

RESOLUTION NO. 2020-05

**RESOLUTION OF THE BOARD OF DIRECTORS OF
TRIVIEW METROPOLITAN DISTRICT**

REGARDING THE FORMATION OF SUBDISTRICT A

WHEREAS, Triview Metropolitan District (the "District") was organized pursuant to and exists in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 32-1-1101(1)(f)(I), C.R.S., the Board of Directors of the District (the "Board") is empowered to divide the special district into one or more areas consistent with the services, programs, and facilities to be furnished therein, which areas are known as subdistricts; and

WHEREAS, Vision Land Inc. and Jackson Creek Land Company, LLC (collectively the "Owner") own the property located within the District, which property is more particularly shown on **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property will receive services, programs and facilities which are in addition to and different than those provided to the areas contained in the remainder of the District; and

WHEREAS, the fees and costs associated with the services, programs and facilities will differ than those in the remainder of the District, a portion of which may be payable through the issuance of bonds, notes or other financial obligations; and

WHEREAS, because the property contained in the remainder of the District will not directly benefit from the services, programs and facilities available in the Property, it is unfair for the property owners and taxpayers within the remaining portion of the District to bear the financial burdens thereof; and

WHEREAS, because of these differences, the Board desires to create a subdistrict with the power to incur separate indebtedness and other financial obligations pursuant to §§ 32-1-1101(1)(f) and (1.5), C.R.S.; and

WHEREAS, pursuant to § 32-1-1101(1.5)(a), C.R.S., before a subdistrict can be created, the Board must officially make a determination to create the subdistrict by adoption of a resolution thereon, which resolution must be adopted at a regular or special meeting of the District after publication of the place, time and date of the meeting; and

WHEREAS, in accordance with § 32-1-1101(1.5)(a), C.R.S., the District published notice of its intent to consider the creation of the subdistrict at its regular meeting to be conducted on April 15th, which was postponed to April 22, 2020 at 5:30 P.M. at the District's office located at

16055 Old Forest Point #300, Monument, CO 80132 Colorado, in the *Gazette* and the *Tri-Lakes Tribune* on February 26, 2020, and the affidavit of publication is attached hereto and incorporated herein by this reference as **Exhibit B** (the "Affidavit of Publication"); and

WHEREAS, pursuant to § 32-1-1101(1)(f)(I), C.R.S., the District shall provide notification of its action to create a subdistrict to the board of county commissioners of each county that has territory included within the district and the governing body of any municipality that has adopted a resolution of approval of the district pursuant to section 32-1-204.5 or 32-1-204.7; and

WHEREAS, a notice of intent to create the subdistrict was mailed to the El Paso Board of County Commissioners on February 25, 2020, and there has been no objection; and

WHEREAS, the District's Amended and Restated Service Plan allows the creation of subdistricts; and

WHEREAS, pursuant to § 32-1-1101(1.5)(c), C.R.S., no single parcel of land having a valuation for assessment constituting twenty-five percent or more of the total valuation of assessment of all real property within the boundaries of an area in a special district shall be included in such area without the written consent of the owner or owners of such real property. No single parcel of land owned by a corporate entity and having a valuation for assessment constituting five percent or more of the total valuation of assessment of all real property within the boundaries of an area in a special district shall be included in such area without the written consent of the owner of such real property; and

WHEREAS, the Owner, as the 100% fee owner of the Property, has consented to the creation of the subdistrict, which consent is attached hereto as **Exhibit C** and incorporated herein by this reference (the "Owner Consent"); and

WHEREAS, the Board believes the creation of the subdistrict constitutes a benefit to the District, and the property owners, taxpayers and residents of the District; and

WHEREAS, the Board anticipates that the subdistrict will generate revenue from the properties within the subdistrict to pay for some portion of the capital, operations, and maintenance costs; and

WHEREAS, in order to protect future property owners and taxpayers within the subdistrict, the Board desires to limit the financial powers of the subdistrict through the imposition of both a total debt limit as well as a maximum debt mill levy; and

WHEREAS, the District desires to create a subdistrict for the Property subject to the parameters set forth herein; and

WHEREAS, the Board anticipates holding a special election on May 5, 2020, for the purpose of submitting ballot issues and/or questions to eligible electors of the subdistrict, and desires to take all actions necessary and proper for the conduct thereof (the "Election").

NOW, THEREFORE, the Board hereby RESOLVES:

1. Creation of Subdistrict. The Board hereby authorizes the creation of the Triview Metropolitan District Subdistrict A within the boundaries of the Property (the "Subdistrict"). The Subdistrict shall exist pursuant to and possess all of the rights, privileges, powers and immunities set forth in §§ 32-1-1101(1)(f) and 32-1-1101(1.5), C.R.S., as they may be amended from time to time.

2. Purpose of Subdistrict. The purpose for which the Subdistrict is being created is to provide certain services, programs and facilities to be furnished within the area of the Subdistrict, and to provide for the fair and equitable taxation within said area.

3. Ex Officio Board of Directors of Subdistrict. Pursuant to § 32-1-1101(1)(f)(III), C.R.S., the Board shall constitute *ex officio* the Subdistrict's Board of Directors. Each director of the Subdistrict's Board of Directors shall possess all rights, privileges and immunities as granted by law to the directors of the District.

4. Debt Incurred by Subdistrict. Pursuant to § 32-1-1101(1)(f)(III), C.R.S., any debt incurred by the Subdistrict shall be treated separately and distinct from the debt of the District.

5. Parameters for Creation of Subdistrict. In order to protect future residents, property owners and taxpayers within the Subdistrict, the Board desires to establish parameters for the Subdistrict, which parameters are a condition of the Board's adoption of this resolution.

a. Total Debt Limitation. The total debt that the Subdistrict shall be permitted to issue shall not exceed Eleven Million Six Hundred Thousand Dollars (\$11,600,000).

b. Maximum Debt Service Mill Levy. The Maximum Debt Service Mill Levy that the Subdistrict shall be permitted to impose on the taxable properties within the Subdistrict shall not exceed thirty five (35) mills less the number of mills imposed by the District for debt service, subject to the Gallagher Adjustment, as more fully set forth in the Amended and Restated Service Plan for Triview Metropolitan District.

c. Maximum Operations Mill Levy. The Maximum Operations Mill Levy shall be ten (10) mills, subject to the Gallagher Adjustment, as more fully set forth in the Amended and Restated Service Plan for Triview Metropolitan District.

d. Infrastructure and Facilities. The design, construction, acquisition and installation of any and all infrastructure and facilities within the Subdistrict shall be subject to the District's Rules and Regulations, as may be amended from time to time, and those policies, rules and regulations of other governmental entities with jurisdiction. Until the operation and maintenance of the infrastructure and facilities of the Subdistrict are able to be funded by the Subdistrict, the Owner shall pay those costs, subject to reimbursement by the Subdistrict if and when it has available revenues for such purposes.

e. Recorded Notice of Subdistrict. A notice of the creation of the Subdistrict shall be recorded on the Property to evidence the existence of the Subdistrict.

6. Calling of Election. The Board hereby calls the Election for the purpose of presenting certain ballot issues and/or questions to the electorate of the Subdistrict, as follows:

a. The Election shall be conducted as an independent mail ballot election in accordance with § 1-13.5-1101, *et seq.*, C.R.S., unless otherwise determined at the Board's discretion.

b. The Board hereby determines that the interests of the Subdistrict, and the public interest or necessity in carrying out the Subdistrict's objects and purposes call for the Election and for there to be submitted to the Subdistrict's eligible electors any question or questions necessary to implement Article X, § 20 of the Colorado Constitution as applied to the Subdistrict, specifically as the same relates to § 29-1-301, *et se.*, C.R.S.

c. The Board names Ashley B. Frisbie of the law firm of White Bear Ankele Tanaka & Waldron as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.

d. Without limiting the foregoing, the following specific determinations also are made:

(i) The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the Subdistrict and authorizes the Designated Election Official to certify those questions and take any required action therewith.

(ii) The Board hereby directs general counsel to the District to oversee the general conduct of the Election and authorizes the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to: appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.

(iii) The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.

(iv) The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

7. Board of County Commissioners Failure to Object. The El Paso County Board of County Commissioners was provided with notice of the District's intent to form the Subdistrict and did not object.

8. Direction to District's Counsel. The Board hereby directs White Bear Ankele Tanaka and Waldron to take the necessary steps to effectuate the creation of the Subdistrict.

9. Severability. If any clause or provision of this resolution is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such adjudgement shall not affect the validity of this resolution as a whole, but shall be severed herefrom, leaving the remaining provisions intact and enforceable.

10. Effective Date. This Resolution shall become effective as of April 22, 2020.

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ADOPTED this 22nd day of April, 2020.

TRIVIEW METROPOLITAN DISTRICT

Mad C. Merri
President

ATTEST:

[Signature]
Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

George M Rowley
General Counsel to the District

EXHIBIT A

The Property

PARCEL A: (PRD-2)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24; THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF HOMESTEAD NORTH AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202078002 OF THE EL PASO COUNTY RECORDS, SAID POINT BEARING N00°17'16"W A DISTANCE OF 449.33 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE N00°17'16"W ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 474.10 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED AT RECEPTION NO. 215071460 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING SEVENTEEN (17) COURSES ARE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT;

- 1) THENCE N87°31'28"W A DISTANCE OF 157.09 FEET;
 - 2) THENCE N54°17'33"W A DISTANCE OF 167.80 FEET;
 - 3) THENCE N80°04'11"W A DISTANCE OF 38.28 FEET;
 - 4) THENCE N64°34'58"W A DISTANCE OF 246.05 FEET;
 - 5) THENCE S88°55'14"W A DISTANCE OF 151.91 FEET;
 - 6) THENCE S57°58'07"W A DISTANCE OF 62.15 FEET;
 - 7) THENCE S63°25'32"W A DISTANCE OF 67.00 FEET;
 - 8) THENCE S60°26'04"W A DISTANCE OF 74.32 FEET;
 - 9) THENCE S89°01'02"W A DISTANCE OF 101.95 FEET;
 - 10) THENCE S73°26'24"W A DISTANCE OF 121.64 FEET;
 - 11) THENCE S63°25'32"W A DISTANCE OF 71.85 FEET;
 - 12) THENCE N00°00'48"W A DISTANCE OF 111.80 FEET;
 - 13) THENCE S63°25'32"W A DISTANCE OF 100.45 FEET;
 - 14) THENCE N84°18'13"W A DISTANCE OF 185.50 FEET;
 - 15) THENCE S48°58'35"W A DISTANCE OF 214.68 FEET;
 - 16) THENCE N68°59'34"W A DISTANCE OF 30.97 FEET;
 - 17) THENCE S55°24'54"W A DISTANCE OF 146.08 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LEATHERCHAPS DRIVE AS DESCRIBED AT RECEPTION NO. 203270646 OF SAID EL PASO COUNTY RECORDS;
- THENCE N27°15'44"W ON SAID EASTERLY RIGHT OF WAY A DISTANCE OF 64.15 FEET; THENCE CONTINUE ON SAID EASTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'43", AN ARC LENGTH OF 278.99 FEET TO THE SOUTHEAST CORNER OF TRACT A, REMINGTON HILL AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 205168574 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING THIRTEEN (13) COURSES ARE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION;

- 1) THENCE N41°50'58"E A DISTANCE OF 273.72 FEET;
- 2) THENCE N63°23'58"E A DISTANCE OF 26.36 FEET;
- 3) THENCE N50°57'15"E A DISTANCE OF 87.48 FEET;
- 4) THENCE N78°19'44"E A DISTANCE OF 199.85 FEET;
- 5) THENCE N37°10'43"E A DISTANCE OF 120.71 FEET;
- 6) THENCE N41°28'14"E A DISTANCE OF 61.67 FEET;
- 7) THENCE N05°20'35"W A DISTANCE OF 155.24 FEET;
- 8) THENCE N45°34'19"E A DISTANCE OF 80.89 FEET;
- 9) THENCE N00°26'06"W A DISTANCE OF 277.06 FEET;
- 10) THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 379.13 FEET, THROUGH A CENTRAL ANGLE OF 39°38'58", AN ARC LENGTH OF 262.36 FEET, THE LONG CHORD OF WHICH BEARS N70°23'43"W A DISTANCE OF 257.16 FEET;
- 11) THENCE S39°31'59"W A DISTANCE OF 146.93 FEET;
- 12) THENCE S72°23'29"W A DISTANCE OF 51.51 FEET;
- 13) THENCE N21°34'11"W A DISTANCE OF 358.52 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 705.54 FEET, THROUGH A CENTRAL ANGLE OF 17°02'14", AN ARC LENGTH OF 209.80 FEET, , THE LONG CHORD OF WHICH BEARS N48°47'45"E A DISTANCE OF 209.02 FEET; THENCE N40°16'38"E A DISTANCE OF 481.68 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 13°30'38", AN ARC LENGTH OF 113.19 FEET;

THENCE N26°46'00"E A DISTANCE OF 169.92 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 59°17'32", AN ARC LENGTH OF 393.24 FEET;

THENCE N32°31'32"W A DISTANCE OF 176.68 FEET;

THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 32°57'44", AN ARC LENGTH OF 270.39 FEET;

HENCE N00°26'12"E A DISTANCE OF 74.00 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24;

HENCE S89°33'48"E ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24 A DISTANCE OF 1405.91 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE S00°17'16"E ON SAID EAST LINE A DISTANCE OF 2607.30 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE S00°17'16"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 415.37 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 99.16 ACRES, MORE OR LESS.

PARCEL B: (PRD-4)

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 24, AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF HOMESTEAD NORTH AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202078002 OF THE EL PASO COUNTY RECORDS, SAID POINT BEARING N00°17'16"W A DISTANCE OF 449.33 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;
THENCE N00°17'16"W ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 889.47 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24;
THENCE N00°17'16"W ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 2607.30 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER ;
THENCE N89°33'48"W ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF SECTION 24 A DISTANCE OF 1405.91 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE S00°26'12"W A DISTANCE OF 74.00 FEET;
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 32°57'44", AN ARC LENGTH OF 270.39 FEET;
THENCE S32°31'32"E A DISTANCE OF 176.68 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 59°17'32", AN ARC LENGTH OF 393.24 FEET;
THENCE S26°46'00"W A DISTANCE OF 169.92 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 13°30'38", AN ARC LENGTH OF 113.19 FEET;
THENCE S40°16'38"W A DISTANCE OF 481.68 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 705.54 FEET, THROUGH A CENTRAL ANGLE OF 17°02'14", AN ARC LENGTH OF 209.80 FEET TO THE RIGHT OF WAY OF HARNESS ROAD AT THE POINT OF INTERSECTION WITH THE EAST BOUNDARY OF REMINGTON HILL AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 205168574 OF SAID EL PASO COUNTY RECORDS;
THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION ;

1) THENCE N32°41'08"W A DISTANCE OF 75.00 FEET;
2) THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 630.54 FEET, THROUGH A CENTRAL ANGLE OF 13°03'07", AN ARC LENGTH OF 143.64 FEET, THE LONG CHORD OF WHICH BEARS S63°50'25"W A DISTANCE OF 143.33 FEET;
3) THENCE S70°21'59"W A DISTANCE OF 403.55 FEET;
THENCE N19°38'01"W A DISTANCE OF 53.98 FEET;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 385.00 FEET, THROUGH A CENTRAL ANGLE OF 24°35'57", AN ARC LENGTH OF 165.30 FEET;
THENCE N44°13'58"W A DISTANCE OF 336.74 FEET;
THENCE S75°50'59"W A DISTANCE OF 25.75 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 30°04'57", AN ARC LENGTH OF 91.88 FEET;
THENCE N44°13'58"W A DISTANCE OF 50.00 FEET; THENCE
S45°46'02"W A DISTANCE OF 160.00 FEET; THENCE
N44°13'58"W A DISTANCE OF 490.00 FEET; THENCE
S45°46'02"W A DISTANCE OF 110.00 FEET; THENCE
N44°13'58"W A DISTANCE OF 50.00 FEET; THENCE
S45°46'02"W A DISTANCE OF 169.78 FEET;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 03°43'01", AN ARC LENGTH OF 24.00 FEET, THE LONG CHORD OF WHICH BEARS N40°24'49"W A DISTANCE OF 24.00 FEET; THENCE S51°26'42"W A DISTANCE OF 60.00 FEET;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 20°42'40", AN ARC LENGTH OF 155.44 FEET, THE LONG CHORD OF WHICH BEARS N28°11'58"W A DISTANCE OF 154.59 FEET;; THENCE N17°50'38"W A DISTANCE OF 35.33 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 02°27'21", AN ARC LENGTH OF 18.43 FEET, THE LONG CHORD OF WHICH BEARS S82°54'12"W A DISTANCE OF 18.43 FEET; THENCE S84°07'53"W A DISTANCE OF 667.73 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 292.09 FEET;
THENCE S38°54'01"W A DISTANCE OF 23.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 203270646 OF SAID EL PASO COUNTY RECORDS;
THENCE NORTHWESTERLY ON THE EASTERLY RIGHT OF WAY JACKSON CREEK PARKWAY ON THE ARC OF A CURVE TO THE LEFT, NON TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 1260.00 FEET, THROUGH A CENTRAL ANGLE OF 02°43'43", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS N51°05'59"W A DISTANCE OF 60.00 FEET;
THENCE N38°54'01"E A DISTANCE OF 23.27 FEET;
THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 339.46 FEET;
THENCE N84°07'53"E A DISTANCE OF 667.73 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF $41^{\circ}38'49''$, AN ARC DISTANCE OF 268.94 FEET;
THENCE $N42^{\circ}29'04''E$ A DISTANCE OF 805.80 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF $42^{\circ}02'52''$, AN ARC DISTANCE OF 271.53 FEET;
THENCE $N00^{\circ}26'12''E$ A DISTANCE OF 88.00 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24;
THENCE $S89^{\circ}33'48''E$ ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1434.27 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 65.58 ACRES, MORE OR LESS.

PARCEL C: (JC North Flg. No. 2)

BLOCK 1, LOTS 1-20, INCLUSIVE; BLOCK 2, LOTS 1-10, INCLUSIVE; BLOCK 3, LOTS 1-10, INCLUSIVE; BLOCK 4, LOTS 1-8, INCLUSIVE; BLOCK 5, LOTS 1-6, INCLUSIVE; BLOCK 6, LOTS 1-10, INCLUSIVE; BLOCK 7, LOTS 1-7, INCLUSIVE; BLOCK 8, LOTS 1-7, INCLUSIVE; BLOCK 9, LOTS 1-7, INCLUSIVE; AND TRACTS A-G, INCLUSIVE; ALL IN JACKSON CREEK NORTH FILING NO. 2, IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED WITHIN THE REAL PROPERTY RECORDS OF EL PASO COUNTY ON MARCH 5, 2020 AT RECEPTION NO. 220714484.

PARCEL D: (North Parcel)

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 203270646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, FROM WHENCE THE SOUTHEAST CORNER OF SECTION 23, BEARS $S27^{\circ}27'06''E$ A DISTANCE OF 527.19 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF HARNESS ROAD AS DEDICATED BY THE JACKSON CREEK SELF STORAGE FILING NO. 1 SUBDIVISION AND SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 216713728 OF SAID EL PASO COUNTY RECORDS;

THENCE NORTHWESTERLY ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, THROUGH A CENTRAL ANGLE OF $23^{\circ}07'30''$, AN ARC DISTANCE OF 508.55 FEET, THE LONG CHORD OF WHICH BEARS $N18^{\circ}31'51''W$ A DISTANCE OF 505.10 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUE NORTHWESTERLY ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, THROUGH A CENTRAL ANGLE OF $19^{\circ}38'31''$, AN ARC DISTANCE OF 431.95 FEET, THE LONG CHORD OF WHICH BEARS $N39^{\circ}54'52''W$ A DISTANCE OF 429.84 FEET;

THENCE $N38^{\circ}54'01''E$ A DISTANCE OF 23.27 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF $45^{\circ}13'52''$, AN ARC DISTANCE OF 292.09 FEET;

THENCE N84°07'53"E, A DISTANCE OF 351.68 FEET;
THENCE S05°52'07"E, A DISTANCE OF 267.36 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, THROUGH A
CENTRAL ANGLE OF 13°30'07", AN ARC DISTANCE OF 80.12 FEET;
THENCE S67°04'23"W A DISTANCE OF 324.45 FEET;
THENCE S59°54'25"W A DISTANCE OF 97.95 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 4.995 ACRES, MORE OR LESS.

PARCEL E: (PRD-10 and PMD)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO
COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING ON A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON
CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER
RECEPTION NO. 203270646 OF THE RECORDS OF THE EL PASO COUNTY CLERK
AND RECORDER, FROM WHENCE THE SOUTHEAST CORNER OF SECTION 23
BEARS S28°55'16"E A DISTANCE OF 1501.34 FEET;
THENCE N38°54'01"E A DISTANCE OF 23.27 FEET;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET,
THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 339.45 FEET,
THE LONG CHORD OF WHICH BEARS N61°30'57"E A DISTANCE OF 330.71 FEET;
THENCE N84°07'53"E A DISTANCE OF 85.25 FEET TO THE POINT OF BEGINNING
OF THE TRACT DESCRIBED HEREIN;
THENCE N84°07'53"E A DISTANCE OF 582.48 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET,
THROUGH A CENTRAL ANGLE OF 41°38'49", AN ARC DISTANCE OF 268.94 FEET,
THE LONG CHORD OF WHICH BEARS N63°18'29"E A DISTANCE OF 263.06 FEET;
THENCE N42°29'04"E A DISTANCE OF 805.80 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET,
THROUGH A CENTRAL ANGLE OF 42°02'52", AN ARC DISTANCE OF 271.53 FEET,
THE LONG CHORD OF WHICH BEARS N21°27'38"E A DISTANCE OF 265.48 FEET;
THENCE N00°26'12"E A DISTANCE OF 88.00 FEET TO A POINT THAT IS 30.00
FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 24;
THENCE N89°33'48"W ON A LINE THAT IS 30.00 FEET SOUTH OF AND
PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION
24 A DISTANCE OF 1145.31 FEET TO A POINT ON THE WEST LINE OF THE
SOUTHWEST QUARTER OF SECTION 24;
THENCE N89°33'48"W ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL
TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23 A
DISTANCE OF 952.14 FEET;
THENCE S05°14'29"W A DISTANCE OF 704.54 FEET;
THENCE S56°59'24"E A DISTANCE OF 91.51 FEET;
THENCE S36°06'50"E A DISTANCE OF 53.13 FEET;

THENCE S 11°46'35"W A DISTANCE OF 28.47 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 83.26 FEET,
THROUGH A CENTRAL ANGLE OF 98°21'04", AN ARC DISTANCE OF 142.92 FEET,
THE LONG CHORD OF WHICH BEARS S37°23'57"E A DISTANCE OF 126.00 FEET;
THENCE S66°54'40"E A DISTANCE OF 176.66 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 162.92 FEET,
THROUGH A CENTRAL ANGLE OF 29°30'02", AN ARC DISTANCE OF 83.88 FEET,
THE LONG CHORD OF WHICH BEARS S81°39'41"E A DISTANCE OF 82.96 FEET;
THENCE N83°35'18"E A DISTANCE OF 94.39 FEET;
THENCE S87°10'24"E A DISTANCE OF 118.06 FEET;
THENCE S42°10'42"E A DISTANCE OF 52.70 FEET;
THENCE S22°15'17"E A DISTANCE OF 91.88 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 43.18 ACRES, MORE OR LESS.

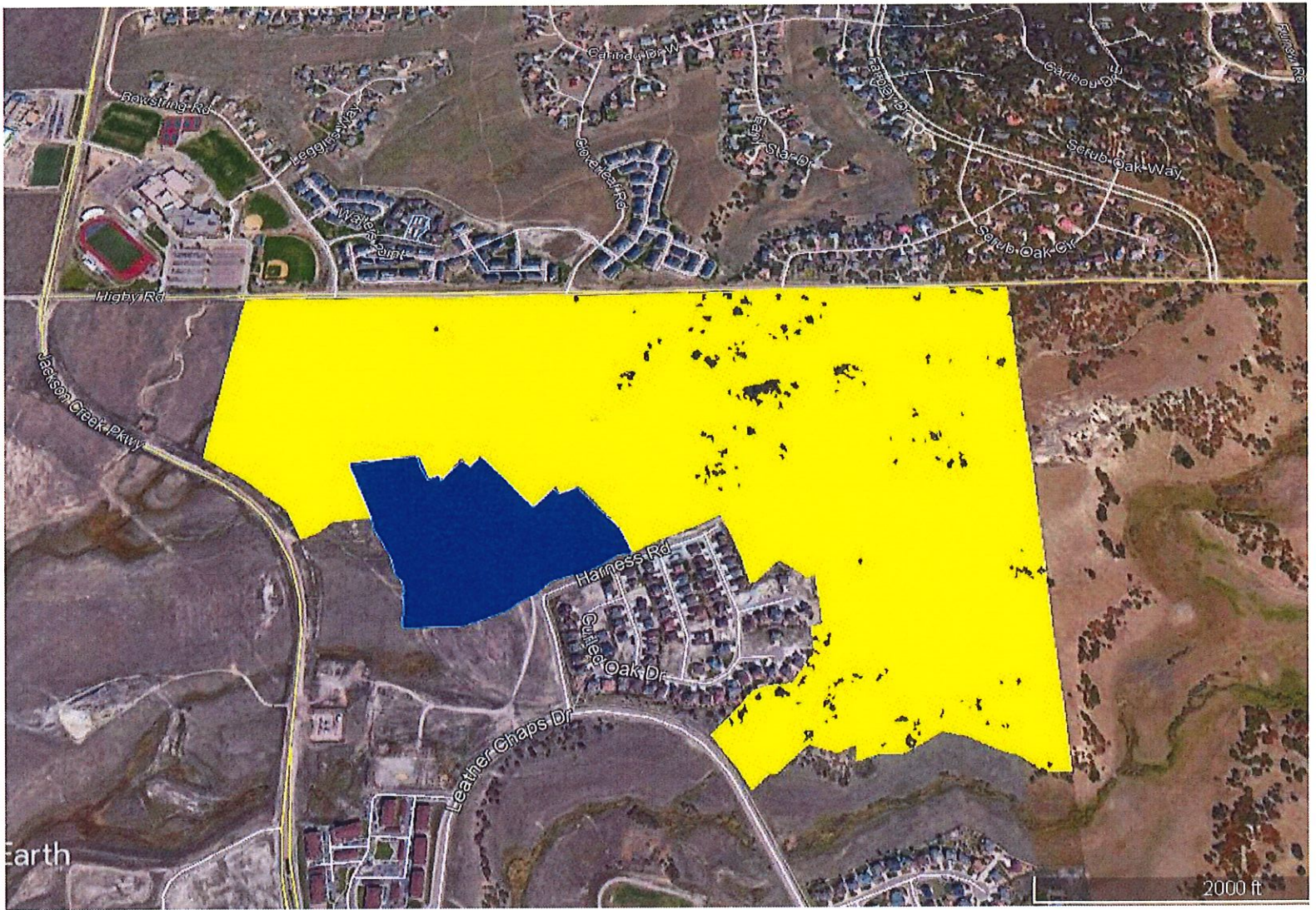


EXHIBIT B

Affidavit of Publication

EXHIBIT B

Affidavit of Publication

83605

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper 1 time(s) to wit 02/26/2020

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

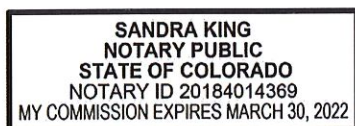


Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 02/26/2020, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires March 30, 2022.



Sandra King
Notary Public
The Gazette



Document Authentication Number
20184014369-377176

Public Notice

NOTICE OF PUBLIC MEETING ON CREATION OF SUBDISTRICT

IN RE TRIVIEW METROPOLITAN DISTRICT, COUNTY OF EL PASO, STATE OF COLORADO

NOTICE IS HEREBY GIVEN, pursuant to § 32-1-1101(1.5)(a), C.R.S., that the Board of Directors for Triview Metropolitan District (the "District") will meet at the time and place described below to consider adoption of a resolution creating a sub-district within the District, the powers of which would be consistent with the services, programs, and facilities of the District ("Resolution"). The subdistrict would be organized pursuant to § 32-1-1101(1)(f)(i), C.R.S., for the purpose of providing financing for public infrastructure and other related services within the area contained within the subdistrict at the sole cost and expense of the properties contained within the subdistrict.

A public meeting on the Resolution will be held by the Board of Directors on April 15, 2020, at 7:00 p.m., at the Triview Metropolitan District Office, located at 16055 Old Forest Point #300 Monument, CO 80132.

The purpose of the meeting is to consider the Resolution and to form a basis for adopting a resolution approving, conditionally approving or disapproving the Resolution.

TRIVIEW METROPOLITAN DISTRICT
BOARD OF DIRECTORS

Published in the Tri-Lakes Tribune February 26, 2020.

EXHIBIT C

Owner Consent

Jim McGrady

From: Rob Oldach <ROldach@csigc.com>
Sent: Friday, April 17, 2020 11:49 AM
To: Mike Taylor; George M. Rowley
Cc: Jim McGrady
Subject: RE: CSI Subdistrict [IWOV-WBALAW.FID73367]

George,

Also, on behalf of Vision Development, Inc. and Jackson Creek Land Co, LLC, I am sending you this consent of the formation of the subdistrict within our property boundaries.

Best regards,

Rob

Rob Oldach
Vision Development, Inc.
Jackson Creek Land CO, LLC

roidach@csigc.com
719-338-0230

540 Elkton Drive #202
Colorado Springs, CO 80908

From: Mike Taylor <mtaylor@csigc.com>
Sent: Tuesday, February 11, 2020 8:30 AM
To: Jim McGrady <jmcgrady@triviewmetro.com>; Rob Oldach <ROldach@csigc.com>
Subject: RE: CSI Subdistrict

Jim,

This will confirm that Jackson Creek Land Company and affiliated entities intend to consent to the formation of a subdistrict(s) on land that it owns within Triview's boundaries.

Thanks,

Mike

Michael Taylor
Chief Operating Officer/General Counsel
(719) 357-9062



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