

Exhibit A

CONEXUS METROPOLITAN DISTRICT NOS. 1 & 2
SERVICE PLAN
TOWN OF MONUMENT
EL PASO COUNTY, COLORADO
AS APPROVED BY THE TOWN BOARD OF TRUSTEES
 Date: _____

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EXECUTIVE SUMMARY

The following is a summary of general information regarding the proposed Districts provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed Districts:	Conexus Metropolitan District Nos. 1 & 2 (each a "District" and, collectively, the "Districts")
Property Owner(s):	Conexus LLC
Property Developer:	Conexus LLC
Description of Development:	Approximately 163.82 acres in the Town of Monument, to consist of residential and commercial uses.
Proposed Improvements to be Financed:	Water, sanitation, storm drainage, detention ponds, streets, park and recreation, traffic and safety control, fire protection, mosquito control, television relay and translator, signage, monumentation, landscaping, and transportation facilities and improvements
Proposed Ongoing Services:	Maintenance of Public Improvements
Total Cost of Improvements:	Approximately Twenty Nine Million Eight Hundred Seventy-Six Thousand Two Hundred Ninety-One Dollars (\$29,876,291)
Maximum Debt Authorization:	Fifty Million and No/100's Dollars (\$50,000,000) (combined for both Districts)
Proposed Debt Mill Levy:	Thirty (30) Mills, Gallagher adjusted
Proposed O&M Mill Levy:	Five (5) Mills, Gallagher adjusted
Proposed Maximum Mill Levy:	Thirty-five (35) Mills, Gallagher adjusted

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DEFINITIONS

The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the Town of Monument Municipal Code and Colorado Revised Statutes, as applicable.

Board(s): means the board of directors of any District, or in the plural, the boards of directors of all the Districts.

Code: means the Town of Monument Municipal Code, as may be amended from time to time.

County: means the County of El Paso, State of Colorado.

Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer: means Conexus LLC or any other entity that undertakes the development of the Property.

Developer Entity Funding Agreement: means an agreement of any kind executed between a District and a Developer Entity as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to a District from a Developer Entity, where such an agreement creates an obligation of any kind which may require a District to re-pay the Developer Entity. The term "Developer Entity" means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of a District. The term "Developer Entity Funding Agreement" shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by a District to evidence the obligation to repay such Developer Entity Funding Agreement, including the purchase of such Debt by a Developer Entity.

District No. 1: means the Conexus Metropolitan District No. 1.

District No. 2: means the Conexus Metropolitan District No. 2.

Gallagher Adjustment: means an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Mill Levy intended to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the Districts that would cause a reduction in the revenue otherwise produced from such Maximums based on the ratio between market value and assessed value as of January 1 in the year in which the Districts' organizational election is held.

Material Modification: has the meaning described in C.R.S. § 32-1-207(2), as it may be amended from time to time.

Maximum Mill Levy: means the maximum ad valorem mill levy each District may certify against any property within the District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the Districts combined may have outstanding at any time, which under this Service Plan is Fifty Million and No/100's Dollars (\$50,000,000); provided, further, that the foregoing shall not include the principal amount of Debt issued for the purpose of refunding or refinancing lawfully issued Debt.

Maximum Debt Service Mill Levy: means the maximum Gallagher-adjusted *ad valorem* mill levy a District may certify against any property within the District boundaries for the purpose of servicing any Debt incurred by or on behalf of the District.

Maximum Operational Mill Levy: means the maximum Gallagher-adjusted *ad valorem* mill levy a District may certify against any property within the District for the purpose of funding District operations and maintenance expenses.

Property: means the real property collectively described within **Exhibit A** to this Service Plan.

Service Plan: means this Service Plan for the Districts.

Special District Act: means C.R.S. § 32-1-101, *et seq.*, as may be amended from time to time.

State: means the State of Colorado.

Town: means the Town of Monument, Colorado.

Tract: means subdivided real property identified as a tract within a plat or plat amendment.

I. SUMMARY OF DISTRICTS' SERVICES

A. Districts Formation

The Districts will be created pursuant to the Special District Act, as quasi-municipal corporations and political subdivisions of the State, and will be independent units of local government separate and distinct from Triview Metropolitan District and the Town.

B. Multiple District Structure

The multiple district structure is intended to provide for the fair and equitable allocation of the costs of the Public Improvements and related services within the various development areas of the Property. Both Districts will have the power and authority to manage the construction, acquisition, installation and operation of the Public Improvements. In addition, the Districts will

provide the funding and tax base needed to support the plan for financing the Public Improvements and for operation, maintenance and administrative costs. The allocation of responsibility for all such functions among the Districts may occur in any combination as determined by the Boards.

Each District will be authorized to provide improvements and services, including but not limited to acquisition of completed improvements, to the property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by either District as appropriate to deliver the improvements and services to the Property.

Due to the interrelationship between the Districts, various agreements are expected to be executed by the Districts clarifying the respective responsibilities and the nature of the functions and services to be provided by each District. The agreements will be designed to help assure the orderly development of essential services and facilities.

The use of a multiple district structure as described in this Service Plan serves the best interests of the Town, the applicant and the future taxpayers within the Districts. The benefits of using the multiple district structure include: (a) coordinated administration of construction and operation of Public Improvements and delivery of those improvements in a timely manner; and (b) assurance that improvements required by the Town are constructed in a timely and cost effective manner.

As presently planned, development of the Property may proceed in residential and commercial phases, which will require the extension of public services and facilities. The multiple district structure will assure that the construction and operation of each phase of Public Improvements will be administered consistent with a long-term construction and operations program.

C. District Services

The Districts shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the Districts as such power and authority are described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein. The primary purpose of the Districts will be to finance costs of designing, constructing, installing, acquiring, relocating, redeveloping, and maintaining the public improvements within and without the boundaries of the Districts (the "Public Improvements"). An estimate of the costs of the Public Improvements, attached as **Exhibit C**, which may be financed, planned for, designed, constructed, installed, acquired, relocated, redeveloped, or maintained was prepared based upon a preliminary engineering survey for the property within the Service Area and is approximately \$29,876,291. The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in the Districts' discretion.

It is anticipated that the Town will own the street improvements and Triview Metropolitan District will maintain such improvements. In addition, Triview Metropolitan District is also anticipated to own, operate, and maintain the water, storm sewer, detention ponds, and sanitary sewer improvements the Districts construct within the Districts' boundaries, which will ultimately

connect to the existing infrastructure Triview Metropolitan District maintains, in accordance with conditions set forth in an intergovernmental agreement to be entered into between the Districts and Triview Metropolitan District following the Districts' formation. It is further anticipated that the Districts will own, operate, and maintain all Public Improvements not otherwise dedicated or transferred to the Town, Triview Metropolitan District, or other appropriate entity, including but not limited to, landscaping and signage improvements.

Owners of real property located within the Districts' boundaries and adjacent to a Tract(s) may be required, under the terms of a separate instrument to which a District may or may not be a party, to construct or to cause the construction of certain improvements within the Tract(s) as an obligation of ownership of such real property, with no right of reimbursement from any District for the cost of those improvements. Those improvements will, accordingly, not be considered to be Public Improvements under this Service Plan with regard to their initial construction.

D. Lack of Existing and Future Services Through Existing Local Governments

The Property is located wholly within the boundaries of the Town. Street improvements are anticipated to be dedicated to the Town and maintained by Triview Metropolitan District. Water, storm sewer, detention ponds, and sanitary sewer improvements are anticipated to be dedicated to Triview Metropolitan District for ownership and maintenance. At this time, it is not anticipated that the Town or the County will provide any funding for the construction of the Public Improvements. Further, the Property is not located within the boundaries of any rural transportation authority, or similar funding source. Formation of the Districts is, therefore, necessary to facilitate the financing and construction of the Public Improvements.

E. Impact on District Property

The taxing entities that levy property taxes against the Property and their respective 2021 (for taxes due in 2022) mill levies are as follows:

El Paso County	7.120 mills
EPC Road & Bridge Share	0.165 mills
Town of Monument	5.750 mills
EPC-Monument Road & Bridge Share	0.165 mills
Lewis-Palmer School No. 38	39.455 mills
Pikes Peak Library	3.490 mills
Tri-Lakes Monument Fire Protection	18.400 mills
Triview Metropolitan District	24.000 mills
Total	98.545 mills

The total mill levy including the initially proposed Districts' mill levy will be 133.545 mills.

F. Powers of the Districts

The Districts shall have the power and authority to finance, design, construct, acquire, install and provide for the Public Improvements and related operation and maintenance services with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto within and without the boundaries of the Districts as such power and authority are described in the Special District Act, and other applicable statutes, common law and the Constitution, including eminent domain and condemnation authority, subject to the limitations set forth herein. Additionally, the Districts may, except to the extent prohibited under the terms of this Service Plan, exercise all powers expressly or impliedly granted under the Special District Act or otherwise under state law.

G. Service Plan Amendment/Material Modifications

The Districts shall have the power to amend this Service Plan as necessary, subject to the provisions of C.R.S. § 32-1-207. A Material Modification of this Service Plan shall, at a minimum, trigger the need for prior approval of the Town at an advertised public hearing pursuant to the provisions of C.R.S. § 32-1-207(2)(a), and may require the need for the submittal of an amended service plan. Notwithstanding the foregoing, inclusions or exclusions that modify one or more of the Districts' boundaries without modifying the overall external boundaries of the Property shall not be considered a Material Modification and shall not require an amendment of this Service Plan or the Town's approval.

II. FINANCIAL PLANS

A. Financial Plans Assumptions and Debt Schedule

Attached as **Exhibit E** is a summary of projected assessed valuation, revenue sources (including applicable mill levies) and debt service, together with a schedule indicating the year or years in which Debt is scheduled to be issued. This information demonstrates that the Districts are capable of providing sufficient and economical service to the Property, and that the Districts have or will have the financial ability to discharge Debt on a reasonable basis. This information provides an example of the manner in which the Districts may finance the construction and installation of the Public Improvements. The actual financing structure shall be determined at the discretion of the Board(s), subject to the limitations established in this Service Plan, as may be amended from time to time. As required under C.R.S. § 32-1-202(2)(b), the Board(s) shall notify the Town's Board of Trustees of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan.

B. Maximum Debt Authorization

The total debt limit for District No. 1 (commercial) shall be \$45,000,000; the total debt limit for District No. 2 (residential) shall be \$5,000,000 in principal amount of Debt; provided, further, that the foregoing shall not include the principal amount of Debt issued for the purpose of refunding or refinancing lawfully issued Debt.

C. Maximum Mill Levies

The Maximum Mill Levy certified by each District shall not exceed thirty-five (35) mills, subject to Gallagher Adjustment. A maximum mill levy of thirty (30) mills is authorized to support the debt service of each District, subject to Gallagher Adjustment. A maximum mill levy of five (5) mills is authorized to support the operations and maintenance of each District's services and public improvements, subject to Gallagher Adjustment.

D. Maximum Maturity Period for Debt

The period of maturity for issuance of any Debt by each District shall be limited to no more than forty (40) years without the express, prior approval of the Town. Such approval, although required, is not considered to be a Material Modification of this Service Plan that would trigger the need to amend this Service Plan. However, each District is specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than forty (40) years from the date of the initial issuance of the refunding or restructured Debt.

E. Developer Entity Funding Agreements

It is anticipated that the Districts and the Developer may enter into one or more Developer Entity Funding Agreements whereby the Developer will fund the operating and maintenance costs of the Districts, including the costs of forming the Districts, and capital costs during deficit years, and will recover those costs in later years from the Districts' revenues or Debt proceeds.

F. Fees

The financial plans attached as **Exhibit E** does not incorporate any facility fees, but the Districts may adopt such fees as the Boards deem appropriate and necessary. In addition to *ad valorem* property taxes, the Districts may also rely upon other revenue sources authorized by State law, whether reflected in **Exhibit E** or not, to offset the costs of providing the services allowed for under this Service Plan and District management, operations, and maintenance costs.

III. PRELIMINARY ENGINEERING SURVEY

Currently, the Phase I Public Improvements have been constructed within the Property and the costs for those Public Improvements are included in the District Improvements shown on **Exhibit C**. Depicted in **Exhibit D** is a preliminary layout of current and possible locations of future Public Improvements within the Property. The actual locations of future Public Improvements will be determined based on multiple factors. While the actual future locations and final costs are not yet known, the extent of the Public Improvements required for future development of the Property, as depicted therein, are thought to be accurate in all material respects.

IV. PROPOSED DISTRICT BOUNDARIES

A. Map and Legal Description of District Boundaries

Attached as **Exhibit A** and **Exhibit B** to this Service Plan are legal descriptions of the boundaries of the Districts and depictions of those boundaries, respectively.

B. Zoning of Real Property Contained Within District Boundaries

The zoning of the Property is currently zoned Planned Unit Development.

C. Estimate of Population Within District Boundaries

Development within the Property will consist of up to 232 residential units, 399 multi-family units and up to 920,387 square feet of commercial and retail development. Based upon an estimated 2.0 persons per residence, the population of the Districts at build-out is anticipated to be up to approximately 1262 residents.

D. Estimated Assessed Value of Future Improvements

The estimated market value of the projected commercial and residential structures to ultimately be constructed within the Property totals One Hundred Seventy-One Million Four Hundred Fifty Thousand Four Hundred Fifty and No/100's Dollars (\$171,450,450.00) and Two Hundred Four Million, One Hundred Fifty Thousand and No/100's Dollars (\$204,150,000.00), respectively, in 2022 dollars. Multiplying those values by the current County assessment rates of twenty nine percent (29.0%) for commercial property and seven and 15/100's percent (7.15%) for residential property, results in an estimated total assessed value of the commercial and residential structures of Forty-Nine Million, Seven Hundred Twenty Thousand, Six Hundred Thirty and No/100's Dollars (\$49,720,630.00) and Fourteen Million Five Hundred Ninety-Six Thousand, Seven Hundred Twenty-Five and No/100's Dollars (\$14,596,725.00), respectively, in 2022 dollars.

E. Estimated Duration of Build Out

The estimated period required to complete the construction of all of the projected commercial and residential structures within the Property is approximately seven (7) to ten (10) years.

V. FACILITIES TO BE CONSTRUCTED

The construction of the Public Improvements will take place in phases that coincide with the phased commercial and residential development within the Property. Without amending this Service Plan, the Districts may defer, forego, reschedule or restructure the financing and construction of the Public Improvements to better accommodate the pace of growth, available resources, and potential inclusion of additional real property within the Districts' boundaries.

VI. DISTRICT EXPENDITURES

Attached as **Exhibit C** is a detailed projection of the total cost of constructing the Public Improvements within the Property. The total cost reflected therein is Twenty-Nine Million Eight Hundred and Seventy-Six Thousand, Two Hundred and Ninety-One and No/100's Dollars (\$29,876,291.00) in 2022 dollars. The amount of these costs ultimately financed by the Districts will not exceed the Maximum Debt Authorization.

VII. AGREEMENTS WITH OTHER POLITICAL SUBDIVISIONS

A. Oversight by the Town

The Districts are independent quasi-municipal corporations and political subdivisions of the State independent of the Town, which are duly authorized for the purposes and functions identified in this Service Plan. Future Town involvement in the affairs of the Districts will generally be limited to functions required by the Special District Act: determination of the Districts' compliance with the limits established in this Service Plan and any conditions attached to the Town's approval; and additional activities or relationships as may be stipulated in any future intergovernmental agreement made between the Districts and the Town.

VIII. COMPLIANCE WITH STATUTORY REQUIREMENTS

It is submitted that this Service Plan for the Districts establishes the following:

- (a) There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
- (b) The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;
- (c) The Districts are capable of providing economical and sufficient service to the Property;
- (d) The area to be included in the proposed Districts has, or will have the financial ability to discharge the proposed indebtedness on a reasonable basis;
- (e) Adequate service is not and will not be available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable period and on a comparable basis;
- (f) The facility and service standards of the Districts are, or will be, compatible with the facility and service standards of the Town;
- (g) The proposal is in substantial compliance with the Town approved Conexus Sketch PD Plan which was found to have complied with the Town Comprehensive Plan at approval; and

(h) The creation of the Districts is in the best interests of the area proposed to be served.

EXHIBIT A
(Legal Description of Property Boundaries)

IX. ADDITIONAL INFORMATION

A. Required Annual Report and Formation Disclosure

The Districts shall annually file a report with the Town as required under the provisions of C.R.S. § 32-1-207(3)(d). Upon formation of the Districts, in conjunction with the recording of the district court Findings and Decree pursuant to C.R.S. § 32-1-105, the Districts shall record a disclosure document as required under the provisions of C.R.S. § 32-1-104.8. The Districts shall provide notice to all purchasers of property in the Districts regarding the Districts' authority to levy and collect ad valorem taxes and to impose and collect rates, fees, tolls, and charges by recording a disclosure statement against the property within the Districts with the Office of the El Paso County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board.

B. Service Plan Not a Contract

The grant of authority contained in this Service Plan does not constitute an agreement or binding commitment of the Districts to undertake the activities described in this Service Plan, or to undertake such activities exactly as described, enforceable by third parties.

C. Land Use and Development Approvals

Approval of this Service Plan does not imply approval for the development of any specific portion of the Property, nor does it imply approval of the commercial or residential development described in this Service Plan or any of the exhibits attached hereto. All such land use and development approvals shall be processed and obtained in accordance with applicable provisions of the Code and applicable laws.

D. Dissolution

Upon a determination by the Town that the purposes for which one or more Districts were formed have been accomplished, such District(s) shall file a petition in the appropriate district court for dissolution, pursuant to the applicable provisions of the Special District Act and State law. In no event shall dissolution occur until such District(s) have provided for the payment or discharge of outstanding Debt and other financial obligations as required under State law.

Exhibits:

- Exhibit A – Legal Description of Property Boundaries
- Exhibit B – Depiction of Property Boundaries
- Exhibit C – Projected Cost of Public Improvements
- Exhibit D – Example Layout of Public Improvements
- Exhibit E – Financial Plans

EXHIBIT A-1
LEGAL DESCRIPTION – CONEXUS METROPOLITAN DISTRICT NO. 1



EXHIBIT A-2

LEGAL DESCRIPTION – CONEXUS METROPOLITAN DISTRICT NO. 2

EXHIBIT A

SHEET 1 OF 5

LEGAL DESCRIPTION

CONEXUS COMMERCIAL DISTRICT PARCEL

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 14, 23 AND 26 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTH BY A 2-1/2" ALUMINUM CAP AND AT THE NORTH BY A 3-1/4" ALUMINUM CAP, PLS 23050, RECORDED AS BEARING S00°13'05"W WITH A DISTANCE OF 1317.46 UNDER RECEPTION NO. 207900074 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTIONS 22 AND 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

THENCE N89°58'44"E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 783.85 TO THE COMMON WESTERLY CORNER OF PARCELS B AND C AS SHOWN ON ALTA SURVEY RECORDED UNDER RECEPTION NO. 207900074 OF SAID RECORDS;

THENCE N15°26'14"W ALONG THE WESTERLY LINE OF SAID PARCEL B, A DISTANCE OF 716.58 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY LINE OF SAID ALTA SURVEY THE FOLLOWING EIGHT COURSES:

1. N15°26'14"W, A DISTANCE OF 1809.25 FEET;
2. N89°59'01"E, A DISTANCE OF 104.58 FEET;
3. N00°09'05"E, A DISTANCE OF 208.35 FEET;
4. N89°52'57"E, A DISTANCE OF 657.52 FEET;
5. S23°34'51"W, A DISTANCE OF 427.55 FEET;
6. S41°37'22"E, A DISTANCE OF 1584.69 FEET;
7. S36°30'29"E, A DISTANCE OF 456.86 FEET;
8. S10°48'22"E, A DISTANCE OF 4523.75 FEET TO THE NORTHEAST CORNER OF TRACT A, CONEXUS BUSINESS PARK FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 220714521 OF SAID RECORDS;

THENCE S63°48'56"W ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 536.06 FEET TO THE NORTHWEST CORNER OF SAID TRACT A AND BEING ON THE WESTERLY BOUNDARY OF SAID ALTA;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID ALTA THE FOLLOWING THREE COURSES:

1. N07°48'05"W, A DISTANCE OF 23.65 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2914.83 FEET, A CENTRAL ANGLE OF 16°25'43" WHOSE CHORD BEARS N16°00'56"W WITH A DISTANCE OF 832.90 FEET FOR A LENGTH OF 835.78 FEET;
3. N24°14'29"W, A DISTANCE OF 55.76 FEET TO A POINT OF CURVE;

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EXHIBIT A

SHEET 2 OF 5

LEGAL DESCRIPTION

THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 01°16'21" WHOSE CHORD BEARS N08°43'03"E WITH A DISTANCE OF 23.32 FEET FOR A LENGTH OF 23.32 FEET;

THENCE N09°21'14"E, A DISTANCE OF 232.95 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1059.24 FEET, A CENTRAL ANGLE OF 35°11'40" WHOSE CHORD BEARS N08°18'57"W WITH A DISTANCE OF 640.46 FEET FOR A LENGTH OF 650.64 FEET;

THENCE N23°44'05"W, A DISTANCE OF 2632.62 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 28°14'42" WHOSE CHORD BEARS N37°51'26"W WITH A DISTANCE OF 512.39 FEET FOR A LENGTH OF 517.62 FEET;

THENCE N51°58'47"W, A DISTANCE OF 152.57 FEET TO THE **POINT OF BEGINNING**;

TOGETHER WITH CONEXUS BUSINESS PARK FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 220714521 OF SAID RECORDS EXCLUDING LOT 1 THEREFROM.

CONTAINING A TOTAL CALCULATED AREA OF 5,991,950.55 SQ. FT. (137.55 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS
COLORADO NO. 37909
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING



EXHIBIT A

SHEET 1 OF 3

LEGAL DESCRIPTION

CONEXUS RESIDENTIAL DISTRICT PARCEL

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTH BY A 2-1/2" ALUMINUM CAP AND AT THE NORTH BY A 3-1/4" ALUMINUM CAP, PLS 23050, RECORDED AS BEARING S00°13'05"W WITH A DISTANCE OF 1317.46 UNDER RECEPTION NO. 207900074 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTIONS 22 AND 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
THENCE N89°58'44"E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 783.85 TO THE COMMON WESTERLY CORNER OF PARCELS B AND C AS SHOWN ON ALTA SURVEY RECORDED UNDER RECEPTION NO. 207900074 OF SAID RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N15°26'14"W ALONG THE WESTERLY LINE OF SAID PARCEL B, A DISTANCE OF 716.58 FEET;

THENCE S51°58'47"E, A DISTANCE OF 152.67 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 28°14'42" WHOSE CHORD BEARS S37°51'26"E WITH A DISTANCE OF 512.39 FEET FOR A LENGTH OF 517.62 FEET;

THENCE S23°44'05"E, A DISTANCE OF 2632.62 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1059.24 FEET, A CENTRAL ANGLE OF 35°11'40" WHOSE CHORD BEARS S08°18'57"E WITH A DISTANCE OF 640.46 FEET FOR A LENGTH OF 650.64 FEET;

THENCE S09°21'14"W, A DISTANCE OF 232.95 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 01°16'21" WHOSE CHORD BEARS S08°43'03"W WITH A DISTANCE OF 23.32 FEET FOR A LENGTH OF 23.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AN ALTA SURVEY AS RECORDED UNDER RECEPTION NO. 207900074 OF SAID RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE "DIRECTORS PARCEL" AS DESCRIBED BELOW;

THENCE N24°14'29"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 2795.30 FEET TO A POINT OF CURVE;



THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4512.27 FEET, A CENTRAL ANGLE OF 07°32'06" WHOSE CHORD BEARS N20°26'53"W WITH A DISTANCE OF 592.99 FEET FOR A LENGTH OF 593.42 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,144,656.26 SQ. FT. (26.27 ACRES) MORE OR LESS.

EXHIBIT A

SHEET 2 OF 3

LEGAL DESCRIPTION

CONEXUS RESIDENTIAL DISTRICT DIRECTORS PARCEL
A PARCEL OF LAND LOCATED WITHIN THE CONEXUS RESIDENTIAL DISTRICT PARCEL AS DESCRIBED ABOVE:

BEGINNING AT THE SOUTHERLY CORNER OF THE CONEXUS RESIDENTIAL DISTRICT PARCEL AS DESCRIBED ABOVE;

THENCE N24°14'29"W ALONG THE WESTERLY BOUNDARY OF SAID CONEXUS RESIDENTIAL DISTRICT PARCEL, A DISTANCE OF 165.12 FEET;

THENCE N65°45'11"E, A DISTANCE OF 109.38 FEET TO A POINT BEING ON THE SOUTHEASTERLY BOUNDARY OF SAID DISTRICT PARCEL;

THENCE S09°21'14"W ALONG SAID SOUTHEASTERLY BOUNDARY, A DISTANCE OF 174.76 FEET TO A POINT OF CURVE

THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND BEING ON SAID SOUTHEASTERLY BOUNDARY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 01°16'21" WHOSE CHORD BEARS S08°43'03"W WITH A DISTANCE OF 23.32 FEET FOR A LENGTH OF 23.32 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 9007.44 SQ. FT. MORE OR LESS.

MICHAEL J. MUIRHEID, PLS
COLORADO NO. 37909
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

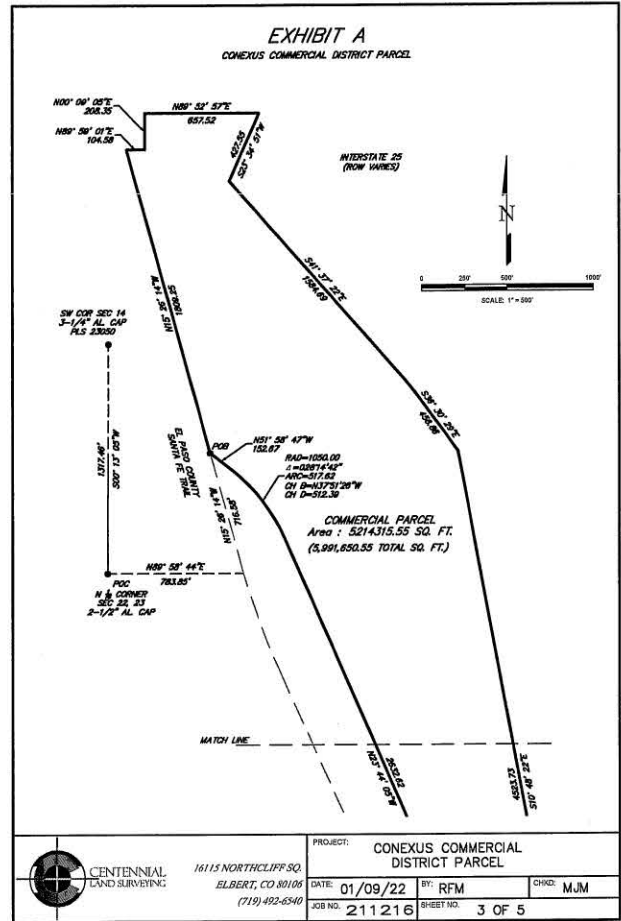
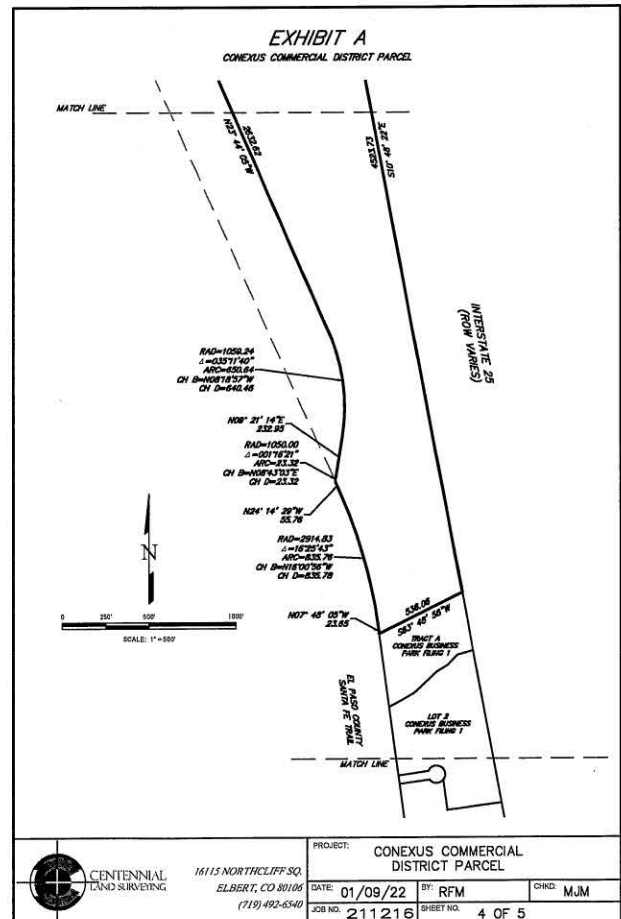


EXHIBIT B
(Depiction of Property Boundaries)



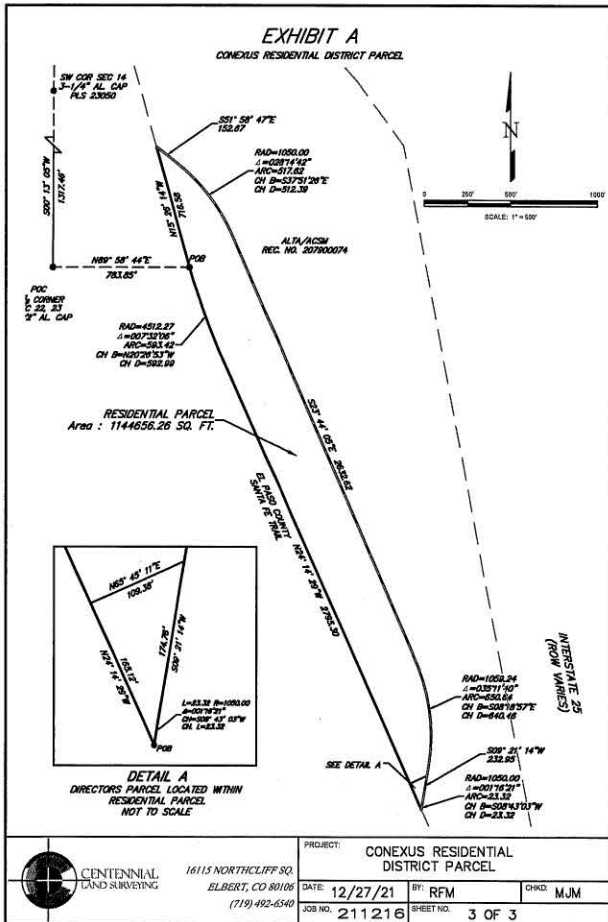
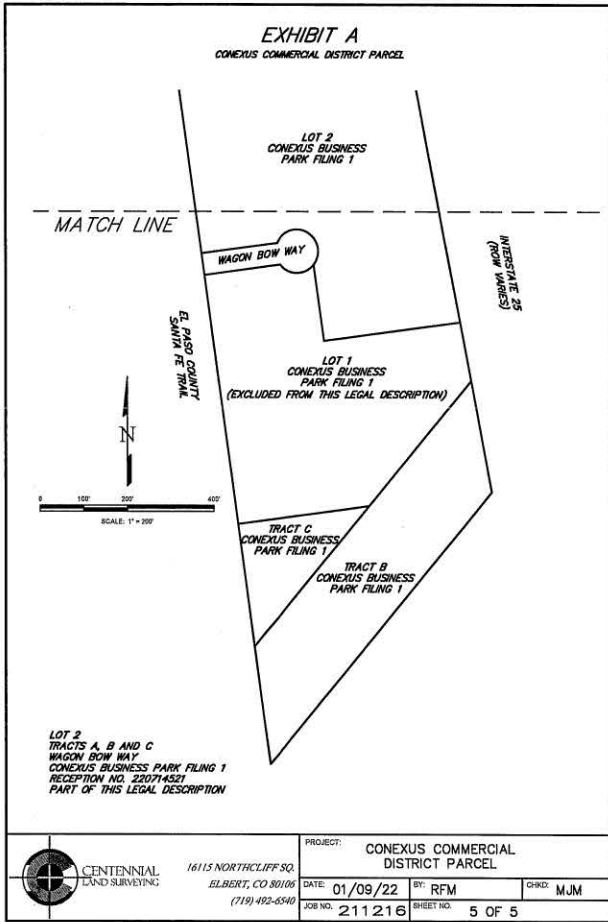


EXHIBIT C
(Projected Cost of Public Improvements)

Conexus
 Commercial & Residential Metropolitan Districts
 Public Infrastructure
 Qualified Funds
 17-Jan-2022

EXCAVATION	\$ 674,250
SANITARY SEWER	\$ 1,592,637
WATER	\$ 2,027,884
DRAINAGE	\$ 2,015,936
STREET IMPROVEMENTS	\$ 10,039,562
SIGNAGE	\$ 500,000
LANDSCAPING	\$ 880,000
FEE	\$ 293,895
SUB TOTAL	\$ 18,024,164
ENGINEERING,SURVEYING, CM	\$ 1,665,404
CONTINGENCY 25%	\$ 4,506,041
TOTAL	\$ 24,195,609

Inflation factor (*)

Year 2022, 13%	\$ 27,341,038
Year 2023, 3%	\$ 28,161,269
Year 2024, 3%	\$ 29,006,107
Year 2025, 3%	\$ 29,876,291

*Based on data and estimates prepared by J.R. Engineering, January 2022

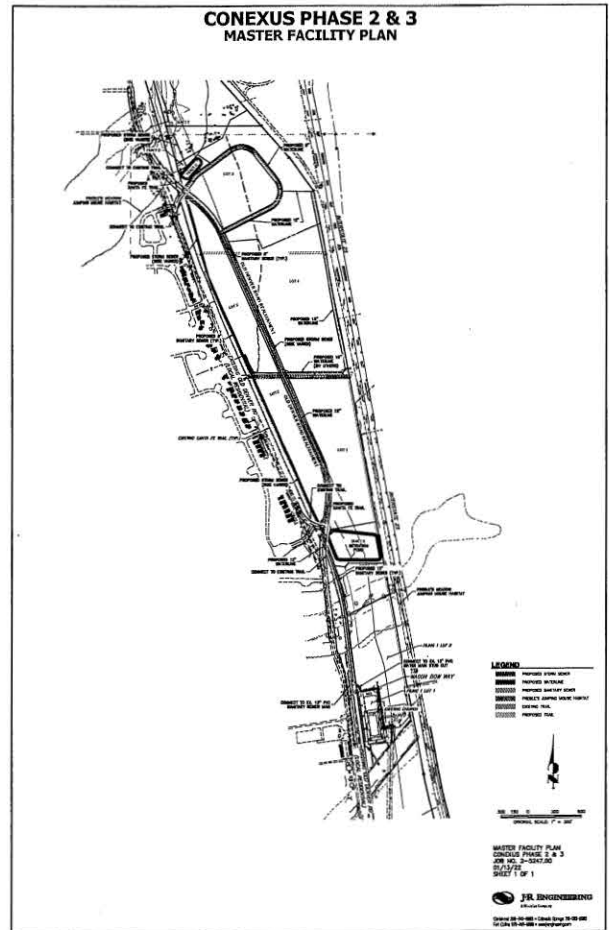


EXHIBIT D
 (Example Locations of Public Improvements)

EXHIBIT E
 (Financial Plan)

Conexus Commercial Metropolitan District No. 1

Table with columns: Revenue, District Mill Levy Revenue, Expense, Revenue Available for Debt Service. Rows include years 2021 through 2062 and a Total row.

El Comandante MDN, 15000 Park Blvd, Suite 100, San

1/16/2022

El Comandante MDN, 15000 Park Blvd, Suite 100, San

1/16/2022

Conexus Commercial Metropolitan District No. 1

Table with columns: Revenue, Operations Mill Levy Revenue, Expense, Revenue Available for Operations. Rows include years 2021 through 2062 and a Total row.

Conexus Commercial Metropolitan District No. 1

Table with columns: Total, Net Debt Service, Funds On Hand, Surplus Fund, Retained Revenue, Debt Service Coverage, Debt to Revenue Ratio. Rows include years 2021 through 2062 and a Total row.

1. Assumes \$2,422,000 Deposit to Surplus Fund at Closing

El Comandante MDN, 15000 Park Blvd, Suite 100, San

1/16/2022

El Comandante MDN, 15000 Park Blvd, Suite 100, San

1/16/2022

SOURCES AND USES OF FUNDS

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1

GENERAL OBLIGATION BONDS, SERIES 2022

30,000 Debt Service Mills

Non-Rated, 1.00%, 30-year Maturity

Service Plan

Dated Date 12/01/2022
Delivery Date 12/01/2022

Sources:

Table with columns: Bond Proceeds, Par Amount, Total. Value: 26,305,000.00

Uses:

Table with columns: Project Fund Deposits, Other Fund Deposits, Cost of Issuance, Underwriter's Discount. Values include 18,372,000.00, 4,734,900.00, 250,000.00, 526,100.00.

Underwriter's Discount: 526,100.00

CALL PROVISIONS

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

GENERAL OBLIGATION BONDS, SERIES 2022
30,000 Debt Service Mills
Non-Rated, 1.00x, 30-year Maturity
Service Plan

Call Table: CALL

Call Date	Call Price
12/01/2027	103.00
12/01/2028	102.00
12/01/2029	101.00
12/01/2030	100.00

SOURCES AND USES OF FUNDS

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2032
30,000 Debt Service Mills
Investment Grade, 1.00x, 30-yr. Maturity
Service Plan

Dated Date 12/01/2032
Delivery Date 12/01/2032

Sources:

Bond Proceeds:	
Par Amount	39,760,000.00
Other Sources of Funds:	
Funds on Hand	1,739,000.00
	41,499,000.00

Uses:

Project Fund Deposits:	
Project Fund	13,380,475.00
Refunding Escrow Deposits:	
Cash Deposit	24,705,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	3,014,725.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Underwriter's Discount:	
Other Underwriter's Discount	198,800.00
	41,499,000.00

BOND SOLUTION

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

GENERAL OBLIGATION BONDS, SERIES 2022
30,000 Debt Service Mills
Non-Rated, 1.00x, 30-year Maturity
Service Plan

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2023		1,578,300	(1,578,300)		(4,000)	(4,000)	
12/01/2024		1,578,300	(1,578,300)		82,080	82,080	
12/01/2025		1,578,300	(1,578,300)		585,715	585,715	
12/01/2026		1,578,300		1,578,300	827,787	(760,533)	52.45%
12/01/2027		1,578,300		1,578,300	1,109,929	(468,371)	70.32%
12/01/2028		1,578,300		1,578,300	1,438,873	(138,427)	91.17%
12/01/2029	330,000	1,908,300		1,908,300	1,909,927	1,027	100.05%
12/01/2030	388,000	1,943,500		1,943,500	1,947,594	4,094	100.21%
12/01/2031	410,000	1,945,400		1,945,400	1,947,594	2,194	100.11%
12/01/2032	475,000	1,985,800		1,985,800	1,986,628	828	100.04%
12/01/2033	500,000	1,982,300		1,982,300	1,986,628	4,328	100.22%
12/01/2034	570,000	2,022,300		2,022,300	2,026,438	4,138	100.20%
12/01/2035	605,000	2,023,100		2,023,100	2,026,438	3,338	100.16%
12/01/2036	685,000	2,069,800		2,069,800	2,067,047	247	100.01%
12/01/2037	725,000	2,065,700		2,065,700	2,067,047	1,347	100.07%
12/01/2038	810,000	2,107,200		2,107,200	2,108,468	1,268	100.06%
12/01/2039	855,000	2,103,600		2,103,600	2,109,468	4,868	100.23%
12/01/2040	950,000	2,147,300		2,147,300	2,150,717	3,417	100.16%
12/01/2041	1,010,000	2,150,300		2,150,300	2,150,717	417	100.02%
12/01/2042	1,110,000	2,189,700		2,189,700	2,193,811	4,111	100.19%
12/01/2043	1,180,000	2,193,100		2,193,100	2,193,811	711	100.03%
12/01/2044	1,295,000	2,237,300		2,237,300	2,237,768	468	100.02%
12/01/2045	1,370,000	2,234,800		2,234,800	2,237,768	3,168	100.14%
12/01/2046	1,500,000	2,282,400		2,282,400	2,282,603	203	100.01%
12/01/2047	1,590,000	2,282,400		2,282,400	2,282,603	203	100.01%
12/01/2048	1,730,000	2,327,000		2,327,000	2,328,335	1,335	100.09%
12/01/2049	1,835,000	2,328,200		2,328,200	2,328,335	135	100.01%
12/01/2050	1,990,000	2,373,100		2,373,100	2,374,982	1,882	100.06%
12/01/2051	2,110,000	2,373,700		2,373,700	2,374,982	1,282	100.05%
12/01/2052	2,285,000	2,422,100		2,422,100	2,422,561	461	100.02%
	28,305,000	61,165,000	(4,734,900)	56,430,100	55,781,028	(648,072)	

BOND SUMMARY STATISTICS

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2032
30,000 Debt Service Mills
Investment Grade, 1.00x, 30-yr. Maturity
Service Plan

Dated Date	12/01/2032
Delivery Date	12/01/2032
Last Maturity	12/01/2052
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.037794%
Net Interest Cost (NIC)	4.024398%
All-in TIC	4.076098%
Average Coupon	4.000000%
Average Life (years)	20.484
Duration of Issue (years)	13.515
Par Amount	39,760,000.00
Bond Proceeds	39,760,000.00
Total Interest	32,599,400.00
Net Interest	32,792,200.00
Total Debt Service	72,353,400.00
Maximum Annual Debt Service	5,568,300.00
Average Annual Debt Service	2,411,760.00
Underwriter's Fees (per \$1000)	
Average Take-down	5.000000
Other Fee	
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life
Term Bond due 2052	39,760,000.00	100.00	4.0000%	20.484
	39,760,000.00			20.484

	TIC	All-in TIC	Arbitrage Yield
Par Value	39,760,000.00	39,760,000.00	39,760,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(198,800.00)	(198,800.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	39,561,200.00	39,561,200.00	39,760,000.00
Target Date	12/01/2032	12/01/2032	12/01/2032
Yield	4.037794%	4.076098%	4.000000%

SUMMARY OF BONDS REFUNDED

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2032
30,000 Debt Service Mills
Investment Grade, 1.00x, 30-yr. Maturity
Service Plan

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Series 22 Service Plan - MD No. 1, 22SP, TERM52:					
12/01/2034	6.000%	570,000	12/01/2032	100.000	
12/01/2033	6.000%	500,000	12/01/2032	100.000	
12/01/2035	6.000%	605,000	12/01/2032	100.000	
12/01/2036	6.000%	685,000	12/01/2032	100.000	
12/01/2037	6.000%	725,000	12/01/2032	100.000	
12/01/2038	6.000%	810,000	12/01/2032	100.000	
12/01/2039	6.000%	855,000	12/01/2032	100.000	
12/01/2040	6.000%	950,000	12/01/2032	100.000	
12/01/2041	6.000%	1,010,000	12/01/2032	100.000	
12/01/2042	6.000%	1,110,000	12/01/2032	100.000	
12/01/2043	6.000%	1,180,000	12/01/2032	100.000	
12/01/2044	6.000%	1,295,000	12/01/2032	100.000	
12/01/2045	6.000%	1,370,000	12/01/2032	100.000	
12/01/2046	6.000%	1,500,000	12/01/2032	100.000	
12/01/2047	6.000%	1,590,000	12/01/2032	100.000	
12/01/2048	6.000%	1,730,000	12/01/2032	100.000	
12/01/2049	6.000%	1,835,000	12/01/2032	100.000	
12/01/2050	6.000%	1,990,000	12/01/2032	100.000	
12/01/2051	6.000%	2,110,000	12/01/2032	100.000	
12/01/2052	6.000%	2,285,000	12/01/2032	100.000	
		24,705,000			

BOND SOLUTION

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2032
30,000 Debt Service Mills
Investment Grade, 1.00x, 30-yr. Maturity
Service Plan

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constrains	Unusd Revenues	Debt Service Coverage
12/01/2033	595,000	1,985,400		1,985,400	1,986,628	1,226	100.06%
12/01/2034	450,000	2,024,600		2,024,600	2,026,438	1,838	100.09%
12/01/2035	465,000	2,021,500		2,021,500	2,026,438	4,938	100.24%
12/01/2036	525,000	2,063,000		2,063,000	2,067,047	4,047	100.24%
12/01/2037	545,000	2,062,000		2,062,000	2,067,047	5,047	100.24%
12/01/2038	610,000	2,105,200		2,105,200	2,108,468	3,268	100.16%
12/01/2039	635,000	2,105,800		2,105,800	2,108,468	2,668	100.13%
12/01/2040	705,000	2,150,400		2,150,400	2,150,717	317	100.01%
12/01/2041	730,000	2,147,200		2,147,200	2,150,717	3,517	100.16%
12/01/2042	805,000	2,193,200		2,193,200	2,193,811	611	100.04%
12/01/2043	835,000	2,190,800		2,190,800	2,193,811	3,011	100.14%
12/01/2044	915,000	2,237,400		2,237,400	2,237,768	368	100.02%
12/01/2045	950,000	2,235,800		2,235,800	2,237,768	1,968	100.09%
12/01/2046	1,030,000	2,277,800		2,277,800	2,282,603	4,803	100.21%
12/01/2047	1,075,000	2,281,600		2,281,600	2,282,603	1,003	100.04%
12/01/2048	1,160,000	2,323,800		2,323,800	2,326,335	2,535	100.20%
12/01/2049	1,210,000	2,327,200		2,327,200	2,326,335	1,135	100.05%
12/01/2050	1,305,000	2,373,800		2,373,800	2,374,982	1,182	100.05%
12/01/2051	1,355,000	2,371,600		2,371,600	2,374,982	3,382	100.14%
12/01/2052	1,455,000	2,417,400		2,417,400	2,422,561	5,161	100.21%
12/01/2053	1,515,000	2,419,200		2,419,200	2,422,561	3,361	100.14%
12/01/2054	1,625,000	2,468,800		2,468,800	2,471,093	2,293	100.10%
12/01/2055	1,690,000	2,468,800		2,468,800	2,471,093	2,493	100.10%
12/01/2056	1,805,000	2,516,000		2,516,000	2,520,594	4,594	100.16%
12/01/2057	1,880,000	2,518,800		2,518,800	2,520,594	1,794	100.07%
12/01/2058	2,005,000	2,568,800		2,568,800	2,571,086	2,286	100.10%
12/01/2059	2,085,000	2,568,400		2,568,400	2,571,086	2,686	100.10%
12/01/2060	2,220,000	2,620,000		2,620,000	2,622,588	2,588	100.10%
12/01/2061	2,310,000	2,621,200		2,621,200	2,622,588	1,388	100.05%
12/01/2062	5,470,000	5,988,800	(\$,014,725)	2,674,075	2,675,120	1,045	100.04%
	39,760,000	72,353,400	(\$,014,725)	69,338,675	69,417,928	79,253	

ESCROW REQUIREMENTS

CONEXUS COMMERCIAL METROPOLITAN DISTRICT NO. 1
El Paso County, Colorado

GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2032
30,000 Debt Service Mills
Investment Grade, 1.00x, 30-yr. Maturity
Service Plan

Dated Date 12/01/2032
Delivery Date 12/01/2032

Pay & Cancel Series 2022 (PC22)

Period Ending	Principal Redeemed	Total
12/01/2032	24,705,000	24,705,000.00
	24,705,000	24,705,000.00

**EXHIBIT E-2
FINANCIAL PLAN - CONEXUS METROPOLITAN DISTRICT NO. 2**

Conexus Residential Metropolitan District No. 2
El Paso County, Colorado
General Obligation Bonds, Series 2022
Service Plan

Bond Assumptions	Series 2022
Closing Date	12/1/2022
First Call Date	12/1/2027
Final Maturity	12/1/2052
Discharge Date	12/2/2062
Sources of Funds	
Par Amount	3,670,000
Total	3,670,000
Uses of Funds	
Project Fund	3,346,600
Cost of Issuance	323,400
Total	3,670,000
Debt Features	
Projected Coverage at Mill Levy Cap	1.00x
Tax Status	Tax-Exempt
Rating	Non-Rated
Average Coupon	4.500%
Annual Trustee Fee	\$4,000
Biennial Reassessment	Residential 2.00%
Tax Authority Assumptions	
Metropolitan District Revenue	
Debt Service Mills	
Service Plan Mill Levy Cap	30.00%
Target Mill Levy	30.00%
Specific Ownership Tax	6.00%
County Treasurer Fee	1.50%
Operations	
Mill Levy	5.00%

Assessed Value	Vacant and Improved Land			Residential		Total
	Quantity Statutory Actual Value	Assessed Value in Collection Year	Collection Year	Residential Units Delivered	Residential Reassessment Rate	
		2 Year Lap 29.00%	2 Year Lap 29.00%		2.00%	
2021	0	0	0	0	0	0
2022	3,310,000	0	0	0	0	0
2023	3,485,000	0	77	77	35,802	0
2024	3,485,000	1,017,800	77	77	718,040	0
2025	0	1,004,800	0	0	0	0
2026	0	1,004,800	0	0	0	0
2027	0	0	0	0	0	0
2028	0	0	0	0	0	0
2029	0	0	0	0	0	0
2030	0	0	0	0	0	0
2031	0	0	0	0	0	0
2032	0	0	0	0	0	0
2033	0	0	0	0	0	0
2034	0	0	0	0	0	0
2035	0	0	0	0	0	0
2036	0	0	0	0	0	0
2037	0	0	0	0	0	0
2038	0	0	0	0	0	0
2039	0	0	0	0	0	0
2040	0	0	0	0	0	0
2041	0	0	0	0	0	0
2042	0	0	0	0	0	0
2043	0	0	0	0	0	0
2044	0	0	0	0	0	0
2045	0	0	0	0	0	0
2046	0	0	0	0	0	0
2047	0	0	0	0	0	0
2048	0	0	0	0	0	0
2049	0	0	0	0	0	0
2050	0	0	0	0	0	0
2051	0	0	0	0	0	0
2052	0	0	0	0	0	0
2053	0	0	0	0	0	0
2054	0	0	0	0	0	0
2055	0	0	0	0	0	0
2056	0	0	0	0	0	0
2057	0	0	0	0	0	0
2058	0	0	0	0	0	0
2059	0	0	0	0	0	0
2060	0	0	0	0	0	0
2061	0	0	0	0	0	0
2062	0	0	0	0	0	0
Total				222	47,839,952	

1. Vacant land value estimated in year prior to construction at 10% bid-out market value

Conexus Residential Metropolitan District No. 2
Development Summary

Statutory Actual Value (2022)	Residential - Medium		Total
	Quantity	Assessed Value	
2021	0	0	0
2022	76	0	76
2023	77	0	77
2024	77	0	77
2025	0	0	0
2026	0	0	0
2027	0	0	0
2028	0	0	0
2029	0	0	0
2030	0	0	0
2031	0	0	0
2032	0	0	0
2033	0	0	0
2034	0	0	0
2035	0	0	0
2036	0	0	0
2037	0	0	0
2038	0	0	0
2039	0	0	0
2040	0	0	0
2041	0	0	0
2042	0	0	0
2043	0	0	0
2044	0	0	0
2045	0	0	0
2046	0	0	0
2047	0	0	0
2048	0	0	0
2049	0	0	0
2050	0	0	0
2051	0	0	0
2052	0	0	0
Total Units	222	0	222
Total Statutory Actual Value	\$104,400,000	0	\$104,400,000
Project Fund %	100%	0	100%
Project Fund \$	\$3,346,600	0	\$3,346,600

PI Conexus Residential No. 2 - 11/30/2022 4:03:03 AM

Conexus Residential Metropolitan District No. 2
Revenue

Total Assessed Value in Collection Year	District Mill Levy Revenue			County Treasurer Fee 1.50%	Expense Annual Trustee Fee \$4,000	Total Revenue Available for Debt Service
	Debt Mill Levy 30.00% Cap 30.00% Target	Debt Mill Levy Collection 95.00%	Specific Ownership Taxes 6.00%			
2021	0	0	0	0	0	0
2022	0	0	0	0	0	0
2023	0	0	0	0	0	0
2024	0	0	0	0	0	0
2025	0	0	0	0	0	0
2026	0	0	0	0	0	0
2027	0	0	0	0	0	0
2028	0	0	0	0	0	0
2029	0	0	0	0	0	0
2030	0	0	0	0	0	0
2031	0	0	0	0	0	0
2032	0	0	0	0	0	0
2033	0	0	0	0	0	0
2034	0	0	0	0	0	0
2035	0	0	0	0	0	0
2036	0	0	0	0	0	0
2037	0	0	0	0	0	0
2038	0	0	0	0	0	0
2039	0	0	0	0	0	0
2040	0	0	0	0	0	0
2041	0	0	0	0	0	0
2042	0	0	0	0	0	0
2043	0	0	0	0	0	0
2044	0	0	0	0	0	0
2045	0	0	0	0	0	0
2046	0	0	0	0	0	0
2047	0	0	0	0	0	0
2048	0	0	0	0	0	0
2049	0	0	0	0	0	0
2050	0	0	0	0	0	0
2051	0	0	0	0	0	0
2052	0	0	0	0	0	0
2053	0	0	0	0	0	0
2054	0	0	0	0	0	0
2055	0	0	0	0	0	0
2056	0	0	0	0	0	0
2057	0	0	0	0	0	0
2058	0	0	0	0	0	0
2059	0	0	0	0	0	0
2060	0	0	0	0	0	0
2061	0	0	0	0	0	0
2062	0	0	0	0	0	0
Total	0	0	0	0	0	0
		10,416,111	62,6307	(566,527)	(100,000)	10,789,791

PI Conexus Residential No. 2 - 11/30/2022 4:03:03 AM

**Conexus Residential Metropolitan District No. 2
Debt Service**

Revenue Available for Debt Service	Debt Service				Series 2022	
	Interest Payments 4.500%	Revenue of Accrued Interest	Principal Payment	Principal Balance	Serial 12/1/2022	Relevant Revenue
2022	-	-	185,150	-	3,670,000	-
2023	27,762	27,762	303,860	-	3,670,000	27,762
2024	107,194	107,194	381,885	-	3,670,000	107,194
2025	186,394	186,394	476,026	-	3,670,000	186,394
2026	238,865	238,865	517,192	-	3,670,000	238,865
2027	244,737	244,737	551,878	-	3,670,000	244,737
2028	244,737	244,737	582,629	-	3,670,000	244,737
2029	248,712	248,712	607,228	-	3,670,000	248,712
2030	248,712	248,712	627,884	-	3,670,000	248,712
2031	254,786	254,786	645,500	83,000	3,670,000	254,786
2032	254,786	254,786	659,500	83,000	3,670,000	254,786
2033	258,862	258,862	670,000	101,000	3,670,000	258,862
2034	258,862	258,862	678,000	107,000	3,670,000	258,862
2035	258,862	258,862	683,000	110,000	3,670,000	258,862
2036	258,862	258,862	686,000	110,000	3,670,000	258,862
2037	276,119	276,119	710,000	133,000	3,670,000	276,119
2038	276,119	276,119	725,000	138,000	3,670,000	276,119
2039	276,119	276,119	740,000	142,000	3,670,000	276,119
2040	276,119	276,119	753,000	145,000	3,670,000	276,119
2041	281,721	281,721	765,000	147,000	3,670,000	281,721
2042	281,721	281,721	775,000	148,000	3,670,000	281,721
2043	281,721	281,721	783,000	149,000	3,670,000	281,721
2044	281,721	281,721	789,000	149,000	3,670,000	281,721
2045	281,721	281,721	793,000	149,000	3,670,000	281,721
2046	281,721	281,721	795,000	149,000	3,670,000	281,721
2047	281,721	281,721	796,000	149,000	3,670,000	281,721
2048	281,721	281,721	796,000	149,000	3,670,000	281,721
2049	281,721	281,721	796,000	149,000	3,670,000	281,721
2050	281,721	281,721	796,000	149,000	3,670,000	281,721
2051	281,721	281,721	796,000	149,000	3,670,000	281,721
2052	281,721	281,721	796,000	149,000	3,670,000	281,721
2053	281,721	281,721	796,000	149,000	3,670,000	281,721
2054	281,721	281,721	796,000	149,000	3,670,000	281,721
2055	281,721	281,721	796,000	149,000	3,670,000	281,721
2056	281,721	281,721	796,000	149,000	3,670,000	281,721
2057	281,721	281,721	796,000	149,000	3,670,000	281,721
2058	281,721	281,721	796,000	149,000	3,670,000	281,721
2059	281,721	281,721	796,000	149,000	3,670,000	281,721
2060	281,721	281,721	796,000	149,000	3,670,000	281,721
2061	281,721	281,721	796,000	149,000	3,670,000	281,721
2062	281,721	281,721	796,000	149,000	3,670,000	281,721
Total	10,767,261	3,762,665	1,870,000	7,324,600	3,338,711	

SOURCES AND USES OF FUNDS

**CONEXUS RESIDENTIAL METROPOLITAN DISTRICT NO. 2
El Paso County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2022
Senior Cash Flow Bonds
30,000 Debt Service Mills
Non-Rated, 1.00x, 30-year Maturity
Service Plan**

Dated Date 12/01/2022
Delivery Date 12/01/2022

Sources:

Bond Proceeds:	
Per Amount	3,670,000.00
Total	3,670,000.00

Uses:

Project Fund Deposits:	
Project Fund	3,346,600.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	73,400.00
Total	3,670,000.00

BOND PRICING

**CONEXUS RESIDENTIAL METROPOLITAN DISTRICT NO. 2
El Paso County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2022
Senior Cash Flow Bonds
30,000 Debt Service Mills
Non-Rated, 1.00x, 30-year Maturity
Service Plan**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2052:	12/01/2052	3,670,000	4.500%	4.500%	100.000
Total		3,670,000			
Dated Date	12/01/2022				
Delivery Date	12/01/2022				
First Coupon	12/01/2023				

**Conexus Residential Metropolitan District No. 2
Revenue**

Total Assessed Value 10/1/2021	Operations Mill Levy Revenue	Specialty Districts Revenue	County Treasurer Fee 1.00%	Revenue Available for Operations
0	0.000	0	0	0
0	0.000	0	0	0
0	0.000	0	0	0
1,017,000	0.000	5,000	360	767
3,368,680	0.000	17,823	1,089	(287)
5,138,455	0.000	30,387	1,884	(452)
7,817,721	0.000	39,288	2,545	(536)
7,991,215	0.000	39,870	2,382	(986)
8,174,278	0.000	39,870	2,382	(1,056)
8,135,077	0.000	40,868	2,443	(818)
8,130,557	0.000	40,868	2,443	(818)
8,288,228	0.000	41,481	2,489	(822)
8,288,228	0.000	41,481	2,489	(822)
8,482,152	0.000	42,311	2,638	(830)
8,482,152	0.000	42,311	2,638	(830)
8,621,396	0.000	43,157	2,589	(817)
8,621,396	0.000	43,157	2,589	(817)
8,824,224	0.000	44,023	2,641	(850)
8,824,224	0.000	44,023	2,641	(850)
9,025,104	0.000	44,931	2,694	(874)
9,025,104	0.000	44,931	2,694	(874)
9,193,700	0.000	45,789	2,749	(897)
9,193,700	0.000	45,789	2,749	(897)
9,342,900	0.000	46,716	2,803	(921)
9,342,900	0.000	46,716	2,803	(921)
9,524,148	0.000	47,648	2,858	(945)
9,524,148	0.000	47,648	2,858	(945)
9,720,354	0.000	48,602	2,918	(970)
9,720,354	0.000	48,602	2,918	(970)
9,914,791	0.000	49,674	2,974	(994)
9,914,791	0.000	49,674	2,974	(994)
10,113,056	0.000	50,688	3,034	(1,018)
10,113,056	0.000	50,688	3,034	(1,018)
10,318,317	0.000	51,877	3,095	(1,042)
10,318,317	0.000	51,877	3,095	(1,042)
10,531,623	0.000	52,028	3,158	(1,066)
10,531,623	0.000	52,028	3,158	(1,066)
10,752,055	0.000	53,890	3,223	(1,090)
10,752,055	0.000	53,890	3,223	(1,090)
10,984,697	0.000	54,733	3,284	(1,114)
10,984,697	0.000	54,733	3,284	(1,114)
11,165,631	0.000	55,828	3,350	(1,138)
11,165,631	0.000	55,828	3,350	(1,138)
Total	1,741,675	194,674	(25,165)	1,823,081

CALL PROVISIONS

CONEXUS RESIDENTIAL METROPOLITAN DISTRICT NO. 2
El Paso County, Colorado

GENERAL OBLIGATION BONDS, SERIES 2022
Senior Cash Flow Bonds
30.000 Debt Service Mills
Non-Rated, 1.00x, 30-year Maturity
Service Plan

Call Table: CALL

<i>Call Date</i>	<i>Call Price</i>
12/01/2027	103.00
12/01/2028	102.00
12/01/2029	101.00
12/01/2030	100.00

**TOWN OF MONUMENT
RESOLUTION NO. 12-2022**

**A RESOLUTION OF THE TOWN OF MONUMENT TO APPROVE THE
SERVICE PLAN FOR CONEXUS METROPOLITAN DISTRICT NOS. 1 & 2**

WHEREAS, Section 32-1-204.5, C.R.S., provides that no special district shall be organized within a municipality except upon adoption of a resolution approving or conditionally approving the service plan of a proposed special district; and

WHEREAS, Conexus LLC, filed an application with the Planning Department of the Town of Monument, pursuant to Section 32-1-204.5, C.R.S., for the review of a Service Plan for Conexus Metropolitan District Nos. 1 & 2; and

WHEREAS, notice of the hearing before the Board of Trustees was duly mailed by first class mail, to interested persons, defined as: The owners of record of all property within the proposed Title 32 district as such owners of record are listed in the proposed service plan; and the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three (3) miles of the proposed district's boundaries; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board of Trustees held a public hearing on the Service Plan for the District on February 22, 2022; and

WHEREAS, based on the evidence, testimony, exhibits, the Board of Trustees finds as follows:

1. There is a sufficient existing and projected need for organized service in the area to be served by the District;
2. The existing service in the area to be served by the District is not adequate for present or projected needs;
3. The proposed District is capable of providing economic and sufficient service to the area within its boundaries; and
4. The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO THAT:

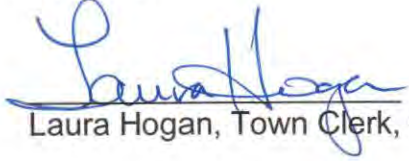
The Board of Trustees hereby approves the Service Plan for the Conexus Metropolitan District Nos. 1 & 2, for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference, with the following conditions placed upon approval:

1. As stated in the Service Plan, the maximum combined mill levy shall not exceed 35 mills and not more than 5 mills devoted to operations and maintenance until and unless the District receives Board of Trustees approval to increase the maximum mill levies.
2. As stated in the Service Plan, the maximum authorized debt for the District shall be limited to \$50,000,000 until and unless the District receives Board of Trustees approval to increase the maximum authorized debt.
3. The District shall provide notice to all purchasers of property in the District regarding the District's authority to levy and collect ad valorem taxes and to impose and collect rates, fees, tolls, and charges by recording a disclosure statement against the property within the District with the Office of the El Paso County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board.
4. The District is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of Trustees, and subject to the Board of Trustees right to declare such creation to be a material modification of the service plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).
5. Approval of this Service Plan does not imply approval for the development of any specific portion of the property, nor does it imply approval of the development described in this Service Plan or any of the exhibits attached hereto. All such land use and development approvals shall be processed and obtained in accordance with applicable provisions of the Land Development Code.

PASSED AND RESOLVED by the Board of Trustees of the Town of Monument, Colorado, this 22nd day of February 2022 by a vote of 7 for and 0 against.

TOWN OF MONUMENT

ATTEST:


Laura Hogan, Town Clerk, CMC



Don Wilson, Mayor





EXHIBIT A

SHEET 1 OF 5

LEGAL DESCRIPTION

CONEXUS COMMERCIAL DISTRICT PARCEL

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 14, 23 AND 26 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTH BY A 2-1/2" ALUMINUM CAP AND AT THE NORTH BY A 3-1/4" ALUMINUM CAP, PLS 23050, RECORDED AS BEARING S00°13'05"W WITH A DISTANCE OF 1317.46 UNDER RECEPTION NO. 207900074 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTIONS 22 AND 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

THENCE N89°58'44"E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 783.85 TO THE COMMON WESTERLY CORNER OF PARCELS B AND C AS SHOWN ON ALTA SURVEY RECORDED UNDER RECEPTION NO. 207900074 OF SAID RECORDS;

THENCE N15°26'14"W ALONG THE WESTERLY LINE OF SAID PARCEL B, A DISTANCE OF 716.58 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG THE BOUNDARY LINE OF SAID ALTA SURVEY THE FOLLOWING EIGHT COURSES:

1. N15°26'14"W, A DISTANCE OF 1809.25 FEET;
2. N89°59'01"E, A DISTANCE OF 104.58 FEET;
3. N00°09'05"E, A DISTANCE OF 208.35 FEET;
4. N89°52'57"E, A DISTANCE OF 657.52 FEET;
5. S23°34'51"W, A DISTANCE OF 427.55 FEET;
6. S41°37'22"E, A DISTANCE OF 1584.69 FEET;
7. S36°30'29"E, A DISTANCE OF 456.86 FEET;
8. S10°48'22"E, A DISTANCE OF 4523.73 FEET TO THE NORTHEAST CORNER OF TRACT A, CONEXUS BUSINESS PARK FILING NO. 1 AS RECORDED UNDER RECEPTIO NO. 220714521 OF SAID RECORDS;

THENCE S63°48'56"W ALONG THE NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 536.06 FEET TO THE NORTHWEST CORNER OF SAID TRACT A AND BEING ON THE WESTERLY BOUNDARY OF SAID ALTA;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID ALTA THE FOLLOWING THREE COURSES:

1. N07°48'05"W, A DISTANCE OF 23.65 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2914.83 FEET, A CENTRAL ANGLE OF 16°25'43" WHOSE CHORD BEARS N16°00'56"W WITH A DISTANCE OF 832.90 FEET FOR A LENGTH OF 835.78 FEET;
3. N24°14'29"W, A DISTANCE OF 55.76 FEET TO A POINT OF CURVE;



EXHIBIT A

SHEET 2 OF 5

LEGAL DESCRIPTION

THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 01°16'21" WHOSE CHORD BEARS N08°43'03"E WITH A DISTANCE OF 23.32 FEET FOR A LENGTH OF 23.32 FEET;

THENCE N09°21'14"E, A DISTANCE OF 232.95 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1059.24 FEET, A CENTRAL ANGLE OF 35°11'40" WHOSE CHORD BEARS N08°18'57"W WITH A DISTANCE OF 640.46 FEET FOR A LENGTH OF 650.64 FEET;

THENCE N23°44'05"W, A DISTANCE OF 2632.62 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 28°14'42" WHOSE CHORD BEARS N37°51'26"W WITH A DISTANCE OF 512.39 FEET FOR A LENGTH OF 517.62 FEET;

THENCE N51°58'47"W, A DISTANCE OF 152.57 FEET TO THE **POINT OF BEGINNING**;

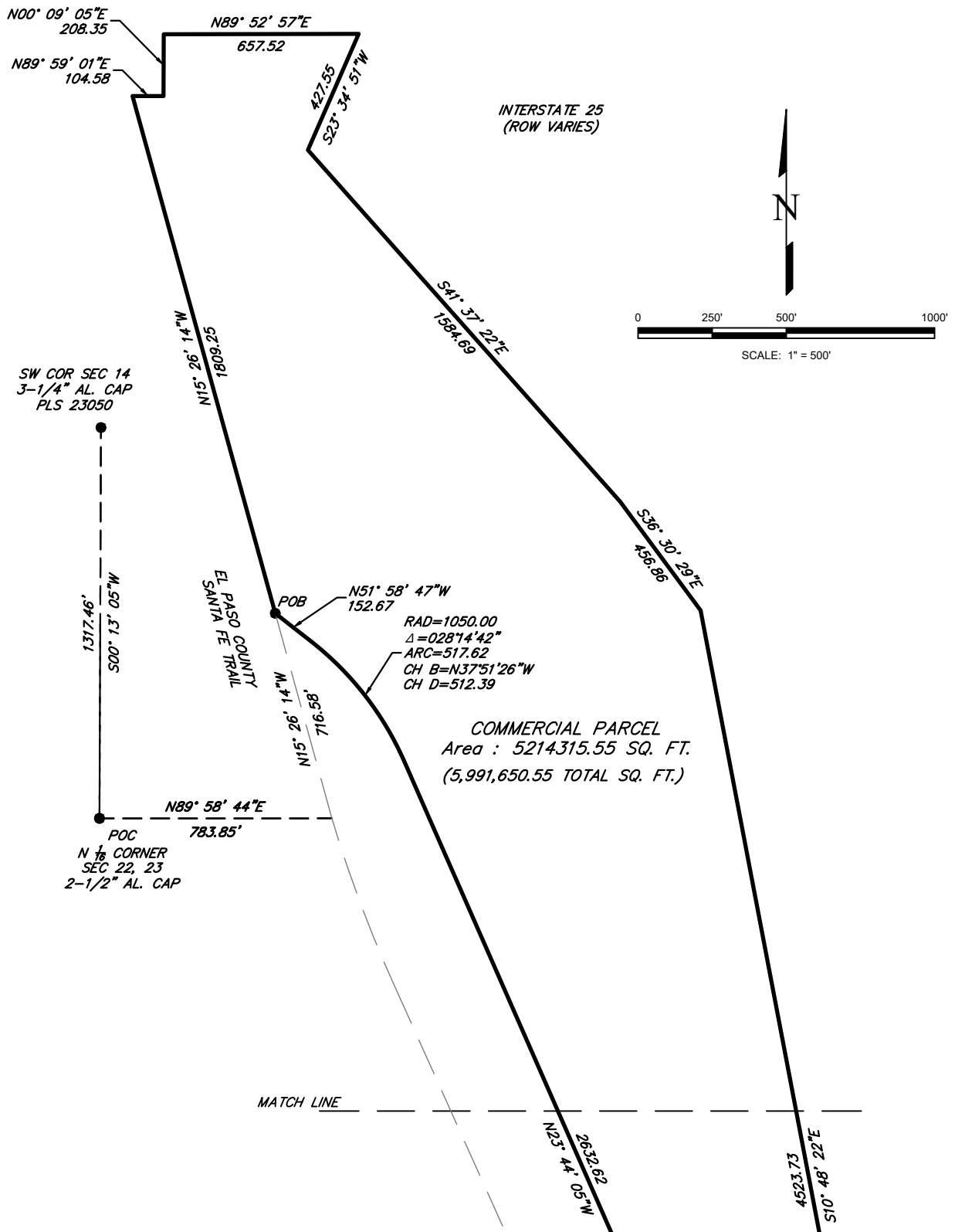
TOGETHER WITH CONUEXUS BUSINESS PARK FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 220714521 OF SAID RECORDS EXCLUDING LOT 1 THEREFROM.

CONTAINING A TOTAL CALCULATED AREA OF 5,991,950.55 SQ. FT. (137.55 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS
COLORADO NO. 37909
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

EXHIBIT A

CONEXUS COMMERCIAL DISTRICT PARCEL



CENTENNIAL
LAND SURVEYING

16115 NORTHCLIFF SQ.
ELBERT, CO 80106
(719) 492-6540

PROJECT: CONEXUS COMMERCIAL
DISTRICT PARCEL

DATE: 01/09/22

BY: RFM

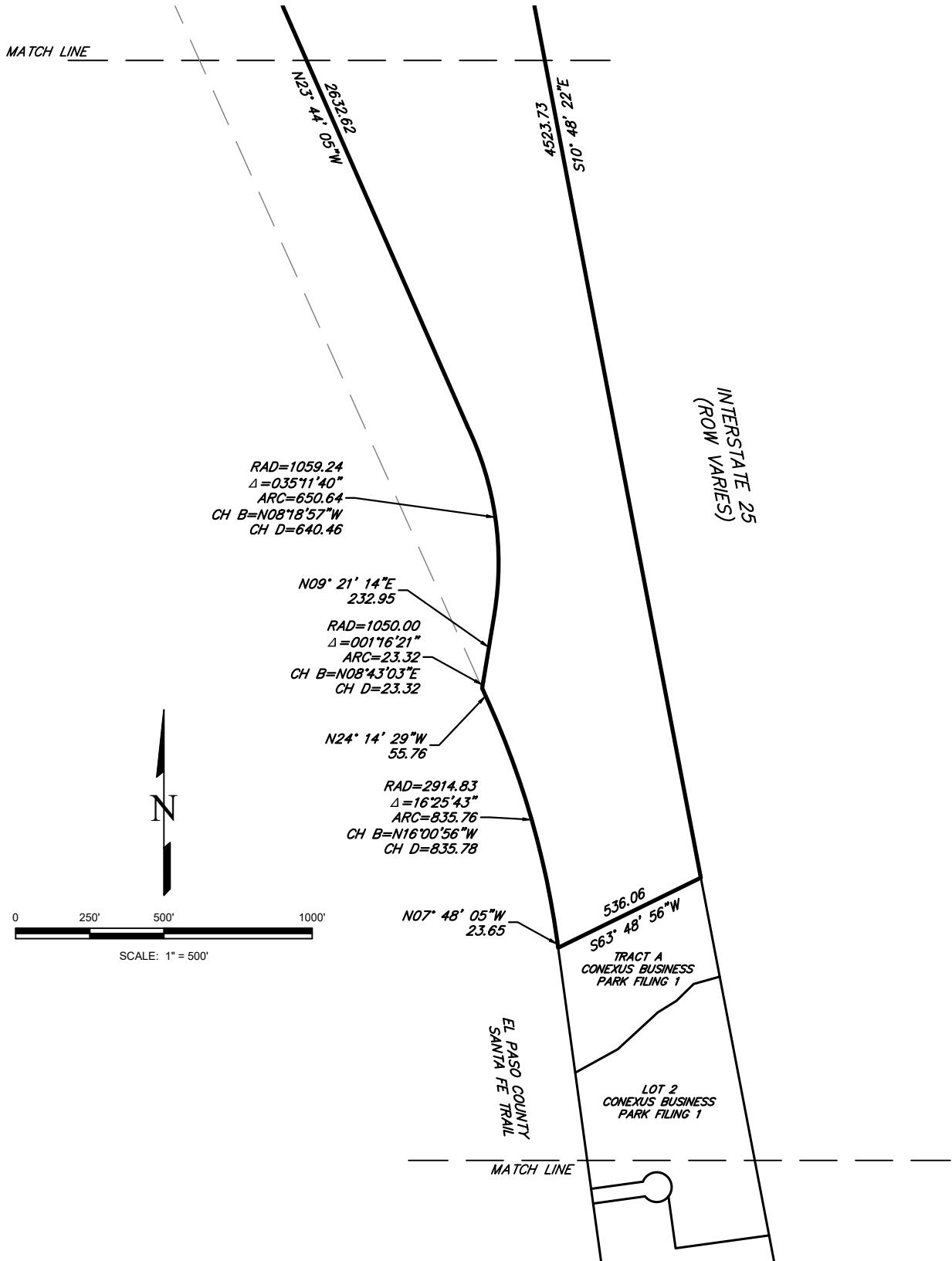
CHKD: MJM

JOB NO. 211216

SHEET NO. 3 OF 5

EXHIBIT A

CONEXUS COMMERCIAL DISTRICT PARCEL



CENTENNIAL
LAND SURVEYING

16115 NORTHCLIFF SQ.
ELBERT, CO 80106
(719) 492-6540

PROJECT:

CONEXUS COMMERCIAL
DISTRICT PARCEL

DATE: 01/09/22

BY: RFM

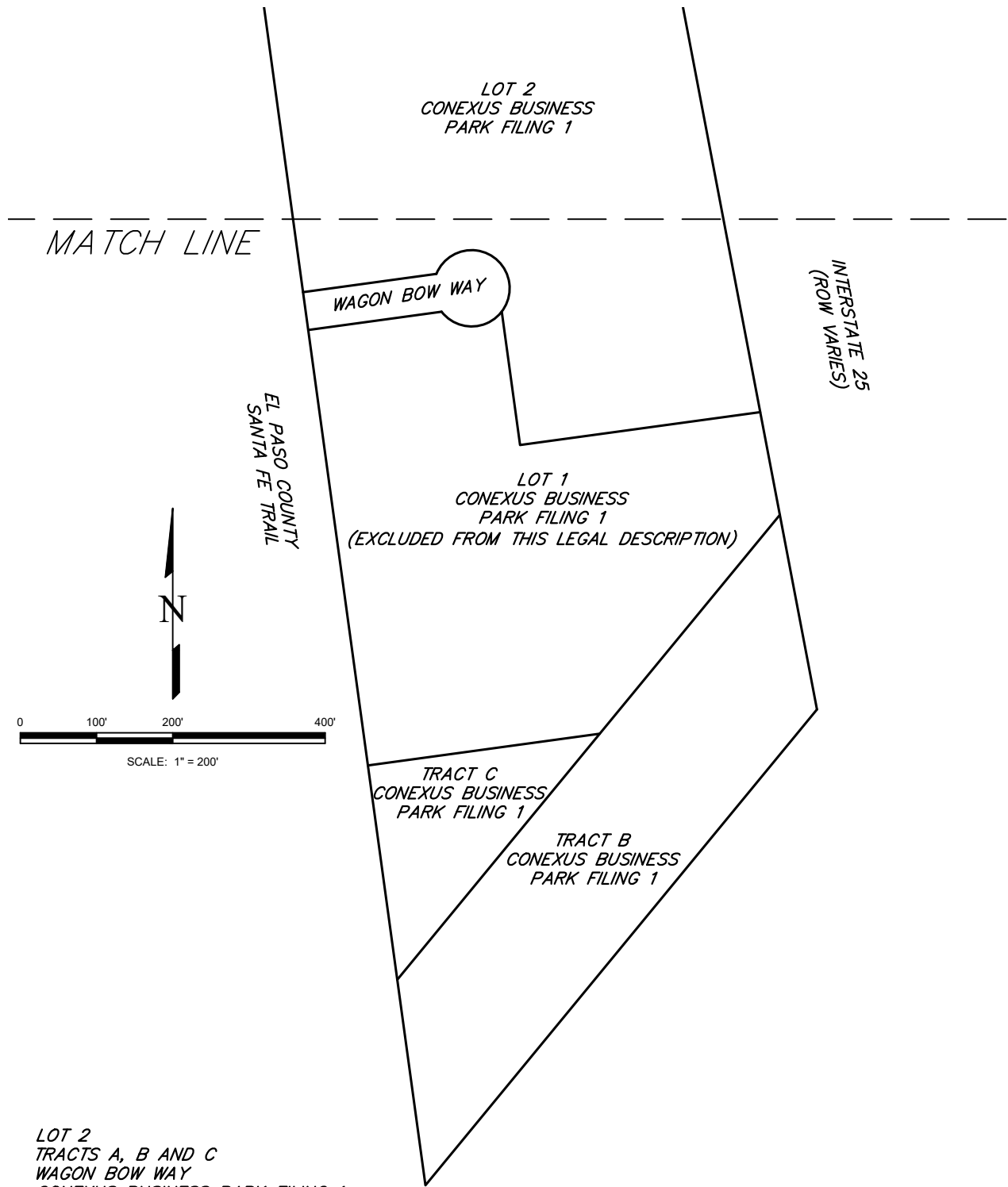
CHKD: M.J.M

JOB NO. 211216

SHEET NO. 4 OF 5

EXHIBIT A

CONEXUS COMMERCIAL DISTRICT PARCEL



LOT 2
TRACTS A, B AND C
WAGON BOW WAY
CONEXUS BUSINESS PARK FILING 1
RECEPTION NO. 220714521
PART OF THIS LEGAL DESCRIPTION



CENTENNIAL
LAND SURVEYING

16115 NORTHCLIFF SQ.
ELBERT, CO 80106
(719) 492-6540

PROJECT: CONEXUS COMMERCIAL
DISTRICT PARCEL

DATE: 01/09/22

BY: RFM

CHKD: MJM

JOB NO. 211216

SHEET NO. 5 OF 5



EXHIBIT A

SHEET 1 OF 3

LEGAL DESCRIPTION

CONEXUS RESIDENTIAL DISTRICT PARCEL

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS DESCRIBED ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTH BY A 2-1/2" ALUMINUM CAP AND AT THE NORTH BY A 3-1/4" ALUMINUM CAP, PLS 23050, RECORDED AS BEARING S00°13'05"W WITH A DISTANCE OF 1317.46 UNDER RECEPTION NO. 207900074 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTIONS 22 AND 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

THENCE N89°58'44"E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 783.85 TO THE COMMON WESTERLY CORNER OF PARCELS B AND C AS SHOWN ON ALTA SURVEY RECORDED UNDER RECEPTION NO. 207900074 OF SAID RECORDS, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N15°26'14"W ALONG THE WESTERLY LINE OF SAID PARCEL B, A DISTANCE OF 716.58 FEET;

THENCE S51°58'47"E, A DISTANCE OF 152.67 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 28°14'42" WHOSE CHORD BEARS S37°51'26"E WITH A DISTANCE OF 512.39 FEET FOR A LENGTH OF 517.62 FEET;

THENCE S23°44'05"E, A DISTANCE OF 2632.62 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1059.24 FEET, A CENTRAL ANGLE OF 35°11'40" WHOSE CHORD BEARS S08°18'57"E WITH A DISTANCE OF 640.46 FEET FOR A LENGTH OF 650.64 FEET;

THENCE S09°21'14"W, A DISTANCE OF 232.95 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 01°16'21" WHOSE CHORD BEARS S08°43'03"W WITH A DISTANCE OF 23.32 FEET FOR A LENGTH OF 23.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AN ALTA SURVEY AS RECORDED UNDER RECEPTION NO. 207900074 OF SAID RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE "DIRECTORS PARCEL" AS DESCRIBED BELOW;

THENCE N24°14'29"W ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 2795.30 FEET TO A POINT OF CURVE;



THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4512.27 FEET, A CENTRAL ANGLE OF 07°32'06" WHOSE CHORD BEARS N20°26'53"W WITH A DISTANCE OF 592.99 FEET FOR A LENGTH OF 593.42 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 1,144,656.26 SQ. FT. (26.27 ACRES) MORE OR LESS.

EXHIBIT A

SHEET 2 OF 3

LEGAL DESCRIPTION

CONEXUS RESIDENTIAL DISTRICT DIRECTORS PARCEL

A PARCEL OF LAND LOCATED WITHIN THE CONEXUS RESIDENTIAL DISTRICT PARCEL AS DESCRIBED ABOVE:

BEGINNING AT THE SOUTHERLY CORNER OF THE CONEXUS RESIDENTIAL DISTRICT PARCEL AS DESCRIBED ABOVE;

THENCE N24°14'29"W ALONG THE WESTERLY BOUNDARY OF SAID CONEXUS RESIDENTIAL DISTRICT PARCEL, A DISTANCE OF 165.12 FEET;

THENCE N65°45'11"E, A DISTANCE OF 109.38 FEET TO A POINT BEING ON THE SOUTHEASTERLY BOUNDARY OF SAID DISTRICT PARCEL;

THENCE S09°21'14"W ALONG SAID SOUTHEASTERLY BOUNDARY, A DISTANCE OF 174.76 FEET TO A POINT OF CURVE'

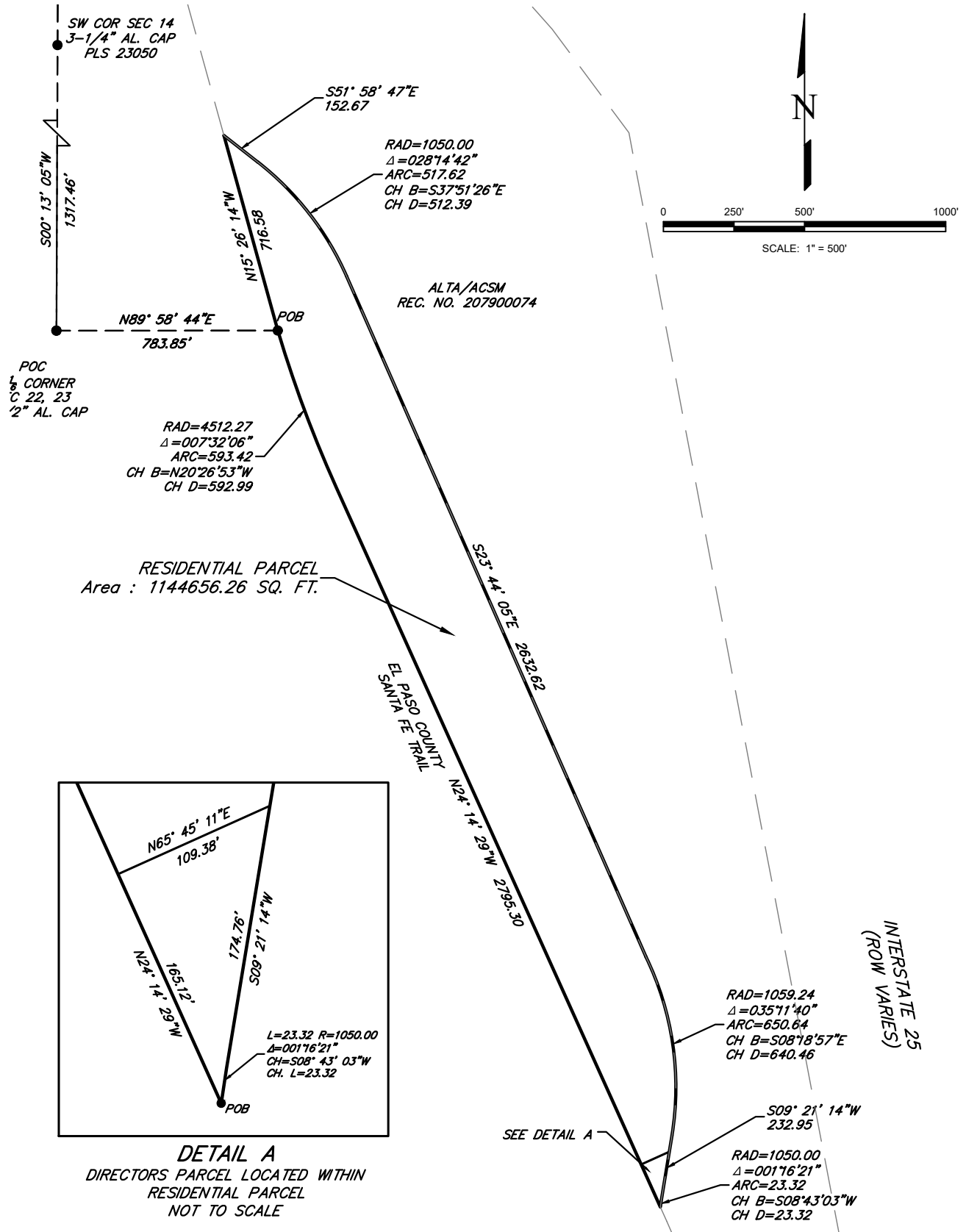
THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND BEING ON SAID SOUTHEASTERLY BOUNDARY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 01°16'21" WHOSE CHORD BEARS S08°43'03"W WITH A DISTANCE OF 23.32 FEET FOR A LENGTH OF 23.32 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 9007.44 SQ. FT. MORE OR LESS.

MICHAEL J. MUIRHEID, PLS
COLORADO NO. 37909
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING

EXHIBIT A

CONEXUS RESIDENTIAL DISTRICT PARCEL



CENTENNIAL
LAND SURVEYING

16115 NORTHCLIFF SQ.
ELBERT, CO 80106
(719) 492-6540

PROJECT:

CONEXUS RESIDENTIAL
DISTRICT PARCEL

DATE: 12/27/21

BY: RFM

CHKD: M.J.M

JOB NO. 211216

SHEET NO. 3 OF 3