

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
Fax: 303-987-2032

<http://roammd1-3.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Blake Johnson	President	2025/May 2025
Jolene Larson	Treasurer	2025/May 2025
Robert Cyman	Secretary	2025/May 2025
Robert Klane	Assistant Secretary	2027/May 2027
Brian Ripley	Assistant Secretary	2027/May 2027

DATE: February 23, 2024

TIME: 11:00 a.m.

PLACE: To access the meeting remotely, attendance via Zoom use the following information below:

<https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbDNBKytRQT09>

Phone Number: (719) 359-4580

Meeting ID: 830 1545 6087

Passcode: 708751

One tap mobile: +17193594580,,83015456087#

I. ADMINISTRATIVE MATTERS

A. Confirmation of Quorum, Call to Order, Approval of Agenda.

B. Present Disclosures of Potential Conflicts of Interest.

C. **CONSENT AGENDA** – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve the Minutes of the January 26, 2024 Regular Meeting (enclosure).
-

II. PUBLIC COMMENT

A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.

III. LEGAL MATTERS

- A. Consider approval of Improvement Acquisition Agreement Cost Certification #11 (District No. 1)
-

- B. Consider approval of Infrastructure Acquisition Report regarding Fraser River Development Co. Improvement Acquisition Agreement Purchase Application #1 and acceptance of public improvements, including authorization to reimburse Fraser River Development Co. (District No. 1).
-

- C. Review status of residential and commercial inclusions (District No. 1 and District No. 2).
-

IV. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of District No. 1 claims for the period ending as follows (enclosure):

Fund	Period Ending Jan. 31, 2024
General	\$ 10,880.44
Debt	\$ 1,300.00
Capital Projects	\$ 7,948.75
Total	\$ 20,129.19

- B. Review and approve the District Expenditure Verification Report and approve Pay Applications therein (enclosures).
-

V. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Roam Filing 3 Cabins Phase 2 Update.
-

VI. OTHER MATTERS

- A. _____

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 22, 2024.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD JANUARY 26, 2024

A Regular Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1,” “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Monday, the 26th day of January, 2024, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbDNKytRQT09> ; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Jolene Larson
Robert Cyman
Robert Klane
Brian Ripley

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Shannon Johnson, Esq. and Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.

Cody Conry and Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

Krystyn Gay; Allegiant Management, LLC

Bob Fanch; Fraser River Development Co.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. There were no new conflicts.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Boards of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Consent Agenda: The Boards considered the following items on the Consent Agenda:

- Approve the Minutes of the December 7, 2023 Regular Meeting (enclosure).
- Approve Icenogle Seaver Pogue, P.C. 2024 Billing Rates (enclosure).

Following discussion, upon motion duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the Boards approved the above Consent Agenda items/actions.

PUBLIC COMMENT

There were no public comments at this time.

LEGAL MATTERS

Status of Fraser River Development Co. Improvement Acquisition Agreement Purchase Application and Payment (District No. 1): Mr. Conry discussed working on the Cost Certification Report No. 11 and Improvement Acquisition Report. Mr. Conry informed the Board that he anticipates both items will be ready for Board consideration in February.

Status of Residential and Commercial Inclusions (District No. 1 and District No. 2): Attorney Johnson provided an update to the Boards on the status of residential and commercial inclusions for District No. 1 and District No. 2. Attorney Johnson informed the Board the inclusions need to be completed by October 1, 2024.

FINANCIAL MATTERS

Claims: The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending Dec. 31, 2023
General	\$ 56,695.88
Debt	\$ -0-
Capital Projects	\$ -0-
Total	\$ 56,695.88

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Ripley, seconded by Director Johnson, and upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

Unaudited Financial Statements and Schedule of Cash Position: The District No. 1 Board reviewed the unaudited financial statements through the period ending December 31, 2023 and Schedule of Cash Position as of December 31, 2023 for District No. 1.

Following review, upon motion duly made by Director Klane, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 1 Board approved the unaudited financial statements through the period ending December 31, 2023 and Schedule of Cash Position as of December 31, 2023 for District No. 1, as presented.

Audit for 2022 (District No.2): The District No. 2 Board reviewed the Audit for 2022.

Following review, upon motion duly made by Director Johnson, seconded by Director Klane, and upon vote, unanimously carried, the District No. 2 Board ratified approval of the Audit for 2022 for District No.2.

District Expenditure Verification Report and Pay Applications: Mr. Conry presented to the Board the District Expenditure Verification Report for January 2024.

Following review, upon motion duly made by Director Ripley, seconded by Director Klane, and upon vote, unanimously carried, the Board approved the District Expenditure Verification Report and approved the Pay Applications therein.

Arbitrage Compliance Specialists: Mr. Ruthven presented to the Board the report from Arbitrage Compliance Specialists.

Resolution to Establish a Colotrust Account (District No. 2): The District No. 2 Board reviewed a Resolution to Establish a Colotrust Account.

Following review, upon motion duly made by Director Cyman, seconded by Director Ripley, and upon vote, unanimously carried, the District No. 2 Board approved the Resolution to Establish a Colotrust Account.

RECORD OF PROCEEDINGS

CAPITAL PROJECTS/ OPERATIONS AND MAINTENANCE MATTERS

Roam Filing 3 Cabins Phase 2: Mr. Conry provided an updated to the Boards regarding the Roam Filing 3 Cabins Phase 2.

Following review, upon motion duly made by Director Johnson, seconded by Director Klane, and upon vote, unanimously carried, the Board approved Work Order No.4 between the District and CORE Consultants, Inc. and Work Order No. 2 between the District and Peter Van Dusen Project Management and Design, LLC.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Ripley, seconded by Director Klane and, upon vote, unanimously carried, the meeting was adjourned at 11:42 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

**Roam 1-3 Metropolitan District
January-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Allegiant Management Llc	Dec-23	12/31/2023	12/31/2023	\$ 247.50	Covenant Control/Comm Mgmt	1710
Arbitrage Compliance Specialists, Inc.	1034888	1/16/2024	1/16/2024	\$ 1,300.00	Miscellaneous	2685
IDES, LLC	37248	12/31/2023	12/31/2023	\$ 7,948.75	Engineering	3690
Icenogle Seaver Pogue	24801	12/31/2023	12/31/2023	\$ 3,006.50	Legal	1675
Ranch Creek Waste	31225	12/31/2023	12/31/2023	\$ 2,678.50	Trash Service	1715
Ranch Creek Waste	32571	1/15/2024	1/15/2024	\$ 390.12	Trash Service	1715
Special District Management Services	D3 12/2023	12/31/2023	12/31/2023	\$ 32.00	Accounting	1612
Special District Management Services	D3 12/2023	12/31/2023	12/31/2023	\$ 102.00	Management	1680
Special District Management Services	D2 12/2023	12/31/2023	12/31/2023	\$ 832.00	Accounting	1612
Special District Management Services	D2 12/2023	12/31/2023	12/31/2023	\$ 262.00	Management	1680
Special District Management Services	D1 12/2023	12/31/2023	12/31/2023	\$ 2,064.00	Accounting	1612
Special District Management Services	D1 12/2023	12/31/2023	12/31/2023	\$ 1,216.80	Management	1680
Special District Management Services	D1 12/2023	12/31/2023	12/31/2023	\$ 49.02	Miscellaneous	1685
				\$ 20,129.19		

Roam 1-3 Metropolitan District
January-24

	General		Debt		Capital		Totals
Disbursements	10,880.44	\$	1,300.00	\$	7,948.75	\$	20,129.19
						\$	-
Total Disbursements from Checking Acct	\$10,880.44		\$1,300.00		\$7,948.75		\$20,129.19

Roam Metropolitan District Cost Certification



Report #11
February 2024



Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

Roam Metropolitan District Cost Certification Report #11

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February 14, 2024

Roam Metropolitan District
c/o Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street #360
Denver, CO 80237

ROAM METROPOLITAN DISTRICT COST CERTIFICATION REPORT #11

INTRODUCTION

Independent District Engineering Services, LLC (the “Engineer”) was engaged by the Roam Metropolitan District (the “District”) to review the cost itemized by Fraser River Development Co, LLC (the “Developer”), confirm in our professional opinion that the associated improvements are fit for the purpose intended by the Improvement Acquisition, Advance and Reimbursement Agreement, and confirm the costs to be reasonable and consistent with costs of similar improvements constructed for similar purposes. The Engineer also reviewed expenditures paid directly by the District to confirm they were in accordance with the Districts Service Plan. The costs reviewed are for the Roam Developments located in the Town of Winter Park, Colorado (the “Project”). This cost certification report summarizes the Engineer’s approach and opinion.

The Engineer found the costs paid for by the Developer and are associated with improvements eligible for purchase by the District amount to **\$322,674.82**. These costs generally include soft costs such as design and planning of public infrastructure.

Based on the information provided, the Engineer found the total amount eligible for payment by the District amounts to **\$322,674.82** (the “District Eligible Costs”). Note that this cost certification is not intended to relieve the District or Developer from duties outlined in any of their agreements but rather report the amounts that were determined to be reasonable and eligible for funding in accordance with the Districts Service Plan.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Consolidated Service Plan for Roam Metropolitan District Nos. 1, 2, and 3. Prepared by Icenogle Seaver Pogue, P.C. approved August 7, 2018.
- Improvement Acquisition, Advance and Reimbursement Agreement, between the Roam Metropolitan District No. 1 and Fraser River Development Co, LLC, dated December 18, 2018.
- Annexation and Development Agreement between the Town of Winter Park, Fraser River Development Co, LLC and the Roam Metropolitan District Nos 1,2 and 3, dated March 6, 2018.
- Amended and Restated 2020 Funding and Reimbursement Agreement, between Roam Metropolitan District No. 1 and Fraser River Development Co, LLC, dated December 31, 2021

The Engineer used the above documents only as a general guideline in certification of costs.

ASSUMPTIONS

The following assumptions were made for this report.

- All storm water management practice inspections and requirements were followed.
- No other entity will reimburse the Developer for the District Eligible Costs included in this report. The Developer will promptly notify the District if a refund is available.
- The costs presented do not represent the entire contract value, but only the portion of the contract value provided for our review. Other costs for the Project may exist.
- Costs that did not have enough information provided may be reviewed in a future report.

- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the District. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- Check stubs from the Developer are sufficient evidence of payment for the invoices provided.
- Work related to the wetlands or creek corridor should be excluded from the District Eligible Costs.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- Costs from Cost Certification Reports #8-10 were adjusted to include open space that was previously privately owned but now public in nature.
- The itemized costs provided by Developer were reviewed.
- The invoices and other materials presented provided by the Developer and District were reviewed.
- A site visit was conducted. The Project area was photographed when possible.
- Contact was made with the Developer to verify knowledge of the work and services performed.
- Select invoiced unit costs were compared to other projects constructed in Colorado. A representative sample of the unit costs were compared to ensure that the expenditures were reasonable overall.

This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to certify the District Eligible Costs from the invoices and information provided. Additional information may result in adjustments to this report.

Improvements

The locations of the public improvements related to the District Eligible Costs included in this report are generally represented in Attachment A.

Review of Expenditures

Invoices with evidence of payment provided by the Developer were reviewed and considered District Eligible Costs or not eligible for District funding (the "Non-Eligible Costs"). The costs reviewed were invoiced to the Developer between September of 2015 and October of 2023. Fees related to work such as plat revisions pertain to both public improvements and private improvements. These costs were considered 66% District Eligible Costs for Filing 1, 60% District Eligible Costs for Filing 2, and 56% District Eligible Costs for Filing 3 based on the land area ratio (the "District Site Percents"). Expenditures for the engineering construction services were considered partially District Eligible Costs at a percentage of 93% for Filing 1, 92% for Filing 2, and 91% for Filing 3 based on the assumed effort for each improvement category (the "District Design Percents"). Attachment C contains a summary of the invoices provided.

Previously, in Cost Certification Reports #9-10, costs were considered 74% District Eligible Costs for Filing 1, 60% District Eligible Costs for Filing 2, and 56% District Eligible Costs for Filing 3 based on the land area ratio (the "District Site Percents"). Expenditures for the engineering construction services were considered partially District Eligible Costs at a percentage of 95% for Filing 1, 92% for Filing 2, and 91% for Filing 3 based on the assumed effort for each improvement category (the "District Design Percents").

Vendors

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their project participation and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Site Visit

A site visit was conducted in February of 2024. Photos were taken of the Project and are included in Attachment E.

This report generally covers soft costs, so the site visit was to memorialize the current state of the property. Additional site visits will be conducted in the future when construction has progressed.

SUMMARY OF EXPENDITURES BY CATEGORY

The table below provides a summary of expenditures by category as set forth in the service plan. For this report, the fees were allocated to the category for which the related public improvement is categorized. Planning or Engineering Costs that relate to multiple categories were distributed by the ratio of the category cost vs the total District Eligible Costs excluded O&M from this report.

Category	District Eligible Costs	Percentage of Total
Sanitary & Storm Sewer	\$42,039.80	9.04%
Water	\$16,860.86	5.23%
Street Improvements	\$4,642.90	1.44%
Traffic and Safety	\$26.51	0.01%
Parks and Recreation	\$259,104.76	80.30%
O&M	\$0.00	0.00%
Total	\$322,674.82	100.00%

RECOMMENDATION

In our professional opinion the costs for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures as District Eligible costs in the amount of **\$322,674.82**.

Should you have any questions or require further information please feel free to contact us.

Respectfully Submitted,
Independent District Engineering Services, LLC



Brandon Collins, PE

Attachment A

Site Map

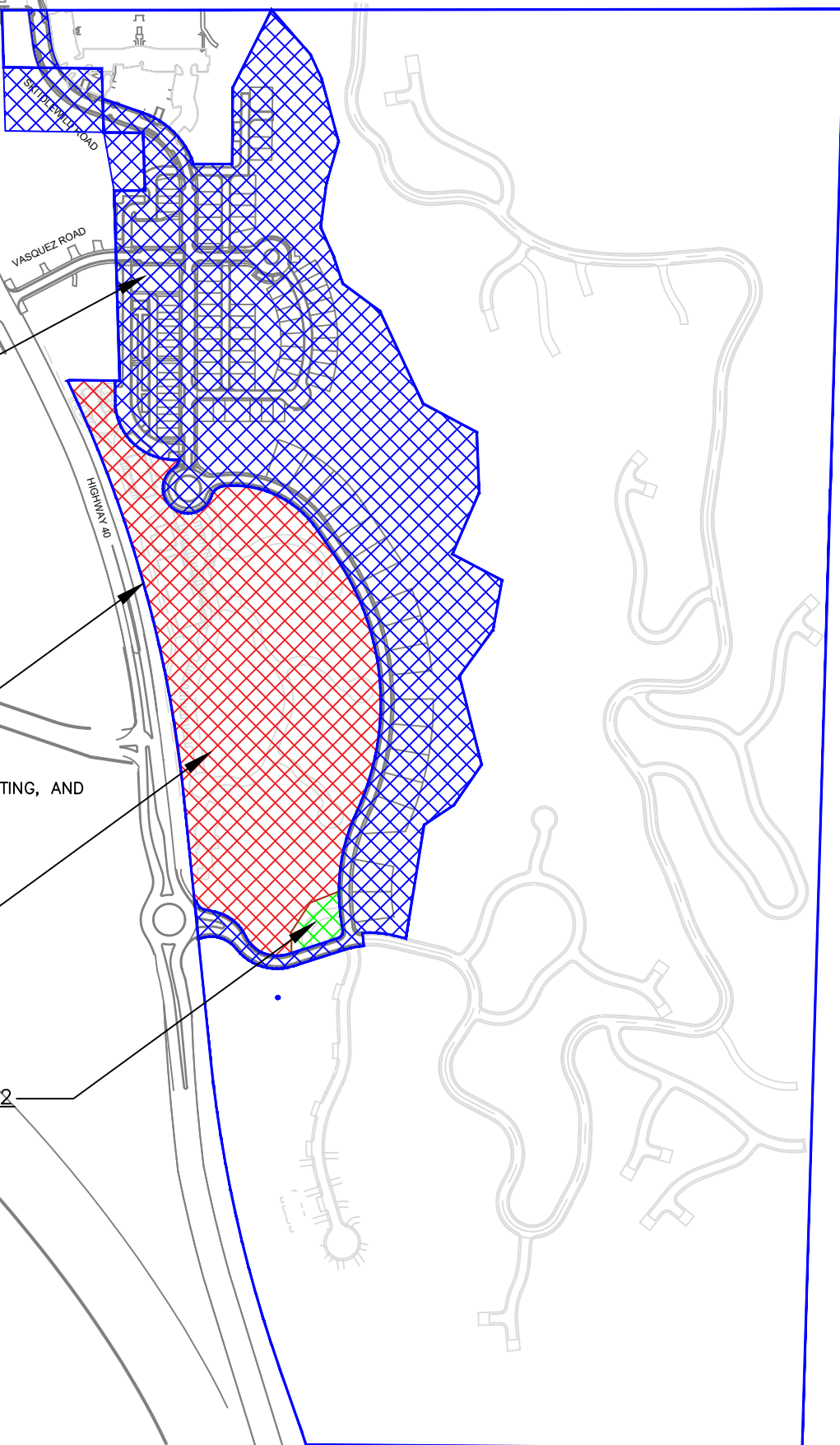
FILING 1

ENTIRE SITE

WETLANDS COORDINATION, PERMITTING, AND
DEMOLITION OF BEAVER LODGE

FILING NO. 3

FILING NO. 2



Attachment B

Vendors

Attachment B

Vendors

Following is a summary of the contractors, consultants and vendors that performed work and services for the report.

Acord Asphalt: Paving contractor who provided a mill and overlay for several streets around Roam Metropolitan District. The mill and overlay was a cause of damage from other construction and associated costs were not considered District Eligible.

Altitude Landscape Co: Landscaping contractor responsible for weed pulling and cleanup. These costs were considered District Eligible at an overall site percentage as an O&M cost.

Aztec Consultants, Inc: Provided survey services for the Project. Survey for grading or the overall site were considered District Eligible Costs at the District Site Percent. Survey fees for public infrastructure were considered District Eligible Costs.

Beetle Kill LLC: Provided timber and bridge removal services. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Birch Ecology: Provided wetlands consultation and environmental study for Project. Services related to the wetlands were considered Non-Eligible Costs.

Blackwell Oil: Provided fuel for clearing. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Blue Ice Portage: Provided log hauling services. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Bowman Colorado Group: Provided wetland assessment for the project. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Colorado Geological Survey: Provided geological survey review services. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

CORE Consultants, Inc: Engineering firm responsible for providing civil design services for the Project. Design services were evaluated on a per task basis. General services for Public infrastructure were considered District Eligible Costs and Services for site grading were considered District Eligible costs at the appropriate District Site Percent.

East Grand Fire Protection: Provided development review for the Filing 3 Major site plan and the final plat reinspection development review. These services were considered District Eligible Costs at the District Site Percent.

FedEx: Provided shipping of documents to Core Consultants on Cost Certification Reports 5 & 8. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Grand County Water and Sanitation: Municipality providing water service, sewer service, and design review for the Project. Utility services provided to private land were considered Non-Eligible Costs. Fees for design review of public infrastructure were considered District Eligible Costs.

Habitat Management: Provided wetlands consultation services around the development. Wetlands mitigation was not considered District Eligible.

Helton & Williamson, P.C.: Provided engineering services for the project. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

KJB Electric, LLC: Provided electric disconnection for building demolition in Cost Certifications 1 & 8. These fees were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Kumar & Associates, Inc.: Geotechnical engineering firm who provided studies related to private lot improvements and materials testing services for Filing 1. The fees associated with private lots were considered Non-Eligible Costs. The fees associated with materials testing were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

L.T.D. Engineering: Provided construction management services for Filing 1 in Cost Certifications 1, 8, & 9. These fees were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Marker Hill Capital: Provided project management services for Filing 1. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Mountain Parks Electric, Inc: Charge fees for electrical service around the overall development. Fees for electrical service of private structures were considered Non-Eligible Costs.

Mountain States Snowcats: General contractor that provided demolition, erosion control, earthwork, streets, and utilities. Rework due to damage caused by homebuilder or other construction was not considered District Eligible and erosion control was considered District Eligible at the appropriate site percentage. Costs previously certified for infrastructure in Cost Certifications 1, 8, & 9, were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Neo Studio, LLC: Architectural firm, provided design services for various private lots and Beaver's Lodge. Any services that benefit private lots were not considered District Eligible, and costs related to the design of Beaver's Lodge were considered completely District Eligible.

Otten, Johnson, Robinson, Neff & Regonett: Law firm providing legal services for the developer. Costs

for Developer legal services were considered Non-Eligible Costs.

Risk Removal, LLC: Demolition contractor who provided asbestos abatement for Beaver's Lodge. These costs were considered District Eligible.

Rock & Associates: Provided asbestos testing services for Beavers Village in Filing 1. These fees were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Ranch Creek Waste: Provided waste removal for Beaver's Lodge interior demolition. Demolition has not yet been completed so the associated District Eligible Costs were withheld from this report. These invoices may be reviewed in a future report when demolition is complete.

Sage Creek Environmental: Provided erosion control measures for various locations within the Project. The invoiced erosion control measures were considered District Eligible at an overall site percentage.

Shamrock Delivery: Delivered documents related to Roam Metropolitan District Improvements in previous Cost Certifications 1 & 8. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Simon Pipeline Services: Provided cleaning and camera survey of sewer lines in Filing 1. These services were considered District Eligible.

Soderstrom Construction, LLC: Provided demolition services and obtained permits in Cost Certifications 1 & 8. These services were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Spencer Fane: Law firm provides legal services for the developer. Developer legal services were considered Non-Eligible Costs.

Sticks to Bones LLC: Provided Construction Services for the community center renovations. Costs for services related to community center renovations were considered District Eligible Costs.

SWCA Environmental Consultants: Provided environmental consulting services for the wetlands on site. Costs for services related to the wetlands were considered Non-Eligible Costs.

T Charles Wilson: Provided District Insurance brokerage services which was paid for directly by the District. Fees were verified as O&M.

Town of Winter Park: Provided DIA review, Plat review, and charge for the associated fees. DIA and Plat review are considered District Eligible Costs at the appropriate District Site Percent.

UMB Bank: Not enough information was provided for this expense. This invoice may be reviewed in a future report when additional information is provided.

Vogel & Associates: Architecture firm that provided project planning, coordination, and design reviews for the work within the Project. Services for private lots and the wetlands were Non-Eligible Costs. Overall project planning costs were considered District Eligible Costs at the District Site Percent. Costs for planning for public infrastructure were considered District Eligible Costs.

Western Ecological Resources, Inc.: Provided wetlands environmental assessment, evaluation, and engineering services. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District.

Winter Park & Fraser Chamber: Collected membership fees and provided marketing with event sponsorship. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District

Westfield Insurance: Provided small business insurance for the Developer. Expenditures for Developer insurance were considered Non-Eligible Costs.

Xcel Energy: Provided electric utility demolition services. These costs were previously considered District Eligible at a Filing 1 site percentage of 64% and are now being considered District Eligible at a Filing 1 site percentage of 66% now that Tract C is being conveyed to the District

Attachment C

Expenditure Data

Attachment C.1
Roam Metropolitan District
Expenditure Data for Cost Certification 11

Invoice ID	Invoice Date	Invoice Provided	Project Name/Number	Contract/ Scope of Work	Check Date	Check Number	Accepting Entity	Description	Invociced Amount	District Eligible Costs	Non- Eligible Costs	Notes
Invoice Paid by the Developer												
Acord Asphalt												
1452	08/29/2023	Yes	N/A	Filing 1	09/25/2023	973	ToWP	Asphalt Contractor	\$108,955.00	\$0.00	\$108,955.00	Damages caused by construction are Not Eligible
Subtotal Acord Asphalt									\$108,955.00	\$0.00	\$108,955.00	
Altitude Landscape Co												
1318	08/05/2023	Yes	N/A	All	08/11/2023	960	RMD	Landscaping Contractor	\$3,640.00	\$2,200.00	\$1,440.00	Cleanup and Weed pulling assumed O&M
Subtotal Altitude Landscape Co									\$3,640.00	\$2,200.00	\$1,440.00	
Aztec Consultants, Inc.												
149137	07/21/2023	Yes	181622-01	All	07/28/2023	752	Soft Costs	Surveying Services	\$4,130.00	\$2,543.67	\$1,586.33	Asbuilts Eligible at Overall Site Percent; Need Filing 4 plat to confirm eligibility
Subtotal Aztec Consultants, Inc.									\$4,130.00	\$2,543.67	\$1,586.33	
Birch Ecology												
950	09/21/2023	Yes	Roam Winter Park	All	10/06/2023	979	Soft Costs	Wetlands Consultation	\$1,249.85	\$0.00	\$1,249.85	Wetlands Work Not Eligible
920	07/19/2023	Yes	Roam Winter Park	All	09/25/2023	977	Soft Costs	Wetlands Consultation	\$3,600.00	\$0.00	\$3,600.00	Wetlands Work Not Eligible
909	07/10/2023	Yes	Red Hawk Ranch	All	09/25/2023	977	Soft Costs	Wetlands Consultation	\$541.25	\$0.00	\$541.25	Wetlands Work Not Eligible
908	07/19/2023	Yes	Roam Winter Park	All	09/25/2023	977	Soft Costs	Wetlands Consultation	\$701.25	\$0.00	\$701.25	Wetlands Work Not Eligible
819	02/15/2023	Yes	Hawk Ranch Mitiga	All	06/08/2023	923	Soft Costs	Wetlands Consultation	\$819.00	\$0.00	\$819.00	Wetlands Work Not Eligible
887	06/15/2023	Yes	Roam Winter Park	All	07/28/2023	953	Soft Costs	Wetlands Consultation	\$1,988.55	\$0.00	\$1,988.55	Wetlands Work Not Eligible
868	05/18/2023	Yes	Hawk Ranch Mitiga	All	06/08/2023	923	Soft Costs	Wetlands Consultation	\$436.25	\$0.00	\$436.25	Wetlands Work Not Eligible
866	05/18/2023	Yes	Roam Winter Park	All	06/08/2023	923	Soft Costs	Wetlands Consultation	\$3,733.75	\$0.00	\$3,733.75	Wetlands Work Not Eligible
850	04/19/2023	Yes	Hawk Ranch Mitiga	All	07/28/2023	953	Soft Costs	Wetlands Consultation	\$6,866.25	\$0.00	\$6,866.25	Wetlands Work Not Eligible
817	02/15/2023	Yes	Roam Winter Park	All	06/08/2023	923	Soft Costs	Wetlands Consultation	\$8,448.75	\$0.00	\$8,448.75	Wetlands Work Not Eligible
Subtotal Birch Ecology									\$28,384.90	\$0.00	\$28,384.90	
CORE Consultants, Inc												
23090088	09/25/2023	Yes	21-028	Filings 2 & 3	10/18/2023	993	Soft Costs	Design Services	\$2,231.25	\$1,249.22	\$982.03	Drainage Report, Coordination, & Survey at Site Percent
22110040	01/01/2023	Yes	21-028-001	Filing 1	10/18/2023	993	Soft Costs	Design Services	\$2,885.00	\$1,904.10	\$980.90	Plat at Site Percent
23090012	09/07/2023	Yes	22-023	Filing 2	10/18/2023	993	Soft Costs	Design Services	\$2,520.00	\$1,512.00	\$1,008.00	Plat at Site Percent
23080109	08/31/2023	Yes	21-028-001	Filings 1 & 2	10/16/2023	985	Soft Costs	Design Services	\$1,027.00	\$661.74	\$365.26	Plat at Site Percent
23080100	09/30/2023	Yes	21-028	Filings 2 & 3	10/06/2023	980	Soft Costs	Design Services	\$6,525.00	\$3,915.00	\$2,610.00	Plots and Coordination at Site Percent
23080053	08/23/2023	Yes	22-023	Filing 2	10/18/2023	993	Soft Costs	Design Services	\$780.00	\$0.00	\$780.00	Address Map not Eligible
23070126	07/27/2023	Yes	21-028	Filing 2 & 3	10/06/2023	980	Soft Costs	Design Services	\$4,305.00	\$2,583.00	\$1,722.00	Coordination and Survey at Site Percent
23060102	06/29/2023	Yes	21-028-001	Filing 1	10/18/2023	993	Soft Costs	Design Services	\$2,007.60	\$1,325.02	\$682.58	Plat at Site Percent
23060098	06/29/2023	Yes	21-028-001	Filing 1	10/18/2023	993	Soft Costs	Design Services	\$30.00	\$19.80	\$10.20	Administration at Site Percent
23060078	06/29/2023	Yes	22-023	Filing 2	10/18/2023	993	Soft Costs	Design Services	\$595.00	\$357.00	\$238.00	Administration and Plat at Site Percent
23060076	06/29/2023	Yes	21-028	Filings 2 & 3	10/18/2023	993	Soft Costs	Design Services	\$5,331.25	\$3,196.75	\$2,132.50	Coordination and Survey at Site Percent
23050102	05/30/2023	Yes	21-028	Filings 2 & 3	06/08/2023	926	Soft Costs	Design Services	\$6,133.75	\$4,128.25	\$2,005.50	Coordination and Survey at Site Percent; EOPC at Design Percent
23050012	05/10/2023	Yes	21-025-001	Filing 1	06/08/2023	926	Soft Costs	Design Services	\$379.50	\$250.47	\$129.03	Plat at Site Percent
23050011	05/10/2023	Yes	22-023	Filing 2	06/08/2023	926	Soft Costs	Design Services	\$270.00	\$162.00	\$108.00	Administration and Plat at Site Percent
23010070	01/24/2023	Yes	21-028-001	Filing 1	10/18/2023	993	Soft Costs	Design Services	\$3,668.00	\$2,420.88	\$1,247.12	Plat at Site Percent
22108940	10/16/2022	Yes	22-023	Filing 2	10/06/2023	980	Soft Costs	Design Services	\$2,125.00	\$1,846.20	\$278.80	Administration and Plat at Site Percent; CD's at Design Percent
Subtotal CORE Consultants, Inc									\$40,813.35	\$25,533.43	\$15,279.92	
East Grand Fire Protection District												
215	02/09/2023	Yes	N/A	Filing 1	10/06/2023	981	Soft Costs	Fire Saftey District	\$440.00	\$290.40	\$149.60	Plan Review at Site Percent
Subtotal East Grand Fire Protection District									\$440.00	\$290.40	\$149.60	
Grand County Water & Sanitation District #1												
105141	05/31/2023	Yes	N/A	Phase 2	07/28/2023	954	Soft Costs	Water & Sanitation District	\$160.00	\$160.00	\$0.00	
105137	05/24/2023	Yes	N/A	Phase 2	06/08/2023	928	Soft Costs	Water & Sanitation District	\$160.00	\$160.00	\$0.00	
105133	04/21/2023	Yes	N/A	Phase 2	06/08/2023	928	Soft Costs	Water & Sanitation District	\$320.00	\$320.00	\$0.00	
06292023	06/29/2023	Yes	N/A	Phase 2	06/29/2023	937	Soft Costs	Water & Sanitation District	\$10,000.00	\$10,000.00	\$0.00	Irrigation Tap Fee
6028	06/02/2023	Yes	N/A	N/A	06/08/2023	928	Soft Costs	Water & Sanitation District	\$48.88	\$0.00	\$48.88	Utility Services not Eligible
1010	06/02/2023	Yes	N/A	N/A	06/08/2023	928	Soft Costs	Water & Sanitation District	\$1,398.76	\$0.00	\$1,398.76	Utility Services not Eligible
Subtotal Grand County Water & Sanitation District #1									\$12,087.64	\$10,640.00	\$1,447.64	
Habitat Management												
23-0106	05/31/2023	Yes	N/A	N/A	08/11/2023	963	Soft Costs	Wetlands Mitigation	\$76,960.00	\$0.00	\$76,960.00	Wetlends Mitigation not Eligible
Subtotal Habitat Management									\$76,960.00	\$0.00	\$76,960.00	
Kumar & Associates, Inc.												
219537	04/07/2023	Yes	236-107.00	All	09/25/2023	978	Soft Costs	Geotechnical Engineering	\$2,800.00	\$0.00	\$2,800.00	Geotehcnical Services for Private Lots not Eligible
Subtotal Kumar & Associates, Inc.									\$2,800.00	\$0.00	\$2,800.00	
Mountain Parks Electric												
1081	08/21/2023	Yes	489	All	08/31/2023	969	Soft Costs	Dry Utility Provider	\$725.00	\$0.00	\$725.00	Utility Services not Eligible
Subdivision Applications	08/15/2023	Yes	N/A	All	09/25/2023	975	Soft Costs	Dry Utility Provider	\$4,750.00	\$0.00	\$4,750.00	Dry Utilities not Eligible
Subtotal Mountain Parks Electric									\$5,475.00	\$0.00	\$5,475.00	
Mountain States Snowcats												
3118	07/28/2023	Yes	N/A	Filing 1	08/11/2023	964	ToWP	General Contractor	\$777.87	\$0.00	\$777.87	Repair Work not Eligible
2363	01/25/2023	Yes	N/A	Filing 1	06/29/2023	938	ToWP	General Contractor	\$7,438.50	\$0.00	\$7,438.50	Concrete Patchinga and Repair not Eligible
2362	01/24/2023	Yes	N/A	Filing 1	06/29/2023	938	ToWP	General Contractor	\$6,965.75	\$1,988.00	\$4,977.75	Pond Rework Not Eligible
2190	08/06/2022	Yes	N/A	Filing 1	10/16/2023	988	ToWP	General Contractor	\$2,793.77	\$1,843.89	\$949.88	Erosion Control at Site Percent
Subtotal Mountain States Snowcats									\$17,975.89	\$3,831.89	\$14,144.00	
NEO Studio												

Attachment C.1
Roam Metropolitan District
Expenditure Data for Cost Certification 11

Invoice ID	Invoice Date	Invoice Provided	Project Name/Number	Contract/ Scope of Work	Check Date	Check Number	Accepting Entity	Description	Invoice Amount	District Eligible Costs	Non- Eligible Costs	Notes
1900	09/10/2023	Yes	22-11	Filings 2 & 3	10/16/2023	989	Soft Costs	Architectural Design Services	\$4,800.00	\$0.00	\$4,800.00	Lot Design not Eligible
1885	08/13/2023	Yes	22-03	Filing 1	10/16/2023	989	Soft Costs	Architectural Design Services	\$38,200.00	\$0.00	\$38,200.00	Lot Design not Eligible
1827	06/04/2023	Yes	22-11	Filings 2 & 3	10/16/2023	989	Soft Costs	Architectural Design Services	\$9,400.00	\$0.00	\$9,400.00	Lot Design not Eligible
1798	05/14/2023	Yes	22-11	Filings 2 & 3	06/08/2023	929	Soft Costs	Architectural Design Services	\$21,050.00	\$0.00	\$21,050.00	Lot Design not Eligible
1774	04/10/2023	Yes	23-05	Beavers Lodge	10/16/2023	989	Soft Costs	Architectural Design Services	\$4,450.00	\$4,450.00	\$0.00	
1771	04/09/2023	Yes	22-03	Filing 1	06/08/2023	929	Soft Costs	Architectural Design Services	\$6,000.00	\$0.00	\$6,000.00	Lot Design not Eligible
1765	04/09/2023	Yes	22-11	Filings 2 & 3	06/08/2023	929	Soft Costs	Architectural Design Services	\$11,000.00	\$0.00	\$11,000.00	Lot Design not Eligible
1749	03/05/2023	Yes	22-03	Filing 1	06/08/2023	929	Soft Costs	Architectural Design Services	\$8,300.00	\$0.00	\$8,300.00	Lot Design not Eligible
1748	03/05/2023	Yes	22-11	Filings 2 & 3	06/08/2023	929	Soft Costs	Architectural Design Services	\$6,250.00	\$0.00	\$6,250.00	Lot Design not Eligible
1701	02/05/2023	Yes	22-10	Walk-Ups	06/08/2023	929	Soft Costs	Architectural Design Services	\$4,000.00	\$0.00	\$4,000.00	Private Design not Eligible
1700	02/05/2023	Yes	22-11	Filings 2 & 3	06/08/2023	929	Soft Costs	Architectural Design Services	\$10,000.00	\$0.00	\$10,000.00	Lot Design not Eligible
1699	02/05/2023	Yes	22-03	Filing 1	06/08/2023	929	Soft Costs	Architectural Design Services	\$44,620.00	\$0.00	\$44,620.00	Lot Design not Eligible
Subtotal NEO Studio									\$168,070.00	\$4,450.00	\$163,620.00	
Otten Johnson												
482172	05/15/2023	Yes	N/A	All	06/29/2023	943	Soft Costs	Developer Legal Services	\$2,771.00	\$0.00	\$2,771.00	Developer Legal Services not Eligible
481079	04/13/2023	Yes	N/A	All	06/29/2023	943	Soft Costs	Developer Legal Services	\$558.00	\$0.00	\$558.00	Developer Legal Services not Eligible
480281	03/16/2023	Yes	N/A	All	06/29/2023	943	Soft Costs	Developer Legal Services	\$2,883.00	\$0.00	\$2,883.00	Developer Legal Services not Eligible
477996	01/17/2023	Yes	N/A	All	6/29/203	943	Soft Costs	Developer Legal Services	\$1,333.00	\$0.00	\$1,333.00	Developer Legal Services not Eligible
Subtotal Otten Johnson									\$7,545.00	\$0.00	\$7,545.00	
Risk Removal, LLC												
7573	09/21/2023	Yes	1-1871	Beavers Lodge	10/16/2023	990	RMD	Asbestos Abatement	\$162,000.00	\$162,000.00	\$0.00	
Subtotal Risk Removal, LLC									\$162,000.00	\$162,000.00	\$0.00	
Sage Creek												
21265	06/06/2023	Yes	N/A	All	07/12/2023	951	Soft Costs	Erosion Control Services	\$1,983.88	\$1,261.58	\$722.30	Erosion Control at Site Percent
Subtotal Sage Creek									\$1,983.88	\$1,261.58	\$722.30	
Simon Pipeline Services												
744	05/25/2023	Yes	N/A	Filing 1	06/29/2023	939	ToWP	Camera Survey of Sewer Lines	\$12,290.00	\$12,290.00	\$0.00	
Subtotal Simon Pipeline Services									\$12,290.00	\$12,290.00	\$0.00	
Spencer Fane												
1220980	09/19/2023	Yes	N/A	All	10/16/2023	991	Soft Costs	Developer Legal Services	\$3,075.00	\$0.00	\$3,075.00	Developer Legal Services not Eligible
1220976	09/19/2023	Yes	N/A	All	10/16/2023	991	Soft Costs	Developer Legal Services	\$2,145.00	\$0.00	\$2,145.00	Developer Legal Services not Eligible
1220975	09/19/2023	Yes	N/A	All	10/06/2023	983	Soft Costs	Developer Legal Services	\$1,690.00	\$0.00	\$1,690.00	Developer Legal Services not Eligible
1205640	07/21/2023	Yes	N/A	All	07/28/2023	956	Soft Costs	Developer Legal Services	\$780.00	\$0.00	\$780.00	Developer Legal Services not Eligible
1188939	05/05/2023	Yes	N/A	All	06/08/2023	930	Soft Costs	Developer Legal Services	\$9,001.00	\$0.00	\$9,001.00	Developer Legal Services not Eligible; Invoice partially Paid
Subtotal Spencer Fane									\$16,691.00	\$0.00	\$16,691.00	
Sticks to Bones LLC												
139	12/15/2022	Yes	Beavers Lodge	Beavers Lodge	06/08/2023	931	Soft Costs	Community Center Renovations	\$1,755.00	\$1,755.00	\$0.00	
140	12/15/2022	Yes	Beavers Lodge	Beavers Lodge	06/08/2023	931	Soft Costs	Community Center Renovations	\$2,210.00	\$2,210.00	\$0.00	
141	12/15/2022	Yes	Beavers Lodge	Beavers Lodge	06/08/2023	931	Soft Costs	Community Center Renovations	\$3,900.00	\$3,900.00	\$0.00	
Subtotal Sticks to Bones LLC									\$7,865.00	\$7,865.00	\$0.00	
SWCA Environmental Consultants												
168696	05/09/2023	Yes	00069045-000-DEN	All	06/08/2023	932	Soft Costs	Environmental Consulting Services	\$250.25	\$0.00	\$250.25	Wetlands Work not Eligible
Subtotal SWCA Environmental Consultants									\$250.25	\$0.00	\$250.25	
Town of Winter Park												
3400	10/04/2023	Yes	N/A	Filing 1	10/18/2023	995	Soft Costs	Local Jurisdiction	\$2,882.15	\$1,902.22	\$2,882.15	Minor Plat Review Eligible at Site Percent
3044	06/13/2023	Yes	N/A	Filing 1	10/18/2023	995	Soft Costs	Local Jurisdiction	\$550.00	\$363.00	\$550.00	Minor Plat Review Eligible at Site Percent
2976	05/11/2023	Yes	N/A	Filing 3	06/12/2023	936	Soft Costs	Local Jurisdiction	\$1,520.00	\$851.20	\$1,520.00	Plat Review Eligible at Site Percent
Subtotal Town of Winter Park									\$4,952.15	\$3,116.42	\$4,952.15	
Vogel & Associates												
FRD-013-0923	10/04/2023	Yes	FRD-013	Beavers Lodge	10/18/2023	996	Soft Costs	Planning and Design Services	\$2,555.00	\$2,555.00	\$0.00	
FRD-013-0823	09/04/2023	Yes	FRD-013	Beavers Lodge	10/06/2023	984	Soft Costs	Planning and Design Services	\$2,280.00	\$2,280.00	\$0.00	
FRD-013-0723	08/03/2023	Yes	FRD-013	Beavers Lodge	10/06/2023	984	Soft Costs	Planning and Design Services	\$2,545.00	\$2,545.00	\$0.00	
FRD-012-0623	07/03/2023	Yes	FRD-013	Beavers Lodge	07/28/2023	958	Soft Costs	Planning and Design Services	\$3,337.50	\$3,337.50	\$0.00	
FRD-012-0423	05/04/2023	Yes	FRD-013	Beavers Lodge	06/08/2023	934	Soft Costs	Planning and Design Services	\$4,960.00	\$4,960.00	\$0.00	
FRD-011-0923	10/04/2023	Yes	FRD-011	Filing 1	10/18/2023	996	Soft Costs	Planning and Design Services	\$5,812.50	\$3,836.25	\$1,976.25	Coordination & Site Plan at Site Percent
FRD-011-0823	09/04/2023	Yes	FRD-011	Filing 1	10/16/2023	992	Soft Costs	Planning and Design Services	\$3,462.50	\$2,285.25	\$1,177.25	Coordination & Site Plan at Site Percent
FRD-011-0723	08/03/2023	Yes	FRD-011	Filing 1	10/16/2023	992	Soft Costs	Planning and Design Services	\$2,295.00	\$1,709.78	\$585.23	Coordination at Site Percent
FRD-011-0623	07/03/2023	Yes	FRD-011	Filing 1	07/28/2023	958	Soft Costs	Planning and Design Services	\$2,777.50	\$2,069.24	\$708.26	Coordination at Site Percent
FRD-010-0923	08/04/2023	Yes	FRD-010	Filing 1	10/18/2023	996	Soft Costs	Planning and Design Services	\$2,991.20	\$1,914.00	\$1,077.20	Coordination, Site Plan & Plat at Site Percent
FRD-010-0823	09/04/2023	Yes	FRD-010	Filing 1	10/16/2023	992	Soft Costs	Planning and Design Services	\$4,152.50	\$2,740.65	\$1,411.85	Coordination & Site Plan at Site Percent
FRD-010-0723	08/03/2023	Yes	FRD-010	Filing 1	10/16/2023	992	Soft Costs	Planning and Design Services	\$1,992.00	\$1,314.72	\$677.28	Coordination & Site Plan at Site Percent
FRD-010-0623	07/03/2023	Yes	FRD-010	Filing 1	10/16/2023	992	Soft Costs	Planning and Design Services	\$4,980.00	\$3,286.80	\$1,693.20	Coordination, Site Plan & Plat at Site Percent
FRD-010-0523	06/05/2023	Yes	FRD-010	Filing 1	10/16/2023	992	Soft Costs	Planning and Design Services	\$5,317.50	\$3,509.55	\$1,807.95	Coordination, Site Plan & Plat at Site Percent
FRD-010-0423	05/04/2023	Yes	FRD-010	Filing 1	06/08/2023	934	Soft Costs	Planning and Design Services	\$1,050.00	\$693.00	\$357.00	Coordination, Site Plan & Plat at Site Percent
FRD-007-0823	10/04/2023	Yes	FRD-007	Filing 1	10/18/2023	996	Soft Costs	Planning and Design Services	\$1,320.00	\$871.20	\$448.80	Coordination at Site Percent
FRD-007-0823	09/04/2023	Yes	FRD-007	Filing 1	10/06/2023	984	Soft Costs	Planning and Design Services	\$600.00	\$396.00	\$204.00	Coordination at Site Percent
FRD-007-0723	08/03/2023	Yes	FRD-007	Filing 1	10/16/2023	992	Soft Costs	Planning and Design Services	\$2,040.00	\$1,346.40	\$693.60	Coordination & Plat at Site Percent
FRD-007-0623	07/03/2023	Yes	FRD-007	Filing 1	07/28/2023	958	Soft Costs	Planning and Design Services	\$2,220.00	\$1,465.20	\$754.80	Coordination at Site Percent
FRD-007-0423	05/04/2023	Yes	FRD-007	Filing 1	06/08/2023	934	Soft Costs	Planning and Design Services	\$2,310.00	\$1,524.60	\$785.40	Coordination at Site Percent
FRD-003-0923	10/04/2023	Yes	FRD-003	All	10/18/2023	996	Soft Costs	Planning and Design Services	\$1,645.40	\$820.00	\$825.40	Lots not Eligible
FRD-003-0723	08/03/2023	Yes	FRD-003	All	10/06/2023	984	Soft Costs	Planning and Design Services	\$1,620.00	\$0.00	\$1,620.00	Lots not Eligible
FRD-002-0923	10/04/2023	Yes	FRD-002	All	10/18/2023	996	Soft Costs	Planning and Design Services	\$4,839.40	\$2,568.11	\$2,271.29	Coordination at Site Percent; Design Guidelines at Design Percent; Wetlands not Eligible
FRD-002-0823	09/04/2023	Yes	FRD-002	All	10/06/2023	984	Soft Costs	Planning and Design Services	\$4,971.25	\$1,640.51	\$3,330.74	Coordination at Site Percent; Wetlands not Eligible

Attachment C.1
Roam Metropolitan District
Expenditure Data for Cost Certification 11

Invoice ID	Invoice Date	Invoice Provided	Project Name/Number	Contract/ Scope of Work	Check Date	Check Number	Accepting Entity	Description	Invoiced Amount	District Eligible Costs	Non- Eligible Costs	Notes
FRD-002-0723	08/03/2023	Yes	FRD-002	All	10/06/2023	984	Soft Costs	Planning and Design Services	\$3,098.95	\$1,022.65	\$2,076.30	Coordination at Site Percent; Wetlands not Eligible
FRD-002-0623	07/03/2023	Yes	FRD-002	All	07/28/2023	958	Soft Costs	Planning and Design Services	\$3,163.95	\$1,044.10	\$2,119.85	Coordination at Site Percent; Wetlands not Eligible
FRD-002-0523	06/05/2023	Yes	FRD-002	All	07/28/2023	958	Soft Costs	Planning and Design Services	\$7,102.45	\$0.00	\$7,102.45	Wetlands & Yield Analysis not Eligible
FRD-002-0423	05/04/2023	Yes	FRD-002	All	06/08/2023	934	Soft Costs	Planning and Design Services	\$3,561.90	\$1,852.19	\$1,709.71	Site at Site Percent; Wetlands not Eligible
FRD-011-0423	05/04/2023	Yes	FRD-011	All	06/08/2023	934	Soft Costs	Planning and Design Services	\$1,622.50	\$1,254.73	\$367.77	Coordination at Site Percent
Subtotal Vogel & Associates									\$90,624.00	\$54,842.43	\$35,781.57	
Subtotal Invoices Paid by the Developer									\$773,933.06	\$290,864.81	\$486,184.67	
Total									\$773,933.06	\$290,864.81	\$486,184.67	

Attachment C.2
Roam Metropolitan District
Expenditure Data for Cost Certification 1-10

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver Provided	Project Name/Number	Contract/ Scope of Work	Check Date	Check Number	Description	Invoiced Amount	Previously Certified Amount	District Eligible Costs Now	Change In Eligible Amount	Non- Eligible Costs	Notes
Previous Invoices Paid by the Developer - Change In Public Tracts														
Beetle Kill LLC														
None	9/19/16	Yes		Filing 1		11/3/16	127	Tree Removal and Bridge Removal	\$13,700.00	\$10,001.00	\$9,042.00	-\$959.00	\$4,658.00	8
063018	6/28/18	Yes		Filing 1		7/6/18	196	Tree Removal and Bridge Removal	\$8,457.70	\$5,412.93	\$5,582.08	\$169.15	\$2,875.62	From Cost Cert 1 & 8
1	2/12/20	Yes		Filing 1		2/24/20	398	Tree Removal and Bridge Repair	\$7,764.30	\$5,632.49	\$5,044.38	-\$588.11	\$2,719.92	8
2	2/15/20	Yes		Filing 1		2/24/20	398	Tree Removal and Snow Removal	\$23,750.00	\$15,200.00	\$15,675.00	\$475.00	\$8,075.00	From Cost Cert 1 & 8
3	4/15/20	Yes		Filing 1		5/12/20	425	Timber Removal	\$21,595.00	\$13,820.80	\$14,252.70	\$431.90	\$7,342.30	From Cost Cert 3 & 8
4	6/15/20	Yes		Filing 1		8/6/20	444	Timber Removal	\$16,723.16	\$10,702.82	\$11,037.29	\$334.47	\$5,685.87	From Cost Cert 3 & 8
5	8/15/20	Yes		Filing 1		8/28/20	460	Timber Removal	\$9,224.70	\$5,903.81	\$6,088.30	\$184.49	\$3,136.40	From Cost Cert 3 & 8
Subtotal Beetle Kill LLC									\$101,214.86	\$66,673.85	\$66,721.75	\$47.90	\$34,493.11	
Birch Ecology														
431	2/21/21	Yes		Filing 1		3/1/21	561	Wetlands Consultation	\$2,163.75	\$1,384.80	\$1,428.08	\$43.28	\$735.68	From Cost Cert 7 & 8
441	3/15/21	Yes		Filing 1		3/26/21	578	Wetlands Consultation	\$4,428.75	\$2,834.40	\$2,922.98	\$88.58	\$1,505.78	From Cost Cert 7 & 8
452	4/18/21	Yes		Filing 1		4/30/21	587	Wetlands Consultation	\$1,702.50	\$1,089.61	\$1,123.65	\$34.05	\$578.85	From Cost Cert 7 & 8
462	5/22/21	Yes		Filing 1		6/18/21	605	Wetlands Consultation	\$9,630.00	\$6,163.20	\$6,355.80	\$192.60	\$3,274.20	From Cost Cert 7 & 8
476	7/1/21	Yes		Filing 1		7/13/21	618	Wetlands Consultation	\$8,018.73	\$5,131.99	\$5,292.36	\$160.37	\$2,726.37	From Cost Cert 7 & 8
Subtotal Birch Ecology									\$25,943.73	\$16,603.99	\$17,122.86	\$518.87	\$8,820.87	
Blackwell Oil														
3151	5/10/18	Yes		Filing 1		6/1/18	191	Fuel for clearing	\$100.68	\$64.43	\$66.45	\$2.02	\$34.23	From Cost Cert 1 & 8
3529	5/14/18	Yes		Filing 1		6/1/18	191	Fuel for clearing	\$100.83	\$64.54	\$66.55	\$2.01	\$34.28	From Cost Cert 1 & 8
Subtotal Blackwell Oil									\$201.51	\$128.97	\$133.00	\$4.03	\$68.51	
Blue Ice Portage														
2024	10/11/19	Yes		Filing 1		12/6/19	332	Log Hauling	\$700.00	\$448.00	\$462.00	\$14.00	\$238.00	From Cost Cert 1 & 8
Subtotal Blue Ice Portage									\$700.00	\$448.00	\$462.00	\$14.00	\$238.00	
Bowman Colorado Group														
202048	9/30/15	Yes		All		11/25/15	102	Preliminary Plans and Cost Estimates	\$11,709.28	\$8,547.77	\$7,446.12	-\$1,101.65	\$4,263.16	From Cost Cert 1 & 8
202894	10/31/15	Yes		All		11/25/15	102	Preliminary Plans and Cost Estimates	\$176.28	\$128.68	\$112.10	-\$16.59	\$64.18	From Cost Cert 1 & 8
212922	4/30/16	Yes		Filing 1		1/18/17	138	Preliminary Plans and Cost Estimates	\$3,552.50	\$2,840.59	\$2,880.15	\$39.56	\$672.35	From Cost Cert 1 & 8
Subtotal Bowman Colorado Group									\$15,438.06	\$11,517.05	\$10,438.37	-\$1,078.68	\$4,999.69	
Colorado Geological Survey														
19-090	1/1/19	Yes		Filing 1		2/27/19	240	Geological Survey Review	\$457.17	\$279.79	\$301.73	\$21.94	\$155.44	From Cost Cert 1 & 8
Subtotal Colorado Geological Survey									\$457.17	\$279.79	\$301.73	\$21.94	\$155.44	
CORE Consultants, Inc														
18065671	5/18/18	Yes		Filing 1		6/1/18	192	Preliminary Plat	\$2,500.00	\$1,600.00	\$1,650.00	\$50.00	\$850.00	From Cost Cert 1 & 8
18065670	7/3/18	Yes		Filing 1		8/1/18	206	Mapping	\$1,425.00	\$912.00	\$940.50	\$28.50	\$484.50	From Cost Cert 1 & 8
18075824	8/1/18	Yes		Filing 1		1/11/19	226	Topo Mapping	\$2,867.50	\$1,835.20	\$1,892.55	\$57.35	\$974.95	From Cost Cert 1 & 8
18075825	8/1/18	Yes		Filing 1		1/11/19	226	Preliminary Plat	\$4,100.00	\$2,624.00	\$2,706.00	\$82.00	\$1,394.00	From Cost Cert 1 & 8
18086080	9/13/18	Yes		Filing 1		10/4/18	215	Preliminary Plat	\$945.00	\$604.80	\$623.70	\$18.90	\$321.30	From Cost Cert 1 & 8
18106576	11/16/18	Yes		Filing 1		1/11/19	226	Preliminary Plat	\$600.00	\$384.00	\$396.00	\$12.00	\$204.00	From Cost Cert 1 & 8
18116751	12/7/18	Yes		Filing 1		2/11/19	238	Legal Descriptions	\$400.00	\$256.00	\$264.00	\$8.00	\$136.00	8
18127058	1/9/19	Yes		Filing 1		1/11/19	226	Preliminary Plat	\$2,875.00	\$1,840.00	\$1,897.50	\$57.50	\$977.50	From Cost Cert 1 & 8
19017265	2/14/19	Yes		Filing 1		3/15/19	243	Preliminary Plat	\$200.00	\$128.00	\$132.00	\$4.00	\$68.00	From Cost Cert 1 & 8
19047216	4/8/19	Yes		Filing 1		5/27/19	261	Preliminary Plat	\$8,110.00	\$5,190.40	\$5,352.60	\$162.20	\$2,757.40	From Cost Cert 1 & 8
19057470	5/13/19	Yes		Filing 1		2/24/20	376	Mapping	\$735.00	\$605.40	\$612.60	\$7.20	\$122.40	From Cost Cert 1 & 8
19057471	5/13/19	Yes		Filing 1		2/24/20	376	Preliminary Plat	\$180.00	\$115.20	\$118.80	\$3.60	\$61.20	From Cost Cert 1 & 8
19067788	6/10/19	Yes		Filing 1		6/26/19	269	Staking Mapping - Fence, Silt Fence, Sanitary	\$2,712.50	\$1,961.00	\$2,002.75	\$41.76	\$709.75	From Cost Cert 1 & 8
19067789	6/10/19	Yes		Filing 1		6/26/19	269	Preliminary Plat	\$1,640.00	\$1,049.60	\$1,082.40	\$32.80	\$557.60	From Cost Cert 1 & 8
19067816	6/10/19	Yes		Filing 1		6/26/19	269	Survey, Trail Easements, Final Plat	\$6,129.72	\$4,787.02	\$4,861.62	\$74.60	\$1,268.10	From Cost Cert 1 & 8
19078018	6/29/19	Yes		Filing 1		8/8/19	283	Preliminary Plat	\$1,440.00	\$921.60	\$950.40	\$28.80	\$489.60	From Cost Cert 1 & 8
19078019	6/29/19	Yes		Filing 1		8/8/19	283	Alta Mapping	\$1,910.00	\$1,222.40	\$1,260.60	\$38.20	\$649.40	From Cost Cert 1 & 8
19078020	6/29/19	Yes		Filing 1		8/8/19	283	Silt Fence Mapping	\$1,510.00	\$966.40	\$996.60	\$30.20	\$513.40	From Cost Cert 1 & 8
19088222	8/23/19	Yes		Filing 1		2/24/20	376	Survey and Staking	\$11,210.00	\$9,828.19	\$9,658.56	-\$169.63	\$1,551.44	From Cost Cert 1 & 8
19088223	8/23/19	Yes		Filing 1		2/24/20	376	Mapping	\$5,620.00	\$3,831.60	\$3,831.60	\$105.20	\$1,788.40	From Cost Cert 1 & 8
19088224	8/23/19	Yes		Filing 1		2/24/20	376	Preliminary Plat	\$1,820.00	\$1,164.80	\$1,201.20	\$36.40	\$618.80	From Cost Cert 1 & 8
19098474	9/23/19	Yes		Filing 1		2/24/20	376	Survey and Staking	\$13,944.62	\$10,775.96	\$12,962.90	\$2,186.94	\$981.72	From Cost Cert 1 & 8
19098475	9/23/19	Yes		Filing 1		2/24/20	376	Preliminary Plat	\$4,710.00	-\$3,014.40	\$3,108.60	\$6,123.00	\$1,601.40	From Cost Cert 1 & 8
19108748	10/14/19	Yes		Filing 1		2/24/20	376	Preliminary Plat	\$3,280.00	\$2,099.20	\$2,164.80	\$65.60	\$1,115.20	From Cost Cert 1 & 8
19108749	10/14/19	Yes		Filing 1		2/24/20	376	Survey and Staking	\$13,455.00	\$12,688.50	\$12,858.48	-\$30.02	\$796.52	From Cost Cert 1 & 8
19119010	11/13/19	Yes		Filing 1		12/6/19	333	Preliminary Plat	\$6,415.00	\$4,105.60	\$4,233.90	\$128.30	\$2,181.10	From Cost Cert 1 & 8
19119011	11/13/19	Yes		Filing 1		12/6/19	333	Preliminary Plat	\$22,357.46	\$21,360.88	\$21,569.68	\$208.80	\$787.78	From Cost Cert 1 & 8
19129177	11/30/19	Yes		Filing 1		12/31/19	348	Preliminary Plat	\$1,780.00	\$1,139.20	\$1,174.80	\$35.60	\$605.20	From Cost Cert 1 & 8
19129176	12/10/19	Yes		Filing 1		12/31/19	348	Survey and Staking	\$12,330.00	\$9,464.39	\$9,513.59	\$49.20	\$2,816.41	From Cost Cert 1 & 8
20010105	1/8/20	Yes		Filing 1		1/29/20	367	Survey and Staking	\$4,937.50	\$4,468.94	\$4,479.74	\$10.80	\$457.76	From Cost Cert 1 & 8
20010106	1/8/20	Yes		Filing 1		1/29/20	367	Preliminary Plat	\$2,220.00	\$1,420.80	\$1,465.20	\$44.40	\$754.80	From Cost Cert 1 & 8
20020439	2/19/20	Yes		Filing 1		2/24/20	376	Preliminary Plat	\$4,058.60	\$2,597.50	\$2,678.28	\$80.78	\$1,380.32	From Cost Cert 1 & 8
20020437	2/19/20	Yes		Filing 1		2/24/20	376	Survey and Staking	\$3,885.00	\$3,334.20	\$3,364.80	\$30.60	\$520.20	From Cost Cert 1 & 8
20071485	7/24/20	Yes		Filing 1		10/12/20	491	Survey and Staking	\$19,735.00	\$10,861.70	\$10,914.80	\$53.10	\$8,820.20	From Cost Cert 4 & 8
20081726	8/24/20	Yes		Filing 1		10/12/20	491	Survey and Staking	\$19,870.00	\$14,002.94	\$14,064.20	\$61.26	\$5,805.80	From Cost Cert 4 & 8
20091997	10/25/20	Yes		Filing 1		10/12/20	491	Survey and Staking	\$17,155.00	\$16,957.60	\$16,968.40	\$10.80	\$186.60	From Cost Cert 4 & 8
20102263	10/19/20	Yes		Filing 1		11/06/20	494	Survey and Staking	\$9,975.00	\$8,682.60	\$8,694.40	\$11.80	\$1,280.60	From Cost Cert 4 & 8
20030592	3/23/20	Yes		Filing 1		12/11/20	525	Addresses for 911 Map	\$200.00	\$128.00	\$132.00	\$4.00	\$68.00	From Cost Cert 5 & 8
20112532	11/20/20	Yes		Filing 1		12/11/20	525	Survey and Staking	\$22,810.00	\$13,523.60	\$13,608.40	\$84.80	\$9,201.60	From Cost Cert 5 & 8

Attachment C.2
Roam Metropolitan District
Expenditure Data for Cost

Invoice ID	Invoice	Invoice	Lien Waiver	Project	Contract/	Check	Check	Description	Invoice	Previously Certified	District Eligible	Change In	Non- Eligible	Notes
	Date	Provided	Provided	Name/Number	Scope of Work	Date	Number		Amount	Amount	Costs Now	Eligible Amount	Costs	
20122867	12/28/20	Yes		Filing 1		01/22/21	542	Survey and Staking	\$7,520.00	\$5,072.00	\$5,208.00	\$136.00	\$2,312.00	From Cost Cert 5 & 8
20122892	12/28/20	Yes		Filing 1		01/22/21	542	Replattng	\$750.00	\$224.00	\$231.00	\$7.00	\$519.00	From Cost Cert 5 & 8
21013274	1/15/21	Yes		Filing 1		01/22/21	542	Exemption Plats and Easements	\$4,780.00	\$230.40	\$360.00	\$129.60	\$4,420.00	From Cost Cert 6 & 8
21013278	1/15/21	Yes		Filing 1		01/22/21	542	AsBuilts	\$4,245.00	\$2,184.00	\$1,318.50	-\$865.50	\$2,926.50	From Cost Cert 6 & 8
20040867	4/24/20	Yes		Filing 1		12/11/20	525	Plat Coordination	\$5,490.00	\$8,250.30	\$3,623.40	-\$4,626.90	\$1,866.60	8
21064866	6/21/21	Yes		Filing 1		11/17/21	656	Surveying and Engineering Services	\$5,415.00	\$4,309.35	\$4,022.70	-\$286.65	\$1,392.30	Undefined at Site%
21075088	7/25/21	Yes		Filing 1		11/17/21	656	Surveying and Engineering Services	\$9,230.00	\$7,105.10	\$6,554.20	-\$550.90	\$2,675.80	Undefined at Site%
21085400	8/30/21	Yes		Filing 1		10/14/21	649	Surveying and Engineering Services	\$5,550.00	\$3,715.20	\$3,488.40	-\$226.80	\$2,061.60	Undefined at Site%
21095779	9/20/21	Yes		Filing 1		11/17/21	656	Surveying and Engineering Services	\$1,600.00	\$509.80	\$491.60	-\$18.20	\$1,108.40	Undefined at Site%;
21106064	10/17/21	Yes		Filing 1		11/17/21	656	Surveying and Engineering Services	\$3,560.00	\$1,934.30	\$1,905.60	-\$28.70	\$1,654.40	Staking - other's
21116304	11/14/21	Yes		Filing 1		3/22/22	714	Surveying and Engineering Services	\$3,730.00	\$2,342.75	\$2,260.50	-\$82.25	\$1,469.50	Lots not District;
22016852	1/16/22	Yes		Filing 1		3/22/22	714	Surveying and Engineering Services	\$4,840.00	\$1,419.35	\$1,377.70	-\$41.65	\$3,462.30	Lot corners not District;
22067930	6/19/22	Yes		Filing 1		6/24/22	756	Surveying and Engineering Services	\$27,923.75	\$20,384.34	\$18,429.68	-\$1,954.66	\$9,494.08	Undefined at Site%
23040070	04/26/2023	Yes	Need	Filing 1	Need	05/11/2023	921	Design Services	\$911.90	\$674.81	\$601.85	-\$72.96	\$310.05	Plat at F1 site percent
Subtotal CORE Consultants, Inc									\$327,593.55	\$234,675.31	\$236,062.07	\$1,386.75	\$91,531.48	
Fed Ex Express														
7-220-99202	12/22/20	Yes		Filing 1		01/22/21	543	Shipping to Core Consultants	\$26.45	\$16.93	\$17.46	\$0.53	\$8.99	From Cost Cert 5 & 8
Subtotal Fed Ex Express									\$26.45	\$16.93	\$17.46	\$0.53	\$8.99	
Grand County Water and Sanitation District														
Account 6028	9/4/19	Yes		Filing 1		9/12/19	298	Water and Sewer 76 Wanderers	\$38.00	\$24.32	\$25.08	\$0.76	\$12.92	From Cost Cert 1 & 8
Account 6028	11/1/19	Yes		Filing 1		12/6/19	335	Water and Sewer 76 Wanderers	\$38.00	\$24.32	\$25.08	\$0.76	\$12.92	From Cost Cert 1 & 8
Account 6028	12/5/19	Yes		Filing 1		12/31/19	350	Water and Sewer 76 Wanderers	\$38.00	\$24.32	\$25.08	\$0.76	\$12.92	From Cost Cert 1 & 8
Account 6028	2/6/20	Yes		Filing 1		2/24/20	379	Water and Sewer 76 Wanderers	\$38.00	\$24.32	\$25.08	\$0.76	\$12.92	From Cost Cert 1 & 8
Agreement	9/18/19	Yes		All		4/4/18	187	Inclusion Agreement	\$6,000.00	\$3,840.00	\$3,815.50	-\$24.50	\$2,184.50	From Cost Cert 1 & 8
Account 6028	3/4/20	Yes		Filing 1		3/30/20	399	Water and Sewer for 76 Wanderers	\$38.00	\$24.32	\$25.08	\$0.76	\$12.92	From Cost Cert 2 & 8
Account 6028	4/1/20	Yes		Filing 1		4/29/20	409	Water and Sewer for 76 Wanderers	\$38.00	\$24.32	\$25.08	\$0.76	\$12.92	From Cost Cert 2 & 8
Account 6028	6/3/20	Yes		All		8/6/20	449	Water & Sewer Fees 76 Wanderers	\$38.00	\$24.32	\$24.16	-\$0.16	\$13.84	From Cost Cert 3 & 8
Account 6028	8/5/20	Yes		All		8/28/20	464	Water & Sewer Fees 76 Wanderers	\$38.00	\$24.32	\$24.16	-\$0.16	\$13.84	From Cost Cert 3 & 8
Account 6028	9/2/20	Yes		All		10/08/20	478	Water & Sewer Fees 76 Wanderers	\$38.00	\$24.32	\$24.16	-\$0.16	\$13.84	From Cost Cert 4 & 8
Account 6028	10/1/20	Yes		All		11/06/20	496	Water & Sewer Fees 76 Wanderers	\$38.00	\$24.32	\$24.16	-\$0.16	\$13.84	From Cost Cert 4 & 8
Account 6028	5/6/20	Yes		All		06/30/20	433	Water & Sewer Fees 76 Wanderers	\$38.00	\$24.32	\$24.16	-\$0.16	\$13.84	From Cost Cert 5 & 8
Account 6028	11/4/20	No		All		12/02/20	512	Water & Sewer Fees 76 Wanderers	\$82.06	\$58.81	\$52.18	-\$6.62	\$29.88	From Cost Cert 5 & 8
Account 6028	11/30/20	Yes		All		12/16/20	530	Water & Sewer Fees 76 Wanderers	\$38.00	\$24.32	\$24.16	-\$0.16	\$13.84	From Cost Cert 5 & 8
Account 6028	1/6/21	Yes		All		01/22/21	544	Water & Sewer Fees 76 Wanderers	\$38.00	\$24.32	\$24.16	-\$0.16	\$13.84	From Cost Cert 6 & 8
Subtotal Grand County Water and Sanitation District									\$6,576.06	\$4,214.97	\$4,187.32	-\$27.65	\$2,388.74	
Helton & Williamsen, P.C.														
G1002	3/19/16	Yes		Filing 1		4/22/16	113	Engineering Services	\$611.00	\$391.04	\$403.26	\$12.22	\$207.74	From Cost Cert 1 & 8
Subtotal Helton & Williamsen, P.C.									\$611.00	\$391.04	\$403.26	\$12.22	\$207.74	
KJB Electric, LLC														
1196	6/11/19	Yes		Filing 1		6/26/19	270	Electric disconnection for building demolition	\$7,682.54	\$4,916.83	\$5,070.48	\$153.65	\$2,612.06	From Cost Cert 1 & 8
Subtotal KJB Electric, LLC									\$7,682.54	\$4,916.83	\$5,070.48	\$153.65	\$2,612.06	
Kumar & Associates, Inc.														
186643	8/7/18	Yes		Filing 1		8/24/18	211	Pavement Geotechnical Design	\$15,700.00	\$10,048.00	\$10,362.00	\$314.00	\$5,338.00	From Cost Cert 1 & 8
194670	10/9/19	Yes		Filing 1		11/5/19	322	Materials Testing	\$9,604.75	\$6,175.84	\$6,366.34	\$190.50	\$2,238.42	From Cost Cert 1 & 8
195189	11/6/19	Yes		Filing 1		12/6/19	337	Materials Testing	\$8,547.90	\$5,584.06	\$5,748.71	\$164.65	\$2,799.19	From Cost Cert 1 & 8
195974	12/10/19	Yes		Filing 1		12/31/19	352	Materials Testing	\$7,023.50	\$4,538.24	\$4,676.31	\$138.07	\$2,347.19	From Cost Cert 1 & 8
196499	12/31/19	Yes		Filing 1		2/24/20	382	Materials Testing	\$5,592.55	\$3,651.71	\$3,757.70	\$105.99	\$1,834.85	From Cost Cert 1 & 8
198572	5/6/20	Yes		Filing 1		5/12/20	420	Materials Testing	\$3,247.70	\$2,078.53	\$2,143.48	\$64.95	\$1,104.22	From Cost Cert 3 & 8
199048	6/4/20	Yes		Filing 1		6/30/20	434	Materials Testing	\$10,957.26	\$7,012.65	\$7,231.79	\$219.15	\$3,725.47	From Cost Cert 3 & 8
199806	7/8/20	Yes		Filing 1		8/6/20	450	Materials Testing	\$11,894.85	\$7,612.70	\$7,850.60	\$237.90	\$4,044.25	From Cost Cert 3 & 8
200336	8/6/20	Yes		Filing 1		44071	465	Materials Testing	\$10,392.40	-\$6,651.13	\$6,858.98	\$13,510.12	\$3,533.42	From Cost Cert 3 & 8
200807	8/28/20	Yes		Filing 1		10/08/20	481	Materials Testing	\$9,771.10	\$6,253.51	\$6,448.93	\$195.42	\$3,322.17	From Cost Cert 4 & 8
201449	10/5/20	Yes		Filing 1		11/06/20	498	Materials Testing	\$13,248.75	\$8,479.20	\$8,744.18	\$264.98	\$4,504.58	From Cost Cert 4 & 8
202049	11/2/20	Yes		Filing 1		12/02/20	514	Materials Testing	\$10,523.75	\$6,735.20	\$6,945.68	\$210.48	\$3,578.08	From Cost Cert 5 & 8
202934	12/9/20	Yes		Filing 1		12/16/20	531	Materials Testing	\$2,533.75	\$1,716.29	\$1,808.28	\$91.99	\$725.48	From Cost Cert 5 & 8
203244	12/31/20	Yes		Filing 1		01/22/21	546	Materials Testing	\$263.75	\$168.80	\$110.88	-\$57.92	\$152.87	From Cost Cert 5 & 8
208132	9/10/21	Yes		Filing 1		10/1/21	642	Material Testing	\$1,096.85	\$800.70	\$723.92	-\$76.78	\$372.93	From Cost Cert 9
209955	12/13/21	Yes		Filing 1		2/11/22	699	Material Testing	\$187.70	\$137.02	\$123.88	-\$13.14	\$63.82	From Cost Cert 9
Subtotal Kumar & Associates, Inc.									\$120,586.56	\$64,341.30	\$79,901.65	\$15,560.35	\$40,684.91	
L.T.D. Engineering														
1	6/4/19	Yes		Filing 1		6/26/19	271	Construction Management	\$11,220.00	\$7,180.80	\$7,405.20	\$224.40	\$3,814.80	From Cost Cert 1 & 8
2	7/30/19	Yes		Filing 1		9/12/19	300	Construction Management	\$19,217.15	\$12,298.98	\$12,683.32	\$384.34	\$6,533.83	From Cost Cert 1 & 8
3	9/1/19	Yes		Filing 1		9/12/19	299	Construction Management	\$25,513.70	\$16,328.77	\$16,839.04	\$510.27	\$8,674.66	From Cost Cert 1 & 8
4	10/1/19	Yes		Filing 1		10/17/19	314	Construction Management	\$18,624.32	\$11,919.56	\$12,292.05	\$372.49	\$6,332.27	From Cost Cert 1 & 8
5	Need	No		Filing 1		12/31/19	346	Construction Management	\$24,921.48	\$15,949.75	\$16,448.18	\$498.43	\$8,473.30	From Cost Cert 1 & 8
6	12/15/19	Yes		Filing 1		12/31/19	346	Construction Management	\$14,400.00	\$9,216.00	\$9,504.00	\$288.00	\$4,896.00	From Cost Cert 1 & 8
7	2/3/20	Yes		Filing 1		2/24/20	383	Construction Management	\$3,840.00	\$2,457.60	\$2,534.40	\$76.80	\$1,305.60	From Cost Cert 1 & 8
8	4/2/20	Yes		Filing 1		4/29/20	411	Construction Management	\$8,120.00	\$5,196.80	\$5,359.20	\$162.40	\$2,760.80	From Cost Cert 2 & 8
9	5/6/20	Yes		Filing 1		5/12/20	421	Construction Management	\$19,170.57	\$12,517.77	\$12,887.37	\$369.60	\$6,283.20	From Cost Cert 3 & 8
10	6/1/20	Yes		Filing 1		6/30/20	435	Construction Management	\$20,731.28	\$13,322.48	\$13,734.08	\$411.60	\$6,997.20	From Cost Cert 3 & 8
11	7/1/20	Yes		Filing 1		8/6/20	451	Construction Management	\$21,046.11	\$11,972.90	\$12,347.05	\$374.16	\$8,699.06	From Cost Cert 3 & 8
12	8/3/20	Yes		Filing 1		08/28/20	466	Construction Management	\$15,576.49	\$9,212.95	\$9,416.48	\$203.53	\$6,160.01	From Cost Cert 4 & 8
13	9/1/20	Yes		Filing 1		10/08/20	482	Construction Management	\$24,792.58	\$16,747.80	\$16,936.40	\$188.60	\$7,856.18	From Cost Cert 4 & 8
14	10/1/20	Yes		Filing 1		11/06/20	499	Construction Management	\$16,589.34	\$9,457.98	\$9,624.16	\$166.18	\$6,869.18	From Cost Cert 4 & 8

Attachment C.2
Roam Metropolitan District
Expenditure Data for Cost Certification 1-10

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver Provided	Project Name/Number	Contract/ Scope of Work	Check Date	Check Number	Description	Invoiced Amount	Previously Certified Amount	District Eligible Costs Now	Change In Eligible Amount	Non- Eligible Costs	Notes
15	11/5/20	Yes		Filing 1		12/02/20	515	Construction Management	\$22,061.04	\$13,028.90	\$13,300.01	\$271.11	\$8,761.03	From Cost Cert 5 & 8
16	12/10/20	Yes		Filing 1		12/16/20	532	Construction Management	\$10,080.00	\$4,596.48	\$4,677.12	\$80.64	\$5,402.88	From Cost Cert 5 & 8
17	11/1/21	Yes		Filing 1		01/22/21	547	Construction Management	\$5,880.00	\$2,861.60	\$2,920.40	\$58.80	\$2,959.60	From Cost Cert 6 & 8
18	2/1/21	Yes		Filing 1		5/14/21	597	Construction Management	\$4,490.00	\$2,873.60	\$2,963.40	\$89.80	\$1,526.60	From Cost Cert 7 & 8
19	4/7/21	Yes		Filing 1		4/9/21	583	Construction Management	\$5,880.00	\$2,822.40	\$2,910.60	\$88.20	\$2,969.40	From Cost Cert 7 & 8
20	5/3/21	Yes		Filing 1		5/14/21	597	Construction Management	\$9,890.00	\$5,063.68	\$5,221.92	\$158.24	\$4,668.08	From Cost Cert 7 & 8
21	5/30/21	Yes		Filing 1		6/18/21	608	Construction Management	\$8,527.20	\$5,033.64	\$5,109.36	\$75.72	\$3,417.84	From Cost Cert 7 & 8
22	7/11/21	Yes		Filing 1		8/4/21	621	Construction Management	\$10,554.26	\$6,507.41	\$6,648.13	\$140.73	\$3,906.13	From Cost Cert 7 & 8
23	8/19/21	Yes				8/24/21	633	Construction Management	\$10,508.10	\$7,363.11	\$6,967.75	-\$395.36	\$3,540.35	From Cost Cert 9
24	9/23/21	Yes				10/1/21	643	Construction Management	\$15,284.80	\$8,126.42	\$7,591.45	-\$534.97	\$7,693.35	From Cost Cert 9
25	10/19/21	Yes				11/17/21	659	Construction Management	\$13,222.62	\$11,182.56	\$10,653.65	-\$528.91	\$2,568.97	From Cost Cert 9
26	11/22/21	Yes				12/3/21	669	Construction Management	\$10,140.00	\$7,503.60	\$7,148.70	-\$354.90	\$2,991.30	From Cost Cert 9
27	12/23/21	Yes				12/30/21	681	Construction Management	\$5,640.00	\$4,117.20	\$3,722.40	-\$394.80	\$1,917.60	From Cost Cert 9
28	2/1/22	Yes				2/11/22	700	Construction Management	\$3,000.00	\$2,190.00	\$1,980.00	-\$210.00	\$1,020.00	From Cost Cert 9
29	4/13/22	Yes				7/5/22	758	Construction Management	\$2,880.00	\$2,102.40	\$1,900.80	-\$201.60	\$979.20	From Cost Cert 9
30	6/16/22	Yes				6/24/22	752	Construction Management	\$1,080.00	\$788.40	\$712.80	-\$75.60	\$367.20	From Cost Cert 9
Subtotal L.T.D. Engineering									\$382,881.04	\$239,941.53	\$242,439.43	\$2,497.89	\$140,441.61	
Marker Hill Capital														
102017	10/20/17	Yes		Filing 1		11/7/17	166	Project Management	\$5,850.00	\$3,744.00	\$3,861.00	\$117.00	\$1,989.00	From Cost Cert 1 & 8
113017	12/9/17	Yes		Filing 1		12/28/17	172	Project Management	\$3,600.00	\$2,304.00	\$2,376.00	\$72.00	\$1,224.00	From Cost Cert 1 & 8
123117	12/31/17	Yes		Filing 1		1/16/18	174	Project Management	\$1,800.00	\$1,152.00	\$1,188.00	\$36.00	\$612.00	From Cost Cert 1 & 8
043018	5/31/18	Yes		Filing 1		7/6/18	201	Project Management	\$1,002.26	\$641.45	\$661.49	\$20.05	\$340.77	From Cost Cert 1 & 8
Subtotal Marker Hill Capital									\$12,252.26	\$7,841.45	\$8,086.49	\$245.05	\$4,165.77	
Mountain Parks Electric, Inc.														
Account 947005420	2/10/20	Yes		All		2/24/20	394	Electric for 76 Wanderer Road	\$154.18	\$98.68	\$101.76	\$3.08	\$52.42	From Cost Cert 1 & 8
Account 947005420	3/10/20	Yes		Filing 1		3/30/20	402	Electric for 76 Wanderer Road	\$150.75	\$96.48	\$99.50	\$3.02	\$51.26	From Cost Cert 2 & 8
Account 947005420	4/10/20	Yes		Filing 1		5/12/20	422	Electric for 76 Wanderer Road	\$53.84	\$34.46	\$35.53	\$1.07	\$18.31	From Cost Cert 3 & 8
Account 947005420	5/11/20	Yes		Filing 1		6/30/20	437	Electric for 76 Wanderer Road	\$32.47	\$20.78	\$21.43	\$0.65	\$11.04	From Cost Cert 3 & 8
Account 947005420	7/10/20	Yes		Filing 1		8/6/20	455	Electric for 76 Wanderer Road	\$35.07	\$22.45	\$23.15	\$0.70	\$11.92	From Cost Cert 3 & 8
Account 947005420	8/10/20	Yes		Filing 1		8/28/20	468	Electric for 76 Wanderer Road	\$33.07	\$21.17	\$21.83	\$0.66	\$11.24	From Cost Cert 3 & 8
Account 947005420	9/10/20	Yes		Filing 1		10/08/20	484	Electric for 76 Wanderer Road	\$34.60	\$22.14	\$22.84	\$0.69	\$11.76	From Cost Cert 3 & 8
Account 947005420	10/20/20	Yes		Filing 1		11/06/20	501	Electric for 76 Wanderer Road	\$78.99	\$50.56	\$52.13	\$1.58	\$26.86	From Cost Cert 5 & 8
Account 947005420	11/20/20	Yes		Filing 1		12/16/20	534	Electric for 76 Wanderer Road	\$48.88	\$31.29	\$32.26	\$0.98	\$16.62	From Cost Cert 5 & 8
Account 947005420	12/21/20	Yes		Filing 1		01/22/21	549	Electric for 76 Wanderer Road	\$54.19	\$34.68	\$35.77	\$1.09	\$18.42	From Cost Cert 5 & 8
Subtotal Mountain Parks Electric, Inc.									\$676.04	\$432.67	\$446.19	\$13.51	\$229.85	
Mountain States Snowcats														
933	5/30/18	Yes		Filing 1		6/1/18	193	Earthwork	\$500.00	\$320.00	\$330.00	\$10.00	\$170.00	From Cost Cert 1 & 8
1055	6/5/19	Yes		Filing 1		6/26/19	273	Earthwork	\$169,074.25	\$108,207.52	\$111,589.01	\$3,381.49	\$57,485.25	From Cost Cert 1 & 8
Pay App 1	8/9/19	Yes		Filing 1		8/29/19	293	Earthwork, EC, Streets and Utilities	\$575,136.66	\$405,873.50	\$408,858.50	\$2,785.00	\$166,478.16	From Cost Cert 1 & 8
Pay App 2	8/25/19	Yes		Filing 1		9/24/19	302	Earthwork, EC, Streets and Utilities	\$446,370.20	\$368,429.28	\$372,696.84	\$4,267.56	\$73,673.36	From Cost Cert 1 & 8
Pay App 3	9/30/19	Yes		Filing 1		11/5/19	324	Earthwork, EC, Streets and Utilities	\$935,239.38	\$773,090.27	\$777,000.56	\$3,910.29	\$158,238.83	From Cost Cert 1 & 8
Pay App 4	10/31/19	Yes		Filing 1		12/6/19	339	Earthwork, EC, Streets and Utilities	\$792,181.35	\$685,208.64	\$688,105.05	\$2,896.41	\$104,076.30	From Cost Cert 1 & 8
Pay App 6	1/31/20	Yes		Filing 1		2/24/20	385	Earthwork, EC, Streets and Utilities	\$267,485.49	\$237,591.94	\$239,092.16	\$1,500.22	\$28,393.33	From Cost Cert 1 & 8
Pay Application 7	4/30/20	Yes		Filing 1		5/12/20	426	Utilities and Overlot Grading	\$169,235.41	\$132,144.04	\$133,567.80	\$1,423.76	\$35,667.61	From Cost Cert 3 & 8
Pay Application 8	5/31/20	Yes		Filing 1		6/30/20	438	Utilities and Overlot Grading	\$366,627.82	\$284,854.41	\$288,589.86	\$3,735.45	\$78,037.96	From Cost Cert 3 & 8
Pay Application 10	7/31/20	Yes		Filing 1		8/28/20	469	Utilities and Overlot Grading	\$127,486.58	\$49,171.81	\$49,541.81	\$370.00	\$77,944.77	From Cost Cert 3 & 8
14	5/29/21	Yes		Filing 1		7/13/21	617	Earthwork, Erosion Control, and Storm	\$53,238.51	\$37,771.81	\$39,319.70	\$1,547.89	\$13,918.81	From Cost Cert 7 & 8
Pay Application 15	9/20/21	Yes				10/1/21	646	Earthwork	\$81,722.26	\$59,657.25	\$53,936.69	-\$5,720.56	\$27,785.57	From Cost Cert 9
Subtotal Mountain States Snowcats									\$3,984,297.91	\$3,142,320.47	\$3,162,427.97	\$20,107.50	\$821,869.94	
Rock & Associates														
20082	5/9/19	Yes		Filing 1		6/4/19	267	Asbestos testing	\$9,500.00	\$6,080.00	\$6,270.00	\$190.00	\$3,230.00	From Cost Cert 1 & 8
030119	3/1/19	Yes		Filing 1		3/29/19	246	Asbestos testing	\$6,360.00	\$4,070.40	\$3,828.00	-\$242.40	\$2,532.00	From Cost Cert 1 & 8
031919	3/19/19	Yes		Filing 1		3/29/19	246	Asbestos testing	\$5,800.00	\$3,712.00	\$4,197.60	\$485.60	\$1,602.40	From Cost Cert 1 & 8
Subtotal Rock & Associates									\$21,660.00	\$13,862.40	\$14,295.60	\$433.20	\$7,364.40	
Shamrock Delivery, Inc.														
133425	12/31/18	Yes		All		2/11/19	239	Document Delivery	\$6.42	\$4.11	\$4.24	\$0.13	\$2.18	From Cost Cert 1 & 8
Subtotal Shamrock Delivery, Inc.									\$6.42	\$4.11	\$4.24	\$0.13	\$2.18	
Soderstrom Construction, LLC														
10308	4/28/19	Yes		Filing 1		4/30/19	256	Permits	\$285.00	\$182.40	\$188.10	\$5.70	\$96.90	From Cost Cert 1 & 8
10321	6/3/19	Yes		Filing 1		6/26/19	275	Demolition and Permits	\$24,762.30	\$15,847.87	\$16,343.12	\$495.25	\$8,419.18	From Cost Cert 1 & 8
Subtotal Soderstrom Construction, LLC									\$25,047.30	\$16,030.27	\$16,531.22	\$500.95	\$8,516.08	
Town of Winter Park														
255	4/25/18	Yes		Filing 1		10/4/18	220	Review Fees	\$19,754.44	\$12,642.84	\$13,037.93	\$395.09	\$6,716.51	From Cost Cert 1 & 8
301	7/23/18	Yes		All		10/4/18	220	Annexation, FDP and Plat Fees	\$754.34	\$550.66	\$479.70	-\$70.97	\$274.64	From Cost Cert 1 & 8
042419	10/8/18	Yes		All		10/24/18	223	Annexation Fees	\$111.00	\$81.03	\$70.59	-\$10.44	\$40.41	From Cost Cert 1 & 8
78	11/19/19	Yes		Filing 1		12/31/19	361	FDP Plan Amendment	\$466.50	\$298.57	\$307.89	\$9.32	\$158.61	From Cost Cert 1 & 8
81	12/5/19	Yes		Filing 1		12/31/19	361	FDP Plan Amendment	\$106.21	\$67.98	\$70.10	\$2.12	\$36.11	From Cost Cert 1 & 8
82	12/5/19	Yes		Filing 1		12/31/19	361	Final Plat Application Fee	\$1,121.84	\$818.94	\$740.41	-\$78.53	\$381.43	From Cost Cert 1 & 8
83	12/5/19	Yes		Filing 1		12/31/19	361	FDP Plan Amendment	\$28.00	\$17.92	\$18.48	\$0.56	\$9.52	From Cost Cert 1 & 8
115	1/24/20	Yes		Filing 1		1/29/20	374	Exemption Fee	\$33.00	\$21.12	\$21.78	\$0.66	\$11.22	From Cost Cert 1 & 8
Receipt Acct 006652	7/15/20	Yes		All	Receipt assumes paid			Past Due License Fees	\$180.00	\$131.40	\$114.47	-\$16.94	\$65.54	From Cost Cert 4 & 8
Receipt Acct 006652	7/15/20	Yes		All	Receipt assumes paid			License Fees	\$60.00	\$43.80	\$38.16	-\$5.65	\$21.85	From Cost Cert 4 & 8
27	5/3/19	Yes		Filing 1		04/01/19	247	Final Plat	\$1,970.00	\$1,260.80	\$1,300.20	\$39.40	\$699.80	From Cost Cert 5 & 8

Attachment C.2
Roam Metropolitan District

Expenditure Data for Cost Certification 1-10

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver	Project Name/Number	Contract/ Scope of Work	Check Date	Check Number	Description	Invoiced Amount	Previously Certified Amount	District Eligible Costs Now	Change In Eligible Amount	Non- Eligible Costs	Notes
46	8/23/19	Yes		All		08/08/19	289	School Impact Fees	\$73,544.41	\$47,068.42	\$46,768.10	-\$300.33	\$26,776.31	From Cost Cert 5 & 8
73	10/29/19	Yes		Filing 1		10/29/19	123	Final Development Plan Amendment	\$506.00	\$323.84	\$333.96	\$10.12	\$172.04	From Cost Cert 5 & 8
94	12/26/19	Yes		Filing 1		01/07/20	190	Subdivision Exemption	\$300.00	\$192.00	\$198.00	\$6.00	\$102.00	From Cost Cert 5 & 8
673	10/7/20	Yes		All		3/1/21	712/01	Development Improvement Agreement	\$38,952.34	\$24,929.50	\$25,708.54	\$779.05	\$13,243.80	From Cost Cert 5 & 8
803	11/23/20	Yes		All		3/1/21	712/01	Development Improvement Agreement	\$11,687.17	\$7,479.79	\$7,713.53	\$233.74	\$3,973.64	From Cost Cert 5 & 8
854	12/28/20	Yes		All		3/1/21	712/01	Development Improvement Agreement	\$1,764.65	\$1,129.38	\$1,164.67	\$35.29	\$599.98	From Cost Cert 5 & 8
27	Unknown	Yes		Filing 1		04/05/19	250	Final Plat	\$300.00	\$192.00	\$198.00	\$6.00	\$102.00	From Cost Cert 5 & 8
20221	Need	No		Need		2/5/21	558	Subdivision Exemption 4	\$300.00	\$192.00	\$198.00	\$6.00	\$102.00	From Cost Cert 7 & 8
930	2/11/21	Yes		Filing 1		3/1/21	712/01	JVA Invoice - Engineering	\$490.00	\$313.60	\$323.40	\$9.80	\$166.60	From Cost Cert 7 & 8
2673	11/10/2022	Yes	N/A		N/A	11/16/2022	835	Local Jurisdiction	\$1,957.00	\$1,448.18	\$1,291.62	-\$156.56	\$665.38	From Cost Cert 10
2807	01/26/2023	Yes	N/A		N/A	02/24/2023	886	Local Jurisdiction	\$502.00	\$371.48	\$331.32	-\$40.16	\$170.68	From Cost Cert 10
033123	03/31/2023	Yes	N/A		N/A	03/31/2023	898	Local Jurisdiction	\$9,366.00	\$6,930.84	\$6,181.56	-\$749.28	\$3,184.44	From Cost Cert 10
Email: 20221213	12/12/2022	Need	N/A		N/A	12/12/2022	848	Local Jurisdiction	\$300.00	\$222.00	\$198.00	-\$24.00	\$102.00	From Cost Cert 10
Email: 20221214	12/12/2022	Need	N/A		N/A	12/12/2022	849	Local Jurisdiction	\$300.00	\$222.00	\$198.00	-\$24.00	\$102.00	From Cost Cert 10
Subtotal Town of Winter Park									\$164,854.90	\$106,950.08	\$107,006.40	\$56.31	\$57,848.50	
Vogel & Associates														
WPD-002-0116	2/3/16	Yes		All		2/10/16	107	Planning	\$1,072.21	\$782.71	\$681.84	-\$100.88	\$390.37	From Cost Cert 1 & 8
FRD-002-0216	3/7/16	Yes		All		4/4/16	110	Planning	\$1,687.80	\$1,232.09	\$1,073.30	-\$158.79	\$614.50	From Cost Cert 1 & 8
WPD-002-0316	4/5/16	Yes		All		4/22/16	114	Planning	\$4,122.50	\$3,009.43	\$2,621.57	-\$387.86	\$1,500.93	From Cost Cert 1 & 8
FRD-002-0416	5/5/16	Yes		All		6/8/16	119	Planning	\$2,929.23	\$2,138.34	\$1,862.75	-\$275.59	\$1,066.48	From Cost Cert 1 & 8
FRD-002-0516	6/3/16	Yes		All		10/3/16	125	Planning	\$1,253.30	\$914.91	\$796.99	-\$117.92	\$456.31	From Cost Cert 1 & 8
FRD-002-0616	7/1/16	Yes		All		10/3/16	125	Planning	\$4,437.10	\$3,039.41	\$2,875.06	-\$164.36	\$1,562.04	From Cost Cert 1 & 8
FRD-002-0716	8/8/16	Yes		All		10/3/16	125	Planning	\$2,597.50	\$1,896.18	\$1,651.79	-\$244.39	\$945.71	From Cost Cert 1 & 8
FRD-002-1116	11/4/16	Yes		All		11/29/16	134	Planning	\$2,865.50	\$2,005.85	\$1,868.23	-\$137.63	\$997.27	From Cost Cert 1 & 8
FRD-002-1216	12/2/16	Yes		All		12/22/16	137	Planning	\$4,195.45	\$3,062.68	\$2,667.96	-\$394.72	\$1,527.49	From Cost Cert 1 & 8
FRD-002-0816	1/1/17	Yes		All		3/10/17	140	Planning	\$1,950.50	\$1,423.86	\$1,240.35	-\$183.51	\$710.15	From Cost Cert 1 & 8
FRD-002-0916	1/1/17	Yes		All		3/10/17	140	Planning	\$2,863.50	\$2,090.36	\$1,820.95	-\$269.41	\$1,042.55	From Cost Cert 1 & 8
FRD-002-1216	1/1/17	Yes		All		8/31/17	149	Planning	\$8,225.34	\$6,004.50	\$5,230.63	-\$773.87	\$2,994.71	From Cost Cert 1 & 8
FRD-002-0117	2/3/17	Yes		All		8/31/17	149	Planning	\$6,660.96	\$4,862.50	\$4,235.81	-\$626.69	\$2,425.15	From Cost Cert 1 & 8
FRD-002-0217	3/3/17	Yes		All		3/24/17	141	Planning	\$2,798.76	\$2,043.09	\$1,779.78	-\$263.32	\$1,018.98	From Cost Cert 1 & 8
FRD-002-0317	4/3/17	Yes		All		5/23/17	144	Planning	\$2,472.50	\$1,804.92	\$1,572.30	-\$232.62	\$900.20	From Cost Cert 1 & 8
FRD-002-0417	5/1/17	Yes		All		5/23/17	144	Planning	\$2,635.60	\$1,539.19	\$1,340.82	-\$198.37	\$1,294.78	From Cost Cert 1 & 8
FRD-002-0517	5/2/17	Yes		All		8/31/17	149	Planning	\$7,537.10	\$4,401.67	\$3,834.37	-\$567.29	\$3,702.73	From Cost Cert 1 & 8
FRD-002-0617	7/5/17	Yes		All		8/31/17	149	Planning	\$4,457.33	\$2,440.39	\$2,125.87	-\$314.52	\$2,331.46	From Cost Cert 1 & 8
FRD-002-0717	8/2/17	Yes		All		8/31/17	149	Planning	\$6,072.00	\$4,432.56	\$3,861.28	-\$571.28	\$2,210.72	From Cost Cert 1 & 8
FRD-002-0817	9/1/17	Yes		All		9/6/17	152	Planning	\$8,974.05	\$6,551.05	\$5,706.75	-\$844.31	\$3,267.30	From Cost Cert 1 & 8
FRD-002-0917	10/4/17	Yes		All		10/12/17	163	Planning	\$5,142.45	\$3,753.99	\$3,270.17	-\$483.82	\$1,872.28	From Cost Cert 1 & 8
FRD-002-1017	11/3/17	Yes		All		12/4/17	169	Planning	\$6,320.67	\$4,614.09	\$4,019.42	-\$594.67	\$2,301.25	From Cost Cert 1 & 8
FRD-002-1117	12/1/17	Yes		All		12/4/17	169	Planning	\$3,777.15	\$2,672.33	\$2,424.69	-\$247.64	\$1,352.46	From Cost Cert 1 & 8
FRD-002-1217	1/2/18	Yes		All		2/13/18	182	Planning	\$7,111.99	\$5,191.76	\$4,522.63	-\$669.12	\$2,589.36	From Cost Cert 1 & 8
FRD-002-0118	2/5/18	Yes		All		3/19/18	185	Planning	\$9,882.49	\$7,214.22	\$6,284.44	-\$929.78	\$3,598.05	From Cost Cert 1 & 8
FRD-002-0218	3/2/18	Yes		All		3/19/18	185	Planning	\$10,787.02	\$7,874.53	\$6,859.64	-\$1,014.89	\$3,927.38	From Cost Cert 1 & 8
FRD-002-0318	4/4/18	Yes		All		5/1/18	190	Planning	\$8,794.02	\$6,419.63	\$5,592.26	-\$827.37	\$3,201.76	From Cost Cert 1 & 8
FRD-002-0418	5/2/18	Yes		All		5/11/18	190	Planning	\$2,597.29	\$889.57	\$841.47	-\$48.10	\$1,755.82	From Cost Cert 1 & 8
FRD-002-0518	6/4/18	Yes		All		6/15/18	195	Planning	\$7,371.00	\$4,938.57	\$4,805.69	-\$132.88	\$2,565.31	From Cost Cert 1 & 8
FRD-002-0618	7/1/18	Yes		All		8/1/18	208	Planning	\$9,255.57	\$5,912.00	\$5,345.09	-\$566.90	\$3,910.48	From Cost Cert 1 & 8
FRD-002-0718	8/2/18	Yes		All		10/4/18	221	Planning	\$12,012.40	\$5,125.30	\$5,285.46	\$160.16	\$6,726.94	From Cost Cert 1 & 8
FRD-002-0818	9/1/18	Yes		All		10/4/18	221	Planning	\$14,229.61	\$7,285.56	\$7,513.13	\$227.57	\$6,716.48	From Cost Cert 1 & 8
FRD-002-0918	10/3/18	Yes		All		10/24/18	224	Planning	\$15,989.41	\$8,527.69	\$8,794.18	\$266.49	\$7,195.23	From Cost Cert 1 & 8
FRD-002-1018	11/2/18	Yes		All		1/11/19	232	Planning	\$9,333.30	\$3,982.20	\$4,106.65	\$124.45	\$5,226.65	From Cost Cert 1 & 8
FRD-002-1118	12/4/18	Yes		All		1/11/19	232	Planning	\$12,647.96	\$5,396.46	\$5,565.10	\$168.64	\$7,082.86	From Cost Cert 1 & 8
FRD-002-1218	1/4/19	Yes		All		1/30/19	237	Planning	\$12,088.31	\$4,641.91	\$4,786.97	\$145.06	\$7,301.34	From Cost Cert 1 & 8
FDC-020-0119	2/1/19	Yes		All		3/1/19	242	Planning	\$4,735.33	\$2,020.40	\$2,083.55	\$63.14	\$2,651.78	From Cost Cert 1 & 8
FRD-002-0219	3/1/19	Yes		All		3/15/19	245	Planning	\$9,638.27	\$4,626.37	\$4,770.94	\$144.57	\$4,867.33	From Cost Cert 1 & 8
FRD-002-0419	5/4/19	Yes		All		5/27/19	263	Planning	\$16,334.01	\$7,840.33	\$8,085.34	\$245.01	\$8,248.68	From Cost Cert 1 & 8
FRD-002-0519	6/4/19	Yes		All		7/18/19	279	Planning	\$4,829.16	\$2,649.14	\$2,731.92	\$82.78	\$2,097.24	From Cost Cert 1 & 8
FRD-002-0619	7/3/19	Yes		All		7/18/19	279	Planning	\$5,555.52	\$3,047.60	\$3,142.84	\$95.24	\$2,412.68	From Cost Cert 1 & 8
FRD-002-0719	8/2/19	Yes		All		8/8/19	290	Planning	\$9,836.05	\$5,508.18	\$5,680.32	\$172.13	\$4,155.73	From Cost Cert 1 & 8
FRD-002-0919	10/4/19	Yes		All		11/5/19	328	Planning	\$11,428.18	\$6,256.93	\$6,879.05	\$622.12	\$4,549.13	From Cost Cert 2 & 8
FRD-002-1019	11/1/19	Yes		All		12/6/19	342	Planning	\$14,197.92	\$7,950.84	\$9,215.80	\$1,264.96	\$4,982.12	From Cost Cert 2 & 8
FRD-002-1119	12/4/19	Yes		All		2/24/20	393	Planning	\$6,980.66	\$3,057.53	\$4,059.60	\$1,002.07	\$2,921.06	From Cost Cert 2 & 8
FRD-003-1119	12/4/19	Yes		All		2/24/20	393	Planning	\$3,250.00	\$1,581.67	\$1,377.82	-\$203.85	\$1,872.18	From Cost Cert 2 & 8
FRD-002-1219	1/4/20	Yes		All		2/24/20	393	Planning	\$9,119.46	\$2,219.07	\$4,972.89	\$2,753.82	\$4,146.57	From Cost Cert 2 & 8
FRD-002-0120	2/1/20	Yes		All		3/30/20	4							

Attachment C.2
Roam Metropolitan District
Expenditure Data for Cost Certification 1-10

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver Provided	Project Name/Number	Contract/ Scope of Work	Check Date	Check Number	Description	Invoiced Amount	Previously Certified Amount	District Eligible Costs Now	Change In Eligible Amount	Non- Eligible Costs	Notes
FRD-002-1021	1/14/21	Yes				1/14/22	703	Planning	\$7,527.10	\$4,505.51	\$4,202.00	-\$303.50	\$3,325.10	From Cost Cert 9
FRD-002-1121	12/9/21	Yes				1/14/22	703	Planning	\$10,624.10	\$4,355.88	\$3,238.54	-\$1,117.35	\$7,385.56	From Cost Cert 9
FRD-002-1221	1/6/22	Yes				1/14/22	703	Planning	\$8,553.10	\$2,630.08	\$2,428.90	-\$201.18	\$6,124.20	From Cost Cert 9
FRD-009-0222	3/3/22	Yes				3/15/22	713	Planning	\$1,799.00	\$875.51	\$762.68	-\$112.84	\$1,036.32	From Cost Cert 9
FRD-002-0222	3/3/22	Yes				3/15/22	713	Planning	\$1,274.44	\$620.23	\$540.29	-\$79.94	\$734.15	From Cost Cert 9
FRD-010-0222	3/3/22	Yes				3/15/22	713	Planning	\$760.00	\$369.87	\$322.20	-\$47.67	\$437.80	From Cost Cert 9
FRD-007-0122	2/3/22	Yes				4/21/22	726	Planning	\$1,950.00	\$1,423.50	\$1,240.04	-\$183.46	\$709.96	From Cost Cert 9
FRD-007-0422	5/4/22	Yes				5/27/22	741	Planning	\$3,147.50	\$1,531.78	\$1,334.36	-\$197.42	\$1,813.14	From Cost Cert 9
FRD-010-0422	5/4/22	Yes				5/27/22	741	Planning	\$367.50	\$178.85	\$113.41	-\$65.44	\$254.09	From Cost Cert 9
FRD-009-0422	5/4/22	Yes				5/27/22	741	Planning	\$3,261.10	\$1,587.07	\$1,382.52	-\$204.54	\$1,878.58	From Cost Cert 9
FRD-002-0422	5/4/22	Yes				5/27/22	741	Planning	\$4,441.69	\$1,621.22	\$1,883.03	\$261.81	\$2,558.66	From Cost Cert 9
FRD-001-0422	5/4/22	Yes				5/27/22	741	Planning	\$3,162.50	\$2,308.63	\$2,011.09	-\$297.54	\$1,151.41	From Cost Cert 9
FRD-002-0722	08/04/2022	Yes	Need	Roam	Need	10/26/2022	827	Planning and Design Services	\$6,988.30	\$4,701.53	\$4,605.14	-\$96.39	\$2,383.16	From Cost Cert 10
FRD-002-0822	09/01/2022	Yes	Need	Roam	Need	10/26/2022	827	Planning and Design Services	\$3,814.44	\$2,566.24	\$2,513.64	-\$52.60	\$1,300.80	From Cost Cert 10
FRD-007-0123	02/02/2023	Yes	Need	F1 - Metro District	Need	02/24/2023	887	Planning and Design Services	\$4,105.00	\$3,322.31	\$3,081.49	-\$240.82	\$1,023.51	From Cost Cert 10
FRD-007-0222	03/03/2023	Yes	Need	F1 - Metro District	Need	01/24/2023	876	Planning and Design Services	\$2,222.50	\$1,250.53	\$1,179.41	-\$71.12	\$1,043.09	From Cost Cert 10
FRD-007-0223	03/02/2023	Yes	Need	F1 - Metro District	Need	04/11/2023	910	Planning and Design Services	\$4,740.00	\$3,507.60	\$3,128.40	-\$379.20	\$1,611.60	From Cost Cert 10
FRD-007-0322	04/05/2022	Yes	Need	F1 - Metro District	Need	07/29/2022	774	Planning and Design Services	\$2,200.00	\$1,237.87	\$1,167.47	-\$70.40	\$1,032.53	From Cost Cert 10
FRD-007-0323	04/03/2023	Yes	Need	F1 - Metro District	Need	04/11/2023	910	Planning and Design Services	\$2,310.00	\$1,709.40	\$1,524.60	-\$184.80	\$785.40	From Cost Cert 10
FRD-007-0522	06/04/2022	Yes	Need	F1 - Metro District	Need	07/29/2022	774	Planning and Design Services	\$1,230.00	\$777.36	\$764.24	-\$13.12	\$465.76	From Cost Cert 10
FRD-007-0722	08/04/2022	Yes	Need	F1 - Metro District	Need	10/26/2022	827	Planning and Design Services	\$870.00	\$824.76	\$810.84	-\$13.92	\$59.16	From Cost Cert 10
FRD-007-0822	09/01/2022	Yes	Need	F1 - Metro District	Need	10/26/2022	827	Planning and Design Services	\$960.00	\$910.08	\$894.72	-\$15.36	\$65.28	From Cost Cert 10
FRD-007-0922	10/04/2022	Yes	Need	F1 - Metro District	Need	10/26/2022	827	Planning and Design Services	\$1,050.00	\$995.40	\$978.60	-\$16.80	\$71.40	From Cost Cert 10
FRD-007-1022	11/02/2022	Yes	Need	F1 - Metro District	Need	12/27/2022	857	Planning and Design Services	\$2,310.00	\$2,189.88	\$2,152.92	-\$36.96	\$157.08	From Cost Cert 10
FRD-007-1222	01/05/2023	Yes	Need	F1 - Metro District	Need	01/20/2023	872	Planning and Design Services	\$4,100.00	\$3,318.27	\$3,077.73	-\$240.54	\$1,022.27	From Cost Cert 10
Subtotal Vogel & Associates									\$524,866.43	\$299,085.63	\$290,353.45	-\$8,732.18	\$234,512.98	
Western Ecological Resources, Inc.														
9175	7/7/17	Yes		All		9/22/17	158	Wetlands Environmental Assessment	\$1,735.20	\$1,188.61	\$1,124.34	-\$64.27	\$610.86	From Cost Cert 1 & 8
9779	6/3/20	Yes		Filing 1		6/30/20	442	Wetland Evaluation	\$1,865.00	\$1,193.60	\$1,230.90	\$37.30	\$634.10	From Cost Cert 3 & 8
9787	7/21/21	Yes		Filing 1		8/4/21	627	Wetlands Engineering	\$1,350.00	\$864.00	\$891.00	\$27.00	\$459.00	From Cost Cert 7 & 8
Subtotal Western Ecological Resources, Inc.									\$4,950.20	\$3,246.21	\$3,246.24	\$0.03	\$1,703.96	
Winter Park & Fraser Chamber														
6576	5/30/19	Yes		All		7/18/19	280	Chamber Membership	\$260.00	\$178.10	\$168.47	-\$9.63	\$91.53	From Cost Cert 1 & 8
7304	1/1/21	Yes		All		1/22/21	555	Chamber Membership	\$390.00	\$284.70	\$248.01	-\$36.69	\$141.99	From Cost Cert 6 & 8
Subtotal Winter Park & Fraser Chamber									\$650.00	\$462.80	\$416.48	-\$46.32	\$233.52	
Xcel Energy														
643945273	6/21/19	Yes		Filing 1		7/18/19	281	Utility Removal - Demo	\$6,001.29	\$3,840.83	\$3,960.85	\$120.02	\$2,040.44	From Cost Cert 1 & 8
Subtotal Xcel Energy									\$6,001.29	\$3,840.83	\$3,960.85	\$120.02	\$2,040.44	
Subtotal Previous Invoices Paid by the Developer - Change In Public Tracts									\$5,735,175.28	\$4,238,226.48	\$4,270,036.49	\$31,810.01	\$1,465,138.79	
Total									\$5,735,175.28	\$4,238,226.48	\$4,270,036.49	\$31,810.01	\$1,465,138.79	

Attachment D

Cost Certification

Summary

Attachment D
Roam Metro District

Summary of Cost Certifications

Cost Certification	Invoiced Amount	District Eligible Costs	Non- Eligible Costs
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC			
Cost Certification 1	\$6,999,489.23	\$4,483,047.27	\$2,516,441.96
Cost Certification 2	\$647,948.80	\$61,738.48	\$586,210.32
Cost Certification 3	\$1,703,821.17	\$1,347,451.19	\$356,369.98
Cost Certification 4	\$1,733,029.13	\$1,441,544.68	\$291,484.45
Cost Certification 5	\$1,481,176.31	\$1,052,396.71	\$428,779.60
Cost Certification 6	\$54,332.46	\$12,334.82	\$41,997.65
Cost Certification 7	\$204,819.46	\$118,339.56	\$86,479.90
Cost Certification 8	\$110,030.34	-\$458,574.30	\$568,604.64
Cost Certification 9	\$762,453.04	\$426,818.17	\$335,634.87
Cost Certification 10	\$5,735,175.28	\$4,270,036.49	\$1,465,138.79
SUBTOTAL	\$19,432,275.22	\$12,755,133.05	\$6,677,142.17
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT			
Cost Certification 1	\$0.00	\$0.00	\$0.00
Cost Certification 2	\$42,997.05	\$42,899.05	\$98.00
Cost Certification 3	\$10,088.64	\$10,088.64	\$0.00
Cost Certification 4	\$19,990.98	\$19,990.98	\$0.00
Cost Certification 5	\$23,627.54	\$23,627.54	\$0.00
Cost Certification 6	\$0.00	\$0.00	\$0.00
Cost Certification 7	\$37,381.93	\$37,381.93	\$0.00
Cost Certification 8	\$0.00	\$0.00	\$0.00
Cost Certification 9	\$0.00	\$0.00	\$0.00
Cost Certification 10	\$376,018.20	\$409,098.34	\$100,908.00
SUBTOTAL	\$510,104.34	\$543,086.48	\$101,006.00
Total	\$19,942,379.56	\$13,298,219.53	\$6,778,148.17

Summary of Cost Certifications by Category

Cost Certification 1 - 9	
Sanitary and Storm Sewer	\$1,274,799.28
Water	\$2,009,461.56
Street Improvements	\$4,053,947.32
Traffic and Safety	\$116,113.60
Parks & Recreation	\$1,164,762.92
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$8,619,084.70

Cost Certification 10	
Sanitary Sewer	\$1,786,603.71
Water	\$1,369,828.83
Street Improvements	\$192,790.74
Traffic and Safety	\$2,207.32
Parks & Recreation	\$57,475.97
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
O&M	\$0.00
Total	\$3,408,906.58

Cost Certifications 1-10	
Sanitary Sewer	\$3,061,402.99
Water	\$3,379,290.39
Street Improvements	\$4,246,738.07
Traffic and Safety	\$118,320.93
Parks & Recreation	\$1,222,238.90
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
O&M	\$0.00
Total	\$12,027,991.27

Attachment E

Project Photos



Overview Facing North



Overview Facing South



Bird's Eye View of Filing 2 and Filing 3



Filing 3 Facing Southwest



Ski Idlewild & Exploration Trail Facing Northwest



Filing 3 & Beaver's Lodge Facing Southeast



Vasquez & Ski Idlewild Facing Northwest



Beavers Lodge Road Facing South

Roam Metropolitan District Infrastructure Acquisition



Report 1 February 2024



Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

Roam Metropolitan District Infrastructure Acquisition 1

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February 16, 2024

Roam Metropolitan District
c/o Icenogle Seaver Pogue, P.C.
4725 S. Monaco St., Suite 360
Denver, Colorado 80237

ROAM METROPOLITAN DISTRICT INFRASTRUCTURE ACQUISITION REPORT 1

INTRODUCTION

Independent District Engineering Services, LLC (the “Engineer”) was hired by the Roam Metropolitan District Nos. 1-3 (the “District”) to review the costs of public improvements, perform a visual observation of the improvements, and provide a recommendation to the District for the acquisition of the improvements proposed by Fraser River Development Co, LLC (the “Developer”). The improvements are for the Roam development located in the Town of Winter Park, Colorado. A site map have been included as Attachment A. This infrastructure acquisition report summarizes the Engineer’s approach and recommendations.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Improvement Acquisition Advance & Reimbursement Agreement by and between Roam Metropolitan District Nos. 1 and Fraser River Development Co, LLC.
- Roam Metropolitan District Cost Certification Reports #1-11, prepared by Independent District Engineering Services LLC, submitted between March of 2020 and February of 2024.
- Final Plat Roam Filing No. 1 Recorded, A Part of the East Half of Section 33, Township 1 South, Range 75 West of the Sixth Principal Meridian, Town of Winter Park, County of Grand, State of Colorado.
- Subdivision Exemption Plat No.1, Filing No. 1, Portions of Tracts A, B, C, & G, and Parcel F, Roam Filing No. 1, Town of Winter Park, County of Grand, State of Colorado.

The Engineer used the above documents as references in determining its recommendation to the District.

IMPROVEMENT ACQUISITION DOCUMENTS REVIEWED

The following is a summary of the documents provided for the Engineer’s review. Note that the Engineer did not contact vendors or consultants to verify the legitimacy of documents but rather did a realistic review to confirm the documentation was in a typically acceptable form.

List of Improvements to be Dedicated to the District - The Developer has constructed the following improvements proposed for District acquisition:

- Tract B improvements including signage.
- Tract C improvements including signage.
- Tract G improvements including signage.
- Ramble Lane Improvements including asphalt paving and flatwork improvements.

- Exploration Trail Improvements including asphalt paving and flatwork improvements.
- Fraser River Access & Maintenance Easement

List of Improvements Dedicated to the Town of Winter Park – The Developer has constructed the following improvements dedicated to The Town of Winter Park (the “Town”):

- Public Right of Way improvements including but not limited to asphalt paving, flatwork, signage, striping, and storm drainage facilities.
- Parcel A storm drainage improvements, Parcel D storm drainage improvements,

List of Improvements Dedicated to the Grand County Water and Sanitation District – The Developer has constructed the following improvements dedicated to the Grand County Water and Sanitation District (the “Water and Sanitation District”):

- Filing 1 water mainline improvements.
- Filing 1 sanitary main line improvements

Improvement Expenditure Documentation – The Developer provide copies of contracts, pay requests, change orders, invoices, and evidence of payment for the improvements included in this report. The Engineer has reviewed the improvement expenditure documentation as part of Cost Certification Report #1-11 (the “Cost Certs”). The Cost Certs verified the expenditures for both improvements to be owned by the District and improvements dedicated to other public entities. The total amount certified in the Cost Certs 1-11 totals \$9,373,186.34. A summary of the Cost Certs is included as Attachment C. The Engineer did not re-review the costs included in Cost Certs but rather relied on the accuracy of the reports.

Initial Acceptance Letters – It is the Engineer’s understanding that the Developer performed all necessary actions to obtain Town and Water and Sanitation District acceptance. The Engineer did not verify all required Town procedures were followed but rather confirmed the improvements noted in the acceptance letters match the improvements included in this report. The initial acceptance letters have been included as Attachment D.

As-Built Drawings – The Developer has provided as-built drawings of the public infrastructure executed by a licensed professional engineer for the roads, water, sanitary, and storm Sewer improvements.

Indemnity Agreement – The Developer provided lien waivers from select vendors. In lieu of collecting and providing lien waivers from all vendors the Developer provided an indemnity agreement for the improvements included in this report. The Engineer recommends the District’s legal verify the agreement is sufficient to protect the Districts interests.

Bill of Sale – District Legal Counsel provided a bill of sale for the Engineers review. The Engineer confirmed the improvements noted in the bill of sale are consistent with the improvements included as part of this report.

Land Conveyance – Special warranty deeds for the tracts proposed for District Ownership and easement for improvements proposed for District ownership were provided for the Engineers review. The Engineer confirmed the improvements noted on the documents are consistent with the improvements included as part of this report. The Engineer recommends that any land conveyance instrument is recorded with the assessor’s office.

Engineer Certification - The Developer provided a letter from the designer of record that the improvements constructed as part of filing 1 were done in accordance with the plans and specifications. The Engineer has relied on this letter as a basis for verifying the improvements are fit for their intended purposes. The Engineer was not present during the construction of the improvements and did not self-verify the improvements were constructed in accordance with the approved plans.

ENGINEER'S IMPROVEMENT OBSERVATION

The Engineer performed an initial walk through to visually observe the condition for the improvements proposed for District ownership and maintenance. Following the initial walk through the Engineer issued a corrective action punch list to the Developer.

The Developer notified the Engineer the deficiencies included in the corrective action punch list were addressed. The Engineer re-walked the site to visually confirm all items included in the corrective action punch list were addressed. During the walkthrough the Engineer confirmed that all items were addressed and no issues had developed. Site photos of the Improvements are included as Attachment B.

RECOMMENDATION

The Engineer confirms that he is duly qualified to issue a professional opinion respecting the fitness and condition of the improvement and costs presented in this report, has performed a visual observation, and reviewed the documentation as noted above. Based on the level of analysis presented in this report it is the Engineer's professional opinion that the improvements are in satisfactory condition, fit for their intended purpose, and the costs as reasonable and consistent with the costs of similar improvements. At the time of District improvement acquisition the Engineer recommends the District provide the Developer an initial acceptance letter stating any warranty period or conditions to the acceptance.

Should you have any questions or require further information please feel free to contact us.

Respectfully Submitted,
Independent District Engineering Services, LLC



Brandon Collins, PE

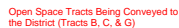
Attachments

Attachment A

Site Map

ROAM FILING NO. 1

A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



TRACT AREA SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
AMENDED TRACT A	65,351	1.500	D.E.U.E. OSP. S.S.E.	TOWP	TOWP
AMENDED TRACT B	180,477	4.143	FW. D.E. OASL S.S.E.U.E. TRAIL	OWNER/METRO/ HOA	METRO
AMENDED TRACT C	24,902	0.572	FW. D.E. OASL S.S.E.U.E.	OWNER/METRO	METRO
AMENDED TRACT G	271,510	6.233	FW. D.E. OASL S.S.E.U.E.	OWNER/METRO	METRO

PARCEL AREA SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
AMENDED PARCEL F	5,198,162	119.333	FD,FW, D.E, OSP,DITCH, S.S.E,U.E,TRAIL	FRDC	PARCEL OWNER

NOTE: PARCELS MAY BE FURTHER SUBDIVIDED AND CONVEYED TO THIRD PARTIES

Ramble Lane - 20' Wide Asphalt Paved Roads, 2' Concrete Pans

Exploration Trail - 20' Wide Asphalt Paved Roads, 2' Concrete Pans

Tract B - Open space improvements including signage

Tract C - Open space improvements including signage

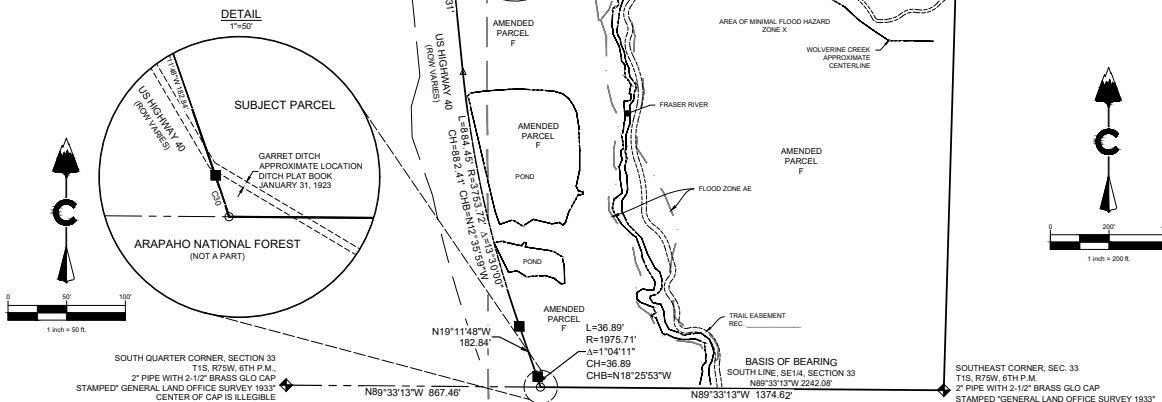
Tract G - Open space improvements including signage

* LAND USE DEFINITIONS:

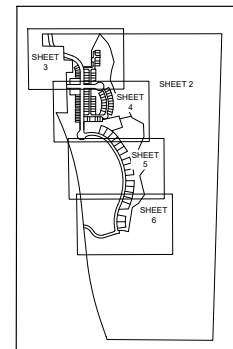
OSP	OPEN SPACE PRIVATE
FD	FUTURE DEVELOPMENT
ROW	DEDICATED RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
TOWN	TOWN OF WINTER PARK
FW	FLOOD WAY
COM	COMMERCIAL / RETAIL
R	RESIDENTIAL
PA	PRIVATE ACCESS
FRDC	FRASER RIVER DEVELOPMENT COMPANY
S.S.E.	SNOW STORAGE EASEMENT
METRO	GRAM METROPOLITAN DISTRICT

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
AMENDED TRACTS (A, B, C, G)	542,240	12.448
AMENDED PARCEL F	5,198,162	119.333
TOTAL	5,740,402	131.781



KEY MAP



LEGEND

- ◆ ALIQUOT CORNER, STAMPED AS SHOWN
- ▲ 2" STEEL PIPE WITH 3" U.S. BRASS CAP
STAMPED "USDAHROY ROUTE 32"
- ALUMINUM ROD WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 24313"
- #5 REBAR WITH YELLOW PLASTIC CAP "PLS 25965"
- #5 REBAR NO CAP
- #5 REBAR WITH 1-1/2" ALUMINUM CAP
STAMPED "T R SHENK LS 31942"
- MONUMENT, STAMPED AS SHOWN
- WETLANDS
- FEMA FLOOD ZONE AE
- FEMA FLOOD ZONE X: AREA OF 0.2% ANNUAL
FLOOD CHANCE
- ▲ #6 REBAR WITH 2" OUTSIDE DIAMETER
ALUMINUM CAP MARKED "R 3 565"

ARAPAHO NATIONAL
FOREST
(NOT A PART)

ROAM FILING NO. 1
SEC. 33, T1S, R75W, 6TH P.M.
GRAND COUNTY, COLORADO

RELEASE: 5/1/23
DESIGNED: SG3
CAD: KJB/CSS
QA/QC: MAH

JOB NO. 21-02

SHEET 2 OF 6

REVISIONS

— 100 —

[illegible]

T

Attachment B

Project Photos

Roam Metropolitan District Site Photos



Northern Ramble Lane and Exploration Trail



Exploration Trail Facing East



Ramble Lane and Tract A Facing Southeast



Ramble Lane & Tract B Facing South



Southern Ramble Lane and Exploration Trail



Tract G Facing Southwest



Ramble Lane, Exploration Trail, & Tract C



Tract B Open Space Facing Northeast

Attachment C

Summary of Cost

Certifications 1-11

Roam Metro District
District Public Expenses
Summary of Hard Costs and Soft Costs
Cost Certifications 1-11

Cost Certification	District Eligible Expenses	Hard Cost	Construction Soft Cost	Overhead/Design Soft Cost
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC				
Cost Certification 1	\$4,483,047.27	\$3,444,610.11	\$212,138.63	\$826,298.53
Cost Certification 2	\$61,738.48	\$0.00	\$5,927.60	\$55,810.88
Cost Certification 3	\$1,347,451.19	\$1,129,818.87	\$69,651.55	\$147,980.77
Cost Certification 4	\$1,441,544.68	\$1,253,416.00	\$105,856.86	\$82,271.82
Cost Certification 5	\$1,052,396.71	\$1,085,229.00	\$53,422.50	-\$86,254.80
Cost Certification 6	\$12,334.82	\$0.00	\$3,126.20	\$9,208.62
Cost Certification 7	\$118,339.56	\$67,723.60	\$24,878.11	\$25,737.85
Cost Certification 8	-\$458,574.30	-\$127,523.85	-\$55,572.25	-\$275,478.20
Cost Certification 9	\$426,818.17	\$300,068.11	\$46,380.46	\$80,369.60
Cost Certification 10	\$156,316.62	\$3,047.85	\$8,788.00	\$144,480.77
Cost Certification 11.1	\$290,864.81	\$178,121.89	\$3,461.58	\$109,281.34
Cost Certification 11.2	\$31,810.01	\$20,429.08	\$18,754.52	-\$7,373.59
SUBTOTAL	\$8,964,088.00	\$7,354,940.66	\$496,813.76	\$1,112,333.58
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT				
Cost Certification 1	\$0.00	\$0.00	\$0.00	\$0.00
Cost Certification 2	\$42,899.05	\$0.00	\$0.00	\$42,899.05
Cost Certification 3	\$10,088.64	\$0.00	\$0.00	\$10,088.64
Cost Certification 4	\$19,990.98	\$0.00	\$0.00	\$19,990.98
Cost Certification 5	\$23,627.54	\$0.00	\$0.00	\$23,627.54
Cost Certification 6	\$0.00	\$0.00	\$0.00	\$0.00
Cost Certification 7	\$37,381.93	\$0.00	\$0.00	\$37,381.93
Cost Certification 8	\$0.00	\$0.00	\$0.00	\$0.00
Cost Certification 9	\$0.00	\$0.00	\$0.00	\$0.00
Cost Certification 10	\$275,110.20	\$76,458.38	\$2,815.00	\$195,836.82
Cost Certification 11.1	\$0.00	\$0.00	\$0.00	\$0.00
Cost Certification 11.2	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$409,098.34	\$76,458.38	\$2,815.00	\$329,824.96
TOTAL	\$9,373,186.34	\$7,431,399.04	\$499,628.76	\$1,442,158.54

Hard Costs are the costs for materials, construction and installation of the actual improvements.
Construction Soft Costs are the costs for services directly related to construction such as survey and materials testing.

Overhead/Design Soft Costs are the costs for services in support of the project as a whole such as design, permitting, engineering, legal, and accounting.

Attachment D

Jurisdiction

Acceptance Letters



October 28, 2020

JP Morgan Chase Bank
10420 Highland Manor Drive, 4th FL
Tampa, FL 33610

RE: Preliminary Acceptance – Roam at Winter Park, Filing 1

To Whom It May Concern,

Upon receiving a request from Fraser River Development Company, LLC for inspection of the above-named project the Town of Winter Park has approved a partial release of escrow funds held through the JP Morgan Chase Bank Letter of Credit #NUSCGS029428. The amount of the Letter of Credit is \$5,092,589.04. The Town of Winter Park hereby authorizes the release of \$1,966,475.00, bringing the balance of the cash escrow account to \$3,126,114.04. This letter will act as the Town's approval to reduce said Letter of Credit. Please provide a revised Letter of Credit indicating the above-noted amount.

In accordance with Section 2.6.1 of the Standards and Specifications for Design and Construction, the Town of Winter Park hereby grants Preliminary Acceptance of the water and sewer improvements highlighted on the attached spreadsheet and identified in the Development Improvements Agreement – Resolution 1699, Series 2019.

The warranty period for the water and sewer improvements will begin as of the date of this letter and will be released in accordance with the approved Development Improvements Agreement. This letter shall serve as Preliminary Acceptance of the improvements.

If you have any further questions or need additional information, please do not hesitate to contact me by phone at 970.726.8081 or by e-mail at jshockey@wpgov.com. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "James Shockey".

James Shockey, AICP
Community Development Director

Cc: Chip Besse, WP Development Company

Development Improvements Agreement Standard Form – Exhibit A

Project Name: ROAM FILING 1

Completion Date:

In accordance with the Improvements Agreement between the Town of Winter Park and (Principal), dated _____, the Principal hereby agrees to provide the improvements noted below and depicted on the approved plans for this project.

	IMPROVEMENT	QTY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Roads	Subgrade Construction (clearing, cut/fill, grading)	14.5	AC	2000	29,000	
	Surfacing (sub-base, base) 8" thick	8850	TONS	25	221,250	
	Paving (pavement, shoulder gravel) 5" thick	6165	TONS	95	585,675	
	Curb/Gutter	12348	LF	15	185,220	
	Sidewalks			TOTAL	156,775	
	Street Name Signs	69	EA	300	20,700	
	Street Lights/Signs/Traffic Control Devices					
	Snow Storage					
Parking	Subgrade Construction _____" thick					
	Surfacing _____" thick					
	Paving _____" thick					
	Curb/Gutter					
	Sidewalks					
	Lighting					
	Striping	2300	LF	2	4,600	
	Snow Storage					
Pathways	Grading/Drainage					
	Surfacing _____" thick					
	Signs					
Drainage	Culverts			TOTAL	174,170	
	Storm Drains			TOTAL	124,500	
	Detention Facilities			TOTAL	90,000	
	Erosion Control			TOTAL	5,400	
Landscape	Re-vegetation	7	AC	3000	21,000	
	Landscape Material (itemize on Exhibit B)				307,559.20	
Utilities	Water Mains			TOTAL	1,070,400	
	Hydrants	18	EA	1200	21,600	
	Taps			TOTAL	230,400	
	Manholes	41	EA	4000	164,000	
	Sewer Mains			TOTAL	480,075	
	Electric	12302	LF	20	246,040	
	Gas	5273	LF	20	105,460	
	Other Utilities					
Misc.	Fire Mitigation					
	Fuels Modification					
	Defensible Space					
	Wetlands Mitigation					
Clean-Up	Site Clean-Up					
	SUBTOTAL OF COSTS				4,243,824.20	
	TOTAL (Subtotal x 1.20)				5,092,589.04	



January 25, 2022

JP Morgan Chase Bank
10420 Highland Manor Drive, 4th FL
Tampa, FL 33610

RE: Release of Funds – Roam at Winter Park, Filing 1

To Whom It May Concern,

Upon receiving a request from Fraser River Development Company, LLC for inspection of the above-named project the Town of Winter Park has approved a partial release of escrow funds held through the JP Morgan Chase Bank Letter of Credit #NUSCGS029428. The amount of the Letter of Credit is \$2,774,614.04. The Town of Winter Park hereby authorizes the release of \$1,592,690.00, bringing the balance of the cash escrow account to \$1,181,924.04. This letter will act as the Town's approval to reduce said Letter of Credit. Please provide a revised Letter of Credit indicating the above-noted amount.

In accordance with Section 2.6.1 of the Standards and Specifications for Design and Construction, the Town of Winter Park hereby grants release of the funds for the improvements highlighted on the attached spreadsheet and identified in the Development Improvements Agreement – Resolution 1699, Series 2019 but not Preliminary Acceptance as the improvements are only partially complete. Preliminary Acceptance will be granted once the improvements are 100% complete. This work is to occur in the spring of 2022.

The warranty period for the improvements will begin once the work is 100% and accepted by the Town for Preliminary Acceptance.

If you have any further questions or need additional information, please do not hesitate to contact me by phone at 970.726.8081 or by e-mail at jshockey@wpgov.com. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "James Shockey", written in a cursive style.

James Shockey, AICP
Community Development Director

Cc: Jeff Vogel, Vogel and Associates.

Development Improvements Agreement Standard Form – Exhibit A

Project Name: **ROAM FILING 1**

Completion Date: _____

In accordance with the Improvements Agreement between the Town of Winter Park and _____ (Principal), dated _____, the Principal hereby agrees to provide the improvements noted below and depicted on the approved plans for this project.

	IMPROVEMENT	QTY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Roads	Subgrade Construction (clearing, cut/fill, grading)	14.5	AC	2000	29,000	
	Surfacing (sub-base, base) 8" thick	8850	TONS	25	221,250	
	Paving (pavement, shoulder gravel) 5" thick	6165	TONS	95	585,675	
	Curb/Gutter	12348	LF	15	185,220	
	Sidewalks			TOTAL	156,775	
	Street Name Signs	69	EA	300	20,700	
	Street Lights/Signs/Traffic Control Devices					
	Snow Storage					
Parking	Subgrade Construction _____" thick					
	Surfacing _____" thick					
	Paving _____" thick					
	Curb/Gutter					
	Sidewalks					
	Lighting					
	Striping	2300	LF	2	4,600	
	Snow Storage					
Pathways	Grading/Drainage					
	Surfacing _____" thick					
	Signs					
Drainage	Culverts			TOTAL	174,170	
	Storm Drains			TOTAL	124,500	
	Detention Facilities			TOTAL	90,000	
	Erosion Control			TOTAL	5,400	
Landscape	Re-vegetation	7	AC	3000	21,000	
	Landscape Material (itemize on Exhibit B)				307,559.20	
Utilities	Water Mains			TOTAL	1,070,400	
	Hydrants	18	EA	1200	21,600	
	Taps			TOTAL	230,400	
	Manholes	41	EA	4000	164,000	
	Sewer Mains			TOTAL	480,075	
	Electric	12302	LF	20	246,040	
	Gas	5273	LF	20	105,460	
	Other Utilities					
Misc.	Fire Mitigation					
	Fuels Modification					
	Defensible Space					
	Wetlands Mitigation					
Clean-Up	Site Clean-Up					
	SUBTOTAL OF COSTS				4,243,824.20	
	TOTAL (Subtotal x 1.20)				5,092,589.04	



January 25, 2022

JP Morgan Chase Bank
10420 Highland Manor Drive, 4th FL
Tampa, FL 33610

RE: Preliminary Acceptance – Roam at Winter Park, Filing 1

To Whom It May Concern,

Upon receiving a request from Fraser River Development Company, LLC for inspection of the above-named project the Town of Winter Park has approved a partial release of escrow funds held through the JP Morgan Chase Bank Letter of Credit #NUSCGS029428. The amount of the Letter of Credit is \$3,126,114.04. The Town of Winter Park hereby authorizes the release of \$351,500.00, bringing the balance of the cash escrow account to \$2,774,614.04. This letter will act as the Town's approval to reduce said Letter of Credit. Please provide a revised Letter of Credit indicating the above-noted amount.

In accordance with Section 2.6.1 of the Standards and Specifications for Design and Construction, the Town of Winter Park hereby grants Preliminary Acceptance of the gas and electric improvements highlighted on the attached spreadsheet and identified in the Development Improvements Agreement – Resolution 1699, Series 2019.

The warranty period for the gas and electric improvements will begin as of the date of this letter and will be released in accordance with the approved Development Improvements Agreement. This letter shall serve as Preliminary Acceptance of the improvements.

If you have any further questions or need additional information, please do not hesitate to contact me by phone at 970.726.8081 or by e-mail at jshockey@wpgov.com. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "James Shockey", written in a cursive style.

James Shockey, AICP
Community Development Director

Cc: Jeff Vogel, Vogel and Associates.

Development Improvements Agreement Standard Form – Exhibit A

Project Name: ROAM FILING 1

Completion Date: _____

In accordance with the Improvements Agreement between the Town of Winter Park and _____ (Principal), dated _____, the Principal hereby agrees to provide the improvements noted below and depicted on the approved plans for this project.

	IMPROVEMENT	QTY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Roads	Subgrade Construction (clearing, cut/fill, grading)	14.5	AC	2000	29,000	
	Surfacing (sub-base, base) 8" thick	8850	TONS	25	221,250	
	Paving (pavement, shoulder gravel) 5" thick	6165	TONS	95	585,675	
	Curb/Gutter	12348	LF	15	185,220	
	Sidewalks			TOTAL	156,775	
	Street Name Signs	69	EA	300	20,700	
	Street Lights/Signs/Traffic Control Devices					
	Snow Storage					
Parking	Subgrade Construction _____" thick					
	Surfacing _____" thick					
	Paving _____" thick					
	Curb/Gutter					
	Sidewalks					
	Lighting					
	Striping	2300	LF	2	4,600	
	Snow Storage					
Pathways	Grading/Drainage					
	Surfacing _____" thick					
	Signs					
Drainage	Culverts			TOTAL	174,170	
	Storm Drains			TOTAL	124,500	
	Detention Facilities			TOTAL	90,000	
	Erosion Control			TOTAL	5,400	
Landscape	Re-vegetation	7	AC	3000	21,000	
	Landscape Material (itemize on Exhibit B)				307,559.20	
Utilities	Water Mains			TOTAL	1,070,400	
	Hydrants	18	EA	1200	21,600	
	Taps			TOTAL	230,400	
	Manholes	41	EA	4000	164,000	
	Sewer Mains			TOTAL	480,075	
	Electric	12302	LF	20	246,040	
	Gas	5273	LF	20	105,460	
	Other Utilities					
Misc.	Fire Mitigation					
	Fuels Modification					
	Defensible Space					
	Wetlands Mitigation					
Clean-Up	Site Clean-Up					
	SUBTOTAL OF COSTS				4,243,824.20	
	TOTAL (Subtotal x 1.20)				5,092,589.04	



November 8, 2023

Land Title Guarantee Company
Mr. Gary Cellar
5975 Greenwood Plaza Blvd, Suite 125
Greenwood Village, CO 80111

RE: Partial Final Acceptance – Roam at Winter Park, Filing 1

Mr. Cellar,

Upon receiving a request from Fraser River Development Company, LLC for inspection of the above-named project, the Town of Winter Park has approved a partial release of escrow funds held through Land Title Guarantee Company. The amount of the escrow is \$1,181,924.04. The Town of Winter Park hereby authorizes the release of \$393,295.00, bringing the balance of the escrow account to \$788,629.04. This letter will act as the Town's approval to reduce said escrow account. Please provide a revised statement indicating the above-noted amount.

The warranty period for the improvements identified on the sheet have been met and after inspection by the Grand County Water and Sanitation District No. 1, final acceptance is granted in accordance with the Standards and Specifications for Design and Construction. This portion of the project is considered complete and has complied with the requirements of the Development Improvements Agreement approved through Resolution 1699, Series 2019 and amended through Resolution 1835, Series 2021.

If you have any further questions or need additional information, please do not hesitate to contact me by phone at 970.726.8081 or by e-mail at jshockey@wpgov.com. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "James Shockey", written over a light blue horizontal line.

James Shockey, AICP
Community Development Director

Cc: Tony DePlata, Fraser River Development Company
Blake Johnson, Fraser River Development Company

Development Improvements Agreement Standard Form - Exhibit A

Project Name: **ROAM FILING 1**

Completion Date: _____

In accordance with the Improvements Agreement between the Town of Winter Park and (Principal), dated _____, the Principal hereby agrees to provide the improvements noted below and depicted on the approved plans for this project.

	IMPROVEMENT	QTY	UNIT	UNIT COST	TOTAL COST	COMPLETION DATE
Roads	Subgrade Construction (clearing, cut/fill, grading)	14.5	AC	2000	29,000	
	Surfacing (sub-base, base) 8" thick	8850	TONS	25	221,250	
	Paving (pavement, shoulder gravel) 5" thick	6165	TONS	95	585,675	
	Curb/Gutter	12348	LF	15	185,220	
	Sidewalks			TOTAL	156,775	
	Street Name Signs	69	EA	300	20,700	
	Street Lights/Signs/Traffic Control Devices					
	Snow Storage					
Parking	Subgrade Construction _____" thick					
	Surfacing _____" thick					
	Paving _____" thick					
	Curb/Gutter					
	Sidewalks					
	Lighting					
	Striping	2300	LF	2	4,600	
	Snow Storage					
Pathways	Grading/Drainage					
	Surfacing _____" thick					
	Signs					
Drainage	Culverts			TOTAL	174,170	
	Storm Drains			TOTAL	124,500	
	Detention Facilities			TOTAL	90,000	
	Erosion Control			TOTAL	5,400	
Landscape	Re-vegetation	7	AC	3000	21,000	
	Landscape Material (itemize on Exhibit B)				307,559.20	
Utilities	Water Mains			TOTAL	1,070,400	
	Hydrants	18	EA	1200	21,600	
	Taps			TOTAL	230,400	
	Manholes	41	EA	4000	164,000	
	Sewer Mains			TOTAL	480,075	
	Electric	12302	LF	20	246,040	
	Gas	5273	LF	20	105,460	
	Other Utilities					
Misc.	Fire Mitigation					
	Fuels Modification					
	Defensible Space					
	Wetlands Mitigation					
Clean-Up	Site Clean-Up					
	SUBTOTAL OF COSTS				4,243,824.20	
	TOTAL (Subtotal x 1.20)				5,092,589.04	



P. O. Box 3077
Winter Park, CO 80482-3077
970.726.5583 Phone
970.726.5636 Fax

October 23, 2023

James R. Shockey
Town Planner
Town of Winter Park, Co
80482
email: jshockey@wpgov.com

RE: Roam Filing 1 Acceptance

James,

This letter serves as notice of completion and acceptance of the Water and Sewer Mains associated with the Roam Filing 1 Development. As-built plans and a letter from the engineer stating that the water and sewer were installed according to plans have been received. The two-year warranty period has been completed.

Sincerely,



William Borrás, District Manager
GCWS#1

June 30, 2020

JN: 17008

Grand County Water & Sanitation District #1
C/o Bruce Hutchins
50 Vasquez Road
PO Box 3077
Winter Park, CO 80482

Dear Bruce:

Re: Preliminary Water and Sanitary Sewer Infrastructure Acceptance
Roam At Winter Park

A portion of on-site water and sanitary sewer was installed in the fall of 2019 and the remainder installed in the spring of 2020. Preliminary acceptance, for water and sanitary sewer, is requested.

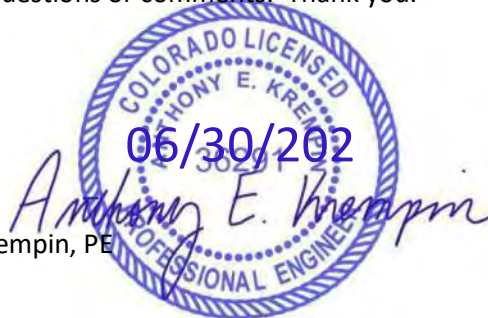
The water and sanitary sewer as-constructed survey was performed by LTD Engineering & Consulting and Core Consultants. The water and sanitary sewer testing was observed by Bill Hayne, LTD Engineering and Consultants and a representative of Grand County Water & Sanitation District #1. Rim Elevations for sanitary sewer manholes still need be set to final grade that will be completed with final paving.

I Anthony E. Krempin, a duly licensed professional engineer in the state of Colorado, state that construction of the water and sanitary sewer has been completed in substantial compliance with the construction plans approved by the Town of Winter Park and Grand County Water and Sanitation District #1, as determined by review of the record drawings and during periodic on-site observations during and after the course of construction as determined by me or under my direct supervision. Date: 06/30/2020

Please call with any questions or comments. Thank you.

Sincerely,
TKE Engineering, LLC

Anthony E. (Tony) Krempin, PE
Principal



June 15, 2023

JN: 17008

Colorado Department of Transportation
C/o Nicholas Nordquist and Brian Killian
222 S. 6th St, Room 100
Grand Junction, CO 81501
P 970-683-6284

Dear Nick and Brian:

Re: Request for Final Acceptance
CDOT Permit No. 320055 – Roam Filing 1, Winter Park

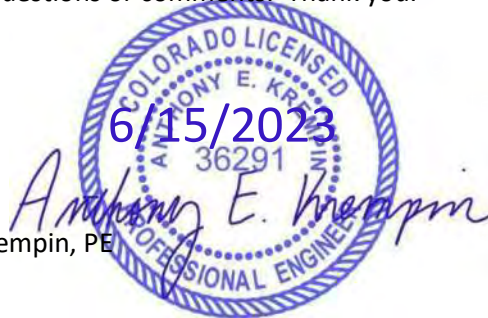
Construction has been completed for the above referenced project and has been inspected by the CDOT Staff on June 14, 2023.

Periodic construction observation and soils testing was completed by Kumar & Associates, Inc. It is my professional opinion that based on the observation and information performed and received the horizontal and vertical alignment, materials, testing, and construction methods conform to the approved construction plans dated 07/01/2020, for CDOT standards, design intent and applicable standards of practice.

Please call with any questions or comments. Thank you.

Sincerely,
TKE Engineering, LLC

Anthony E. (Tony) Krempin, PE
Principal



October 24, 2023

JN: 17008

Town of Winter Park
C/o James Shockey
50 Vasquez Road
PO Box 3077
Winter Park, CO 80482

Dear James:

Re: Request for Preliminary Acceptance for Storm Sewer Infrastructure, Water Quality Ponds, and Portions of Roadway Infrastructure

Roam At Winter Park

Roadway infrastructure and Storm Sewer construction was completed fall of 2020 and concrete pan repair/replacement was completed in 2023. The Record Drawings were produced by Core Consultants, Inc. Additional concrete pans and water quality pond Record Drawings completed by Aztec Consulting, Inc.

The Record Drawings were reviewed by TKE Engineering. All construction was observed by Fraser River Development Company with periodic site visits from TKE.

The water quality mechanical separators and storm sewer infrastructure, the roadway infrastructure, including curb & gutter, street cross pans, concrete sidewalks, curb ramps, signs and portions of asphalt paving were constructed in substantial compliance with the approved construction plans.

We formally are requesting preliminary acceptance of the roadways and storm infrastructure.

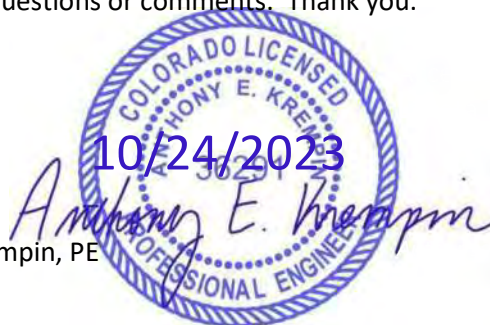
Portions of roadway infrastructure that will be completed within Tract E and Tract F with future development and roadway island landscaping are not included with this preliminary acceptance request.

I, Anthony E. Krempin, a duly licensed professional engineer in the state of Colorado, state that the above-mentioned construction has been completed in substantial compliance with the construction plans approved by the Town of Winter Park, as determined by review of the record drawings and during periodic on-site observations during and after the course of construction as determined by me or under my direct supervision.

Please call with any questions or comments. Thank you.

Sincerely,
TKE Engineering, LLC

Anthony E. (Tony) Krempin, PE
Principal



ROAM METROPOLITAN DISTRICT NO. 1

Board Meeting Project Status

February 23, 2024

Project Work

Filing 1

- The Town of Winter Park granted Initial Acceptance for the Filing 1 Improvements.
- Acceptance letters from Grand County Water and Sanitation District, the Town of Winter Park, and CDOT have all been received and included as attachments in Infrastructure Acquisition Report #1.
- IDES submitted Cost Certification Report #11 for approval. Tract C is now being dedicated to the District, changing the public site percentage.
- Part of CC11 amended the site percentage used for previous Cost Certs 1-10 finding an additional \$31,810.01 in additional eligible costs. IDES also reviewed \$773,933.06 in new invoices finding that \$290,864.81 of the submitted costs were District Eligible.



Filing 2 – Cabins Phase 1

- Mountain States Snowcats completed all improvements on site.
- Grand County Water & Sanitation granted Initial Acceptance of the water and sewer main.
- Town of Winter Park has agreed to include asphalt and concrete punch list items as a part of Mountain States Snowcat's warranty and exclude the water quality pond from initial acceptance with the understanding that it is going to be addressed in the Spring.
- The Town of Winter Park is still reviewing the engineer's preliminary acceptance letter, punch list, and as-builts. IDES is following up weekly.



Filing 3 – Cabins Phase 2

- IDES and Mountain States Snowcats have been on site to stake the Limits of Construction and determine which trees are slated to be removed. Tree removal was reviewed with the Town of Winter Park and is set to begin following work for foundations.
- Mountain States Snowcats installed erosion control allowing Marker Hill to begin construction for their foundations outside of the wetlands.
- Mountain States Snowcats stripped and stockpiled topsoil from five lots. Aztec surveyed stockpile and provided quantity. They have performed the overlot grading pertaining to the construction of the foundations for Marker Hill Construction but have not submitted a pay application.



Construction Contract Documents

Contractor Agreements

- Sage Creek Environmental - \$113,416.45 – F3 Erosion Control & Wetland Perimeter Fence

Contractor Change Order Requests and Work Orders

- Wetlands Perimeter Fence – \$3,272.00

Consultant/Vendor Agreements & Task Orders

Task Orders and Work Orders

- Peter Van Dusen Project Management & Design - WO3 - \$55,350.00

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that **Nexus North Owner LLC**, a Delaware limited liability company, whose address is 2750 East 146th Street, Suite 200, Carmel, IN 46033, hereinafter referred to as "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged as paid by **Nexus North at DIA Metropolitan District**, whose address is 4725 S. Monaco Street, Denver, CO 80237, has bargained and sold, and by these presents, does grant and convey unto Nexus North at DIA Metropolitan District, its successors and assigns, all of its right, title and interest in the improvements as set forth on Exhibit A attached hereto and incorporated herein (the "Improvements") and all things of value, including all work product, both tangible and intangible, including legal, accounting, engineering, and management costs related thereto, accruing from the costs associated with the provision of the Improvements.

TO HAVE AND TO HOLD the same unto Nexus North at DIA Metropolitan District, its successors and assigns forever; and Grantor, its successors and assigns, shall warrant and defend the sale of said property, improvements, services and facilities made unto Nexus North at DIA Metropolitan District, and its successors or assigns, against all and every person or persons whomsoever, and warrants that the conveyance of the property, improvement, services and facilities to Nexus North at DIA Metropolitan District, and its successors or assigns, is made free from any claim or demand whatever.

IN WITNESS WHEREOF, Grantor, by and through its authorized representatives, hereby executes this Bill of Sale and sets its seal as of this 14th day of December, 2022.

NEXUS NORTH OWNER LLC,
a Delaware limited liability company

By: J. Mark Shapland
Name: J. Mark Shapland
Its: Vice President

Subscribed and sworn to before me this 14th day of December, 2022.



Stephanie Santos
Notary Public
My commission expires: 10/18/2025

EXHIBIT A
To Bill of Sale

IMPROVEMENTS

The following improvements located within Quintero Street (TRACT A of Nexus North At DIA Filing No. 2, a subdivision plat recorded at reception No. 2020000126372, County of Adams, State of Colorado):

- a. Storm sewer improvements including pipe, flared end sections, inlets, manholes, ponds, trickle channel, pond forebays, check dams, spillways, pond seeding, pond outlet structures, maintenance access roads, and outfall therefrom;
- b. Street improvements including curb and gutter, sidewalk, handicap ramps, asphalt, signage, striping, and streetlights.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that Fraser River Development Co LLC, hereinafter referred to as "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged, paid by Roam Metropolitan District No. 1, whose address is 4725 S. Monaco Street, Suite 360, Denver, CO 80237, has bargained and sold, and by these presents, does grant and convey unto Roam Metropolitan District No. 1, its successors and assigns, all of its right, title and interest in the improvements constructed pursuant to the listing of invoices on Exhibit 1, attached hereto and incorporated herein (the "Improvements") and all things of value, including all work product, both tangible and intangible, including legal, accounting, engineering, and management costs related thereto, accruing from the costs associated with the provision of the Improvements.

TO HAVE AND TO HOLD the same unto Roam Metropolitan District No. 1, its successors and assigns forever; and Grantor, its successors and assigns, shall warrant and defend the sale of said property, improvements, services and facilities made unto Roam Metropolitan District No. 1, and its successors or assigns, against all and every person or persons whomsoever, and warrants that the conveyance of the property, improvement, services and facilities to Roam Metropolitan District No. 1, and its successors or assigns, is made free from any claim or demand whatever.

IN WITNESS WHEREOF, Grantor, by and through its authorized representatives, hereby executes this Bill of Sale and sets its seal as of this ____ day of _____, 20__.

FRASER RIVER DEVELOPMENT CO LLC

By: _____

Its: _____

Subscribed and sworn to before me this ____ day of _____, 20__.

My commission expires: _____

Notary Public

EXHIBIT 1
To Bill of Sale
IMPROVEMENTS

The following improvements located within Ramble Lane and Exploration Trail (Roam Metropolitan District No. 1, Filing No. 1, Town of Winter Park, County of Grand, State of Colorado):

- a. Street improvements including concrete pans and asphalt.

The following improvements located within Tract B (Roam Metropolitan District No. 1, Filing No. 1, Town of Winter Park, County of Grand, State of Colorado):

- a. Open space tract including signage improvements.

The following improvements located within Tract C (Roam Metropolitan District No. 1, Filing No. 1, Town of Winter Park, County of Grand, State of Colorado):

- a. Open space tract including signage improvements.

The following improvements located within Tract G (Roam Metropolitan District No. 1, Filing No. 1, Town of Winter Park, County of Grand, State of Colorado):

- a. Open space tract including signage improvements.

DEVELOPER'S CERTIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Before me, the undersigned, personally appeared _____ who, being by me first duly sworn on oath and under penalty of perjury deposes and certifies:

1. That he/she is the President or principal of Fraser River Development Co., LLC.
2. That he/she has inspected or otherwise examined the improvements as described in **Exhibit A** (the "Improvements") and the costs itemized therein.
3. That he/she has found the Improvements and the costs related thereto are true, correct, and accurate to the best of his/her knowledge, information and belief.

FRASER RIVER DEVELOPMENT CO, LLC, a
Colorado limited liability company

By: _____
Its: President/Principal

Subscribed and sworn to me before this _____ day of _____, 2023.

My commission expires: _____

Notary Public

EXHIBIT A
THE IMPROVEMENTS

INDEMNIFICATION AGREEMENT (Roam Filing No. 1)

This INDEMNIFICATION AGREEMENT (this “Agreement”) is entered into _____, 2024, by and between ROAM METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and FRASER RIVER DEVELOPMENT CO, LLC, a Colorado limited liability company (the “Developer”). The District and the Developer are collectively referred to as the “Parties.”

RECITALS

WHEREAS, the Developer has requested the District accept and acquire the improvements constructed by the Developer, or its affiliates, as more particularly described on the attached Exhibit A (the “Public Improvements”) and located in Roam Filing No. 1; and

WHEREAS, the Developer is anticipated to dedicate certain improvements to the Town of Winter Park (the “Town”), Grand County (the “County”), and/or Grand County Water and Sanitation District No. 1 (“GCWSD”) as set forth in Exhibit A (collectively, the “Third-Party Dedicatees”); and

WHEREAS, the District and Developer have previously entered into that Improvement Acquisition, Advance and Reimbursement Agreement, dated December 18, 2018 (the “Capital Reimbursement Agreement”); and

WHEREAS, the Capital Reimbursement Agreement requires that, prior to the dedication of public improvements, the Developer provide unconditional lien waivers affirming that the Developer has paid in full all laborers, subcontractors, materialmen and suppliers for all work, labor, services, materials and equipment for the construction of the improvements thereunder; and

WHEREAS, the District is willing to accept an indemnification from the Developer as set forth in this Agreement to fulfill that obligation and facilitate the dedication of the Public Improvements thereunder; and

WHEREAS, the Developer is willing to indemnify the District for any and all claims, costs, expenses and liens from suppliers and subcontractors for labor performed or materials used or furnished in the construction of the Public Improvements as set forth herein to fulfill the requirements of the Capital Reimbursement Agreement; and

NOW, THEREFORE, in consideration of the foregoing and the respective agreements of the Parties contained herein, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. Developer Representations. The Developer, to induce the District to acquire the Public Improvements, does hereby make the following representations to the District, with full knowledge and intent that the District will rely thereon:

a. There are no judgments, claims, or lawsuits against the Developer in relation to the Public Improvements or Work (defined below) as of the date first set forth above; and

b. Title to all labor, materials, equipment and/or services delivered and/or furnished by, through or at the direction of the Developer with respect to the Public Improvements (the “Work”), whether or not incorporated into the Public Improvements, has passed to the District or Third-Party Dedicatees, as applicable, free and clear of all liens and claims (including, without limitation, mechanics’ or materialmen’s liens and claims), security interests or encumbrances (hereinafter all referred to as “Liens”); and

c. All taxes applicable to the equipment and materials furnished and/or brought to the job site in connection with the Work have been fully paid; and

d. All laborers, mechanics, subcontractors, materialmen and all materials, machinery, equipment, fixtures, tools, scaffolding and appliances furnished in connection with the Work and for any other indebtedness connected therewith for which the District, Third-Party Dedicatees, or owner of the property thereunder might be responsible have been paid in full.

2. Waiver of Claims. The Developer, for itself and its successors, waives, relinquishes and releases all liens, any bond right, any claim for payment and right or claim to a lien for labor or materials furnished in the construction, improvement, alteration or repair involved in performance of the Work.

3. Indemnification.

a. The Developer shall indemnify, defend and hold the District and its directors, officers, managers, agents and employees and the Third-Party Dedicatees harmless from and against all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, and expenses of any nature (including, but not limited to, reasonable attorneys’ fees, investigative and repair costs, expert and consultant fees, litigation costs and other expenses incurred in the defense, and insurance deductibles), and liabilities, of, by, or with respect to third parties (“Claims”) to the extent they arise from or may be alleged to arise, directly or indirectly, in whole or in part, from the construction of the Public Improvements and performance of the Work (including, without limitation, any of the foregoing furnished by the Developer’s contractors, subcontractors, or material suppliers) or any alleged breach of the representations and warranties set forth in this Agreement.

b. After receipt of a written demand by the District for indemnification in accordance with this Section 3, the Developer will immediately undertake the defense of such Claim or cause such Lien to be removed from the Public Improvements. In the event the Developer fails to do so, the District is authorized to use whatever means in its discretion it may deem appropriate to cause said Lien to be removed or Claim to be dismissed, and the costs thereof, together with reasonable attorneys’ fees, will be immediately due and payable by the Developer. In the event a suit on such Claim or Lien is brought, the Developer will, at the option of the District or Third-Party Dedicatee (as applicable), defend the District or Third-Party Dedicatee in said suit at its own cost and expense, with counsel satisfactory to the District or Third-Party Dedicatee (as

applicable), and will pay and satisfy any such Claim or Lien. The Developer may litigate any such Claim or Lien, provided the Developer causes the effect thereof to be removed promptly in advance from the Public Improvements. This indemnity coverage shall also cover the District's and Third-Party Dedicatee's defense costs in the event that the District or Third-Party Dedicated, in its sole discretion, elects to provide its own defense.

4. Governing Law/Disputes. This Agreement and all claims or controversies arising out of or relating to this Agreement shall be governed and construed in accordance with the law of the State of Colorado, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado. Venue for all actions arising from this Agreement shall be in the District Court in and for Grand County, Colorado. The Parties expressly and irrevocably waive any objections or rights which may affect venue of any such action, including, but not limited to, forum non-conveniens or otherwise. At the District's request, the Developer shall carry on its duties and obligations under this Agreement during any legal proceedings until and unless this Agreement is otherwise terminated. In the event that it becomes necessary for either party to enforce the provisions of this Agreement or to obtain redress for the breach or violation of any of its provisions, whether by litigation, arbitration or other proceedings, the prevailing party shall recover from the other party all costs and expenses associated with such proceedings, including reasonable attorney's fees.

5. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.*, C.R.S.

6. Severability. If any covenant, term, condition or provision of this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition or provision shall not affect any other provision contained herein, the intention being that such provisions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

7. Counterpart Execution. This Agreement may be executed in counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

8. Electronic Signatures. The Parties consent to the use of electronic signatures pursuant to the Uniform Electronic Transactions Act, Sections 24-71.3-101 *et seq.*, C.R.S., as may be amended from time to time. This Agreement, and any other documents requiring a signature hereunder, may be signed electronically by the parties in a manner acceptable to the District. The Parties agree not to deny the legal effect or enforceability of this Agreement solely because it is in

electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of this Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

[Remainder of this page is intentionally blank.]

Entered into and executed as of the date first written above.

DISTRICT:

ROAM METROPOLITAN DISTRICT NO. 1,
a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____

Officer of the District

District Signature page to Indemnification Agreement (Roam Filing No. 1)

DEVELOPER:

FRASER RIVER DEVELOPMENT CO LLC, a
Colorado limited liability company

By: _____
Its: _____

Developer Signature page to Indemnification Agreement (Roam Filing No. 1)

EXHIBIT A

Public Improvements

Pursuant to § 39-13-104(1)(a), C.R.S., no documentary fee required.
Consideration Paid \$10.00

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this _____ day of _____, 20__, between Fraser River Development Co LLC, a Colorado limited liability company, whose address is 124 County Road 8317, Tabernash, CO 80479 (“Grantor”), and Roam Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose legal address is 141 Union Boulevard, Suite 150, Lakewood, CO 80228 (“Grantee”):

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the Grantee and Grantee’s heirs, successors and assigns, forever, all the right, title, interest, claim, and demand which Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Grand, and State of Colorado, described as follows:

1. Tract B, Roam Filing No. 1 (as recorded with the Grand County Clerk and Recorder at Reception No. 2019008310)
2. Tract C, Roam Filing No. 1 (as recorded with the Grand County Clerk and Recorder at Reception No. 2019008310)
3. Tract G, Roam Filing No. 1 (as recorded with the Grand County Clerk and Recorder at Reception No. 2019008310)
4. Exploration Trail (specifically excepting Vazquez Road), Roam Filing No. 1 (as recorded with the Grand County Clerk and Recorder at Reception No. 2019008310 and depicted in Exhibit A attached hereto)
5. Ramble Lane, Roam Filing No. 1 (as recorded with the Grand County Clerk and Recorder at Reception No. 2019008310 and depicted in Exhibit A attached hereto)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, its heirs, successors and assigns forever.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed on the date set forth above.

FRASER RIVER DEVELOPMENT CO
LLC

By: _____

Its: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed and sworn before me this _____ day of _____, 20__ by _____ as _____ of Fraser River Development Co LLC.

WITNESS my hand and official seal.

My commission expires: _____

(SEAL)

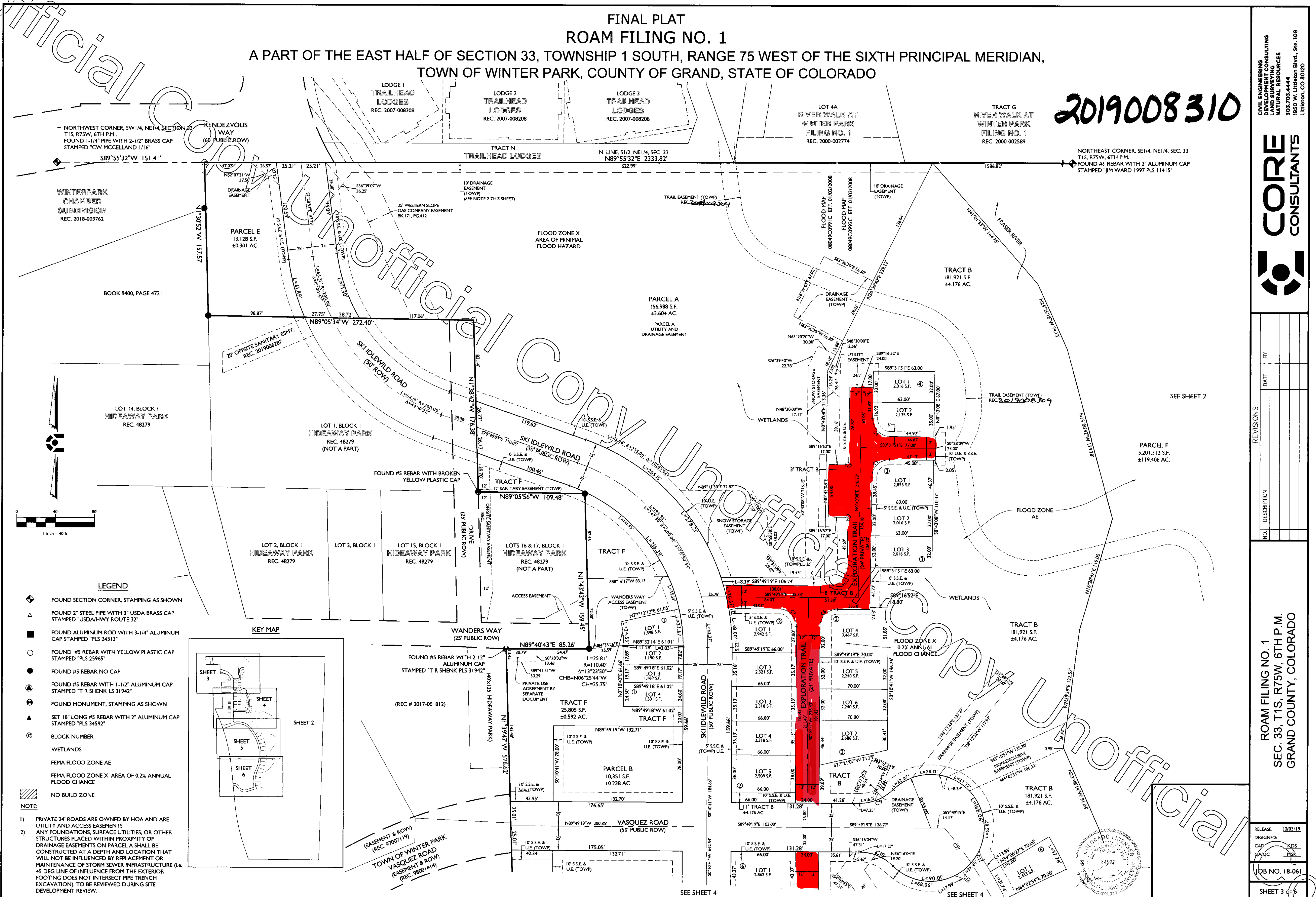
Notary Public

EXHIBIT A
Exploration Trail & Ramble Lane

2019008310

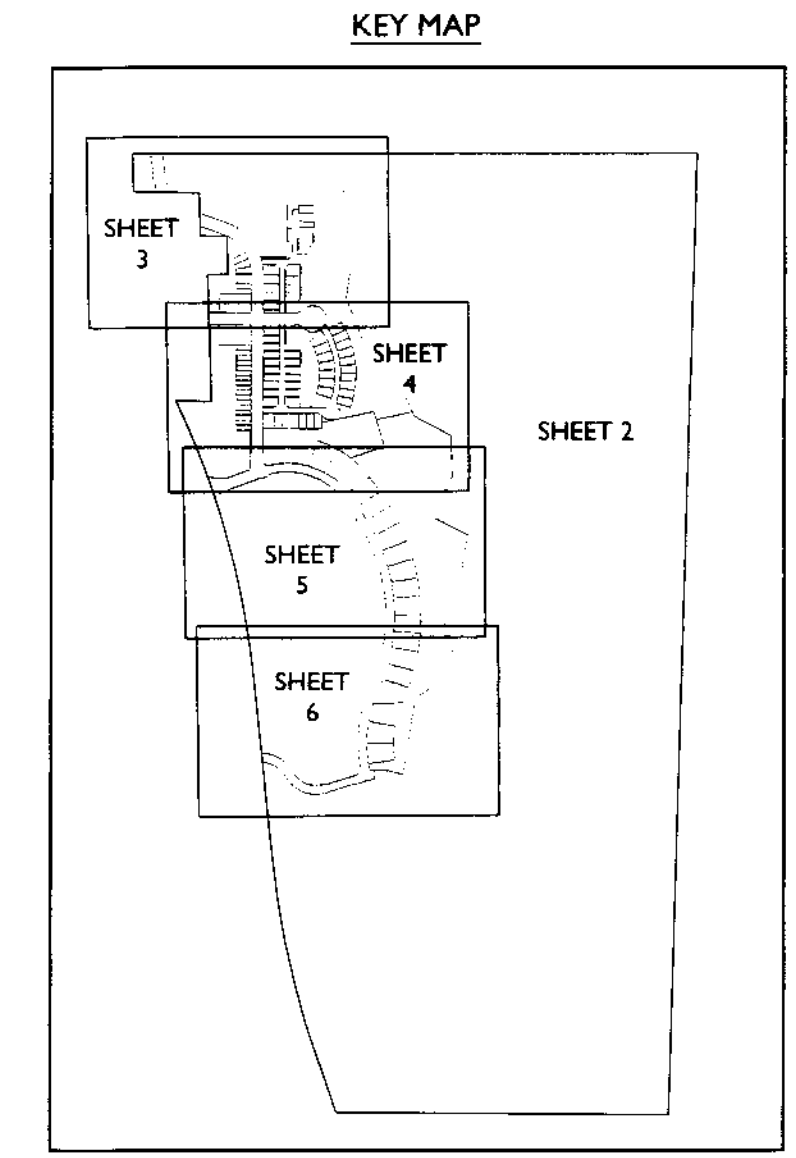
ROAM FILING NO. 1
SEC. 33, T1S, R75W, 6TH P.M.
GRAND COUNTY, COLORADO

RELEASE: 10/03/19
DESIGNED: _____
CAD: KDS
QA/QC: MSK
JOB NO. 18-061
SHEET 3 OF 6



FINAL PLAT
ROAM FILING NO. 1
A PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

- LEGEND
- ◆ FOUND SECTION CORNER, STAMPING AS SHOWN
 - △ FOUND 2" STEEL PIPE WITH 3" USDA BRASS CAP STAMPED "USDA/HWY ROUTE 32"
 - FOUND ALUMINUM ROD WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 24313"
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP "PLS 25965"
 - FOUND #5 REBAR NO CAP
 - ⊙ FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "T R SHENK LS 31942"
 - ⊕ FOUND MONUMENT
 - ▲ SET 18" LONG #5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 34592"
 - ⊗ BLOCK NUMBER
 - WETLANDS
 - FEMA FLOOD ZONE AE
 - FEMA FLOOD ZONE X, AREA OF 0.2% ANNUAL FLOOD CHANCE
 - NO BUILD ZONE
 - (N/R) NON-RADIAL



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



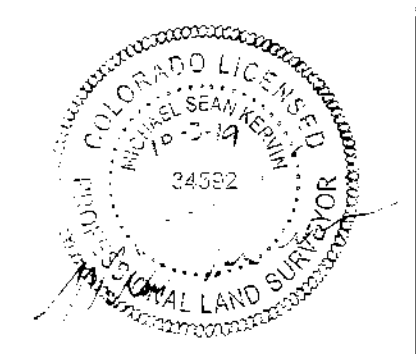
REVISIONS	
NO.	DESCRIPTION

ROAM FILING NO. 1
SEC. 33, T1S, R75W, 6TH P.M.
GRAND COUNTY, COLORADO

RELEASE: 10/03/19
DESIGNED: KPS
QA/QC: MSK
JOB NO. 18-061
SHEET 4 OF 6

2019008310

NOTE: PRIVATE 24' ROADS ARE OWNED BY HOA AND ARE UTILITY AND ACCESS EASEMENTS



RIVER ACCESS & MAINTENANCE EASEMENT AGREEMENT

THIS RIVER ACCESS & MAINTENANCE EASEMENT AGREEMENT (the “**Agreement**”), is made this ____ day of _____, 20____, by and between Fraser River Development Co LLC, a Colorado limited liability company (hereinafter called “**Grantor**”) and Roam Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (hereinafter called “**Grantee**”), and their respective successors and assigns. Grantor and Grantee are collectively referred to herein as the “**parties**.”

WHEREAS, the Grantor owns and is in the process of developing a mixed use development within the Town of Winter Park, Colorado (the “**Town**”) commonly known as “Roam” (the “**Development**”) on the overall property owned by Grantor, as more particularly described in **Exhibit A** attached hereto and incorporated herein (the “**Property**”); and

WHEREAS, Grantee, along with Roam Metropolitan District Nos. 2 and 3 were organized to facilitate the construction, installation, funding, operation, and maintenance of public improvements within the Development; and

WHEREAS, the Fraser River runs through the Development and certain portions of the Fraser River corridor are to be improved and maintained as public improvements; and

WHEREAS, as part of the Development, the Corps (defined below) requires that certain property within the Fraser River corridor, as more particularly described in **Exhibit B** attached hereto and incorporated herein (the “**Preserve Area**”) be subject to the Restrictive Covenant (defined below) limiting activities and improvements that may cause harm to wetland areas therein and to generally conserve the area; and

WHEREAS, the Grantor has or will install additional plant life and other improvements within the property more particularly described in **Exhibit C** attached hereto and incorporated herein (the “**Non-Preserve Area**” which, together with the Preserve Area, shall be referred to herein as the “**River Corridor Area**”) which will not be subject to the Restrictive Covenant’s Preserve Area limitations but which will contain certain public and private improvements for the benefit of the residents and taxpayers of the Development and public generally; and

WHEREAS, a map depicting the interrelation of the Preserve Area, Non-Preserve Area, and Property (defined below) is attached hereto as **Exhibit D** (the “**Stream Management Map**”); and

WHEREAS, once constructed or installed by the Grantor, the Grantor desires to convey certain public improvements in the River Corridor Area to the Grantee for ongoing operations and maintenance in accordance with the terms of this Agreement; and

WHEREAS, to further permit the Grantee to operate and maintain certain public improvements, the Grantor intends to convey Tracts B and G, Roam Filing 1 (“**Tracts B & G**”) to the Grantee by separate instrument; and

WHEREAS, a portion of Tracts B & G is within the Preserve Area and therefor subject to the Restrictive Covenant as depicted in the Stream Management Map and **Exhibit B** hereto; and

WHEREAS, to permit the Grantee to operate and maintain those public improvements located outside of Tracts B & G, the Grantor desires to grant the Grantee certain easement and access rights in the River Corridor Area as set forth herein; and

WHEREAS, the Grantee has agreed to operate and maintain certain public improvements within the River Corridor Area, enforce the Restrictive Covenant, and perform ongoing maintenance and monitoring within the River Corridor Area in accordance with the terms of the Mitigation Plan (defined below) all in accordance with and subject to the terms of this Agreement.

WHEREAS, Grantor and Grantee anticipate that after the public improvements within the River Corridor Area are complete, Grantee will assume Grantor's obligations for maintaining the River Corridor Area in accordance with the terms of the Mitigation Plan.

NOW THEREFORE, in consideration of the promises and the mutual covenants herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor and Grantee agree as follows:

1. Grant of Easement. For and in consideration of good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor hereby grants to the Grantee, its agents, successors, and assigns, a perpetual, non-exclusive easement in, to, over, through, upon, and across the River Corridor Area for the purpose of (a) enforcing the Restrictive Covenant (defined below) within the Preserve Area; (b) constructing public improvements within the River Corridor Area, including, but not limited to, river bank stabilization improvements, stream management improvements, fisheries, wetlands and related landscaping, trails, parks, and improvements necessary to protect the wetland areas in accordance with the terms of the Mitigation Plan, including, but not limited to, signage and fencing (collectively, "**Permitted Improvements**"); and (c) operating, maintaining, repairing and replacing the Permitted Improvements subject to the terms of this Agreement. "Permitted Improvements" within the Preserve Area shall mean only those improvements permitted by the Restrictive Covenant.

2. Restrictive Covenant. The Grantee acknowledges that the Grantor has recorded that Declaration of Restrictive Covenant, dated _____, and recorded in the real property records of the Grand County Clerk and Recorder at Reception No. _____, which, among other things, requires the Preserve Area to remain in its natural condition as restored, enhanced, and preserved as required by the United States Army Corps of Engineers (the "**Corps**") and Permit No. SPK-2018-01012 (the "**Restrictive Covenant**"). The Grantee acknowledges that, in the performance of its obligations hereunder and any other agreements in place between Grantor and Grantee with respect to the River Corridor Area, and notwithstanding anything else herein, the Grantee is subject to the terms of the Restrictive Covenant and agrees to enforce the terms of the same within the Preserve Area in its entirety (including that portion of the Preserve Area located within Tracts B & G). To the extent any improvement or activity, whether temporary or permanent, or any landscaping design feature or improvement of any kind on the Preserve Area is deemed by the Corps or Grantee, each in its reasonable discretion, to violate the Restrictive Covenant, it shall be removed by the Grantee without liability to the Grantee therefor.

3. Mitigation Plan. The Grantee acknowledges that the Grantor has obtained the Corps' approval of a Roam Winter Park Phase 1 Mitigation and Monitoring Plan related to Permit No. SPK-2018-01012 (the "**Mitigation Plan**") regarding maintenance of all or a portion of the River Corridor Area. The Grantee acknowledges and agrees that, in the performance of its obligations hereunder and any other agreements in place between Grantor and Grantee with respect to the River Corridor Area, it is subject to the terms of the Mitigation Plan with respect to the Permitted Improvements and will operate

and maintain the Permitted Improvements within the River Corridor Area in accordance with the Mitigation Plan and this Agreement. To the extent any improvement or activity, whether temporary or permanent, or any landscaping design feature or improvement of any kind within the River Corridor Area is deemed by the Corps, Grantor, or Grantee, each in its reasonable discretion, to violate the Mitigation Plan, it may be removed by the Grantee without liability to the Grantor therefor.

4. Ingress & Egress. The Grantee shall have and exercise the right of ingress and egress in, to, over, through, upon, and across the River Corridor Area for any purpose needful for the full enjoyment of the right of occupancy or use provided for herein, including, but not limited to, public access to and right to use the same in accordance with the terms of this Agreement.

5. Dedication of Improvements.

a. *Pre-construction Coordination.* For any Permitted Improvements the Grantor constructs or installs (or has constructed or installed), if Grantor intends to request the Grantee accept the Permitted Improvements for continued operation and maintenance in accordance with Section 5(b) of this Agreement, the Grantor shall coordinate with the Grantee during design and construction of such Permitted Improvements; provided, however, the Grantee will not be responsible to operate or maintain those Permitted Improvements unless and until the Grantee grants final written acceptance of the same in accordance with this Agreement.

b. *Grantee Acceptance.* For any Permitted Improvements the Grantor constructs or installs (or has constructed or installed) that Grantor desires the Grantee to own, operate, and/or maintain, upon the completion of those Permitted Improvements, the Grantor shall operate and maintain the Permitted Improvements, including, but not limited to keeping the same in good repair and repairing or causing them to be repaired, for a period of one (1) year after the date of the Grantee's initial acceptance thereof (the "**Warranty Period**"). The Grantor's warranty maintenance obligations herein include the obligation to confirm the Permitted Improvements conform to all requirements of the Town and the Corps, and Permitted Improvements not conforming to these warranties may be considered defective and will not be granted final acceptance by the Grantee. Notwithstanding the foregoing or anything herein to the contrary, and without changing any obligation to perform warranty maintenance obligations as set forth in this Section, in the event that Grantor has provided financial security to the Town for the completion or warranty maintenance of any Permitted Improvements, Grantor shall not be required to provide additional financial security to Grantee for the same Permitted Improvements.

i. Upon the Grantor's fulfillment of its warranty maintenance obligations, the Grantor may request the Grantee's final acceptance of the Permitted Improvements after expiration of the Warranty Period by providing the Grantee the following:

1. a list of the Permitted Improvements to be dedicated;
2. confirmation that no liens apply thereto in the form of Section 10 below; and
3. a certification stamped by a professional engineer that the Permitted Improvements conform in all material respects to the requirements of the Restrictive Covenant (if applicable), the Mitigation Plan, and any applicable Town or Corps requirements.

ii. Subject to the Grantee's final acceptance of the Permitted Improvements in writing, the Grantor shall assign to the Grantee any outstanding and assignable vendor warranties related thereto (if any), and the Grantee shall thereafter be responsible for operation and maintenance of the dedicated Permitted Improvements (once finally accepted, the "**Accepted Improvements**"), including, but not limited to, all monitoring and maintenance required by the Mitigation Plan and continued enforcement of the Restrictive Covenant within the Preserve Area, as applicable thereto.

iii. The Grantor shall be responsible to maintain any and all Permitted Improvements unless and until the Grantee finally accepts the Accepted Improvements in accordance with the terms of Section 5(b).

c. *Non-Preserve Area Current Improvements.* The Grantee hereby initially accepts all of the following Permitted Improvements existing within the Non-Preserve Area as of the date hereof and all appurtenances and fixtures thereto (the "**Current Improvements**"):

- i. Riverbank stabilization improvements; and
- ii. Fishery improvements.

The Grantor shall be responsible to operate and maintain the Permitted Improvements in accordance with Section 5(b) above until the Grantee's final acceptance thereof in accordance with the terms of this Agreement.

d. *Intended Future Improvements.* The parties currently intend that the Grantor may construct or install the following improvements within the Preserve Area and Non-Preserve Area, respectively:

i. Preserve Area:

- 1. Fencing;
- 2. Signage;
- 3. Wetland plant material; and
- 4. Wet and dry utility connections.

ii. Non-Preserve Area:

- 1. A vehicular crossing over the Fraser River at Roam Way;
- 2. A pedestrian bridge;
- 3. Wetland plant material;
- 4. Wet and dry utility crossings; and
- 5. Parks, trails, and open space, excluding the Fraser River Trail owned and maintained by the Town.

If constructed or installed, the parties intend for the Grantor to dedicate the following to the Grantee for ongoing operations and maintenance in accordance with the terms of this Agreement:

i. Preserve Area:

- 1. Fencing;
- 2. Signage; and
- 3. Wetland plant material.

ii. Non-Preserve Area:

1. Wetland plant material;
2. Parks and trails excluding the Fraser River Trail owned and maintained by the Town.

6. No Grantee Construction. Except as the Grantee may determine necessary, in its sole discretion, including to carry out its obligations under this Agreement, the Grantee, may, but is not obligated to construct, install, or fund any improvements; Grantor shall be responsible for all such construction, installation, and funding. Notwithstanding the foregoing or anything to the contrary herein, nothing in this Agreement shall prohibit Grantor from requesting that Grantee accept ownership and maintenance obligations of any improvements not specifically enumerated herein.

7. Surety. Grantor shall be responsible to post or maintain any surety required by the Mitigation Plan, and Grantor (rather than Grantee) shall be entitled to the same (or any portion thereof remaining) if and as returned in accordance with the terms of the Mitigation Plan. The Grantee shall not be responsible to post or repay any surety obligation pursuant to this Agreement.

8. Grantor Remedies and Step-In Rights. If the Grantee fails to take appropriate action to operate and maintain the Permitted Improvements, enforce the Restrictive Covenant within the Preserve Area, or otherwise comply with the terms of this Agreement, the Grantor may exercise any and all rights available to Grantee at law or in equity, including but not limited to pursuing declaratory or injunctive relief, or providing the Grantee with written notice of Grantor's intent to take action to remedy the Grantee's failure (the "**Step-In Notice**"). Grantee shall be allowed a period of thirty (30) days (or such lesser time as may be required in order to prevent Grantor from being subject to any fines, fees, or additional liabilities, or such longer time as the Grantor and Grantee may agree) after receipt of a Step-In Notice within which to take reasonable steps to cure such alleged failures. If Grantee does not take reasonable steps to cure such alleged failures by the deadline therefor, the Grantor may take such action as it deems reasonably necessary to bring the Permitted Improvements into compliance with the Restrictive Covenant and Mitigation Plan. The Grantee will be responsible to reimburse the Grantor for the direct costs incurred by the Grantor to bring the Permitted Improvements into compliance with the Restrictive Covenant and Mitigation Plan pursuant to this Section.

9. Permits. The Grantor shall maintain Colorado Department of Public Health and Environment, Corps, and Town permits related to all improvements, including any Permitted Improvements and Accepted Improvements, in its name until such permits are deactivated or otherwise satisfied and closed, or assigned to Grantee with the Grantee's prior written consent. The Grantor shall also continue to be responsible for compliance with and its obligations under any development agreement between the Grantor and the Town, which obligations will not be transferred to the Grantee.

10. No Liens. The Grantor hereby represents that no liens or claims have been filed in connection with the Current Improvements, and Grantor agrees to resolve any claims at its expense and to indemnify and hold harmless the Grantee, its successors, and assigns against all liabilities, losses and/or damages of any kind arising out of any liens claims, demands, costs, judgments, and/or other expenses associated with any act or omission of the Grantor in the performance of the installation of the Current Improvements; the foregoing specifically includes, without limitation, attorney fees.

11. Grantor Reservation and Use. The Grantor hereby reserves and retains any and all rights to the undisturbed use and occupancy of all of Grantor's property insofar as such use and occupancy is consistent with and does not impair any grant herein contained and except as herein otherwise provided. Grantor further reserves and retains the right to install utilities in Tracts B & G and to grant additional

utility easements over Tracts B & G until such time as Tracts B & G are conveyed to Grantee. Grantee will reasonably cooperate with any requests by Grantor to grant additional or relocate utility easements in Tracts B & G following such conveyance provided such easements do not interfere with the Permitted Improvements to be accepted by the Grantee (or other public improvements to be constructed by the Grantee therein, if any) or otherwise violate the Restrictive Covenant, Mitigation Plan, or terms of this Agreement.

12. Title. The Grantor warrants that it has full right and lawful authority to make the grant hereinabove contained and promises and agrees to defend the Grantee in the exercise of its rights hereunder against any defect in its title to the land involved created by, through or under Grantor, or its right to make the grant hereinabove contained.

13. Binding Agreement. Each and every one of the benefits and burdens hereunder shall inure to and be binding upon the respective legal representatives, heirs, successors, executors, administrators, and assigns of the parties hereto.

14. Complete Agreement. The above and foregoing constitute all terms and conditions of this Agreement and no additional or different oral representation, promise, or agreement shall be binding on the Grantor or the Grantee with respect to the subject matter of this instrument.

15. Assignment. Subject to continued compliance with the Restrictive Covenant and Mitigation Plan, the Grantee shall have the right and authority to (a) assign any and all rights to use, and all obligations associated with, the Agreement as are granted to and accepted by Grantee herein; and (b) grant licenses or temporary construction easements to any appropriate person or entity to exercise any right, obligation, or authority granted to the Grantee herein.

16. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver in whole or in part of any of the rights, protections, privileges, limitations on damages, or governmental immunity provided to the Grantee and its respective directors, officers, consultants, employees, servants, agents, and authorized volunteers, in the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.*, C.R.S., as the same currently exists or may hereafter be amended.

17. Runs with the Land. This Agreement shall commence upon execution hereof by both the Grantor and the Grantee and shall run with the land and continue in full force and effect in perpetuity. Abandonment by the Grantee and/or any permitted assignee(s) of the Permitted Improvements or Accepted Improvements described herein shall not constitute abandonment of any of the rights or the real property interest represented by this Agreement.

18. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, and venue for any dispute hereunder shall lie in the Grand County District Court.

19. Notice. All notices, demands, requests, or other communications to be sent by a party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Grantee: Roam Metropolitan District No. 1
Icenogle Seaver Pogue, P.C.

4725 S. Monaco Street, Suite 360
Denver, CO 80237
Attn: Alan D. Pogue

To the Grantor: Fraser River Development Co LLC
1500 Wynkoop Street, Suite 200
Denver, CO 80202
Attn: Bob Fanch

With a copy to: Otten Johnson Robinson Neff + Ragonetti PC
950 17th Street, Suite 1600
Denver, Colorado 80202
Attn: Allison P. Altaras

All notices, demands, requests, or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service for overnight delivery, or three (3) business days after deposit in the United States mail. By giving the other party at least ten (10) days' written notice thereof in accordance with the provisions hereof, each party shall have the right from time to time to change its address.

20. No Merger. Notwithstanding that Tracts B & G may be conveyed to Grantee, in the event of such conveyance, there shall be no merger of title in the easement interests and other obligations created by this Agreement and Grantee's ownership of Tracts B & G and Grantee's obligations under this Agreement shall continue in full force and effect, enforceable by Grantor, until terminated or modified by the parties in a written and recorded instrument.

21. Counterparts. This Agreement may be executed in one or more counterparts, each of which, when executed shall constitute but one and the same document.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this River Access Easement Agreement the day and year first above written.

GRANTOR:

FRASER RIVER DEVELOPMENT CO LLC,
a Colorado limited liability company

By:
Its:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, as _____ of Fraser River Development Co LLC, a Colorado limited liability company.

My commission expires: _____

WITNESS my hand and official seal.

Notary Public

(SEAL)

GRANTEE:

ROAM METROPOLITAN DISTRICT NO. 1,
a quasi-municipal corporation and political subdivision
of the State of Colorado

By:
Its:

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
20__, by _____, as _____ of Roam Metropolitan District No. 1, a quasi-municipal
corporation and political subdivision of the State of Colorado.

My commission expires: _____

WITNESS my hand and official seal.

Notary Public

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION
OF THE PROPERTY

Legal Description Per Title Commitment

PARCEL I:

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 89°55'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33 A DISTANCE OF 1379.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 40;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

NORTH 19°35'54" WEST A DISTANCE OF 216.24 FEET TO A POINT OF CURVE;

NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°30'00", A RADIUS OF 3753.77 FEET,

THE LONG CHORD BEARING NORTH 12°50'54" WEST A DISTANCE OF 882.42 FEET TO A POINT OF TANGENCY;

NORTH 06°05'54" WEST A DISTANCE OF 732.70 FEET TO A POINT OF CURVE;

NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°38'32", A RADIUS OF 3503.59 FEET, THE LONG CHORD BEARING NORTH 15°55'10" WEST A DISTANCE OF 1195.23 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY SOUTH 89°22'11" EAST A DISTANCE OF 146.16 FEET;

THENCE NORTH 01°45'11" WEST A DISTANCE OF 527.47 FEET;

THENCE NORTH 89°32'24" EAST A DISTANCE OF 85.20 FEET; THENCE NORTH 01°56'49" WEST A DISTANCE OF 159.04 FEET THENCE NORTH 89°25'35" WEST A DISTANCE OF 109.77 FEET; THENCE NORTH 01°56'49" WEST A DISTANCE OF 176.40 FEET; THENCE NORTH 89°25'34" WEST A DISTANCE OF 272.46 FEET;

THENCE NORTH 01°45'11" WEST A DISTANCE OF 159.68 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 33;

THENCE NORTH 89°45'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 2334.59 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 33;

THENCE SOUTH 01°37'18" WEST ALONG THE EAST LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 33 A DISTANCE OF 1321.46 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 33;

THENCE SOUTH 01°17'33" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33 A DISTANCE OF 2654.83 FEET TO THE POINT OF BEGINNING.

COUNTY OF GRAND, STATE OF COLORADO

PARCEL IV:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BEAVER VILLAGE – FILING NO. 1 AT WINTER PARK, WHICH POINT IS A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 40;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY;

SOUTH 06°05'54" EAST A DISTANCE OF 525.02 FEET TO A POINT OF CURVE;

SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°12'34", A RADIUS OF 3885.77 FEET, THE LONG CHORD BEARING SOUTH 07°12'11" EAST A DISTANCE OF 149.83 FEET TO A POINT;

RADIALLY DEPARTING THE ABOVE MENTIONED CURVE SOUTH 81°41'32" WEST A DISTANCE OF 34.00 FEET TO A POINT ON ANOTHER RADIAL CURVE;

SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°17'26", A RADIUS OF 3919.77 FEET, THE LONG CHORD BEARING SOUTH 13°57'11" EAST A DISTANCE OF 771.17 FEET TO A POINT OF TANGENCY;

SOUTH 19°35'54" EAST A DISTANCE OF 39.34 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE DENVER AND RIO GRANDE RAILROAD SAID POINT BEING A POINT ON A CURVE THE CENTER OF WHICH BEARS SOUTH 63°33'44" WEST;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHEASTERLY RIGHT-OF-WAY;

NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°10'15", A RADIUS OF 1968.59 FEET, THE LONG CHORD BEARING NORTH 28°01'24" WEST A DISTANCE OF 108.93 FEET TO A POINT OF CURVE/SPIRAL TRANSITION;

NORTHWESTERLY ALONG A 04°30' SPIRAL TO THE LEFT, THE LONG CHORD BEARING NORTH 30°27'26" WEST A DISTANCE OF 118.36 FEET TO A POINT OF SPIRAL/CURVE TRANSITION;

NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $12^{\circ}28'43''$, A RADIUS OF 3919.82 FEET, THE LONG CHORD BEARING NORTH $38^{\circ}20'53''$ WEST A DISTANCE OF 852.02 FEET TO A POINT FROM WHENCE THE CENTER OF THE IMMEDIATELY AFOREMENTIONED CURVE BEARS SOUTH $45^{\circ}24'46''$ WEST, SAID POINT FURTHER BEING THE SOUTHERLY MOST CORNER OF BEAVER VILLAGE – FILING NO. 3 AT WINTER PARK;

HENCE NORTH $33^{\circ}54'25''$ EAST A DISTANCE OF 716.56 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED JANUARY 9, 2002 AT RECEPTION NO. 2002-000249.

COUNTY OF GRAND, STATE OF COLORADO

EXHIBIT B

LEGAL DESCRIPTION AND DEPICTION
OF PRESERVE AREA

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF ROAM FILING NO. 1, A SUBDIVISION PLAT RECORDED OCTOBER 11, 2019 AT RECEPTION NO. 2019008310 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE AND LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING ASSUMED TO BEAR N 89°55'32" E, A DISTANCE OF 2485.23 FEET, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED BY A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415", TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED BY A 1-1/4" PIPE WITH A 2-1/2" BRASS CAP STAMPED "CW MCCCELLAND 1/16", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 73°58'36" W, A DISTANCE OF 1410.50 FEET TO THE POINT OF BEGINNING;

THENCE N 90° 00' 00" E, A DISTANCE OF 14.89 FEET;
THENCE S 78° 36' 22" E, A DISTANCE OF 33.13 FEET;
THENCE S 50° 05' 48" E, A DISTANCE OF 28.95 FEET;
THENCE S 11° 06' 49" E, A DISTANCE OF 36.30 FEET;
THENCE S 21° 40' 04" E, A DISTANCE OF 54.38 FEET;

THENCE S 49° 36' 36" E, A DISTANCE OF 67.98 FEET;
THENCE S 21° 18' 13" E, A DISTANCE OF 34.18 FEET;
THENCE S 05° 30' 05" E, A DISTANCE OF 64.76 FEET;
THENCE S 07° 07' 11" W, A DISTANCE OF 50.09 FEET;
THENCE S 28° 30' 20" W, A DISTANCE OF 40.66 FEET;

THENCE S 69° 01' 49" W, A DISTANCE OF 39.07 FEET;
THENCE S 39° 30' 07" W, A DISTANCE OF 40.26 FEET;
THENCE S 27° 27' 26" E, A DISTANCE OF 21.88 FEET;
THENCE S 57° 19' 12" E, A DISTANCE OF 35.96 FEET;
THENCE S 63° 25' 05" E, A DISTANCE OF 41.66 FEET;

THENCE S 46° 45' 02" E, A DISTANCE OF 53.28 FEET;
THENCE S 18° 25' 20" E, A DISTANCE OF 31.93 FEET;
THENCE S 64° 07' 41" E, A DISTANCE OF 112.14 FEET;
THENCE S 50° 52' 00" E, A DISTANCE OF 29.84 FEET;
THENCE S 40° 41' 24" E, A DISTANCE OF 55.07 FEET;

THENCE S 03° 10' 39" E, A DISTANCE OF 35.01 FEET;
THENCE S 33° 03' 05" W, A DISTANCE OF 24.91 FEET;
THENCE S 04° 41' 43" E, A DISTANCE OF 35.56 FEET;
THENCE S 49° 46' 25" E, A DISTANCE OF 53.38 FEET;
THENCE S 63° 06' 53" E, A DISTANCE OF 52.32 FEET;

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 4/14/22 DS: SLG3
SHEET 1 OF 7

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

THENCE S 88° 51' 53" E, A DISTANCE OF 48.93 FEET;
THENCE N 80° 53' 20" E, A DISTANCE OF 76.53 FEET;
THENCE S 25° 00' 03" E, A DISTANCE OF 72.20 FEET;
THENCE S 05° 29' 29" W, A DISTANCE OF 167.03 FEET;
THENCE S 27° 56' 22" W, A DISTANCE OF 181.29 FEET;

THENCE S 41° 46' 26" W, A DISTANCE OF 42.90 FEET;
THENCE S 05° 31' 25" E, A DISTANCE OF 15.10 FEET;
THENCE S 44° 58' 44" W, A DISTANCE OF 18.50 FEET;
THENCE S 06° 32' 30" W, A DISTANCE OF 29.76 FEET;
THENCE S 06° 42' 18" E, A DISTANCE OF 24.89 FEET;

THENCE S 05° 31' 25" W, A DISTANCE OF 60.39 FEET;
THENCE S 20° 56' 55" W, A DISTANCE OF 159.87 FEET;
THENCE S 06° 45' 24" W, A DISTANCE OF 149.10 FEET;
THENCE S 18° 34' 27" E, A DISTANCE OF 57.79 FEET;
THENCE S 04° 18' 46" W, A DISTANCE OF 51.53 FEET;

THENCE S 25° 38' 34" W, A DISTANCE OF 54.84 FEET;
THENCE S 39° 01' 58" W, A DISTANCE OF 115.78 FEET;
THENCE S 32° 03' 23" W, A DISTANCE OF 24.47 FEET;
THENCE N 71° 22' 46" W, A DISTANCE OF 116.56 FEET;
THENCE N 25° 38' 37" E, A DISTANCE OF 67.21 FEET;

THENCE N 62° 21' 27" E, A DISTANCE OF 39.35 FEET;
THENCE N 39° 39' 15" E, A DISTANCE OF 54.63 FEET;
THENCE N 61° 33' 58" E, A DISTANCE OF 22.60 FEET;
THENCE N 21° 34' 49" E, A DISTANCE OF 33.66 FEET;
THENCE N 24° 38' 35" W, A DISTANCE OF 110.54 FEET;

THENCE N 09° 55' 41" W, A DISTANCE OF 36.56 FEET;
THENCE N 62° 52' 23" W, A DISTANCE OF 19.19 FEET;
THENCE N 24° 18' 56" W, A DISTANCE OF 46.44 FEET;
THENCE N 04° 06' 36" E, A DISTANCE OF 45.50 FEET;
THENCE N 34° 12' 42" E, A DISTANCE OF 37.95 FEET;

THENCE N 72° 41' 50" E, A DISTANCE OF 50.92 FEET;
THENCE N 18° 47' 50" E, A DISTANCE OF 35.62 FEET;
THENCE N 56° 56' 53" E, A DISTANCE OF 23.00 FEET;
THENCE N 31° 41' 49" E, A DISTANCE OF 58.09 FEET;
THENCE N 05° 14' 17" E, A DISTANCE OF 27.67 FEET;

THENCE N 30° 17' 31" E, A DISTANCE OF 19.03 FEET;
THENCE N 11° 39' 43" E, A DISTANCE OF 15.62 FEET;
THENCE N 48° 54' 23" W, A DISTANCE OF 11.73 FEET;
THENCE N 07° 55' 39" W, A DISTANCE OF 21.06 FEET;
THENCE N 37° 36' 01" W, A DISTANCE OF 19.55 FEET;

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
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PROJECT: 18-061
DATE: 4/14/22
SHEET 2 OF 7

DR: KDS
DS: SLG3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

THENCE N 68° 19' 53" W, A DISTANCE OF 86.47 FEET;
THENCE N 48° 03' 40" W, A DISTANCE OF 49.83 FEET;
THENCE N 03° 38' 09" W, A DISTANCE OF 55.89 FEET;
THENCE N 20° 00' 42" E, A DISTANCE OF 36.72 FEET;
THENCE N 56° 17' 25" E, A DISTANCE OF 22.08 FEET;

THENCE N 40° 48' 37" E, A DISTANCE OF 43.88 FEET;
THENCE N 15° 53' 07" E, A DISTANCE OF 36.31 FEET;
THENCE N 01° 34' 09" W, A DISTANCE OF 47.09 FEET;
THENCE N 10° 56' 47" W, A DISTANCE OF 71.26 FEET;
THENCE N 30° 56' 37" W, A DISTANCE OF 48.87 FEET;

THENCE N 41° 45' 44" W, A DISTANCE OF 39.85 FEET;
THENCE N 55° 04' 35" W, A DISTANCE OF 89.85 FEET;
THENCE N 33° 34' 31" W, A DISTANCE OF 171.21 FEET;
THENCE N 28° 44' 21" W, A DISTANCE OF 176.05 FEET;
THENCE N 34° 43' 39" W, A DISTANCE OF 150.33 FEET;

THENCE N 26° 23' 46" W, A DISTANCE OF 109.53 FEET;
THENCE N 64° 08' 18" E, A DISTANCE OF 164.42 FEET;
THENCE N 07° 25' 59" E, A DISTANCE OF 124.84 FEET;
THENCE N 28° 01' 41" W, A DISTANCE OF 8.50 FEET;
THENCE N 31° 32' 18" E, A DISTANCE OF 9.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 380,348 SQUARE FEET OR 8.732 ACRES, MORE OR LESS.

SAMUEL L. GALLUCCI III
COLORADO PLS 38584
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
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PROJECT: 18-061
DATE: 4/14/22
SHEET 3 OF 7

DR: KDS
DS: SLG3

CORE

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EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

NW COR., SW1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.
FOUND 1-1/4" PIPE WITH 2-1/2" BRASS
CAP STAMPED "CW MCCCELLAND 1/16"

RIVER WALK AT WINTER PARK I
(NOT A PART)

(BASIS OF BEARINGS)

N. LINE, S1/2, NE1/4, SEC. 33

N89°55'32"E 2485.23'

POINT OF BEGINNING

POINT OF COMMENCEMENT

NE COR., SE1/4, NE1/4, SEC. 33

T1S, R75W, 6TH P.M.

FOUND #5 REBAR WITH 2"

ALUMINUM CAP STAMPED

"JIM WARD 1997 PLS 11415"

ROAM FILING
NO. 1
REC. 2019008310

ROAM FILING
NO. 1
REC. 2019008310

E. HALF L73
SECTION 33

SUBJECT
PARCEL
380,348 SF
8.732 AC

E. HALF
SECTION 33

1 inch = 200 ft.

SEE SHEET 5

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061

DATE: 4/14/22

SHEET 4 OF 7

DR: KDS

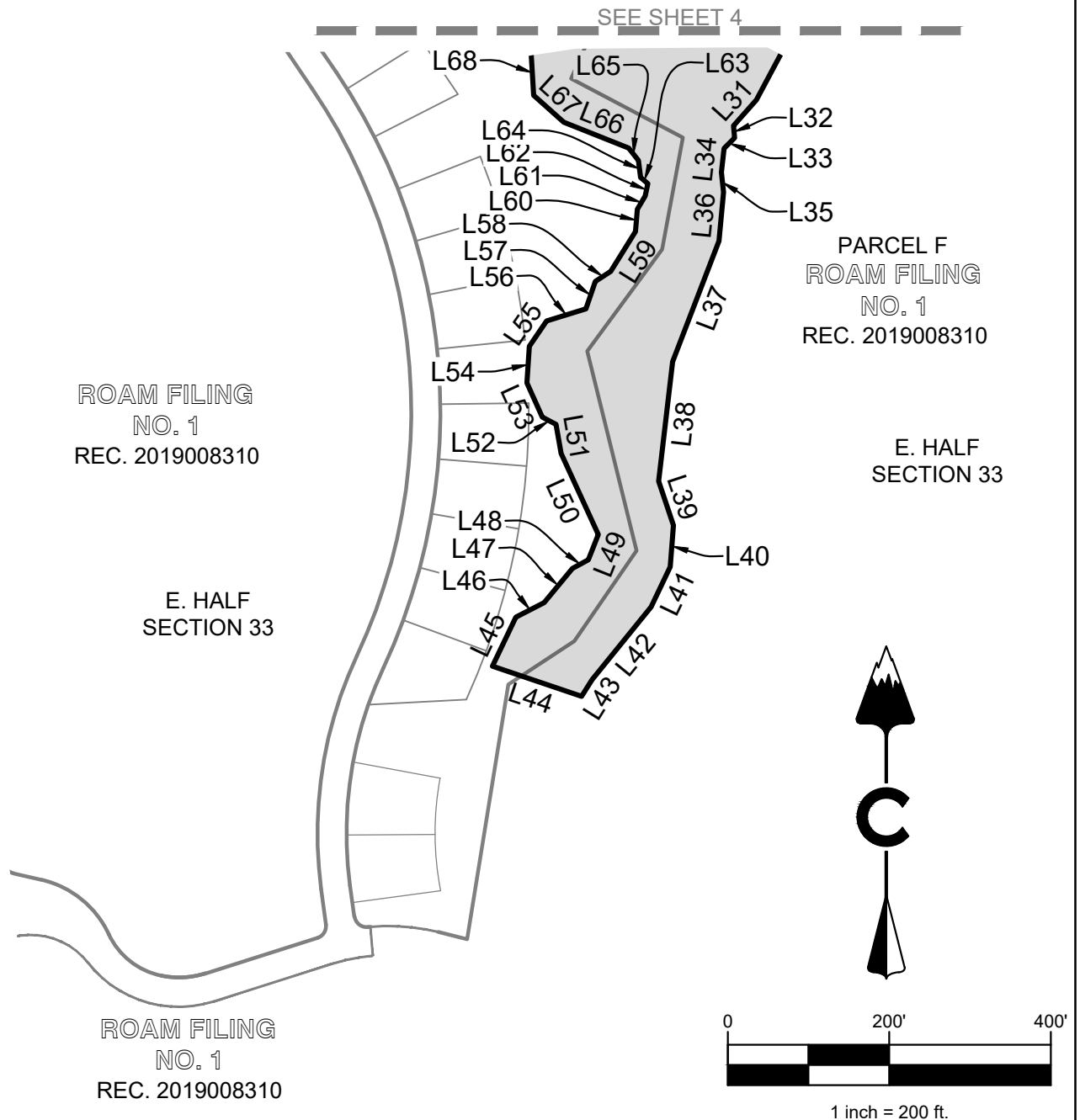
DS: SLG3

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EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061
DATE: 4/14/22
SHEET 5 OF 7

DR: KDS
DS: SLG3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.89'	N 90°00'00" E
L2	33.13'	S 78°36'22" E
L3	28.95'	S 50°05'48" E
L4	36.30'	S 11°06'49" E
L5	54.38'	S 21°40'04" E
L6	67.98'	S 49°36'36" E
L7	34.18'	S 21°18'13" E
L8	64.76'	S 5°30'05" E
L9	50.09'	S 7°07'11" W
L10	40.66'	S 28°30'20" W
L11	39.07'	S 69°01'49" W
L12	40.26'	S 39°30'07" W
L13	21.88'	S 27°27'26" E
L14	35.96'	S 57°19'12" E
L15	41.66'	S 63°25'05" E
L16	53.28'	S 46°45'02" E
L17	31.93'	S 18°25'20" E
L18	112.14'	S 64°07'41" E
L19	29.84'	S 50°52'00" E
L20	55.07'	S 40°41'24" E
L21	35.01'	S 3°10'39" E
L22	24.91'	S 33°03'05" W
L23	35.56'	S 4°41'43" E
L24	53.38'	S 49°46'25" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	52.32'	S 63°06'53" E
L26	48.93'	S 88°51'53" E
L27	76.53'	N 80°53'20" E
L28	72.20'	S 25°00'03" E
L29	167.03'	S 5°29'29" W
L30	181.29'	S 27°56'22" W
L31	42.90'	S 41°46'26" W
L32	15.10'	S 5°31'25" E
L33	18.50'	S 44°58'44" W
L34	29.76'	S 6°32'30" W
L35	24.89'	S 6°42'18" E
L36	60.39'	S 5°31'25" W
L37	159.87'	S 20°56'55" W
L38	149.10'	S 6°45'24" W
L39	57.79'	S 18°34'27" E
L40	51.53'	S 4°18'46" W
L41	54.84'	S 25°38'34" W
L42	115.78'	S 39°01'58" W
L43	24.47'	S 32°03'23" W
L44	116.56'	N 71°22'46" W
L45	67.21'	N 25°38'37" E
L46	39.35'	N 62°21'27" E
L47	54.63'	N 39°39'15" E
L48	22.60'	N 61°33'58" E

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 4/14/22 DS: SLG3
SHEET 6 OF 7

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L49	33.66'	N 21°34'49" E
L50	110.54'	N 24°38'35" W
L51	36.56'	N 9°55'41" W
L52	19.19'	N 62°52'23" W
L53	46.44'	N 24°18'56" W
L54	45.50'	N 4°06'36" E
L55	37.95'	N 34°12'42" E
L56	50.92'	N 72°41'50" E
L57	35.62'	N 18°47'50" E
L58	23.00'	N 56°56'53" E
L59	58.09'	N 31°41'49" E
L60	27.67'	N 5°14'17" E
L61	19.03'	N 30°17'31" E
L62	15.62'	N 11°39'43" E
L63	11.73'	N 48°54'23" W
L64	21.06'	N 7°55'39" W
L65	19.55'	N 37°36'01" W
L66	86.47'	N 68°19'53" W
L67	49.83'	N 48°03'40" W
L68	55.89'	N 3°38'09" W
L69	36.72'	N 20°00'42" E
L70	22.08'	N 56°17'25" E
L71	43.88'	N 40°48'37" E
L72	36.31'	N 15°53'07" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L73	47.09'	N 1°34'09" W
L74	71.26'	N 10°56'47" W
L75	48.87'	N 30°56'37" W
L76	39.85'	N 41°45'44" W
L77	89.85'	N 55°04'35" W
L78	171.21'	N 33°34'31" W
L79	176.05'	N 28°44'21" W
L80	150.33'	N 34°43'39" W
L81	109.53'	N 26°23'46" W
L82	164.42'	N 64°08'18" E
L83	124.84'	N 7°25'59" E
L84	8.50'	N 28°01'41" W
L85	9.15'	N 31°32'18" E

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061
DATE: 4/14/22
SHEET 7 OF 7

DR: KDS
DS: SLG3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT C

LEGAL DESCRIPTION AND DEPICTION
OF NON-PRESERVE AREA

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF ROAM FILING NO. 1, A SUBDIVISION PLAT RECORDED OCTOBER 11, 2019 AT RECEPTION NO. 2019008310 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE AND LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING ASSUMED TO BEAR S 89°55'32" W, A DISTANCE OF 2485.23 FEET, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED BY A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415", TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED BY A 1-1/4" PIPE WITH A 2-1/2" BRASS CAP STAMPED "CW MCCELLAND 1/16", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 89°55'32" W, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 1552.75 FEET TO THE POINT OF BEGINNING;

THENCE S 49° 15' 58" E, A DISTANCE OF 28.71 FEET;
THENCE S 62° 35' 56" E, A DISTANCE OF 66.41 FEET;
THENCE S 28° 04' 19" E, A DISTANCE OF 19.61 FEET;
THENCE S 18° 59' 16" E, A DISTANCE OF 34.59 FEET;

THENCE S 29° 39' 30" E, A DISTANCE OF 67.53 FEET;
THENCE S 10° 46' 14" E, A DISTANCE OF 51.96 FEET;
THENCE S 05° 14' 52" E, A DISTANCE OF 42.47 FEET;
THENCE S 03° 01' 04" W, A DISTANCE OF 23.59 FEET;

THENCE S 33° 41' 08" E, A DISTANCE OF 61.47 FEET;
THENCE S 24° 35' 56" E, A DISTANCE OF 31.10 FEET;
THENCE S 05° 15' 54" E, A DISTANCE OF 33.14 FEET;
THENCE S 31° 32' 18" W, A DISTANCE OF 9.15 FEET;

THENCE S 28° 01' 41" E, A DISTANCE OF 8.50 FEET;
THENCE S 07° 25' 59" W, A DISTANCE OF 124.84 FEET;
THENCE S 64° 08' 18" W, A DISTANCE OF 81.55 FEET TO A POINT ON THE WEST LINE OF PARCEL F, SAID ROAM FILING NO. 1 SUBDIVISION PLAT;

THENCE ALONG THE WEST LINES OF SAID PARCEL F, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) THENCE N 07° 39' 59" E, A DISTANCE OF 83.06 FEET;
- 2) THENCE N 16° 20' 42" E, A DISTANCE OF 119.00 FEET;
- 3) THENCE N 15° 00' 42" W, A DISTANCE OF 179.78 FEET;
- 4) THENCE N 24° 25' 18" W, A DISTANCE OF 74.13 FEET;
- 5) THENCE N 41° 01' 33" W, A DISTANCE OF 164.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33;

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 6/29/22 DS: SLG3
SHEET 1 OF 4

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

THENCE N 89° 55' 32" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF
SAID SECTION 33, A DISTANCE OF 34.07 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 26,238 SQUARE FEET OR 0.602 ACRES, MORE OR LESS.

SAMUEL L. GALLUCCI III
COLORADO PLS 38584
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 6/29/22 DS: SLG3
SHEET 2 OF 4

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
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EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

RIVER WALK AT WINTER PARK I

(NOT A PART)

NW COR., SW1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.
FOUND 1-1/4" PIPE WITH 2-1/2" BRASS
CAP STAMPED "CW MCCELLAND 1/16"

POINT OF
COMMENCEMENT

NE COR., SE1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.
FOUND #5 REBAR WITH 2"
ALUMINUM CAP STAMPED
"JIM WARD 1997 PLS 11415"

POINT OF BEGINNING (BASIS OF BEARINGS)

N. LINE, S1/2, NE1/4, SEC. 33

S89°55'32"W 2485.23'

S89°55'32"W 1552.75'

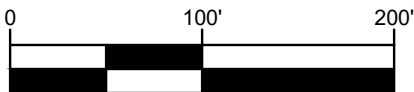
SUBJECT
PARCEL
26,238 SF
0.602 AC

TRACT B
ROAM FILING
NO. 1
REC. 2019008310

PARCEL F
ROAM FILING
NO. 1
REC. 2019008310

E. HALF
SECTION 33

E. HALF
SECTION 33



1 inch = 100 ft.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061

DATE: 6/29/22

SHEET 3 OF 4

DR: KDS

DS: SLG3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.71'	S 49°15'58" E
L2	66.41'	S 62°35'56" E
L3	19.61'	S 28°04'19" E
L4	34.59'	S 18°59'16" E
L5	67.53'	S 29°39'30" E
L6	51.96'	S 10°46'14" E
L7	42.47'	S 5°14'52" E
L8	23.59'	S 3°01'04" W
L9	61.47'	S 33°41'08" E
L10	31.10'	S 24°35'56" E
L11	33.14'	S 5°15'54" E
L12	9.15'	S 31°32'18" W
L13	8.50'	S 28°01'41" E
L14	124.84'	S 7°25'59" W
L15	81.55'	S 64°08'18" W
L16	83.06'	N 7°39'59" E
L17	119.00'	N 16°20'42" E
L18	179.78'	N 15°00'42" W
L19	74.13'	N 24°25'18" W
L20	164.76'	N 41°01'33" W
L21	34.07'	N 89°55'32" E

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 6/29/22 DS: SLG3
SHEET 4 OF 4

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
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EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF ROAM FILING NO. 1, A SUBDIVISION PLAT RECORDED OCTOBER 11, 2019 AT RECEPTION NO. 2019008310 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE AND LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING ASSUMED TO BEAR S 89°55'32" W, A DISTANCE OF 2485.23 FEET, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED BY A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415", TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING MONUMENTED BY A 1-1/4" PIPE WITH A 2-1/2" BRASS CAP STAMPED "CW MCCCELLAND 1/16", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 25°16'26" W, A DISTANCE OF 2514.19 FEET TO THE POINT OF BEGINNING;

THENCE S 32° 03' 23" W, A DISTANCE OF 90.78 FEET;
THENCE S 22° 25' 07" W, A DISTANCE OF 78.88 FEET;
THENCE S 10° 16' 59" W, A DISTANCE OF 114.22 FEET;
THENCE S 13° 16' 56" W, A DISTANCE OF 86.96 FEET;

THENCE S 08° 52' 42" E, A DISTANCE OF 161.99 FEET;
THENCE S 04° 08' 17" W, A DISTANCE OF 67.39 FEET;
THENCE S 29° 00' 58" E, A DISTANCE OF 67.91 FEET;
THENCE S 03° 55' 53" E, A DISTANCE OF 68.40 FEET;

THENCE S 12° 11' 32" W, A DISTANCE OF 71.80 FEET;
THENCE S 05° 53' 22" W, A DISTANCE OF 108.71 FEET;
THENCE S 32° 02' 14" E, A DISTANCE OF 81.94 FEET;
THENCE S 28° 38' 55" E, A DISTANCE OF 111.04 FEET;

THENCE S 22° 48' 59" E, A DISTANCE OF 94.12 FEET;
THENCE S 11° 53' 56" E, A DISTANCE OF 50.66 FEET;
THENCE S 17° 04' 04" W, A DISTANCE OF 63.14 FEET;
THENCE S 10° 32' 33" W, A DISTANCE OF 84.71 FEET;

THENCE S 04° 37' 05" E, A DISTANCE OF 33.49 FEET;
THENCE S 26° 09' 25" E, A DISTANCE OF 22.16 FEET;
THENCE S 03° 58' 48" E, A DISTANCE OF 78.26 FEET;
THENCE S 45° 46' 38" E, A DISTANCE OF 51.25 FEET;

THENCE N 86° 49' 06" E, A DISTANCE OF 30.37 FEET;
THENCE S 69° 50' 03" E, A DISTANCE OF 48.94 FEET;
THENCE S 40° 31' 40" E, A DISTANCE OF 39.92 FEET;
THENCE S 24° 45' 33" E, A DISTANCE OF 33.79 FEET;

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 6/29/22 DS: SLG3
SHEET 1 OF 7

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

THENCE S 08° 32' 00" W, A DISTANCE OF 100.32 FEET;
THENCE S 06° 54' 39" E, A DISTANCE OF 37.85 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF SAID SECTION 33;
THENCE N 89° 33' 13" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A
DISTANCE OF 69.34 FEET;
THENCE N 04° 33' 41" E, A DISTANCE OF 85.36 FEET;

THENCE N 28° 16' 05" E, A DISTANCE OF 19.42 FEET;
THENCE N 02° 26' 59" E, A DISTANCE OF 23.63 FEET;
THENCE N 22° 45' 52" W, A DISTANCE OF 18.28 FEET;
THENCE N 69° 30' 58" W, A DISTANCE OF 26.98 FEET;

THENCE N 83° 27' 08" W, A DISTANCE OF 73.93 FEET;
THENCE N 66° 41' 10" W, A DISTANCE OF 35.01 FEET;
THENCE N 37° 36' 54" W, A DISTANCE OF 35.33 FEET;
THENCE N 25° 08' 37" W, A DISTANCE OF 49.17 FEET;

THENCE N 54° 13' 50" W, A DISTANCE OF 47.05 FEET;
THENCE N 26° 32' 02" W, A DISTANCE OF 32.20 FEET;
THENCE N 06° 31' 55" W, A DISTANCE OF 32.58 FEET;
THENCE N 39° 40' 11" E, A DISTANCE OF 43.81 FEET;

THENCE N 16° 45' 34" W, A DISTANCE OF 25.71 FEET;
THENCE N 22° 05' 22" W, A DISTANCE OF 40.74 FEET;
THENCE N 09° 53' 34" W, A DISTANCE OF 50.77 FEET;
THENCE N 14° 24' 38" W, A DISTANCE OF 36.55 FEET;

THENCE N 49° 22' 46" W, A DISTANCE OF 40.39 FEET;
THENCE N 38° 38' 26" W, A DISTANCE OF 28.06 FEET;
THENCE N 31° 43' 23" W, A DISTANCE OF 46.78 FEET;
THENCE N 01° 45' 39" W, A DISTANCE OF 43.85 FEET;

THENCE N 30° 52' 34" E, A DISTANCE OF 47.93 FEET;
THENCE N 01° 49' 43" E, A DISTANCE OF 51.72 FEET;
THENCE N 26° 32' 50" W, A DISTANCE OF 19.60 FEET;
THENCE N 01° 00' 34" E, A DISTANCE OF 57.33 FEET;

THENCE N 11° 33' 54" E, A DISTANCE OF 100.84 FEET;
THENCE N 26° 53' 46" W, A DISTANCE OF 61.07 FEET;
THENCE N 11° 25' 31" W, A DISTANCE OF 91.85 FEET;
THENCE N 00° 16' 15" E, A DISTANCE OF 71.15 FEET;

THENCE N 00° 31' 48" E, A DISTANCE OF 67.29 FEET;
THENCE N 24° 31' 55" W, A DISTANCE OF 63.17 FEET;
THENCE N 37° 45' 50" E, A DISTANCE OF 52.49 FEET;
THENCE N 20° 46' 10" E, A DISTANCE OF 42.75 FEET;

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061
DATE: 6/29/22
SHEET 2 OF 7

DR: KDS
DS: SLG3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

THENCE N 00° 13' 27" E, A DISTANCE OF 77.64 FEET TO A POINT ON THE WEST LINE OF PARCEL F, SAID
ROAM FILING NO. 1 SUBDIVISION PLAT;

THENCE ALONG THE WEST LINES OF SAID PARCEL F, THE FOLLOWING THREE (3) COURSES AND
DISTANCES:

- 1) S 75° 52' 47" E, A DISTANCE OF 36.74 FEET;
- 2) N 09° 10' 22" E, A DISTANCE OF 319.15 FEET;
- 3) N 56° 37' 27" E, A DISTANCE OF 19.44 FEET;

THENCE S 71° 22' 46" E, A DISTANCE OF 78.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 184,676 SQUARE FEET OR 4.240 ACRES, MORE OR LESS.

SAMUEL L. GALLUCCI III
COLORADO PLS 38584
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061
DATE: 6/29/22
SHEET 3 OF 7

DR: KDS
DS: SLG3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

NW COR., SW1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.
FOUND 1-1/4" PIPE WITH 2-1/2" BRASS
CAP STAMPED "CW MCCCELLAND 1/16"

RIVER WALK AT WINTER PARK I
(NOT A PART)

(BASIS OF BEARINGS)

N. LINE, S1/2, NE1/4, SEC. 33

S89°55'32"W 2485.23'

POINT OF BEGINNING

ROAM FILING
NO. 2
REC. 202101388

POINT OF COMMENCEMENT

NE COR., SE1/4, NE1/4, SEC. 33

T1S, R75W, 6TH P.M.

FOUND #5 REBAR WITH 2"
ALUMINUM CAP STAMPED
"JIM WARD 1997 PLS 11415"

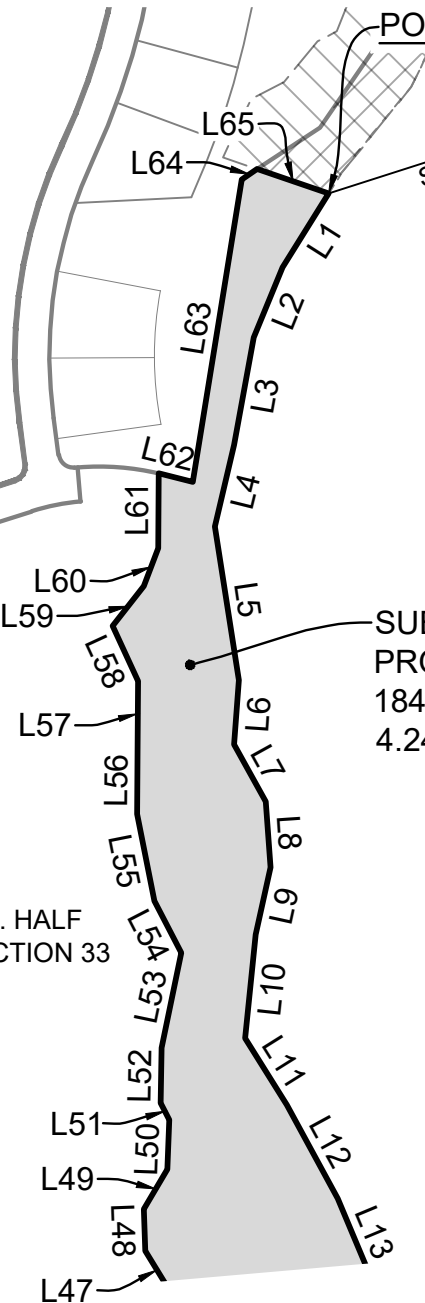
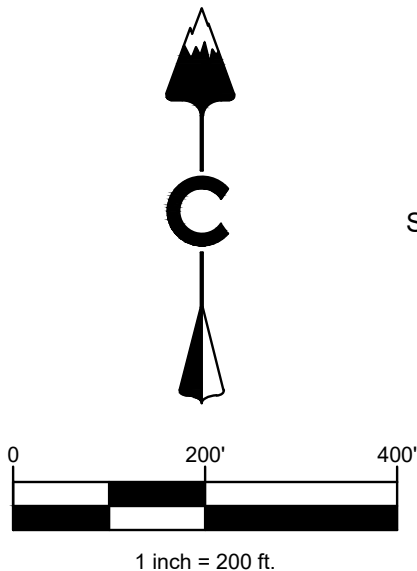
PARCEL F
ROAM FILING
NO. 1
REC. 2019008310

PARCEL F
ROAM FILING
NO. 1
REC. 2019008310

SUBJECT
PROPERTY
184,676 SF
4.240 AC

E. HALF
SECTION 33

E. HALF
SECTION 33



SEE SHEET 5

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

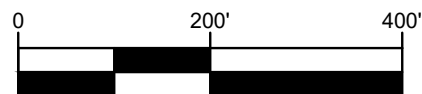
PROJECT: 18-061
DATE: 6/29/22
SHEET 4 OF 7

DR: KDS
DS: SLG3

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



SEE SHEET 4

E. HALF
SECTION 33

S. LINE, SE1/4, SECTION 33

ARAPAHO NATIONAL FOREST

CORE

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EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	90.78'	S 32°03'23" W
L2	78.88'	S 22°25'07" W
L3	114.22'	S 10°16'59" W
L4	86.96'	S 13°16'56" W
L5	161.99'	S 8°52'42" E
L6	67.39'	S 4°08'17" W
L7	67.91'	S 29°00'58" E
L8	68.40'	S 3°55'53" E
L9	71.80'	S 12°11'32" W
L10	108.71'	S 5°53'22" W
L11	81.94'	S 32°02'14" E
L12	111.04'	S 28°38'55" E
L13	94.12'	S 22°48'59" E
L14	50.66'	S 11°53'56" E
L15	63.14'	S 17°04'04" W
L16	84.71'	S 10°32'33" W
L17	33.49'	S 4°37'05" E
L18	22.16'	S 26°09'25" E
L19	78.26'	S 3°58'48" E
L20	51.25'	S 45°46'38" E
L21	30.37'	N 86°49'06" E
L22	48.94'	S 69°50'03" E
L23	39.92'	S 40°31'40" E
L24	33.79'	S 24°45'33" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	100.32'	S 8°32'00" W
L26	37.85'	S 6°54'39" E
L27	69.34'	N 89°33'13" W
L28	85.36'	N 4°33'41" E
L29	19.42'	N 28°16'05" E
L30	23.63'	N 2°26'59" E
L31	18.28'	N 22°45'52" W
L32	26.98'	N 69°30'58" W
L33	73.93'	N 83°27'08" W
L34	35.01'	N 66°41'10" W
L35	35.33'	N 37°36'54" W
L36	49.17'	N 25°08'37" W
L37	47.05'	N 54°13'50" W
L38	32.20'	N 26°32'02" W
L39	32.58'	N 6°31'55" W
L40	43.81'	N 39°40'11" E
L41	25.71'	N 16°45'34" W
L42	40.74'	N 22°05'22" W
L43	50.77'	N 9°53'34" W
L44	36.55'	N 14°24'38" W
L45	40.39'	N 49°22'46" W
L46	28.06'	N 38°38'26" W
L47	46.78'	N 31°43'23" W
L48	43.85'	N 1°45'39" W

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 6/29/22 DS: SLG3
SHEET 6 OF 7

CORE

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EXHIBIT

EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
CITY OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L49	47.93'	N 30°52'34" E
L50	51.72'	N 1°49'43" E
L51	19.60'	N 26°32'50" W
L52	57.33'	N 1°00'34" E
L53	100.84'	N 11°33'54" E
L54	61.07'	N 26°53'46" W
L55	91.85'	N 11°25'31" W
L56	71.15'	N 0°16'15" E
L57	67.29'	N 0°31'48" E
L58	63.17'	N 24°31'55" W
L59	52.49'	N 37°45'50" E
L60	42.75'	N 20°46'10" E
L61	77.64'	N 0°13'27" E
L62	36.74'	S 75°52'47" E
L63	319.15'	N 9°10'22" E
L64	19.44'	N 56°37'27" E
L65	78.79'	S 71°22'46" E

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 6/29/22 DS: SLG3
SHEET 7 OF 7

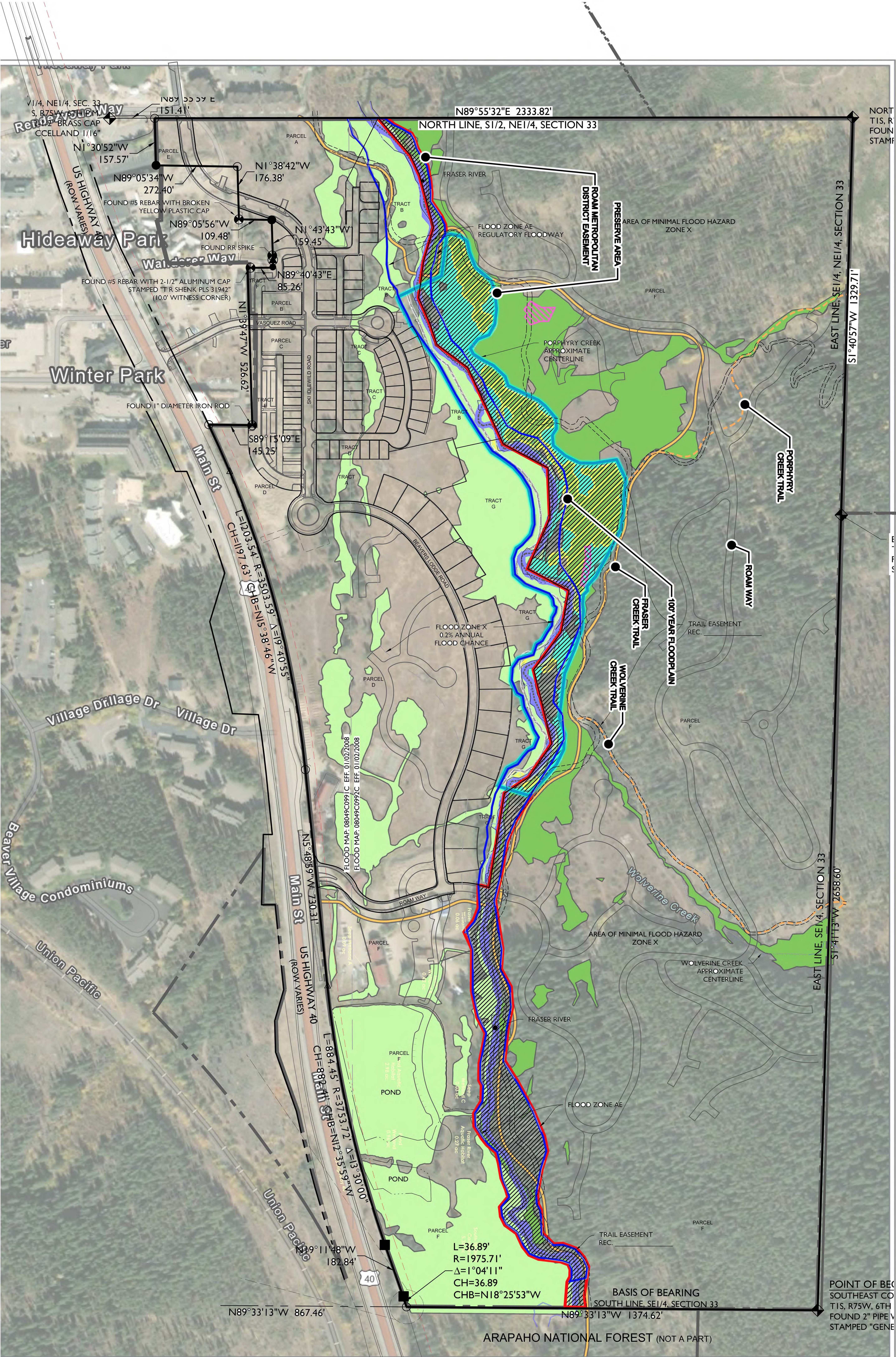
CORE

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EXHIBIT D
STREAM MANAGEMENT MAP



METROPOLITAN DISTRICT
ACCESS AND MAINTENANCE EASEMENT



LEGEND

METROPOLITAN DISTRICT ACCESS AND MAINTENANCE EASEMENT: 11.04 ACRES (481,228 SQ.FT.)

VOGEL & ASSOCIATES

Land Planning • Landscape Architecture • Development Consulting

475 W. 12th Avenue - Suite E - Denver, Colorado 80204-3688 - (303) 893-4288

March 3, 2022

SCALE: 1"=100'

0 50 100 200 400

Roam Metropolitan Districts 1-3

**District Expenditures
Verification
For
February 2024**



February 20, 2024

Roam Metropolitan District
c/o Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street #360
Denver CO, 80237

DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY ROAM METROPOLITAN DISTRICTS 1-3

VERIFICATION FOR February 2024

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Roam Metropolitan Districts 1-3 (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Roam Development located in the Town of Winter Park, Colorado (Project). Some of the District contracts have expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

ACTIVITIES CONDUCTED

To provide verification of District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Invoices which are paid through General or Debt Fund categories were not reviewed but are shown as Operating and Maintenance Expenditures to reflect the grand total of District expenditures for the month. A Contract Summary is also provided, detailing contract amounts and balances through this period. Additionally, any invoices withheld from payment are also summarized.

SUMMARY AND RECOMMENDATION

After completing the activities identified, in our professional opinion, we have concluded the following:

1. At this time and based upon the information provided, we find **\$26,694.28** of the District Expenditures were appropriately classified as District Eligible Expenses.
2. At this time and based upon the information provided, we find **\$0.00** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC

Brandon Collins, PE
Attachments

Attachments

A - District Expenditures Summary

B - Contract Summary

Attachment A

Roam Metropolitan District
District Expenditure Verification Report
February 2024

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Eligible Expenditures	Non Eligible Expenditures
CORE Consultants	Design and Project Administration	24010043	1/24/2023	\$ 3,234.28	\$ 3,234.28	\$ -
IDES LLC	District Engineering Services	37248	1/31/2024	\$ 14,455.00	\$ 14,455.00	\$ -
Peter Van Dusen Project Management & Design	Recreation Center Design	ROAM-BLV-001	2/13/2024	\$ 6,800.00	\$ 6,800.00	\$ -
Vogel & Associates	Planning and Platting	FRD-013-0124	2/5/2024	\$ 2,205.00	\$ 2,205.00	\$ -
Total Expenditures				\$ 26,694.28	\$ 26,694.28	\$ -

Note 1: Operating and Maintenance Expenditures (O&M) are not reviewed or verified by IDES, but are included to show total District expenditures for the month.

Summary of Previous Expenditures

Description	Invoiced Amount	District Eligible Expenditures	Non Eligible Expenditures
October 2023	\$ 11,410.45	\$ 11,410.45	\$ -
November 2023	\$ 26,909.20	\$ 26,909.20	\$ -
December 2023	\$ 204,311.45	\$ 204,311.45	\$ -
January 2024	\$ 63,323.50	\$ 63,323.50	\$ -
Total	\$ 305,954.60	\$ 305,954.60	\$ -

Attachment B

Roam Metropolitan District
District Expenditure Verification Report
Vendor Contract Summary
February 2024

Contractors - District Eligible

Contractor	Contract Amount	Total Billed To Date	Retainage Held	Amount Paid	Amount Remaining	Comments
MSS - Original Contract Cabins Ph2	\$ 1,938,727.19	\$ 186,112.05	\$ 9,305.60	\$ 176,806.45	\$ 1,761,920.74	Through PA1
MSS - Original Contract Cabins Ph1	\$ 241,931.40	\$ 235,665.50	\$ 11,783.28	\$ 223,882.23	\$ 18,049.18	Through PA5
MSS - Cabins Ph2 Change Order 1	\$ 140,965.48	\$ -	\$ -	\$ -	\$ 140,965.48	Through PA1
MSS - Cabins Ph1 Change Orders 1-2	\$ 21,761.00	\$ 21,761.00	\$ 1,088.05	\$ 20,672.95	\$ 1,088.05	Through PA5
Total Contracts	\$ 2,343,385.07	\$ 443,538.55	\$ 22,176.93	\$ 421,361.62	\$ 1,922,023.45	

Contractors - Non-Eligible (Developer)

Contractor	Contract Amount	Total Billed To Date	Retainage Held	Amount Paid	Amount Remaining	Comments
MSS - Original Contract Cabins Ph2	\$ 319,519.31	\$ -	\$ -	\$ -	\$ 319,519.31	Through PA1
MSS - Original Contract Cabins Ph1	\$ 27,029.35	\$ 27,029.35	\$ 1,351.47	\$ 25,677.88	\$ 1,351.47	Through PA5
MSS - Cabins Ph2 Change Order 1	\$ 104,535.79	\$ -	\$ -	\$ -	\$ 104,535.79	Through PA1
MSS - Cabins Ph1 Change Orders 1-2	\$ -	\$ -	\$ -	\$ -	\$ -	Through PA5
Total Contracts	\$ 451,084.45	\$ 27,029.35	\$ 1,351.47	\$ 25,677.88	\$ 425,406.57	

Contractor Potential Change Orders

Potential Change Order Description	Amount
Total Potential Change Orders	\$ -

Consultants

Consultant	Description	Task Orders	Task Order Amount	Amount Paid	Amount Remaining	Comments
Kumar & Associates	Geotechnical Testing Services	1-2	\$ 27,670.00	\$ 7,176.10	\$ 20,493.90	Through invoice #223137
IDES, LLC	District Engineering Mgmt	1-6	\$ 305,600.00	\$ 277,385.66	\$ 28,214.34	Through invoice #37249
Vogel & Associates	Planning and Design	1	\$ 50,000.00	\$ 13,734.14	\$ 36,265.86	Through invoice #FRD-103-0124
Peter Van Dusen Project Management & Design	Design	1-3	\$ 86,850.00	\$ 10,800.00	\$ 76,050.00	Through invoice #ROAM-BVL 001
CORE Consulting, Inc	Design & Construction Admin	1-2	\$ 91,355.00	\$ 71,197.78	\$ 20,157.22	Through invoice #24010043
Aztec & Associates	Survey & Staking	1-2	\$ 17,600.00	\$ 14,665.00	\$ 2,935.00	Through invoice #154441
Total Consultant Agreements			\$ 579,075.00	\$ 394,958.68	\$ 184,116.32	

Combined Totals

	Contracts Total	Amount Paid	District Amount Remaining
Contractor Contracts and Change Orders	\$ 2,343,385.07	\$ 421,361.62	\$ 1,922,023.45
Consultant Agreements, Task/Work Orders	\$ 579,075.00	\$ 394,958.68	\$ 184,116.32
TOTAL	\$ 2,922,460.07	\$ 816,320.30	\$ 2,106,139.77

Funding Summary

Sources	Capital	Notes
Project Fund Balance		
2023 UMB Bond	\$ 21,730,625.83	Calculated
Sub-Total	\$ 21,730,625.83	
Interest Received in 2023		
2023 UMB Bond	\$ 828,009.67	As of 10/31/23
Sub-Total	\$ 828,009.67	
Uses		
Contractors - District Amount Remaining	\$ 1,922,023.45	
Consultants - District Amount Remaining	\$ 184,116.32	
Sub-Total	\$ 2,106,139.77	
BALANCE	\$ 19,624,486.06	