



## ENGINEERING DEPARTMENT

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Fort Collins, Colorado 80522-1190

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### **RULES FOR CIRCULATING AND SIGNING A LARIMER COUNTY PETITION**

1. Each signer must be an elector in the proposed district.
2. Each elector that is in favor of the petition must **sign** and **date** the petition. If a signer does not date the petition their signature will not be considered to be a valid signature and will not count toward the total number of signatures required.
3. If any properties have changed hands and the new owners are electors, just cross off the old name and **print** the new names and have the new owner(s) sign and date the petition.
4. If any information is incorrect on the petition-make the changes in ink on the petition and proceed.
5. Properties that are owned by businesses, corporations, etc. will be included in the final tally provided the owner has designated a natural person to vote for it. Such designation must be in writing and filed with the County Clerk and Recorder. Only one such person may be designated by an owner.
6. The petition **must** be signed in front of the Circulator.
7. The Affidavit of Circulator **must** be signed in front of a notary **after** the petition is circulated and ready to turn in to the Larimer County Engineering Department. There are several people in the Engineering Department that are notary's if you do not have access to someone yourself.
8. If you have to mail the petition to any electors be sure to include the narrative section, the exhibit A, legal description of the district, only the petition signature page that includes their name, the property owners list, and the Verification form. The Verification form must be filled out and signed in front of a Notary. The owner should **print** his or her name on the form and sign his or her full name on the *signature line*.
9. Turn in all original pages for the petition at the Larimer County Engineering Department. Include the petition narrative section, exhibit A, legal description of the district, signature pages, the property owners list and the verification form (for those out of town) and the affidavit of circulation.

STATE OF COLORADO     )  
  )  
COUNTY OF LARIMER     )

**PETITION FOR IMPROVEMENTS  
AND CREATION OF A PUBLIC  
IMPROVEMENT DISTRICT**

The undersigned, being electors within the following described area of Larimer County, Colorado, hereby petition the Board of County Commissioners (the "Board") of Larimer County, Colorado (the "County"), for the creation of a Public Improvement District and for the construction, installation, and acquisition of certain improvements in the proposed Public Improvement District, the entire costs of which are to be paid by proceeds from a mill levy to be assessed against the taxable real and personal property within the District. This petition is submitted pursuant to section 30-20-505, C.R.S. In accordance with that statute, the petitioners state:

1. The Public Improvement District petitioned for shall be known as THE LARIMER COUNTY STORM MOUNTAIN PUBLIC IMPROVEMENT DISTRICT NUMBER 55.

2. The legal description of the territory to be included in said District is described on the attached Exhibit "A", Legal Description of Larimer County Storm Mountain Public Improvement District Number 55 attached and incorporated herein.

3. A description of the improvements to be made is set forth in Exhibit "B", Description of Improvements for Larimer County Storm Mountain Public Improvement District Number 55.

An estimate of the total costs for the acquisition, construction, installation and continued maintenance of the proposed improvements and operation of the District are set forth in Exhibit "C," attached hereto and incorporated herein. The total cost of the improvements and continued maintenance and operation of the District shall be paid and/or repaid by a mill levy to be placed against all real and personal property within the District. Based on the current assessed valuation of \$8,092,100 the mill levy required for revenue of \$161,842 per year is 20.000.

4. The names of three persons who shall represent the petitioners and who shall have the power to enter into agreements relating to the organization of the District, which agreements shall be binding on the District, if created, are as follows:

- a. John Green
- b. Matt Charboneau
- c. Ed Ostransky

5. The undersigned acknowledges that at the time of signing this petition he/she:

- a. is eighteen years of age or older;
- b. is a citizen of the United States;
- c. is registered to vote in general elections in the state of Colorado; and

- d. has been a resident in the area to be included in the District for thirty days immediately prior to the signing of this petition; or owns or is the spouse of a person who owns taxable real or personal property in the area to be included in the District. Where the owner of taxable real or personal property is not a natural person, an elector of the District shall include a natural person designated by such owner to vote for such owner. Such designation must be in writing and filed with the County Clerk and Recorder. Only one such person may be designated by an owner.

\*\*\*NOTE: GENERAL RULES FOR DETERMINING RESIDENCE:

- (a.) The residence of a person is the principal or primary home or place of abode and is that home or place in which a person's habitation is fixed and to which that person, whenever absent, has the present intention of returning after a departure or absence, regardless of the duration of such absence. A residence is a permanent building or part of a building and may include a house, condominium, apartment, room in a house, or mobile home. No vacant lot or business address shall be considered a residence.
- (b.) In determining what is the principal or primary place of abode of a person, the following circumstances relating to the person may be taken into account: Business pursuits, employment, income sources, residence for income or other tax purposes, age, marital status, residence of parents, spouse, and children, if any, leaseholds, situs of personal and real property, existence of any other residences and the amount of time spent at each residence, and motor vehicle registration.
- (c.) The residence given for voting purposes shall be the same residence given for motor vehicle registration and for state income tax purposes.
- (d.) A person shall not be considered to have gained a residence in this state, or in any county or municipality in this state, while retaining his home or domicile elsewhere.
- (e.) If a person moves to any other state with the intention of making it a permanent residence, the person shall be considered to have lost Colorado residence after thirty days' absence from this state unless the person has evidenced an intent to retain his residence in this state by a self-affirmation executed pursuant to section 1-8-115.
- (f.) If a person moves from one county or precinct in this state to another with the intention of making the new county or precinct a permanent residence, after thirty days the person shall be considered to have lost residence in the county or precinct from which the person moved.

6. The undersigned, by their signatures to this petition, agree to indemnify and hold harmless the County, its officers, elected and appointed, employees, agents and representatives from any loss incurred by them in any matter related to the District. The undersigned also understand and acknowledge that the County shall consider this petition binding and that the County may on the basis of this petition proceed to take such further acts as are necessary to form the District as prescribed by law.

8. Check One:

\_\_\_\_\_ The boundaries of the proposed district include at least one hundred eligible electors.

\_\_\_\_\_ The boundaries of the proposed district include at least one eligible elector for each five acres of land included within the proposed district.

\_\_\_\_\_ The petition is signed by one hundred percent of the owners of taxable real property to be included in the proposed district.

WHEREFORE, the undersigned petition the Board to determine if a County Public Improvement District should be created for the above described area and for the above described purpose.

The undersigned further request that if the District is approved to be formed that the Board submit the appropriate issues or questions to an election as may be required by Section 30-20-508 C.R.S. 1973 and Article X, Section 20 of the Colorado Constitution or as otherwise may be deemed advisable by the Board.

Petitioners/Electors

\_\_\_\_\_  
Signature

Exhibit A  
Legal Description  
Larimer County Storm Mountain Public Improvement District #55  
Assessment Unit

The following lots in the Cedar Park First Filing, Cedar Park Second Filing, Cedar Park Third Filing, Cedar Park Fourth Filing, Cedar Park Fifth Filing, Cedar Park Sixth Filing, and Cedar Park Seventh Filing located in Section 20, Section 21, the West Half Section 22, the Southeast Quarter of Section 23, the Northwest Quarter of Section 25, the Northeast Quarter of Section 26, the West Half of Section 27, the Northwest Corner of Section 28, the East Half of Section 34, and the West Quarter of Section 35, Township 6 North, Range 71 West of the 6<sup>th</sup> P. M. according to the plat, replats and amended plats thereof on file in the Office of the Clerk and Recorder, Larimer County, Colorado.

Cedar Park 1st Filing Lots are: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43-A, 44-A, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58.

Amended Plat of Lots 43 and 44, Cedar Park 1<sup>st</sup> Filing Lots are: 43 and 44

Cedar Park 2nd Filing Lots are: 1, 4, 5, 7, 8, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23 and 26.

Amended Plat of Lots 3, 6 and 10 Cedar Park 2<sup>nd</sup> Filing Lot is: 3A.

Amended Plat of Lots 17 and 24, Cedar Park 2<sup>nd</sup> Filing Lot is: 17A.

Amended Plat of Lots 9 & 18, Cedar Park 2<sup>nd</sup> Filing Lot is: 1

Amended Plat of Lot 2, Cedar Park 2<sup>nd</sup> Filing Lot is: 2

Amended Plat of Lot 25, Cedar Park 2<sup>nd</sup> Filing Lot is: 1

Amended Plat of Lots 27 & 28, Cedar Park 2<sup>nd</sup> Filing Lot is: 1 and 2

Cedar Park 3rd Filing Lots are: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and

Lot 6; Also, Beginning at the North Sixteenth Corner of Section 28, Township 6, Range 71 of the 6<sup>th</sup> P.M., North 85° 11', East 890.48 feet to the True Point of Beginning, North 85° 11' East 367.92 feet, South 95.77 feet, South 85° 19.9' West, 356.67 FT, N 6° 45.9' West 94.57 feet to the True Point of Beginning.

Cedar Park 4th Filing Lots are: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, and 58.

Cedar Park 5th Filing Lots are: 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, and 36.

Amended Plat of Lots 20 and 21, Cedar Park 5<sup>th</sup> Filing Lots are: 1 and 2

Cedar Park 6th Replat Lots are: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 49, 50, 51, 52, 53, and 54.

Amended Plat of Lots 46 and 47, Cedar Park 6<sup>th</sup> Filing Lot is: 46

Lot Consolidation of Lot 47, Amended Plat of Lots 46 and 47, Cedar Park 6th Filing and Lot 48, Cedar Park 6th Replat Lots are: 47a and 48

Replat of Lots 9 and 10, Cedar Park 6<sup>th</sup> Filing Lots are: 9 and 10

Replat of Lots 11, 12 and 13, Cedar Park 6<sup>th</sup> Filing Lots are: 11, 12 and 13

Replat of Lots 42, 43 and 44, Cedar Park 6<sup>th</sup> Filing Lots are: 42, 43 and 44

Outlot 'A', Cedar Park 6th Replat

Cedar Park 7th Filing Lots are: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, 25, 26, 27, 28, 29, 30, 31, and 32.

Lot 24; Also, Beginning at the Southwest Corner of Lot 24, Cedar Park 7<sup>th</sup> Filing, South 0° 23' 37" West 9.78 feet, North 69° 34' 12" West 53.91 feet, North 0° 27' 19" East 541.35 feet, South 89° 33' 18" East 50.06 feet to the West Line of Said Lot, South 0° 23' 37" West 550 feet to the True Point of Beginning; and also Parcel in the Northwest Quarter of the Northeast Quarter of Section 26, Township 6, Range 71 of the 6<sup>th</sup> P.M., Described as B.

Amended Lot 2, Cedar Park 7<sup>th</sup> Filing and Legits Boundary Line Adjustment File No. 07-S2669 Lot is: 1

The following lots in the Cedar Springs Estates First Filing, Cedar Springs Estates Second Filing, Cedar Springs Estates Third Filing, and Cedar Springs Estates Fourth Filing located in Section 26, Township 6 North, Range 71 West of the 6<sup>th</sup> P. M. and the Northwest quarter of Section 35, Township 6 North, Range 71 West of the 6<sup>th</sup> P.M., according to the plat, replats and amended plats thereof on file in the Office of the Clerk and Recorder, Larimer County, Colorado.

Cedar Springs Estates 1st Filing Lots are:

1, 2, 3 in Block 1

1, 2, 3, 6, 8, 9, 10, 11, 12, 13 in Block 2

Amended Plat of Lots 4 and 5, Block 2 Cedar Springs Estates 1<sup>st</sup> Filing are: 4A, 5A

Amended Plat of Lot 6, Block 1 2<sup>nd</sup> Filing and Lot 7 Block 2 1<sup>st</sup> Filing Cedar Springs Subdivision: 7

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 in Block 3

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 in Block 4

1, 2 in Block 5

Cedar Springs Estates 2<sup>nd</sup> Filing are:

Tract C

1, 2, 3, 4, 5, 7, 8, 9, 10 in Block 1,

1, 2, 3, 4, 5, 6, 7 in Block 2

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 in Block 3

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 in Block 4

Cedar Springs Estates 3rd Filing Lots are:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 in Block 1

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 in Block 2A of the 1<sup>st</sup> Amended

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 in Block 2B of the 1<sup>st</sup> Amended

1, 2 in Block 3

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 in Block 4

1, 2, 3, 4, 5, 6, 7, 8, 9 in Block 5

Cedar Springs Estates 4<sup>th</sup> Filing Lots are:

1, 2, 3, 4, 5 in Block 1

1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 in Block 2

Lot 3A, Block 2 Cedar Spring Estates 4<sup>th</sup> Filing Lot Consolidation of Lots 3, 4 Block 2 Cedar Springs 4<sup>th</sup> Filing.

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 in Block 3

Lot 11A of Lot Consolidation Resolution of Lots 11, 12, and 13 Block 3 Cedar Springs 4<sup>th</sup> Filing.

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 Block 4

Also including properties described at:

Reception #98004407: A Portion of Lot 28, Block 1, Cedar Springs Estates 3<sup>rd</sup> Filing Described as commencing at the Northwest Corner of the Southwest Quarter of Section 26, Township 6 North, Range 71 West of the 6<sup>th</sup> P.M., Thence South 0° 2' 4" East 515.52 feet to the Northwest Corner of Lot 28 and the true point of the beginning; Thence South 74° 30' East 479.32 feet along the North line of said lot to the Northeast Corner of said lot, thence along the East line of said lot South 15° 30' West 48.11 feet, thence North 68° 46' 6" West 481.73 feet to the true of the beginning, containing .2647 acres more or less.

Reception # 98041902: The South Half of the Southeast Quarter of the Northwest Quarter and the South Half of the Southwest Quarter of the Northeast Quarter of Section 18, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20060028393: The Northwest Quarter of the Southeast Quarter of Section 18, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 86009663: The Southeast Quarter of the Southwest Quarter of Section 18, Township 6, Range 70.

Reception #97024821: The Southwest Quarter of the Southeast Quarter of Section 18, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20080002288: The Northeast Quarter of the Southwest Quarter of Section 18, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 95038277: The North Half of the Southeast Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of the Northeast Quarter of Section 18, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20080069415: The Northwest Quarter of the Southeast Quarter of Section 19, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20070077811: The Southwest Quarter of the Northwest Quarter of Section 19, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20060070083: The Southeast Quarter of the Northwest Quarter of Section 19, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20110055995: The Southwest Quarter of the Northeast Quarter of Section 19, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20070089007: The Northwest Quarter of the Northeast Quarter of Section 19, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 2001004503: The Southeast Quarter of the Southwest Quarter of Section 19, Township 6, Range 70 West of the P.M.

Reception # 2002069601: The Southwest Quarter of the Southeast Quarter of Section 19, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

The Northeast Quarter of the Southeast Quarter of Section 19, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 93007796: The Southwest Quarter of the Northeast Quarter of Section 30, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 20090006603: The Northwest Quarter of the Northeast Quarter of Section 30, Township 6, Range 70 West of the 6<sup>th</sup> P.M.

Reception # 2002030372: The Southwest Quarter of the Southwest Quarter and the West Half of the Southeast Quarter of the Southwest Quarter of Section 23, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 20070003704: The East Half of the Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of Section 23, Township 6, Range 71 West of the 6<sup>th</sup> P.M.; Less a portion described as Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter, thence along the East line of the Southwest Quarter of the Southeast Quarter South 500 feet, West 1820 feet, North 500 feet to the North line of the South Half of the Southeast Quarter, thence along said North line East 1820 feet more or less to the true point of beginning; Less Parcel # 94050812.

Reception # 20050005548: Beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 23, Township 6, Range 71 West of the 6<sup>th</sup> P.M., thence along the North-South centerline South 0° 58' 34" West 1273.26 feet, South 89° 35' 57" West 502.68 feet, South 0° 59' 29" West 500 feet, North 89° 35' 57" East 1820 feet to the North-South centerline, North 0° 59' 29" East 1782.48 feet, thence along the East-West centerline South 89° 11' 55" West 1317.91 feet more or less to the true point of beginning.

Reception # 20100072911: Lot 2, Garcia Minor Land Division.

Reception # 20020131767: The Northeast Quarter of the Southwest Quarter of Section 24, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 16950786: The Southwest Quarter of the Southwest Quarter of Section 24, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 20110064810: The Northwest Quarter of the Southwest Quarter of Section 24, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 20090012853: The Southeast Quarter of the Northeast Quarter of Section 24, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 98000898: The Southwest Quarter of the Northeast Quarter of Section 24, Township 6, Range 71 West of the 6<sup>th</sup> P.M.



Reception # 2000080003: The Southeast Quarter of the Southwest Quarter of Section 24, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 99036551: The Northwest Quarter of the Northeast Quarter of Section 25, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 15790541: The Southwest Quarter and the West Half of the Southeast Quarter of Section 25, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 21380792: The Northeast Quarter of the Northeast Quarter of Section 25, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 19640945: The East Half of the Southeast Quarter of Section 25, Township 6, Range 71 West of the 6<sup>th</sup> P.M. (Split from 16250 00 013).

Reception # 20040023322, a portion of the Walker Unit, Cedar Park, and Cedar Creek of Parcel # 4: The South Half of the North Half of Section 25, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception 2000087899: The Northeast Quarter of the Northwest Quarter of Section 25, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 20040023322, a portion of the Walker Unit, Cedar Park, and Cedar Creek of Parcel # 4: The Southeast Quarter of the Northeast Quarter of Section 26, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 20100072911: Lot 1, Garcia Minor Land Division.

Reception # 20040023322, a portion of the Walker Unit, Cedar Park, and Cedar Creek of Parcel # 4: The East Half of the Southeast Quarter of Section 26, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 20110022681: The Northeast Quarter of the Northeast Quarter of Section 34, Township 6, Range 71 West of the 6<sup>th</sup> P.M. and a portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 6, Range 71 West of the 6<sup>th</sup> P.M., lying West of the road centerline of which is described as follows: Beginning at the Northwest corner of Section 35, thence North 88° 49' East 354.3 feet to the centerline of the road right-of-way, thence along the arc of a curve to the right, radius 131 feet, long chord South 14° 34' 30" East 121.38 feet, South 13° West 252.67 feet, thence along the arc of a curve to the right, radius 123 feet, long chord South 38° 25' 15" West 105.63 feet, thence South 63° 50' 30" West 205.03 feet, thence along the arc of a curve to the left, radius of 119.8 feet, long chord South 31° 43' 15" West 127.4 feet, thence South 0° 24' East 193.54 feet, thence along the arc of a curve to the left, radius 227.6 feet, long chord South 19° 38' 30" East 150.01 feet, South 38° 53' East 91 feet, thence along the arc of a curve to the right, radius 141 feet, long chord South 3° 28' East 163.43 feet, South 31° 57' West 60.45 feet to the South line of the Northwest Quarter of the Northwest Quarter of Section 35, which point is South 4° 27' 20" East 1261.66 feet from the Northwest Corner of Section 35.

Reception # 99048824: The East Half of the Northwest Quarter of Section 35, Township 6, Range 71 West of the 6<sup>th</sup> P.M.; less Reception # 97003894.

Reception # 20060008652: A portion of the East Half of the Northwest Quarter of Section 35, Township 6, Range 71 West of the 6<sup>th</sup> P.M. described as: Beginning at the Northwest Corner of the East Half of the Northwest Quarter, thence North 88° 49' 58" East along the North line of the East Half of the Northwest Quarter 1326.99 feet to the North Quarter corner, thence south 1° 59' 7" West along the East line of said Northwest Quarter 2301.4 feet, thence North 28° 45' 1" West 2592.53 feet to the true point of beginning. (split from 16352 00 066).

Reception # 20090039369: The Southwest Quarter of the Southwest Quarter of Section 34, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Reception # 96082543: Beginning at the Northwest corner of Section 3, Township 5, Range 71 West of the 6<sup>th</sup> P.M., thence South 88° 18' 30" East 250 feet, South 878.19 feet to the North line of the North Fork of the Big Thompson River, South 20 feet to a point on the centerline of said North Fork, thence Northwesterly along said centerline to a point which

bears South 855.34 feet from point of beginning, North 855.34 feet to beginning; less 1388-685; also beginning at the Northeast corner of Section 4, Township 5, Range 71 West of the 6<sup>th</sup> P.M., thence along the East line of the Northeast Quarter South 441.09 feet, North 25° 22' West 57.53 feet, North 3° 58' 30" West 109.84 feet, North 6° 35'E 281.38 feet to the true point of beginning.

The Southwest Quarter of the Southwest Quarter of Section 34, Township 6, Range 71 West of the 6<sup>th</sup> P.M.

Beginning at the Northwest Quarter of Section 3, Township 5, Range 71 West of the 6<sup>th</sup> P.M., Thence South 88° 18' 30" East 250 Feet, South 878.19 Feet to the North Line of the North Fork of the Big Thompson River, South 20 Feet to a Point on the Centerline of Said North Fork, Thence Northwesterly Along Said Centerline to a Point Which Bears South 855.34 Feet From the Point of Beginning, North 855.34 Feet the Beginning; Less 1388-685; Also Beginning at the Northeast Quarter of Section 4, Township 5, Range 71 West of the 6<sup>th</sup> P.M., Thence Along the East Line of the Northeast Quarter South 441.09 Feet, North 25° 22' W 57.53 Feet, North 3° 58' 30" West 109.84 Feet, North 6° 35' East 281.38 Feet to the True Point of Beginning.

Beginning at a point on the East line of Section 4, Township 5, Range 71 West of the 6<sup>th</sup> P.M., Whence Northeast corner bears North 442.24 feet, thence South 438.1 feet to the North right-of-way of County Road, thence North 77° 55' West 195 feet along said right-of-way to a point near the center of the South abutment bridge crossing the North Fork of the Big Thompson River, North 0° 6' 30" West 347.86 feet, North 75° 30' 40" East 197.58 feet to beginning; Also, beginning at a point on the West line of the Northwest Quarter of Section 3, Township 5, Range 71 West of the 6<sup>th</sup> P.M. which bears South 441.09 feet from the Northwest corner, thence South along the West line of the Northwest Quarter 431.8 feet, East 27.16 feet, North 3° 36' West 432.65 feet to the true point of beginning; Also, beginning at a point on the East line of Section 4, Township 5, Range 71 West of the 6<sup>th</sup> P.M. Whence Northeast corner bears North 300 feet, West 130 feet, South 150 feet, North 75° 30' 40" East to the East line, thence North along the East line to the true point of beginning.

**Exhibit B**  
**Description of Improvements**  
**Storm Mountain Public Improvement District**

Improvements for the proposed Storm Mountain Public Improvement District will include the following improvements for the roads in the district. Exhibit D is a map showing boundaries of the district.

The roads can be widened with appropriate roadside ditches to accommodate a drivable width within the right-of-way. Aggregate base course material or similar material can be placed over the entire length of the roads included in the District. This material will be bladed and compacted as necessary to retain good drainage and structural quality. Drainage improvements, in addition to roadside ditch construction, may include placement of culverts where needed for conveyance of storm water. All improvements will be constructed as money becomes available over the District's lifespan.

In addition to the improvements described above, the roads will be maintained as necessary during the improvement period and later. Such maintenance may include but not be limited to: application of dust suppressant and road stabilization chemicals, scarifying, blading, watering and compacting additional gravel base course. Improvements can also include restoration of vegetation in roadside ditches.

Maintenance shall not include construction of new streets in the District, although new publicly dedicated right-of-way roads constructed with private funding shall be eligible for maintenance by the District upon acceptance by the County.

The PID may also remove snow and ice from surface of roads in the District.

## EXHIBIT - C

### Estimated Annual Cash Flow / Mill Levy Calculation

Storm Mountain PID #55

Date: February 27, 2013

Year	Planned Maintenance Activity	Annual Revenue (includes assessed valuation inflation)	Annual Cost	Account Balance
2014	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$161,842	\$158,672	\$3,171
2015	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$170,035	\$163,432	\$9,774
2016	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$174,286	\$168,335	\$15,726
2017	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$178,643	\$173,385	\$20,984
2018	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$183,109	\$178,586	\$25,507
2019	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$187,687	\$183,944	\$29,251
2020	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$192,379	\$189,462	\$32,168
2021	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$197,189	\$195,146	\$34,211
2022	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$202,118	\$201,000	\$35,329
2023	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$207,171	\$207,030	\$35,470
2024	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$212,351	\$213,241	\$34,580
2025	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$217,659	\$219,638	\$32,601
2026	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$223,101	\$226,228	\$29,474
2027	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$228,679	\$233,014	\$25,138
2028	Import RAP Mat'l as needed; Blade & Shape, Wet, Compact. Remove Snow as needed.	\$234,395	\$240,005	\$19,529

<b>Overall Total Costs (15-yr Cycle):</b>	<b>\$2,951,118</b>
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<b>Total Assessed Valuation:</b>	<b>\$8,092,100</b>
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<b>Total Number of Lots Included in Public Improvement District</b>	<b>619</b>
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		Average Collection Per Lot
Initial Annual Assessment	\$161,842	\$261
Mill Levy	20.000	

The above data is intended to represent a general maintenance plan in conformance with normal industry maintenance practices. This data is necessary to create a cost estimate and ultimately generate a proposed mill levy for the Public Improvement District. Although the data includes information gained thru a condition assessment of the streets in the subdivision, it remains general in nature and should not be viewed as a construction schedule. The PID board ultimately decides what, if any, maintenance will be performed during any given year.

# STORM MOUNTAIN - PID #55

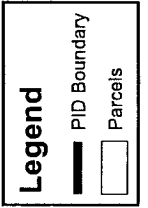
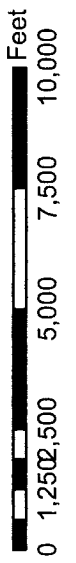
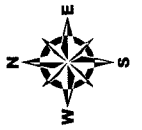
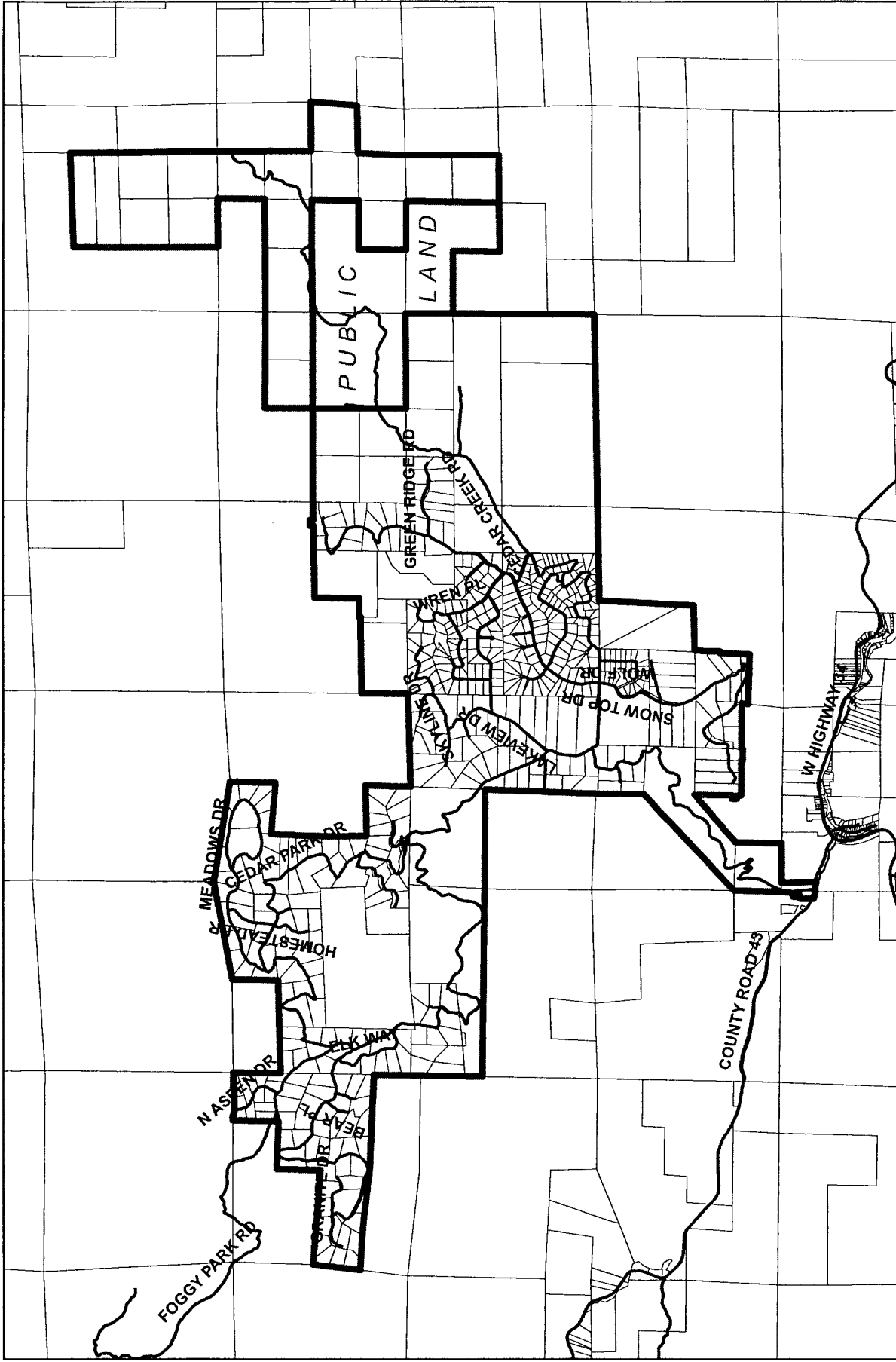


EXHIBIT D