

**REDLANDS 360 METROPOLITAN DISTRICT NOS. 1-9
2023 ANNUAL REPORT
CITY OF GRAND JUNCTION, MESA COUNTY**

Pursuant to Article III J. of the Consolidated Service Plan for the Redlands 360 Metropolitan District Nos. 1-9 (collectively, the “Districts”) and pursuant to Section 32-1-207(3)(c), C.R.S., the Districts are required to submit an Annual Report (“Annual Report”) to the City of Grand Junction no later than August 1st of each year. The Districts submit the following Annual Report for the year ending December 31, 2023 (the “Reporting Year”).

Current Year: 2024
Name of District: Redlands 360 Metropolitan District Nos. 1-9
Business Address of District: c/o Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
District’s Telephone Number: (303) 839-3800
Contact Person: Lisa K. Mayers, General Counsel to the Districts

1. Boundary changes made or proposed to the Districts’ boundaries as of December 31st of the Reporting Year.

District Nos. 1 and 9 were formed December 8, 2020 and District Nos. 2, 3, 4, 5, 6, 7 and 8 were formed on May 20, 2022.

During the Reporting Year an Affidavit of Inclusion on behalf of the Redlands 360 Metropolitan District No. 4 was recorded with the Mesa County Clerk and Recorder under Reception No. 3056660.

The above referenced recorded Affidavit of Inclusion is attached hereto as **Exhibit A**.

2. Intergovernmental agreements with other governmental entities, either entered into, terminated, or proposed, as of December 31st of the Reporting Year.

District Nos. 1 and 9 each entered into an Intergovernmental Agreement with the City of Grand Junction on February 2, 2022. District Nos. 2, 3, 4, 5, 6, 7, and 8 entered into similar Intergovernmental Agreements with the City in September 2022. Also in September 2022, the Districts entered into an Intergovernmental Agreement by and between themselves to address intra-district operations and expenses, among other matters.

The Districts did not enter into any intergovernmental agreements with other governmental entities during the Reporting Year. Further, no intergovernmental agreements were terminated or proposed.

3. Copies of the Districts’ rules and regulations, if any, as of December 31st of the Reporting Year.

The Districts did not adopt rules and regulations during the Reporting Year. The Districts' website is: www.redlands360md.com.

4. A Summary of any litigation which involves the Districts public improvements as of December 31st of the Reporting Year.

There is no litigation or notices of claim, pending or threatened against the Districts, which involve public improvements of which the Districts are aware for the Reporting Year.

5. Status of the District's construction of the public improvements as of December 31st of the Reporting Year.

No public improvements were constructed by the Districts during the Reporting Year.

6. All facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31st of the Reporting Year.

No facilities or improvements were dedicated to the City of Grand Junction during the Reporting Year.

7. The final assessed valuations of the Districts as of December 31st of the Reporting Year.

Redlands 360 Metropolitan District No. 1:	\$455,710
Redlands 360 Metropolitan District No. 2:	\$53,970
Redlands 360 Metropolitan District No. 3:	\$79,200
Redlands 360 Metropolitan District No. 4:	\$157,260
Redlands 360 Metropolitan District No. 5:	\$93,120
Redlands 360 Metropolitan District No. 6:	\$42,350
Redlands 360 Metropolitan District No. 7:	\$142,440
Redlands 360 Metropolitan District No. 8:	\$43,540
Redlands 360 Metropolitan District No. 9:	\$32,070

8. Current year (2024) budget including a description of the public improvements to be constructed in such year.

The Districts' 2024 budgets were filed with the Division of Local Government and copies can be obtained through: <https://dola.colorado.gov/lgis/>.

9. Audits of the Districts' financial statements for the year ending December 31st of the Reporting Year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The Districts' 2023 audit exemption applications were filed with the State Auditor and copies can be obtained through: <https://apps.leg.co.gov/osa/lg>.

10. Notice of any uncured events of default by any of the Districts, which continue beyond a ninety (90) day period, under any Debt instrument.

None.

11. Any inability of the Districts 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.

The foregoing Annual Report and accompanying exhibits are submitted by the undersigned, on behalf of the Redlands 360 Metropolitan District Nos. 1-9, dated this 31st day of July, 2024.

SPENCER FANE LLP

/s/ Lisa K. Mayers

Lisa K. Mayers, Counsel for the Districts

This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5 (3).

Exhibit A

(Affidavit of Inclusion)

After recording return to:

Donald B. Gravette
La Plata Communities, Inc.
9540 Federal Drive, Suite 200
Colorado Springs, CO 80921

AFFIDAVIT OF INCLUSION

THE AFFIANT, Donald B. Gravette, as representative and on behalf of the Redlands 360 Metropolitan District No. 4, a quasi-municipal corporation and political subdivision of the State of Colorado states:

1. I am a member of the Board of Directors and Secretary of the Redlands 360 Metropolitan District No. 4.
2. I have personal knowledge of the matters set forth in this Affidavit of Inclusion.
3. By Order of the District Court of Mesa County Colorado in Case No. 2022CV30092 dated December 2, 2022, as recorded in the office of the Mesa County Clerk and Recorder on December 2, 2022, at Reception No. 3050666, the property described below (the "Property") was included into Redlands 360 Metropolitan District No. 4:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 18, Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section 18, whence the Southeast corner of said SE¼ NW¼ of Section 18 bears North 89°52'08" East, a distance of 1319.13 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 02°38'39" West, a distance of 665.23 feet, to the POINT OF BEGINNING; thence South 44°20'12" West, a distance of 629.97 feet; thence South 89°52'09" West, a distance of 806.17 feet; thence North 00°16'59" West, a distance of 667.90 feet;

thence South 87°06'34" East, a distance of 333.05 feet; thence with a curve turning to the left having a delta angle of 26°51'09", a radius of 490.00 feet, an arc length of 229.65 feet, and a chord length of 227.55 feet, with a chord bearing of North 79°27'52" East; thence North 66°02'18" East, a distance of 414.13 feet; thence South 18°14'16" East, a distance of 415.79 feet; thence South 79°14'55" East, a distance of 131.06 feet; thence North 79°00'50" East, a distance of 57.12 feet to the POINT OF BEGINNING.

Said parcel containing an area of 16.75 Acres, as herein described.

4. For purposes of mapping, identifying and assessing the Property, the Property described above shall be known and referenced as "District 4C" and not "District 4."

FURTHER AFFIANT SAYETH NAUGHT.

STATE OF COLORADO)
COUNTY OF EL PASO) ss.

Donald B. Gravette
Donald B. Gravette

Subscribed to and sworn before me by Donald B. Gravette this 21st day of February, 2023.

WITNESS my hand and official seal.

My Commission expires: April 3, 2024.

Lisa Kay Mayers
Notary Public

(SEAL)

