FEET, A CHORD BEARING N53°37'19"W A DISTANCE OF 1851.42 FEET, AND AN ARC DISTANCE OF 1870.55 FEET;

2. THENCE N39°26'00"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 533.78 FEET;

THENCE N50°35'09"E A DISTANCE OF 174.24 FEET;

THENCE S39°24'51"E A DISTANCE OF 26.00 FEET;

THENCE N50°35'09"E A DISTANCE OF 50.00 FEET;

THENCE N39°24'51"W A DISTANCE OF 10.00 FEET;

THENCE N50°35'09"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 249.71 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°45'43", A RADIUS OF 905.00 FEET, A CHORD BEARING N43°42'18"E A DISTANCE OF 216.85 FEET, AND AN ARC DISTANCE OF 217.37 FEET;

THENCE N36°49'26"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 116.22 FEET;

THENCE S53°10'34"E A DISTANCE OF 10.00 FEET;

THENCE N36°49'26"E A DISTANCE OF 56.00 FEET;

THENCE N53°10'34"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING N21°05'13"W A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING N35°34'47"E A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

THENCE N62°11'35"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

THENCE S68°55'15"E A DISTANCE OF 13.16 FEET;

THENCE N67°39'19"E A DISTANCE OF 53.04 FEET;

THENCE S20°04'42"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 307.04 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74°55'18", A RADIUS OF 825.00 FEET, A CHORD BEARING S57°32'23"E A DISTANCE OF 1003.56 FEET, AND AN ARC DISTANCE OF 1078.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 99.766 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING N88°09'13"E A DISTANCE OF 2639.50 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE, STAMPED: LS 38343 AND THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE, STAMPED: LS 14863.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 11;

THENCE N73°00'42"W A DISTANCE OF 1740.61 FEET TO THE SOUTHEASTERLY CORNER OF KINSTON METROPOLITAN DISTRICT NO. 2, AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE S36°49'26"W ALONG THE SOUTHEASTERLY LINE OF SAID RECEPTION NO. 20200074852 A DISTANCE OF 28.00 FEET;

THENCE N53°10'34"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°49'26", A RADIUS OF 200.00 FEET, A CHORD BEARING N21°15'50"W A DISTANCE OF 211.45 FEET, AND AN ARC DISTANCE OF 222.79 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 367.88 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°35'19", A RADIUS OF 400.00 FEET, A CHORD BEARING N36°26'32"E A DISTANCE OF 348.11 FEET, AND AN ARC DISTANCE OF 360.16 FEET;

THENCE N62°14'12"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 378.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°45'56", A RADIUS OF 895.05 FEET, A CHORD BEARING S21°13'15"E A DISTANCE OF 43.20 FEET, AND AN ARC DISTANCE OF 43.20 FEET TO THE EASTERLY LINE OF SAID RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S67°39'19"W A DISTANCE OF 53.04 FEET;

2. THENCE N68°55'15"W A DISTANCE OF 13.16 FEET;

3. THENCE S62°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

5. THENCE S10°38'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°05'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

7. THENCE S53°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1.134 ACRES, MORE OR LESS.

KINSTON METROPOLITAN DISTRICT NO. 4

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°09'13"W A DISTANCE OF 2639.50 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP. DOWN 1.1' BELOW SURFACE STAMPED: LS 14863 AND THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE STAMPED: LS 38345.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N32°52'03"W A DISTANCE OF 1149.11 FEET TO THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 74°55'18", A RADIUS OF 825.00 FEET, A CHORD BEARING N57°32'23"W A DISTANCE OF 1003.56 FEET, AND AN ARC DISTANCE OF 1078.79 FEET;

THENCE N59°55'18"E NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 374.54 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°44'26", A RADIUS OF 165.00 FEET, A CHORD BEARING N31°03'05"E A DISTANCE OF 159.33 FEET, AND AN ARC DISTANCE OF 166.28 FEET;

THENCE N02°10'52"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING N15°19'08"W A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

THENCE N32°49'08"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING N49°15'25"W A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

THENCE N65°41'43"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING N50°41'43"W A DISTANCE OF 85.41 FEET, AND AN ARC DISTANCE OF 86.39 FEET;

THENCE N35°41'43"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 141.98 FEET;

THENCE N56°48'45"E A DISTANCE OF 27.63 FEET;

THENCE N57°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 30.30 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°00'00", A RADIUS OF 800.00 FEET, A CHORD BEARING N62°20'25"E A DISTANCE OF 139.45 FEET, AND AN ARC DISTANCE OF 139.63 FEET;

THENCE N67°20'25"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 197.05 FEET;

THENCE N67°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 139.94 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING N62°15'38"E A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

THENCE N57°10'52"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°42'41", A RADIUS OF 825.00 FEET, A CHORD BEARING S57°45'04"E A DISTANCE OF 587.43 FEET, AND AN ARC DISTANCE OF 600.60 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°56'18", A RADIUS OF 825.00 FEET, A CHORD BEARING S81°04'33"E A DISTANCE OF 71.08 FEET, AND AN ARC DISTANCE OF 71.11 FEET;

THENCE S01°05'54"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 428.17 FEET;

THENCE S19°38'52"W A DISTANCE OF 370.34 FEET;

THENCE S16°00'47"E A DISTANCE OF 271.03 FEET;

THENCE S05°04'09"E A DISTANCE OF 471.74 FEET;

THENCE S84°59'58"W A DISTANCE OF 70.00 FEET;

THENCE S05°04'09"E A DISTANCE OF 2.50 FEET;

THENCE S84°59'58"W A DISTANCE OF 511.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 44.373 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;

THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE EASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°48'44", A RADIUS OF 255.00 FEET, A CHORD BEARING N03°39'41"W A DISTANCE OF 238.69 FEET, AND AN ARC DISTANCE OF 248.40 FEET;

THENCE N31°34'03"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 158.67 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°40'53", A RADIUS OF 165.00 FEET, A CHORD BEARING N36°54'30"W A DISTANCE OF 30.72 FEET, AND AN ARC DISTANCE OF 30.76 FEET;

THENCE N42°14'56"W TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 174.17 FEET TO A POINT ON SAID EASTERLY LINE OF RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°36'16", A RADIUS OF 165.00 FEET, A CHORD BEARING S56°23'35"E A DISTANCE OF 53.34 FEET, AND AN ARC DISTANCE OF 53.58 FEET;

2. THENCE S65°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

4. THENCE S32°49'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S15°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

6. THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°59'10", A RADIUS OF 165.00 FEET, A CHORD BEARING S17°10'27"W A DISTANCE OF 85.37 FEET, AND AN ARC DISTANCE OF 86.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.425 ACRES, MORE OR LESS.

Excepting the following legal description from the Fee Area Boundaries of District No. 4:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;

THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE WESTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°40'38", A RADIUS OF 255.00 FEET, A CHORD BEARING S47°05'00"W A DISTANCE OF 197.95 FEET, AND AN ARC DISTANCE OF 203.29 FEET;

THENCE S69°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 143.99 FEET TO A POINT ON SAID WESTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N52°55'18"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 257.96 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°45'17", A RADIUS OF 165.00 FEET, A CHORD BEARING N46°02'40"E A DISTANCE OF 79.15 FEET, AND AN ARC DISTANCE OF 79.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.126 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING $S89^{\circ}08'09''W$ A DISTANCE OF 2639.81 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 2;

THENCE $N73^{\circ}16'01''W$ A DISTANCE OF 632.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE $S48^{\circ}21'51''W$ A DISTANCE OF 237.34 FEET;

THENCE $N43^{\circ}37'41''W$ TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 23.03 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $56^{\circ}08'09''$, A RADIUS OF 37.00 FEET, A CHORD BEARING $N76^{\circ}41'46''W$ A DISTANCE OF 40.38 FEET, AND AN ARC DISTANCE OF 42.71 FEET;

THENCE $S70^{\circ}14'10''W$ TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 152.53 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $02^{\circ}53'42''$, A RADIUS OF 165.00 FEET, A CHORD BEARING $S68^{\circ}47'19''W$ A DISTANCE OF 8.34 FEET, AND AN ARC DISTANCE OF 8.34 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID RECEPTION NO. 20200074856;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. $N67^{\circ}20'25''E$ TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 25.37 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $10^{\circ}09'33''$, A RADIUS OF 200.00 FEET, A CHORD BEARING $N62^{\circ}15'38''E$ A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

3. THENCE $N57^{\circ}10'52''E$ TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID NORTHEASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $02^{\circ}29'27''$, A RADIUS OF 825.00 FEET, A CHORD BEARING $S38^{\circ}08'26''E$ A DISTANCE OF 35.86 FEET, AND AN ARC DISTANCE OF 35.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.381 ACRES, MORE OR LESS.

KINSTON METROPOLITAN DISTRICT NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

BEGINNING AT SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE S01°13'28"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2625.29 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11;

THENCE S00°20'40"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 118.79 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°11'40", A RADIUS OF 825.00 FEET, A CHORD BEARING N52°37'35"W A DISTANCE OF 948.69 FEET, AND AN ARC DISTANCE OF 1010.73 FEET;

THENCE N17°31'45"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 205.37 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 70°48'57", A RADIUS OF 825.00 FEET, A CHORD BEARING N52°56'14"W A DISTANCE OF 956.00 FEET, AND AN ARC DISTANCE OF 1019.68 FEET;

THENCE N88°20'42"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 343.87 FEET;

THENCE N01°13'28"E A DISTANCE OF 1353.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE N89°03'30"E ALONG SAID NORTH LINE A DISTANCE OF 1950.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 86.388 ACRES, MORE OR LESS.

KINSTON METROPOLITAN DISTRICT NO. 10:

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE S89°03'30"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1950.51 FEET TO THE **POINT OF BEGINNING**;

THENCE S01°13'28"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 2255.04 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°01'18", A RADIUS OF 200.00 FEET, A CHORD BEARING S29°44'06"W A DISTANCE OF 190.93 FEET, AND AN ARC DISTANCE OF 199.04 FEET;

THENCE S58°14'45"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 709.21 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE S00°20'49"W ALONG SAID WEST LINE, TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 736.77 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°40'21", A RADIUS OF 1075.29 FEET, A CHORD BEARING S04°41'23"W A DISTANCE OF 162.61 FEET, AND AN ARC DISTANCE OF 162.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY AS DESCRIBED IN THAT GRANT OF EASEMENT RECORDED AT RECEPTION NO. 20060051673 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY THE FOLLOWING TWENTY-NINE (29) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°04'25", A RADIUS OF 1111.50 FEET, A CHORD BEARING N00°28'58"E A DISTANCE OF 117.77 FEET, AND AN ARC DISTANCE OF 117.83 FEET;
2. THENCE N02°51'25"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 10.12 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°21'37", A RADIUS OF 7981.50 FEET, A CHORD BEARING N02°56'41"W A DISTANCE OF 50.17 FEET, AND AN ARC DISTANCE OF 50.17 FEET;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°40'04", A RADIUS OF 1117.07 FEET, A CHORD BEARING N07°35'55"W A DISTANCE OF 188.26 FEET, AND AN ARC DISTANCE OF 188.49 FEET;
5. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°27'10", A RADIUS OF 533.50 FEET, A CHORD BEARING N15°09'32"W A DISTANCE OF 50.75 FEET, AND AN ARC DISTANCE OF 50.77 FEET;
6. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°12'05", A RADIUS OF 1124.50 FEET, A CHORD BEARING N17°59'09"W A DISTANCE OF 3.95 FEET, AND AN ARC DISTANCE OF 3.95 FEET;
7. THENCE N18°05'12"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 140.61 FEET;
8. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°32'34", A RADIUS OF 283.50 FEET, A CHORD BEARING N07°18'55"W A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;

9. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°27'26", A RADIUS OF 8.50 FEET, A CHORD BEARING N37°41'05"E A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
10. THENCE N71°54'48"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 68.77 FEET;
11. THENCE N18°05'12"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 101.00 FEET;
12. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°41'02", A RADIUS OF 283.50 FEET, A CHORD BEARING S82°45'19"W A DISTANCE OF 106.65 FEET, AND AN ARC DISTANCE OF 107.29 FEET;
13. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°18'58", A RADIUS OF 7.50 FEET, A CHORD BEARING N52°14'41"W A DISTANCE OF 8.42 FEET, AND AN ARC DISTANCE OF 8.94 FEET;
14. THENCE N18°05'12"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.62 FEET;
15. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°13'56", A RADIUS OF 1944.50 FEET, A CHORD BEARING N01°28'13"W A DISTANCE OF 1112.09 FEET, AND AN ARC DISTANCE OF 1127.83 FEET;
16. THENCE N21°03'15"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 9.96 FEET;
17. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°09'07", A RADIUS OF 436.50 FEET, A CHORD BEARING N18°32'04"E A DISTANCE OF 46.85 FEET, AND AN ARC DISTANCE OF 46.87 FEET;
18. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°52'38", A RADIUS OF 3128.55 FEET, A CHORD BEARING N22°32'57"E A DISTANCE OF 102.50 FEET, AND AN ARC DISTANCE OF 102.50 FEET;
19. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°47'57", A RADIUS OF 598.50 FEET, A CHORD BEARING N21°05'17"E A DISTANCE OF 50.12 FEET, AND AN ARC DISTANCE OF 50.13 FEET;
20. THENCE N18°41'19"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.64 FEET;
21. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°32'34", A RADIUS OF 283.50 FEET, A CHORD BEARING N29°27'36"E A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;
22. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°27'26", A RADIUS OF 8.50 FEET, A CHORD BEARING N74°27'36"E A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
23. THENCE S71°18'41"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 68.77 FEET;
24. THENCE N18°41'19"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 101.00 FEET;
25. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°32'34", A RADIUS OF 283.50 FEET, A CHORD BEARING N60°32'24"W A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;
26. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 68°27'26", A RADIUS OF 8.50 FEET, A CHORD BEARING N15°32'24"W A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
27. THENCE N18°41'19"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 151.85 FEET;
28. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°33'42", A RADIUS OF 2484.50 FEET, A CHORD BEARING N09°54'28"E A DISTANCE OF 758.54 FEET, AND AN ARC DISTANCE OF 761.52 FEET;
29. THENCE N01°07'37"E A DISTANCE OF 243.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE N89°03'30"E ALONG SAID NORTH LINE A DISTANCE OF 631.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 51.363 ACRES, MORE OR LESS.

EXHIBIT B

DISTRICT FEE SCHEDULE
(Effective as of July 13, 2023)
(To be updated on a periodic basis)

District No. 1, 2, 3, 4, 5, and 10			
Classification	Fee Type	Amount	Time of Collection
All types	Administrative Transfer Fee	\$ 150.00	Collected at property transfer
Commercial	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Rentals	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Paired Homes	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Single Family Clusters	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Single Family	Operations and Maintenance Fee	\$ 250.00	Payable in quarterly installments
Non-Sufficient Funds Fee	NSF	\$ 25.00	Each time per check returned

EXHIBIT C

KINSTON METROPOLITAN DISTRICT NO. 1 COLLECTION POLICY

(Effective as of July 13, 2023)

The guidelines set forth in this Collection Policy are intended to create orderly and fair procedures for the processing and collection of delinquent O&M Fees (the “Delinquent Fees”) and other charges including, without limitation, interest, Late Fees, Penalties (as defined herein) and NSF fees (collectively, the “Charges,” together with Delinquent Fees, the “Fees”) and to provide additional notice to interested parties, including, but not limited to, title companies and the Owner. The Board may amend this Collection Policy from time to time as it deems necessary. Unless otherwise defined herein, capitalized terms used in this Collection Policy shall have the meaning given to them in the Districts’ Resolution Approving the Imposition of an Operation and Maintenance Fee on Lots in the Fee Area Boundaries, adopted on July 13, 2023, as may be further amended from time to time.

1. *District’s Manager Procedures.* The District’s Manager, Accountant or Billing Agent (any of which are referred to herein as the “Manager”) is responsible for collecting Fees imposed by the District against each Lot. In the event payment of Fees is delinquent, the Manager will perform the procedures listed below. The Fees are considered delinquent when the Fees have not been paid by their corresponding due date (the “Delinquent Account”):

a. *Thirty (30) Calendar Days Past Due:* A delinquent payment “Reminder Letter” will be sent to the address of the last known Owner of the Lot according to the Manager’s records. In the event the Reminder Letter is returned as undeliverable, the Manager will send a second copy of the Reminder Letter to: (1) the address of the Lot; and (2) the address of the last known Owner as found in the real property records of the Larimer County Assessor’s Office (collectively, the “Property Address”). Said Reminder Letter will: (1) request prompt payment; (2) notify the Owner that interest and a Late Fee have been imposed; and (3) reference the URL address of the District’s webpage where the Resolution, together with this Collection Policy, is posted.

b. *Sixty (60) Calendar Days Past Due:* A “Warning Letter” will be sent to the Property Address: (1) requesting prompt payment; (2) warning of further legal action should the Owner fail to pay the total amount due and owing; and (3) explaining that the Manager can provide a copy of the Resolution upon request. Along with the Warning Letter, a copy of the most recent account ledger reflecting the total amount of Fees due and owing to the District according to the records of the Manager will also be sent.

c. *Delinquent Accounts Post Warning Letter:* The District Manager shall continue to monitor the Delinquent Account until either (i) the amount of the Fees owing on such

Delinquent Account are equal to or greater than the amount that would be collected under the current rate for such Fees over a one year period, or (ii) the account is more than six (6) months past due. At such time, the Manager will refer the Delinquent Account to the District's designated legal counsel ("Legal Counsel") for collection. =

2. *Legal Counsel Procedures.* Upon referral of a Delinquent Account from the Manager, legal counsel will perform the following:

a. *Upon Referral of the Delinquent Account From the Manager:* A "Demand Letter" will be sent to the Property Address, notifying the Owner that the Property has been referred to Legal Counsel for further collection enforcement and that a statement of lien may be filed against the Property if payment of the Fees is not received by the District by the due date indicated in the Demand Letter. A copy of the most recent account ledger reflecting the total amount due and owing to the District according to the records of the Manager will be included with the Demand Letter.

b. *No Sooner than Thirty (30) Calendar Days from the Postmark Date of the Demand Letter:* If the Fees remain unpaid by the Demand Letter due date, a Notice of Intent to File a Statement of Lien (the "Notice of Intent"), along with a copy of the statement of lien to be filed, will be sent to the Property Address of the Delinquent Account notifying the Owner that a statement of lien will be recorded in the records of the Larimer County Clerk and Recorder (the "Clerk and Recorder") no sooner than ten (10) days from the postmark date of the Notice of Intent unless all Fees are paid in full to the District.

c. *No Sooner than Ten (10) Calendar Days from the Postmark Date of the Notice of Intent to File a Statement of Lien:* If the Owner has not paid all outstanding Fees to the District as stated in the Notice of Intent, Legal Counsel will file a Statement of Lien for the total amount due and owing as of the date of the Statement of Lien is recorded against the Property in the records of the Clerk and Recorder. Notwithstanding the amount due and owing reflected on the Statement of Lien, Charges will continue to accrue on the Delinquent Account and will run with the Property until the total amount due and owing to the District is paid in full.

d. *Lien Foreclosure.* At the direction of the Board, and in the Board's sole discretion, the Board may authorize Legal Counsel to commence with foreclosing on the Perpetual Lien for any unpaid Fees.

3. *Foreclosure or Bankruptcy.* In circumstances where the Property is being foreclosed upon or where the owner of the Property has declared or is declaring bankruptcy and notice of such bankruptcy action has been provided to the District, the Manager will refer the Delinquent Account directly to Legal Counsel for collection as allowed by law for properties in foreclosure or for Owners in bankruptcy.

4. *Collection Fees.* In addition to all other Charges imposed by the District, the Owner shall be responsible for all costs incurred by the District for collecting the Fees, including, but not limited to, attorney fees and court costs.

5. *Penalties.* The Board, in its determination, may impose additional “Penalties” on Delinquent Accounts.

6. *Waiver of Late Fees, Interest and Costs of Collections.* Upon consultation with the District’s General Counsel and, if recommended by General Counsel, the District’s Board, the Manager may waive or reduce one or more Charges imposed by this Collection Policy to facilitate the collection of the Fees. Any waiver or reduction of any Charges hereof shall not be construed as a waiver or reduction of future Charges, or as the promise to waive or reduce future Charges.

7. *Payment Plans.* The Manager has the authority to establish payment plans for the repayment of Fees for any Delinquent Account. Should the Manager elect not to establish a payment plan with the Owner, the Owner may submit a written request to the District’s Board and the Board may approve a payment plan, in its sole discretion.

8. *Non-Waiver Provision.* Failure by the Manger or Legal Counsel to comply with the procedures set forth in this Collection Policy shall not affect the status of the Perpetual Lien on the Lot for unpaid Fees. Failure by the Manager or Legal Counsel to take any action in accordance with this Collection Policy shall not invalidate subsequent efforts by the Manager or Legal Counsel to collect the Fees.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
KINSTON METROPOLITAN DISTRICT NO. 2**

A RESOLUTION GRANTING A PETITION FOR THE INCLUSION OF REAL PROPERTY
INTO THE BOUNDARIES OF KINSTON METROPOLITAN DISTRICT NO. 2

WHEREAS, Centerra East Development, Inc., a Delaware corporation (the “Petitioner”), has submitted a Petition for the Inclusion of Land, as attached hereto as Exhibit A and incorporated herein by reference (the “Petition”), to Kinston Metropolitan District No. 2 (the “District”) requesting that certain real property owned by Petitioner and described in Exhibit A to the Petition (the “Property”) be included into the boundaries of the District; and

WHEREAS, pursuant to Section I.A.4. of the Consolidated Service Plan for Kinston Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 (the “Service Plan”), no additional approval from the Loveland City Council shall be required for boundary adjustments which involve property within the Initial Districts’ Boundaries and Future Inclusion Area, as such terms are defined in the Service Plan; and

WHEREAS, as the Property is situated in the Future Inclusion Area, no additional approval from the Loveland City Council is required; and

WHEREAS, in accordance with Section 32-1-401(1)(b), C.R.S., the District published notice (the “Notice”) on Thursday, July 6, 2023, in *The Loveland Reporter-Herald* of the filing of the Petition and stated, in addition to other notice requirements, that a public hearing would be held on the Petition at a public meeting scheduled for Thursday, July 13, 2023 at 12:30 p.m. that can be joined via MS Teams at https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTBjMTc4NDUtZjEwMi00NjljLWJiM2EtMjcxMTVmNjU2YWU3%40thread.v2/0?context=%7b%22Tid%22%3a%2295d90e40-ea92-4b9b-bab0-f6f9c6fe1c1d%22%2c%22Oid%22%3a%22b4314c33-d939-4b6d-b1f9-ceca53d6a304%22%7d and via teleconference at 1-720-721-3140/Conference ID: 230 336 235# (the “Public Meeting”) and that all protests and objections must be submitted in writing to the District’s Board at or prior to the public hearing (to spacheco@isp-law.com or Icenogle Seaver Pogue, P.C., 4725 S. Monaco Street, Ste. 360, Denver, CO 80237) in order to be considered, or shall thereafter be waived; and

WHEREAS, no protests or objections were submitted to the Board at or prior to the Public Meeting; and

WHEREAS, at the Public Meeting, the Board conducted a public hearing on the Petition, as required by Section 32-1-401(1)(b), C.R.S.; and

FOLLOWING THE PUBLIC HEARING ON THE PETITION, THE BOARD HEREBY MAKES THE FOLLOWING FINDINGS:

- a. Petitioner is the fee owner of one hundred percent (100%) of the Property.
- b. Public notice of the hearing on the Petition was duly published in accordance with Section 32-1-401(1)(b), C.R.S.

- c. All members of the public were given the opportunity to address the Board at the public hearing on the Petition.
- d. There were no statements from the general public, written or verbal, opposing the inclusion presented at the public hearing on the Petition.
- e. No municipality or county has filed any written objection to the inclusion of real property, as described in the Petition, into the boundaries of the District.
- f. The District is not required to enlarge or extend its facilities beyond those currently anticipated and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR KINSTON METROPOLITAN DISTRICT NO. 2 AS FOLLOWS:

1. The Board hereby grants the Petition and orders the inclusion of the Property, as described in Exhibit A to the Petition, into the boundaries of the District, subject to the terms and conditions set forth herein.

2. The name and address of the Petitioner and the description of the Property to be included are as follows:

Petitioner: Centerra East Development, Inc.
2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

Property: See Exhibit A to the Petition

3. In accordance with Section 32-1-402(1)(b), C.R.S., after the date of inclusion of the Property, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District; but it shall not be liable for any taxes or charges levied or assessed prior to its inclusion in the District.

4. In accordance with Section 32-1-402(1)(c), C.R.S., after the date of inclusion, the Property shall be liable for its proportionate share of any annual operation and maintenance charges and the cost of facilities of the District, and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

5. In accordance with Section 32-1-401(1)(c)(I), C.R.S., the Board directs that this Resolution be filed with the Clerk of the Larimer County District Court, requesting an order to include the Property into the boundaries of the District.

ADOPTED AND APPROVED THIS 13th DAY OF JULY 2023.

**KINSTON METROPOLITAN
DISTRICT NO. 2**

By: Kim L. Perry
Its: President

EXHIBIT A
(To Resolution Granting Petition)

PETITION

PETITION FOR INCLUSION OF LAND
(Into Kinston Metropolitan District No. 2)

TO: KINSTON METROPOLITAN DISTRICT NO. 2

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Centerra East Development, Inc., a Delaware corporation (the “**Petitioner**”), does hereby respectfully petition Kinston Metropolitan District No. 2 (the “**District**”), acting by and through its Board of Directors (the “**Board**”), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the “**Inclusion**”).

The Petitioner represents to the District as follows:

1. The land to be included is located entirely in the City of Loveland, Colorado, and is legally described and depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.

3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and acknowledges that from and after the entry of an order in the Larimer County District Court including the property into the boundaries of the District (the “**Inclusion Order**”), the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.

4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an inclusion agreement prior to Inclusion of the Property into the District.

7. The name and address of the Petitioner are as follows:

Petitioner: Centerra East Development, Inc.

Address: 2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

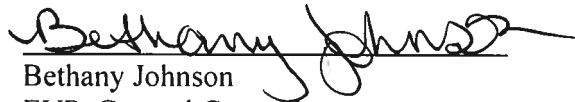
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Larimer, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Inclusion Order, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed June 28, 2023.

PETITIONER:

CENTERRA EAST DEVELOPMENT, INC.,
a Delaware corporation

By: McWhinney Real Estate Services, Inc.,
a Colorado corporation, its Manager


Bethany Johnson
EVP, General Counsel

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 28th day of JUNE, 2023, by Bethany Johnson, EVP, General Counsel of McWhinney Real Estate Services, Inc., a Colorado corporation, Manager of Centerra East Development, Inc., a Delaware corporation.

WITNESS my hand and official seal.

My commission expires: 6/30/2025


Notary Public

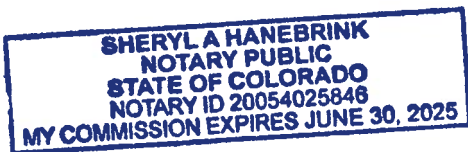
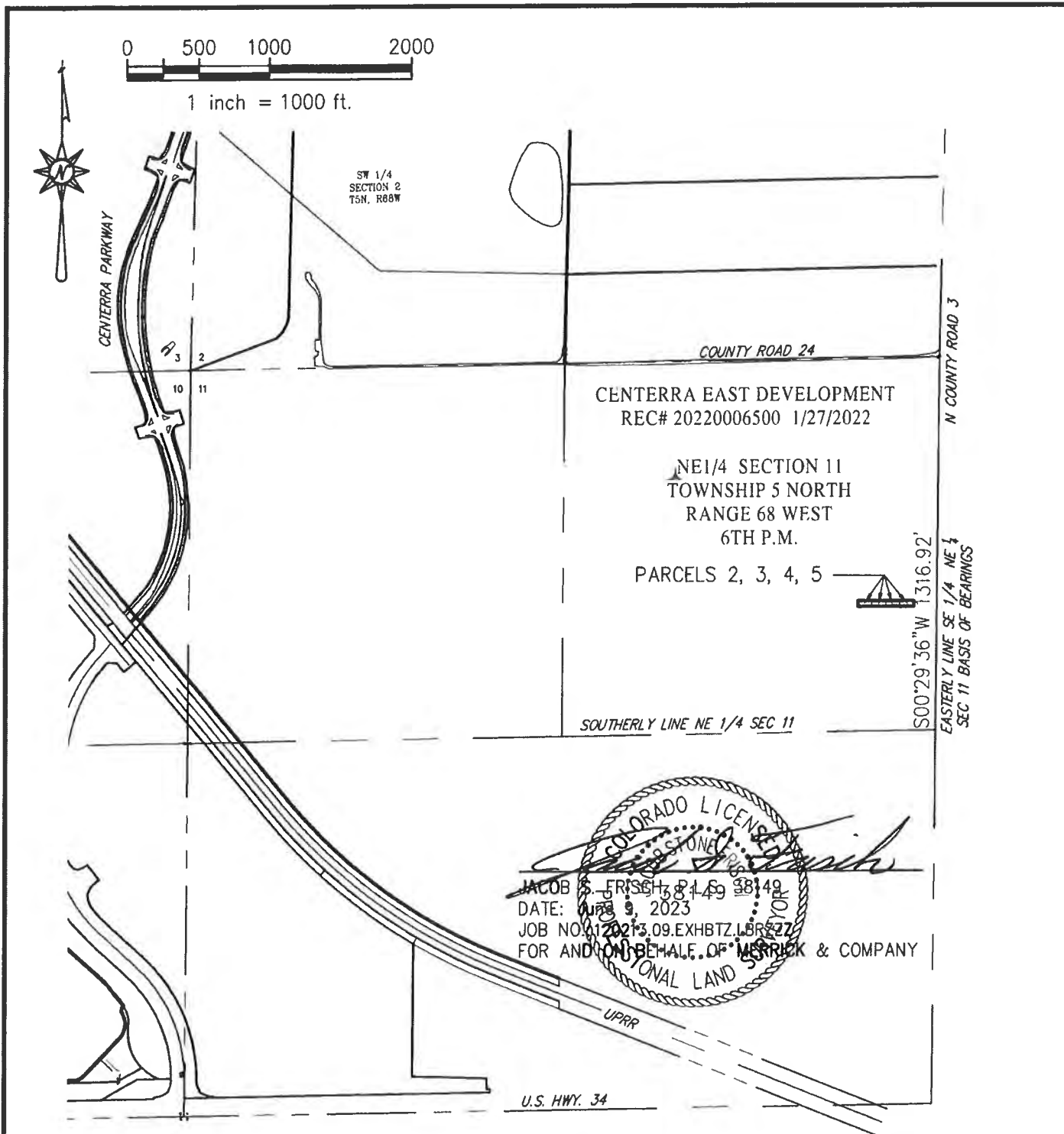


EXHIBIT A
(to Petition for Inclusion of Land into Kinston Metropolitan District No. 2)
Legal Description and Depiction of the Property

KINSTON METROPOLITAN DISTRICT NO. 2 INCLUSION PARCEL – VICINITY MAP



JACOB S. FRISCH, P.L.C. 38149
 DATE: June 9, 2023
 JOB NO. 120213.09.EXHBTZ.LBRZZZ
 FOR AND ON BEHALF OF MERRICK & COMPANY

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

REVISION DESCRIPTION MERRICK PROJECT NO. 120213.09.EXHBTZ.LBRZZZ DRAWN JSF	SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
<b style="font-size: 1.2em; margin-left: 10px;">MERRICK®	KINSTON METRO DISTRICT NO. 2
	DATE: June 9, 2022 SCALE: 1"=1000'
	SHEET 1 OF 3

KINSTON METROPOLITAN DISTRICT NO. 2 INCLUSION PARCEL – (DIRECTOR PARCEL)

PROPERTY DESCRIPTION

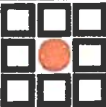
A PARCEL OF LAND BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AS BEARING S00°29'36"W A DISTANCE OF 1316.92 FEET BETWEEN THE N1/16 CORNER OF SECTIONS 11 AND 12 OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP, 2.0' BELOW ROAD SURFACE STAMPED: "PLS 38345" AND THE E1/4 CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP, DOWN 2.0' BELOW SURFACE STAMPING ILLEGIBLE.

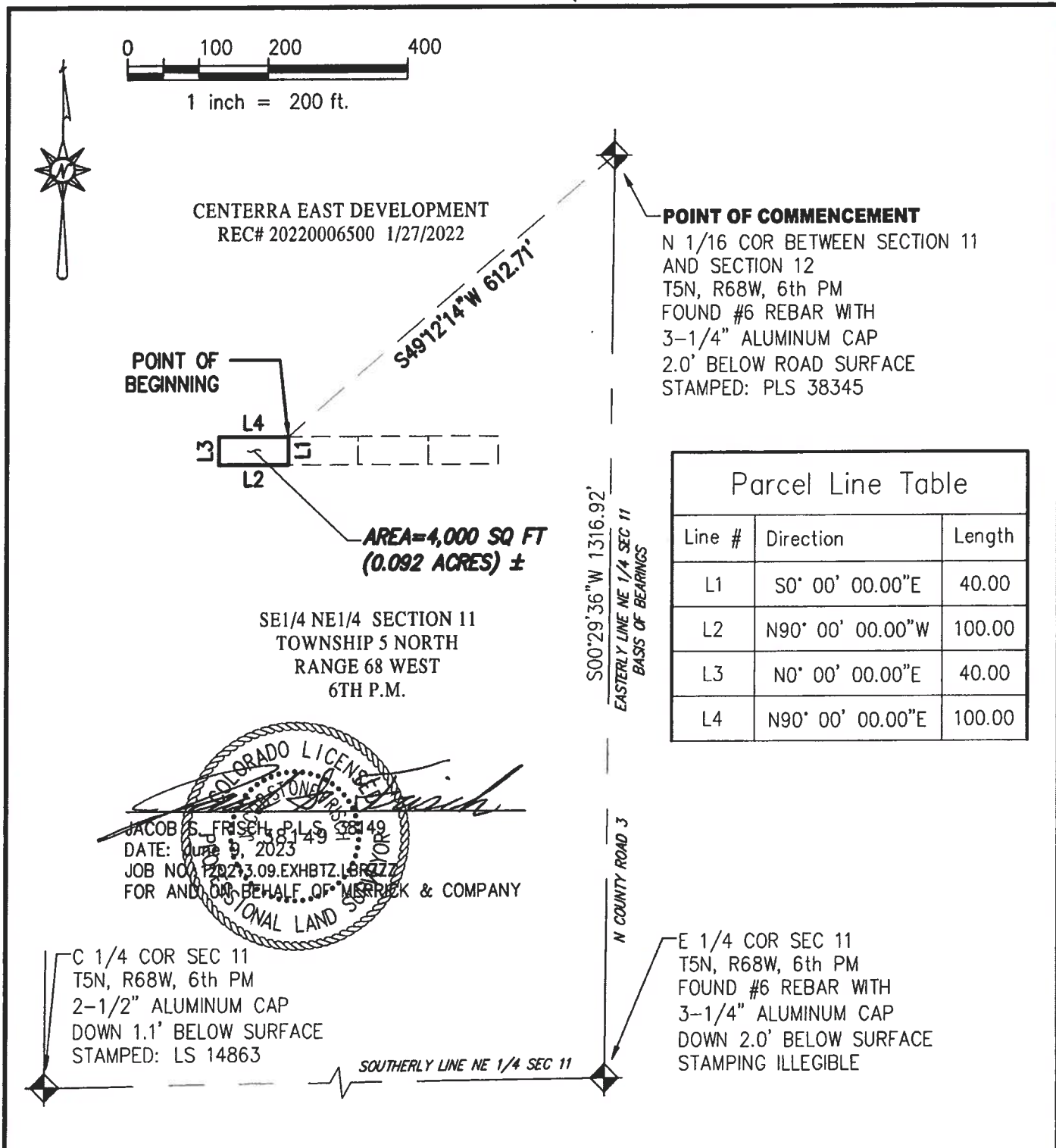
COMMENCING AT SAID N1/16 CORNER;
 THENCE S49°12'14"W A DISTANCE OF 612.71 FEET TO THE **POINT OF BEGINNING** ;
 THENCE S00°00'00"E A DISTANCE OF 40.00 FEET;
 THENCE N90°00'00"W A DISTANCE OF 100.00 FEET;
 THENCE N00°00'00"E A DISTANCE OF 40.00 FEET;
 THENCE N90°00'00"E A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 4,000 SQUARE FEET (0.092 ACRES), MORE OR LESS ;

JACOB S. FRISCH, P.L.S. 8149
 DATE: June 9, 2023
 JOB NO. 120213.09.EXHBTZ.LBRZZZ
 FOR AND ON BEHALF OF MERRICK & COMPANY

REVISION DESCRIPTION	SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ
DRAWN	JSF
 MERRICK®	KINSTON METRO DISTRICT NO. 2
	DATE: June 9, 2022 SCALE: N/A

KINSTON METROPOLITAN DISTRICT NO. 2 INCLUSION PARCEL – (DIRECTOR PARCEL)



Line #	Direction	Length
L1	S0° 00' 00.00"E	40.00
L2	N90° 00' 00.00"W	100.00
L3	N0° 00' 00.00"E	40.00
L4	N90° 00' 00.00"E	100.00

JACOB S. FRISCH, PLS 38149
 DATE: June 9, 2022
 JOB NO: 120213.09.EXHBTZ.LBRZZZ
 FOR AND ON BEHALF OF MERRICK & COMPANY

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

REVISION DESCRIPTION	SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.	
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ	KINSTON METRO DISTRICT NO. 2
DRAWN	JSF	
		DATE: June 9, 2022
		SCALE: 1"=200'
		SHEET 3 OF 3

**RESOLUTION OF THE BOARD OF DIRECTORS OF
KINSTON METROPOLITAN DISTRICT NO. 3**

A RESOLUTION GRANTING A PETITION FOR THE INCLUSION OF REAL PROPERTY
INTO THE BOUNDARIES OF KINSTON METROPOLITAN DISTRICT NO. 3

WHEREAS, Centerra East Development, Inc., a Delaware corporation (the “Petitioner”), has submitted a Petition for the Inclusion of Land, as attached hereto as Exhibit A and incorporated herein by reference (the “Petition”), to Kinston Metropolitan District No. 3 (the “District”) requesting that certain real property owned by Petitioner and described in Exhibit A to the Petition (the “Property”) be included into the boundaries of the District; and

WHEREAS, pursuant to Section I.A.4. of the Consolidated Service Plan for Kinston Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 (the “Service Plan”), no additional approval from the Loveland City Council shall be required for boundary adjustments which involve property within the Initial Districts’ Boundaries and Future Inclusion Area, as such terms are defined in the Service Plan; and

WHEREAS, as the Property is situated in the Future Inclusion Area, no additional approval from the Loveland City Council is required; and

WHEREAS, in accordance with Section 32-1-401(1)(b), C.R.S., the District published notice (the “Notice”) on Thursday, July 6, 2023, in *The Loveland Reporter-Herald* of the filing of the Petition and stated, in addition to other notice requirements, that a public hearing would be held on the Petition at a public meeting scheduled for Thursday, July 13, 2023 at 12:30 p.m. that can be joined via MS Teams at https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTBjMTc4NDUtZjEwMi00NjljLWJiM2EtMjcxMTVmNjU2YWU3%40thread.v2/0?context=%7b%22Tid%22%3a%2295d90e40-ea92-4b9b-bab0-f6f9c6fe1c1d%22%2c%22Oid%22%3a%22b4314c33-d939-4b6d-b1f9-ceca53d6a304%22%7d and via teleconference at 1-720-721-3140/Conference ID: 230 336 235# (the “Public Meeting”) and that all protests and objections must be submitted in writing to the District’s Board at or prior to the public hearing (to spacheco@isp-law.com or Icenogle Seaver Pogue, P.C., 4725 S. Monaco Street, Ste. 360, Denver, CO 80237) in order to be considered, or shall thereafter be waived; and

WHEREAS, no protests or objections were submitted to the Board at or prior to the Public Meeting; and

WHEREAS, at the Public Meeting, the Board conducted a public hearing on the Petition, as required by Section 32-1-401(1)(b), C.R.S.; and

FOLLOWING THE PUBLIC HEARING ON THE PETITION, THE BOARD HEREBY MAKES THE FOLLOWING FINDINGS:

- a. Petitioner is the fee owner of one hundred percent (100%) of the Property.
- b. Public notice of the hearing on the Petition was duly published in accordance with Section 32-1-401(1)(b), C.R.S.

- c. All members of the public were given the opportunity to address the Board at the public hearing on the Petition.
- d. There were no statements from the general public, written or verbal, opposing the inclusion presented at the public hearing on the Petition.
- e. No municipality or county has filed any written objection to the inclusion of real property, as described in the Petition, into the boundaries of the District.
- f. The District is not required to enlarge or extend its facilities beyond those currently anticipated and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR KINSTON METROPOLITAN DISTRICT NO. 3 AS FOLLOWS:

1. The Board hereby grants the Petition and orders the inclusion of the Property, as described in Exhibit A to the Petition, into the boundaries of the District, subject to the terms and conditions set forth herein.

2. The name and address of the Petitioner and the description of the Property to be included are as follows:

Petitioner: Centerra East Development, Inc.
2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

Property: See Exhibit A to the Petition

3. In accordance with Section 32-1-402(1)(b), C.R.S., after the date of inclusion of the Property, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District; but it shall not be liable for any taxes or charges levied or assessed prior to its inclusion in the District.

4. In accordance with Section 32-1-402(1)(c), C.R.S., after the date of inclusion, the Property shall be liable for its proportionate share of any annual operation and maintenance charges and the cost of facilities of the District, and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

5. In accordance with Section 32-1-401(1)(c)(I), C.R.S., the Board directs that this Resolution be filed with the Clerk of the Larimer County District Court, requesting an order to include the Property into the boundaries of the District.

ADOPTED AND APPROVED THIS 13th DAY OF JULY 2023.

**KINSTON METROPOLITAN
DISTRICT NO. 3**

By: Kim L. Perry
Its: President

EXHIBIT A
(To Resolution Granting Petition)

PETITION

PETITION FOR INCLUSION OF LAND
(Into Kinston Metropolitan District No. 3)

TO: KINSTON METROPOLITAN DISTRICT NO. 3

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Centerra East Development, Inc., a Delaware corporation (the “**Petitioner**”), does hereby respectfully petition Kinston Metropolitan District No. 3 (the “**District**”), acting by and through its Board of Directors (the “**Board**”), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the “**Inclusion**”).

The Petitioner represents to the District as follows:

1. The land to be included is located entirely in the City of Loveland, Colorado, and is legally described and depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.

3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and acknowledges that from and after the entry of an order in the Larimer County District Court including the property into the boundaries of the District (the “**Inclusion Order**”), the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.

4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an inclusion agreement prior to Inclusion of the Property into the District.

7. The name and address of the Petitioner are as follows:

Petitioner: Centerra East Development, Inc.

Address: 2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

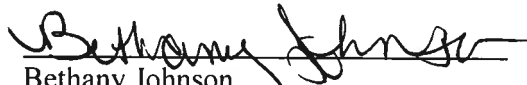
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Larimer, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Inclusion Order, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed June 28, 2023.

PETITIONER:

CENTERRA EAST DEVELOPMENT, INC.,
a Delaware corporation

By: McWhinney Real Estate Services, Inc.,
a Colorado corporation, its Manager


Bethany Johnson
EVP, General Counsel

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 28th day of June, 2023, by Bethany Johnson, EVP, General Counsel of McWhinney Real Estate Services, Inc., a Colorado corporation, Manager of Centerra East Development, Inc., a Delaware corporation.

WITNESS my hand and official seal.

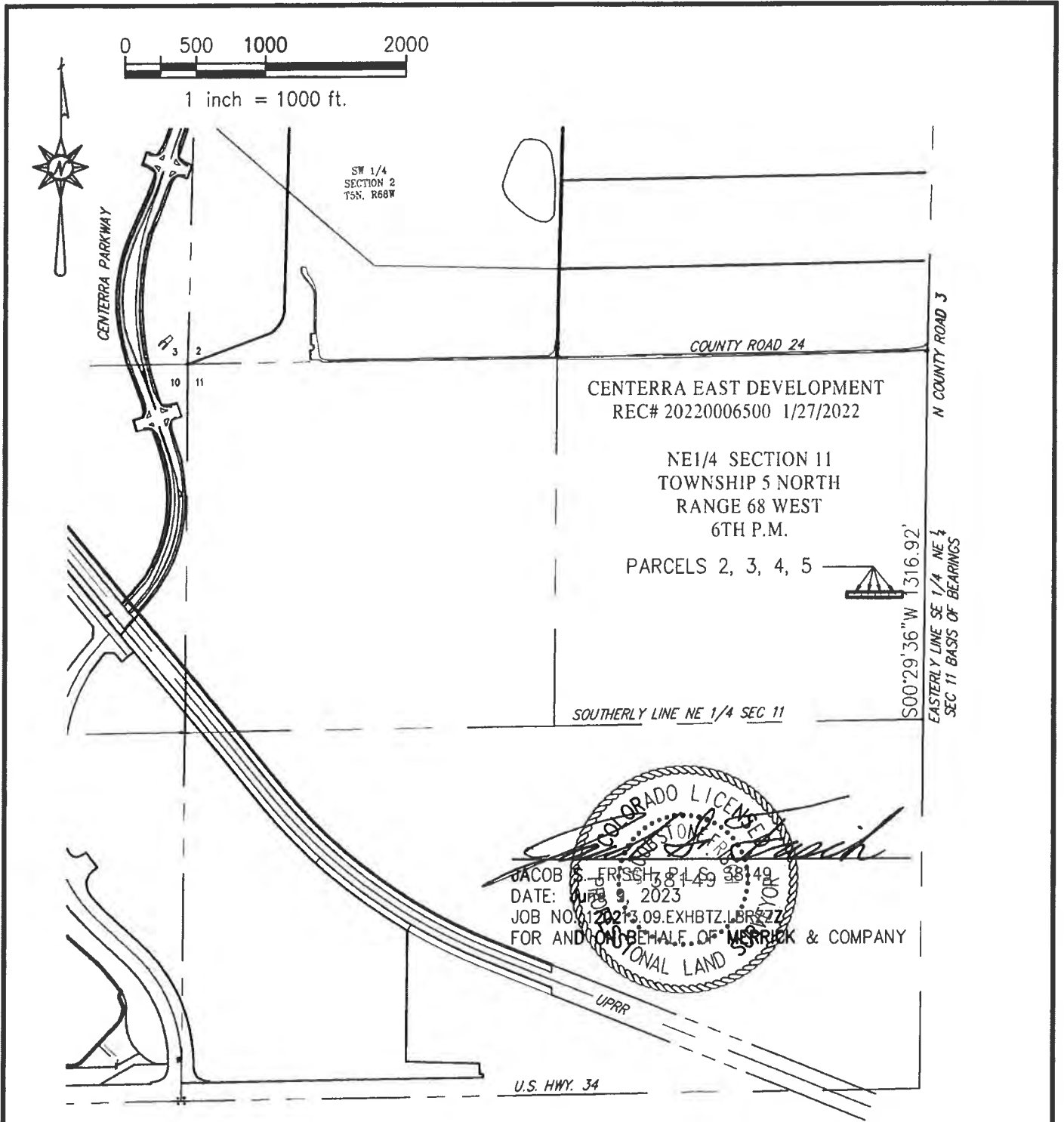
My commission expires: 6/30/2025.


Notary Public




EXHIBIT A
(to Petition for Inclusion of Land into Kinston Metropolitan District No. 3)
Legal Description and Depiction of the Property

KINSTON METROPOLITAN DISTRICT NO. 3 INCLUSION PARCEL – VICINITY MAP



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

REVISION DESCRIPTION	SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ
DRAWN	JSF
	KINSTON METRO DISTRICT NO. 3
	DATE: June 9, 2022 SCALE: 1"=1000'
SHEET 1 OF 3	

KINSTON METROPOLITAN DISTRICT NO. 3 INCLUSION PARCEL – (DIRECTOR PARCEL)

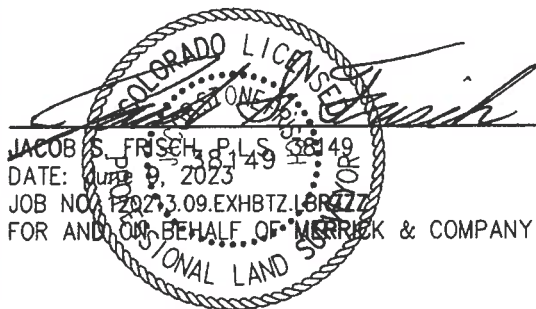
PROPERTY DESCRIPTION

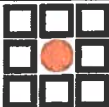
A PARCEL OF LAND BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AS BEARING S00°29'36"W A DISTANCE OF 1316.92 FEET BETWEEN THE N1/16 CORNER OF SECTIONS 11 AND 12 OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP, 2.0' BELOW ROAD SURFACE STAMPED: "PLS 38345" AND THE E1/4 CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP, DOWN 2.0' BELOW SURFACE STAMPING ILLEGIBLE.

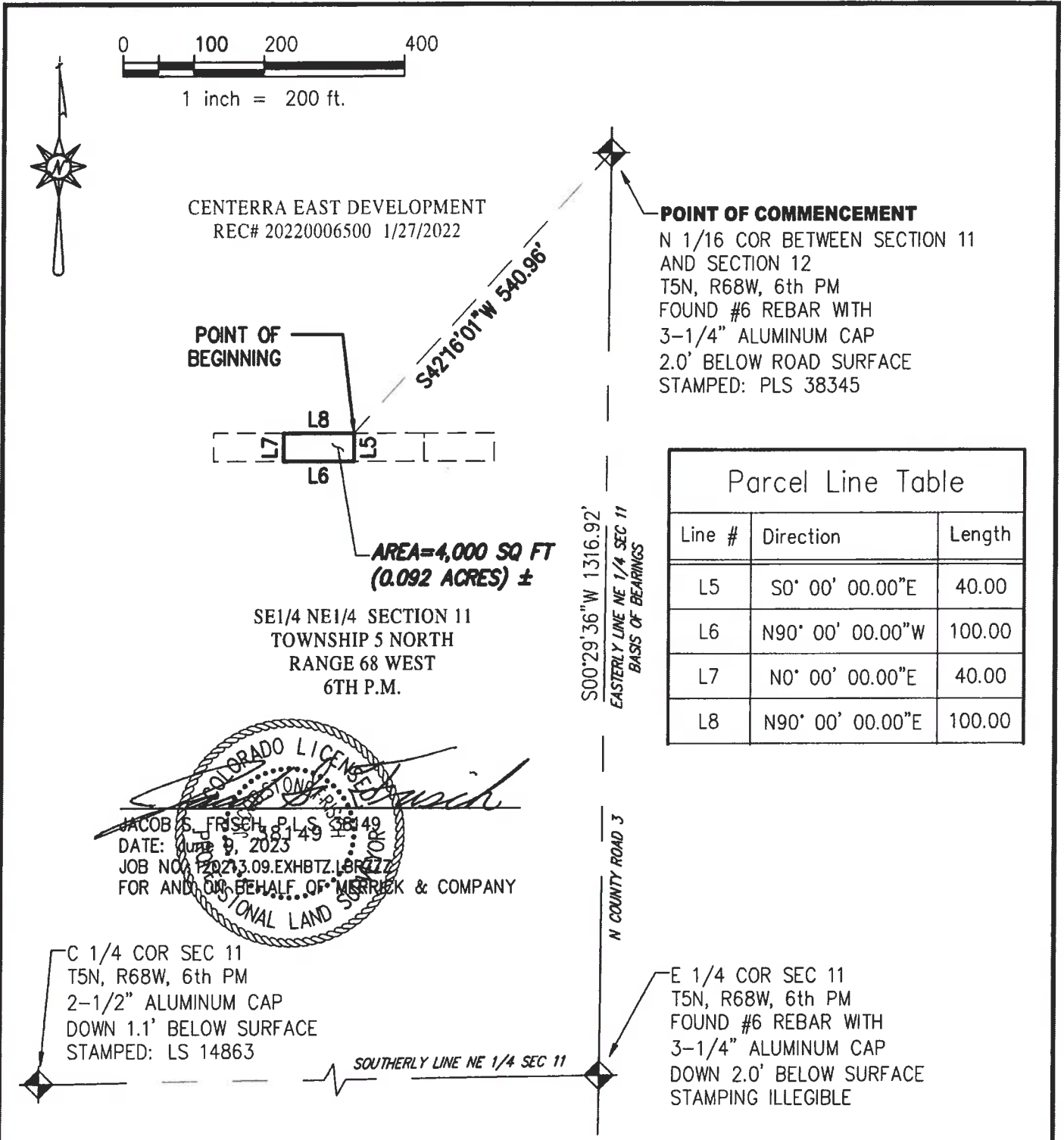
COMMENCING AT SAID N1/16 CORNER;
 THENCE S42°16'01"W A DISTANCE OF 540.96 FEET TO THE **POINT OF BEGINNING**;
 THENCE S00°00'00"E A DISTANCE OF 40.00 FEET;
 THENCE N90°00'00"W A DISTANCE OF 100.00 FEET;
 THENCE N00°00'00"E A DISTANCE OF 40.00 FEET;
 THENCE N90°00'00"E A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 4,000 SQUARE FEET (0.092 ACRES), MORE OR LESS.



REVISION DESCRIPTION	SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ
DRAWN	JSF
 MERRICK®	KINSTON METRO DISTRICT NO. 3
	DATE: June 9, 2022 SCALE: N/A

KINSTON METROPOLITAN DISTRICT NO. 3 INCLUSION PARCEL – (DIRECTOR PARCEL)



COLORADO LICENSE
Jacob S. Frisch
JACOB S. FRISCH, P.L.S. 38149
DATE: June 9, 2023
JOB NO. 20213.09.EXHBTZ.LBRZZZ
FOR AND ON BEHALF OF MERRICK & COMPANY
PROFESSIONAL LAND SURVEYOR

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

REVISION DESCRIPTION		SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ	
DRAWN	JSF	
		KINSTON METRO DISTRICT NO. 3
		DATE: June 9, 2022
		SCALE: 1"=200'
		SHEET 3 OF 3

**RESOLUTION OF THE BOARD OF DIRECTORS OF
KINSTON METROPOLITAN DISTRICT NO. 4**

A RESOLUTION GRANTING A PETITION FOR THE INCLUSION OF REAL PROPERTY
INTO THE BOUNDARIES OF KINSTON METROPOLITAN DISTRICT NO. 4

WHEREAS, Centerra East Development, Inc., a Delaware corporation (the “Petitioner”), has submitted a Petition for the Inclusion of Land, as attached hereto as Exhibit A and incorporated herein by reference (the “Petition”), to Kinston Metropolitan District No. 4 (the “District”) requesting that certain real property owned by Petitioner and described in Exhibit A to the Petition (the “Property”) be included into the boundaries of the District; and

WHEREAS, pursuant to Section I.A.4. of the Consolidated Service Plan for Kinston Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 (the “Service Plan”), no additional approval from the Loveland City Council shall be required for boundary adjustments which involve property within the Initial Districts’ Boundaries and Future Inclusion Area, as such terms are defined in the Service Plan; and

WHEREAS, as the Property is situated in the Future Inclusion Area, no additional approval from the Loveland City Council is required; and

WHEREAS, in accordance with Section 32-1-401(1)(b), C.R.S., the District published notice (the “Notice”) on Thursday, July 6, 2023, in *The Loveland Reporter-Herald* of the filing of the Petition and stated, in addition to other notice requirements, that a public hearing would be held on the Petition at a public meeting scheduled for Thursday, July 13, 2023 at 12:30 p.m. that can be joined via MS Teams at https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTBjMTc4NDUtZjEwMi00NjljLWJiM2EtMjcxMTVmNjU2YWU3%40thread.v2/0?context=%7b%22Tid%22%3a%2295d90e40-ea92-4b9b-bab0-f6f9c6fe1c1d%22%2c%22Oid%22%3a%22b4314c33-d939-4b6d-b1f9-ceca53d6a304%22%7d and via teleconference at 1-720-721-3140/Conference ID: 230 336 235# (the “Public Meeting”) and that all protests and objections must be submitted in writing to the District’s Board at or prior to the public hearing (to spacheco@isp-law.com or Icenogle Seaver Pogue, P.C., 4725 S. Monaco Street, Ste. 360, Denver, CO 80237) in order to be considered, or shall thereafter be waived; and

WHEREAS, no protests or objections were submitted to the Board at or prior to the Public Meeting; and

WHEREAS, at the Public Meeting, the Board conducted a public hearing on the Petition, as required by Section 32-1-401(1)(b), C.R.S.; and

FOLLOWING THE PUBLIC HEARING ON THE PETITION, THE BOARD HEREBY MAKES THE FOLLOWING FINDINGS:

- a. Petitioner is the fee owner of one hundred percent (100%) of the Property.
- b. Public notice of the hearing on the Petition was duly published in accordance with Section 32-1-401(1)(b), C.R.S.

- c. All members of the public were given the opportunity to address the Board at the public hearing on the Petition.
- d. There were no statements from the general public, written or verbal, opposing the inclusion presented at the public hearing on the Petition.
- e. No municipality or county has filed any written objection to the inclusion of real property, as described in the Petition, into the boundaries of the District.
- f. The District is not required to enlarge or extend its facilities beyond those currently anticipated and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR KINSTON METROPOLITAN DISTRICT NO. 4 AS FOLLOWS:

1. The Board hereby grants the Petition and orders the inclusion of the Property, as described in Exhibit A to the Petition, into the boundaries of the District, subject to the terms and conditions set forth herein.

2. The name and address of the Petitioner and the description of the Property to be included are as follows:

Petitioner: Centerra East Development, Inc.
2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

Property: See Exhibit A to the Petition

3. In accordance with Section 32-1-402(1)(b), C.R.S., after the date of inclusion of the Property, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District; but it shall not be liable for any taxes or charges levied or assessed prior to its inclusion in the District.

4. In accordance with Section 32-1-402(1)(c), C.R.S., after the date of inclusion, the Property shall be liable for its proportionate share of any annual operation and maintenance charges and the cost of facilities of the District, and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

5. In accordance with Section 32-1-401(1)(c)(I), C.R.S., the Board directs that this Resolution be filed with the Clerk of the Larimer County District Court, requesting an order to include the Property into the boundaries of the District.

ADOPTED AND APPROVED THIS 13th DAY OF JULY 2023.

**KINSTON METROPOLITAN
DISTRICT NO. 4**

By: Kim L. Perry
Its: President

EXHIBIT A
(To Resolution Granting Petition)

PETITION

PETITION FOR INCLUSION OF LAND
(Into Kinston Metropolitan District No. 4)

TO: KINSTON METROPOLITAN DISTRICT NO. 4

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Centerra East Development, Inc., a Delaware corporation (the “**Petitioner**”), does hereby respectfully petition Kinston Metropolitan District No. 4 (the “**District**”), acting by and through its Board of Directors (the “**Board**”), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the “**Inclusion**”).

The Petitioner represents to the District as follows:

1. The land to be included is located entirely in the City of Loveland, Colorado, and is legally described and depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.

3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and acknowledges that from and after the entry of an order in the Larimer County District Court including the property into the boundaries of the District (the “**Inclusion Order**”), the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.

4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an inclusion agreement prior to Inclusion of the Property into the District.

7. The name and address of the Petitioner are as follows:

Petitioner: Centerra East Development, Inc.

Address: 2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

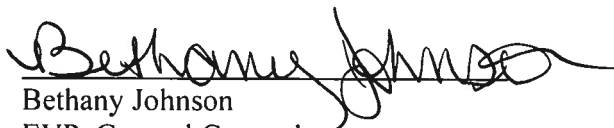
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Larimer, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Inclusion Order, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed June 28, 2023.

PETITIONER:

CENTERRA EAST DEVELOPMENT, INC.,
a Delaware corporation

By: McWhinney Real Estate Services, Inc.,
a Colorado corporation, its Manager


Bethany Johnson
EVP, General Counsel

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 28th day of June, 2023, by Bethany Johnson, EVP, General Counsel of McWhinney Real Estate Services, Inc., a Colorado corporation, Manager of Centerra East Development, Inc., a Delaware corporation.

WITNESS my hand and official seal.

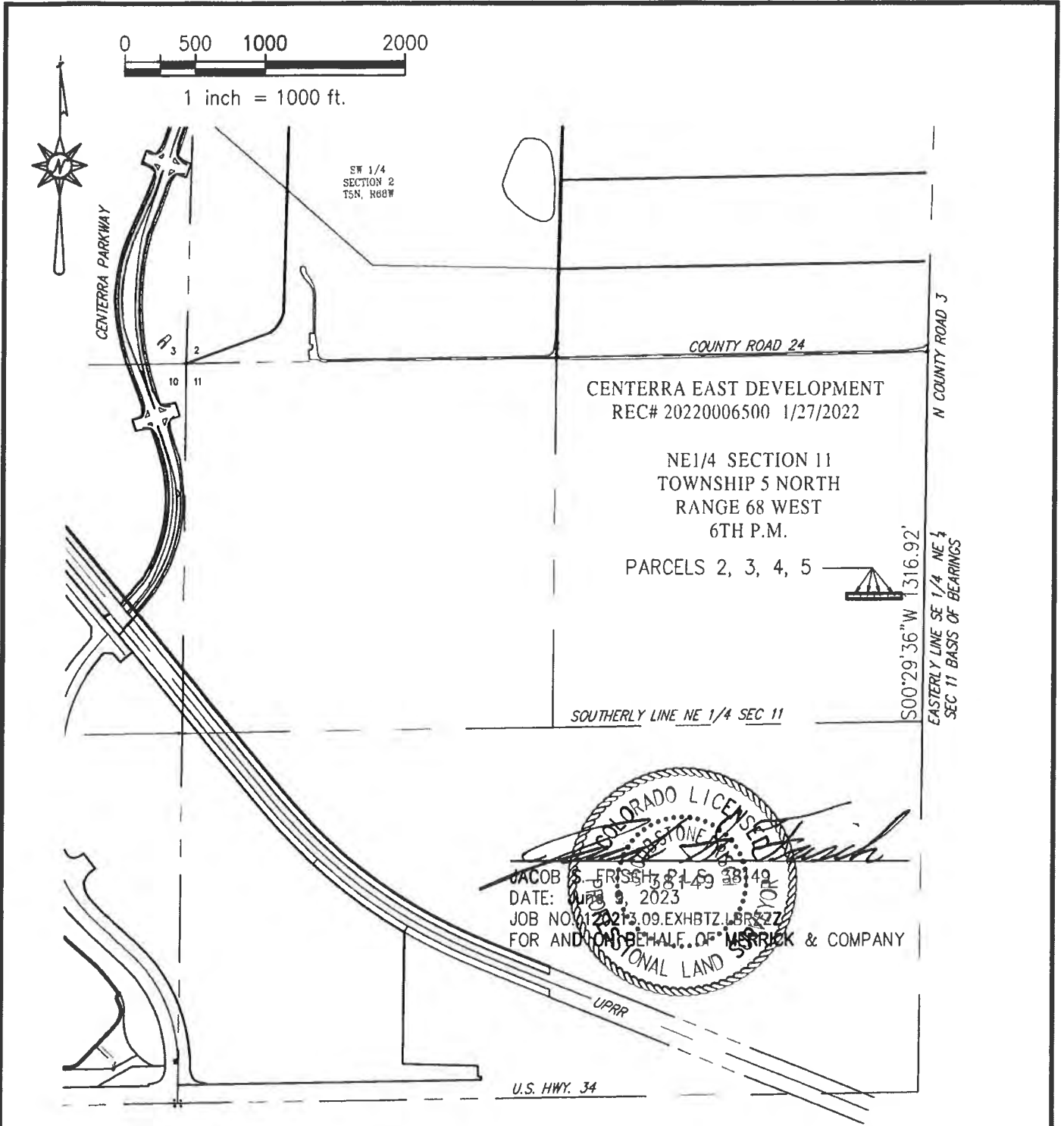
My commission expires: 6/30/2025


Notary Public




EXHIBIT A
(to Petition for Inclusion of Land into Kinston Metropolitan District No. 4)
Legal Description and Depiction of the Property

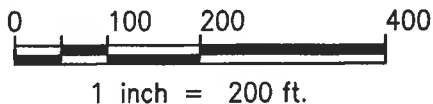
KINSTON METROPOLITAN DISTRICT NO. 4 INCLUSION PARCEL – VICINITY MAP



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

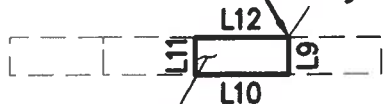
REVISION DESCRIPTION	SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ
DRAWN	JSF
	KINSTON METRO DISTRICT NO. 4
	DATE: June 9, 2022
	SCALE: 1"=1000' SHEET 1 OF 3

KINSTON METROPOLITAN DISTRICT NO. 4 INCLUSION PARCEL – (DIRECTOR PARCEL)



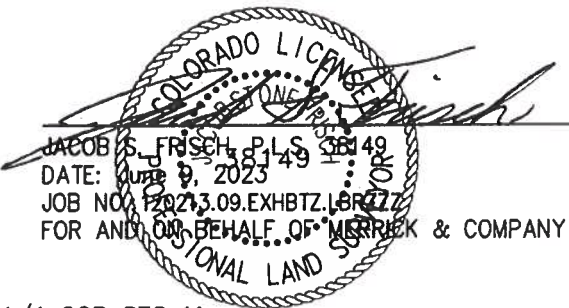
CENTERRA EAST DEVELOPMENT
REC# 20220006500 1/27/2022

POINT OF BEGINNING



AREA=4,000 SQ FT
(0.092 ACRES) ±

SE1/4 NE1/4 SECTION 11
TOWNSHIP 5 NORTH
RANGE 68 WEST
6TH P.M.



C 1/4 COR SEC 11
T5N, R68W, 6th PM
2-1/2" ALUMINUM CAP
DOWN 1.1' BELOW SURFACE
STAMPED: LS 14863

SOUTHERLY LINE NE 1/4 SEC 11

POINT OF COMMENCEMENT

N 1/16 COR BETWEEN SECTION 11
AND SECTION 12
T5N, R68W, 6th PM
FOUND #6 REBAR WITH
3-1/4" ALUMINUM CAP
2.0' BELOW ROAD SURFACE
STAMPED: PLS 38345

Line #	Direction	Length
L9	S0° 00' 00.00"E	40.00
L10	N90° 00' 00.00"W	100.00
L11	N0° 00' 00.00"E	40.00
L12	N90° 00' 00.00"E	100.00

S00°29'36"W 1316.92'
EASTERLY LINE NE 1/4 SEC 11
BASIS OF BEARINGS

N COUNTY ROAD 3

E 1/4 COR SEC 11
T5N, R68W, 6th PM
FOUND #6 REBAR WITH
3-1/4" ALUMINUM CAP
DOWN 2.0' BELOW SURFACE
STAMPING ILLEGIBLE

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

REVISION DESCRIPTION		SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ	
DRAWN	JSF	KINSTON METRO DISTRICT NO. 4
MERRICK®		
DATE: June 9, 2022		SHEET 3 OF 3
SCALE: 1"=200'		

**RESOLUTION OF THE BOARD OF DIRECTORS OF
KINSTON METROPOLITAN DISTRICT NO. 5**

**A RESOLUTION GRANTING A PETITION FOR THE INCLUSION OF REAL PROPERTY
INTO THE BOUNDARIES OF KINSTON METROPOLITAN DISTRICT NO. 5**

WHEREAS, Centerra East Development, Inc., a Delaware corporation (the “Petitioner”), has submitted a Petition for the Inclusion of Land, as attached hereto as Exhibit A and incorporated herein by reference (the “Petition”), to Kinston Metropolitan District No. 5 (the “District”) requesting that certain real property owned by Petitioner and described in Exhibit A to the Petition (the “Property”) be included into the boundaries of the District; and

WHEREAS, pursuant to Section I.A.4. of the Consolidated Service Plan for Kinston Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 (the “Service Plan”), no additional approval from the Loveland City Council shall be required for boundary adjustments which involve property within the Initial Districts’ Boundaries and Future Inclusion Area, as such terms are defined in the Service Plan; and

WHEREAS, as the Property is situated in the Future Inclusion Area, no additional approval from the Loveland City Council is required; and

WHEREAS, in accordance with Section 32-1-401(1)(b), C.R.S., the District published notice (the “Notice”) on Thursday, July 6, 2023, in *The Loveland Reporter-Herald* of the filing of the Petition and stated, in addition to other notice requirements, that a public hearing would be held on the Petition at a public meeting scheduled for Thursday, July 13, 2023 at 12:30 p.m. that can be joined via MS Teams at https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTBjMTc4NDUtZjEwMi00NjljLWJiM2EtMjcxMTVmNjU2YWU3%40thread.v2/0?context=%7b%22Tid%22%3a%2295d90e40-ea92-4b9b-bab0-f6f9c6fe1c1d%22%2c%22Oid%22%3a%22b4314c33-d939-4b6d-b1f9-ceca53d6a304%22%7d and via teleconference at 1-720-721-3140/Conference ID: 230 336 235# (the “Public Meeting”) and that all protests and objections must be submitted in writing to the District’s Board at or prior to the public hearing (to spacheco@isp-law.com or Icenogle Seaver Pogue, P.C., 4725 S. Monaco Street, Ste. 360, Denver, CO 80237) in order to be considered, or shall thereafter be waived; and

WHEREAS, no protests or objections were submitted to the Board at or prior to the Public Meeting; and

WHEREAS, at the Public Meeting, the Board conducted a public hearing on the Petition, as required by Section 32-1-401(1)(b), C.R.S.; and

FOLLOWING THE PUBLIC HEARING ON THE PETITION, THE BOARD HEREBY MAKES THE FOLLOWING FINDINGS:

- a. Petitioner is the fee owner of one hundred percent (100%) of the Property.
- b. Public notice of the hearing on the Petition was duly published in accordance with Section 32-1-401(1)(b), C.R.S.

- c. All members of the public were given the opportunity to address the Board at the public hearing on the Petition.
- d. There were no statements from the general public, written or verbal, opposing the inclusion presented at the public hearing on the Petition.
- e. No municipality or county has filed any written objection to the inclusion of real property, as described in the Petition, into the boundaries of the District.
- f. The District is not required to enlarge or extend its facilities beyond those currently anticipated and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR KINSTON METROPOLITAN DISTRICT NO. 5 AS FOLLOWS:

1. The Board hereby grants the Petition and orders the inclusion of the Property, as described in Exhibit A to the Petition, into the boundaries of the District, subject to the terms and conditions set forth herein.

2. The name and address of the Petitioner and the description of the Property to be included are as follows:

Petitioner: Centerra East Development, Inc.
2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

Property: See Exhibit A to the Petition

3. In accordance with Section 32-1-402(1)(b), C.R.S., after the date of inclusion of the Property, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District; but it shall not be liable for any taxes or charges levied or assessed prior to its inclusion in the District.

4. In accordance with Section 32-1-402(1)(c), C.R.S., after the date of inclusion, the Property shall be liable for its proportionate share of any annual operation and maintenance charges and the cost of facilities of the District, and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

5. In accordance with Section 32-1-401(1)(c)(I), C.R.S., the Board directs that this Resolution be filed with the Clerk of the Larimer County District Court, requesting an order to include the Property into the boundaries of the District.

ADOPTED AND APPROVED THIS 13th DAY OF JULY 2023.

**KINSTON METROPOLITAN
DISTRICT NO. 5**

By: Kim L. Perry
Its: President

EXHIBIT A
(To Resolution Granting Petition)

PETITION

PETITION FOR INCLUSION OF LAND
(Into Kinston Metropolitan District No. 5)

TO: KINSTON METROPOLITAN DISTRICT NO. 5

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Centerra East Development, Inc., a Delaware corporation (the “**Petitioner**”), does hereby respectfully petition Kinston Metropolitan District No. 5 (the “**District**”), acting by and through its Board of Directors (the “**Board**”), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the “**Inclusion**”).

The Petitioner represents to the District as follows:

1. The land to be included is located entirely in the City of Loveland, Colorado, and is legally described and depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.

3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and acknowledges that from and after the entry of an order in the Larimer County District Court including the property into the boundaries of the District (the “**Inclusion Order**”), the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.

4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an inclusion agreement prior to Inclusion of the Property into the District.

7. The name and address of the Petitioner are as follows:

Petitioner: Centerra East Development, Inc.

Address: 2725 Rocky Mountain Avenue, Suite 200
Loveland, CO 80538

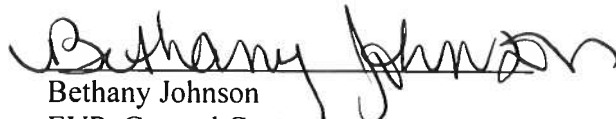
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Larimer, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Inclusion Order, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed June 28, 2023.

PETITIONER:

CENTERRA EAST DEVELOPMENT, INC.,
a Delaware corporation

By: McWhinney Real Estate Services, Inc.,
a Colorado corporation, its Manager


Bethany Johnson
EVP, General Counsel

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 28th day of June, 2023, by Bethany Johnson, EVP, General Counsel of McWhinney Real Estate Services, Inc., a Colorado corporation, Manager of Centerra East Development, Inc., a Delaware corporation.

WITNESS my hand and official seal.

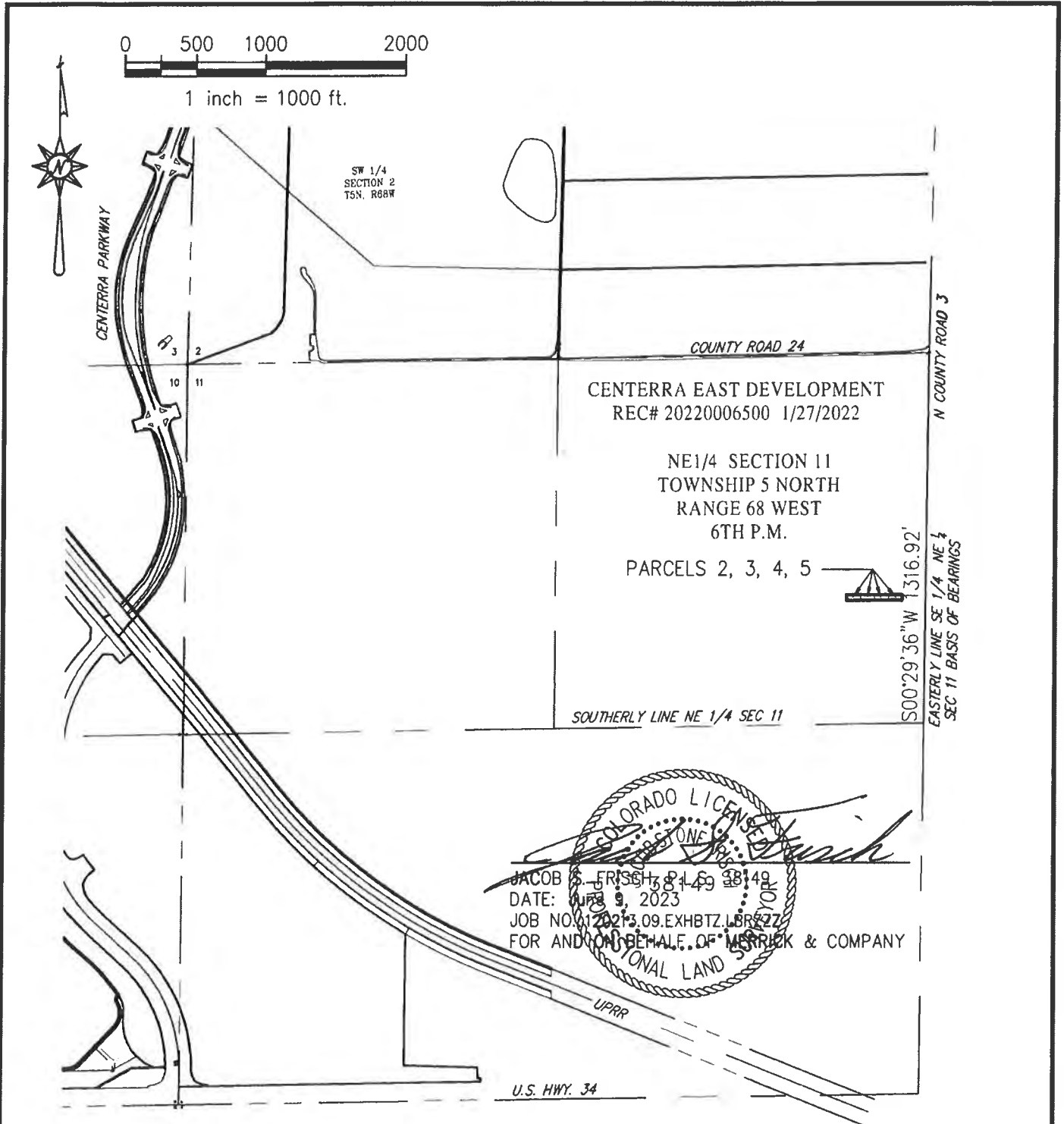
My commission expires: 6/30/2025


Notary Public



EXHIBIT A
(to Petition for Inclusion of Land into Kinston Metropolitan District No. 5)
Legal Description and Depiction of the Property

KINSTON METROPOLITAN DISTRICT NO. 5 INCLUSION PARCEL – VICINITY MAP



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

REVISION DESCRIPTION		SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ	
DRAWN	JSF	
MERRICK®		KINSTON METRO DISTRICT NO. 5
		DATE: June 9, 2022
		SCALE: 1"=1000'
		SHEET 1 OF 3

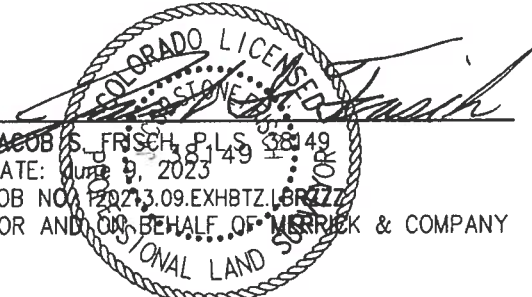
KINSTON METROPOLITAN DISTRICT NO. 5 INCLUSION PARCEL – (DIRECTOR PARCEL)

PROPERTY DESCRIPTION

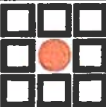
A PARCEL OF LAND BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 AS BEARING S00°29'36"W A DISTANCE OF 1316.92 FEET BETWEEN THE N1/16 CORNER OF SECTIONS 11 AND 12 OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP, 2.0' BELOW ROAD SURFACE STAMPED: "PLS 38345" AND THE E1/4 CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP, DOWN 2.0' BELOW SURFACE STAMPING ILLEGIBLE.

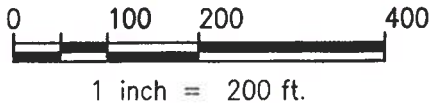
COMMENCING AT SAID N1/16 CORNER;
 THENCE S22°15'30"W A DISTANCE OF 432.55 FEET TO THE **POINT OF BEGINNING**;
 THENCE S00°00'00"E A DISTANCE OF 40.00 FEET;
 THENCE N90°00'00"W A DISTANCE OF 100.00 FEET;
 THENCE N00°00'00"E A DISTANCE OF 40.00 FEET;
 THENCE N90°00'00"E A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**;
 CONTAINING 4,000 NET SQUARE FEET (0.092 ACRES), MORE OR LESS;



JACOB S. FRISCH, PLS, No. 38149
 DATE: June 9, 2022
 JOB NO. 20213.09.EXHBTZ.LBRZZZ
 FOR AND ON BEHALF OF MERRICK & COMPANY

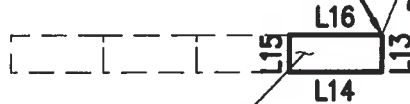
REVISION DESCRIPTION	SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO. 120213.09.EXHBTZ.LBRZZZ	
DRAWN JSF	KINSTON METRO DISTRICT NO. 5
 MERRICK®	DATE: June 9, 2022
	SCALE: N/A

KINSTON METROPOLITAN DISTRICT NO. 5 INCLUSION PARCEL – (DIRECTOR PARCEL)



CENTERRA EAST DEVELOPMENT
REC# 20220006500 1/27/2022

POINT OF BEGINNING



AREA=4,000 SQ FT
(0.092 ACRES) ±

SE1/4 NE1/4 SECTION 11
TOWNSHIP 5 NORTH
RANGE 68 WEST
6TH P.M.

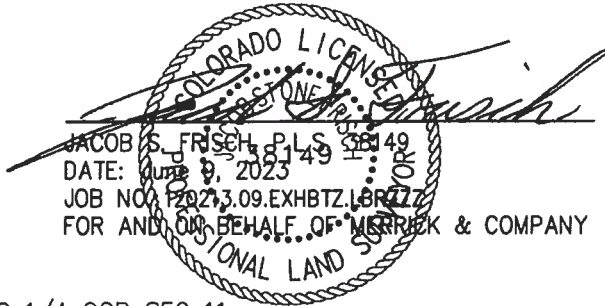
S00°29'36"W 1316.92'
EASTERLY LINE NE 1/4 SEC 11
BASIS OF BEARINGS

POINT OF COMMENCEMENT

N 1/16 COR BETWEEN SECTION 11
AND SECTION 12
T5N, R68W, 6th PM
FOUND #6 REBAR WITH
3-1/4" ALUMINUM CAP
2.0' BELOW ROAD SURFACE
STAMPED: PLS 38345

Parcel Line Table

Line #	Direction	Length
L13	S0° 00' 00.00"E	40.00
L14	N90° 00' 00.00"W	100.00
L15	N0° 00' 00.00"E	40.00
L16	N90° 00' 00.00"E	100.00



JACOB S. FRISCH, P.L.S. 38149
DATE: June 9, 2022
JOB NO. 20213.09.EXHBTZ.LBRZZZ
FOR AND ON BEHALF OF MERRICK & COMPANY

C 1/4 COR SEC 11
T5N, R68W, 6th PM
2-1/2" ALUMINUM CAP
DOWN 1.1' BELOW SURFACE
STAMPED: LS 14863

SOUTHERLY LINE NE 1/4 SEC 11

E 1/4 COR SEC 11
T5N, R68W, 6th PM
FOUND #6 REBAR WITH
3-1/4" ALUMINUM CAP
DOWN 2.0' BELOW SURFACE
STAMPING ILLEGIBLE

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

REVISION DESCRIPTION		SE 1/4 NE 1/4 SECTION 11, T5N., R68W., 6th P.M.
MERRICK PROJECT NO.	120213.09.EXHBTZ.LBRZZZ	
DRAWN	JSF	KINSTON METRO DISTRICT NO. 5
MERRICK®		
		DATE: June 9, 2022
		SCALE: 1"=200'
		SHEET 3 OF 3