

**COTTONWOOD HOLLOW COMMERCIAL METROPOLITAN DISTRICT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2021

Pursuant to the Amended and Restated Service Plan for Cottonwood Hollow Commercial Metropolitan District (the “**District**”), as amended the District is required to provide an annual report to the Town of Firestone (the “**Town**”) with regard to the matters below.

To the best of our actual knowledge, for the year ending December 31, 2021, the District makes the following report:

1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

Boundary changes were made to include Parcel 3A. The Order for Inclusion issued on June 16, 2021 and recorded June 22, 2021 is attached hereto as **Exhibit A**. Boundary changes were made to exclude Tract B. The Order for Exclusion issued on May 27, 2021 and recorded on June 2, 2021 is attached hereto as **Exhibit B**. Boundary changes were also made to exclude Parcel 5. The Order for Exclusion issued on June 15, 2021 and recorded on July 1, 2021 is attached hereto as **Exhibit C**.

2. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

As of December 31, 2021, the District had not adopted any rules and regulations.

3. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year

To our actual knowledge, based on review of the court records in Weld County, Colorado, and the Public Access to Court Electronic Records (PACER) there is no litigation involving the District’s Public Improvements as of December 31, 2021.

4. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

As of December 31, 2021, the District had not constructed any Public Improvements.

- 5. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town or other service provider providing service to the property in the District, as of December 31 of the prior year.**

As of December 31, 2021, no facilities and improvements constructed by the District have been dedicated or accepted by the Town.

- 6. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.**

There were no uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

- 7. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

None.

- 8. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.**

None.

EXHIBIT A
Order for Inclusion
(Parcel 3A)

Certified to be a full, true and correct copy of the original in my custody.

Dated June 11 7 46 2021
 By Richard Beckson
 Clerk of the Combined Court
 Weld County, Colorado
Martha Stum
 Deputy
 3 pgs.

DISTRICT COURT, WELD COUNTY, COLORADO Court Address: 901 9 th Avenue Greeley, Colorado 80631 Telephone: (970) 351-7300	DATE FILED: June 11 2021 Clerk of the Combined Court Weld County, Colorado Deputy
Petitioner: COTTONWOOD HOLLOW COMMERCIAL METROPOLITAN DISTRICT	▲ COURT USE ONLY ▲
By the Court:	Case Number: 2004CV1758 Division: 4 Courtroom:
<p style="text-align: center;">ORDER FOR INCLUSION (Parcel 3A)</p>	

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Cottonwood Hollow Commercial Metropolitan District, Town of Firestone, Weld County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

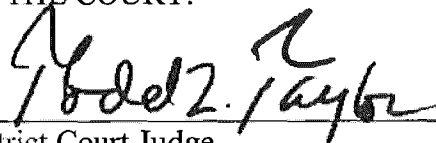
1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.
2. That in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.
3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS 16th DAY OF June, 2021.

BY THE COURT:



District Court Judge

EXHIBIT A
(Legal Description of Inclusion Property)

LEGAL DESCRIPTION
COTTONWOOD HOLLOW COMMERCIAL METROPOLITAN DISTRICT

PARCEL 3A:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, T2N, R68W, 6TH PM., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, WHICH CONTAINS A PART OF TRACT A COTTONWOOD HOLLOW, FILING 1 AS RECORDED AT RECEPTION NUMBER 4485833 OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; WHENCE THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14 BEARS N80°00'00"W WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE S08°00'09"E, A DISTANCE OF 1,607.50 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING FIVE (5) COURSES:

1. N89°58'37"E, A DISTANCE OF 234.57 FEET;
2. S63°18'00"W, A DISTANCE OF 58.00 FEET.
3. S78°20'46"W, A DISTANCE OF 60.00 FEET.
4. N82°58'39"W, A DISTANCE OF 58.79 FEET.
5. N63°38'35"W, A DISTANCE OF 73.80 FEET TO THE POINT OF BEGINNING,

CONTAINING 5,017 SQUARE FEET OR 0.115 ACRES, MORE OR LESS

WILLIAM L. BREEDLOVE
COLORADO PLS NO. 31546
PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, COLORADO 80120
PHONE: 303-794-8604

EXHIBIT B
Amended Order for Exclusion
(Tract B)

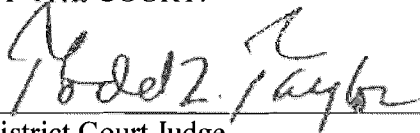
DISTRICT COURT, WELD COUNTY, COLORADO Court Address: 901 9 th Avenue Greeley, Colorado 80631 Telephone: (970) 351-7300	Certified to be a full, true and correct copy of the original in my custody. Dated: <u>6/1/21</u> By: <u>Rachael Erickson</u> Clerk of the Combined Court Weld County, Colorado <u>[Signature]</u> Deputy
Petitioner: COTTONWOOD HOLLOW COMMERCIAL METROPOLITAN DISTRICT	▲ COURT USE ONLY ▲
By the Court:	Case Number: 2004CV1758 Division: 4 Courtroom:
ORDER FOR EXCLUSION (Tract B, Cottonwood Hollow Subdivision Filing No. 2 Reception No. 3532463)	

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Cottonwood Hollow Commercial Metropolitan District, Town of Firestone, Weld County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.
2. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.
3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.
4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS 27th day of May, 2021.

BY THE COURT:



District Court Judge

EXHIBIT A
(Legal Description of Exclusion Property)

Tract B of Cottonwood Hollow Subdivision Filing No. 2 recorded at Reception No. 3532463 in Weld County, State of Colorado.

EXHIBIT C
Order for Exclusion
(Parcel 5)

Certified to be a full, true and correct copy of the original in my custody.

Dated 6/17/2021
 By Rachael Erickson
 Clerk of the Combined Court

DATE FILED: June 17, 2021 Weld County, Colorado

Matthew Strawn
 3 pgs. Deputy

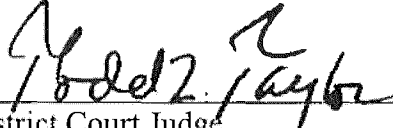
DISTRICT COURT, WELD COUNTY, COLORADO	
Court Address: 901 9 th Avenue Greeley, Colorado 80631 Telephone: (970) 351-7300	
Petitioner:	▲ COURT USE ONLY ▲
COTTONWOOD HOLLOW COMMERCIAL METROPOLITAN DISTRICT	
By the Court:	Case Number: 2004CV1758 Division: 4 Courtroom:
ORDER FOR EXCLUSION (Parcel 5)	

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Cottonwood Hollow Commercial Metropolitan District, Town of Firestone, Weld County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.
2. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.
3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.
4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS 15th day of June, 2021.

BY THE COURT:



District Court Judge

**EXHIBIT A
(Legal Description of Exclusion Property)**

LEGAL DESCRIPTION
PARCEL 5
COTTONWOOD HOLLOW COMMERCIAL METROPOLITAN DISTRICT

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST
QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH WEST CORNER OF SAID EAST HALF;
THENCE S00°15'46"E ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A
DISTANCE OF 551.05 FEET TO THE POINT OF BEGINNING;
THENCE N81°08'27"E A DISTANCE OF 64.02 FEET;
THENCE N64°18'44"E A DISTANCE OF 492.53 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°15'14" A RADIUS
OF 1015.00 FEET A DISTANCE OF 199.37 FEET WHOSE CHORD BEARS S05°21'50"W A CHORD DISTANCE
OF 199.04 FEET;
THENCE S10°59'27"W A DISTANCE OF 225.17 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°25'12" A RADIUS
OF 1135.00 FEET A DISTANCE OF 226.22 FEET;
THENCE S00°25'44"E A DISTANCE OF 314.08 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°00'07" A RADIUS
OF 1135.00 FEET A DISTANCE OF 316.99 FEET;
THENCE S89°56'37"W A DISTANCE OF 468.64 FEET TO A POINT ON THE WEST LINE OF SAID EAST
HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14;
THENCE N00°15'46"W ALONG SAID WEST LINE A DISTANCE OF 1047.84 FEET TO THE POINT OF
BEGINNING,
CONTAINING 11.66 ACRES, MORE OR LESS.

00-038/DWG/Metro-District-Commercial/LGL-DIST-5.TXT
PREPARED: 01-15-04
REVISED: 03-09-04

