

Date: January, 2008

2534

DEVELOPMENT IMPACT FEES WATER & SEWER TAP FEES NONPOTABLE TAP FEES RAW WATER DEDICATION STORM WATER FEE

As part of the Annexation, Development and Water and Sewer Service Agreements, with the Town of Johnstown, certain fees have been modified with regard to the 2534 Development. Each lot developer and/or end user applying for a building permit will have a different process and/or fee rate for the Water and Sewer tap fees, and potable and non-potable raw water. The Town has reduced the impact fees as described below in Table 'A' (note: this supersedes the current Town fees if inconsistent). In addition to these impact fees, the water and sewer tap fees and potable and non-potable raw water fees, applicants will have to pay other, standard Town of Johnstown fees. In accordance with the annexation agreement, applicants must also reimburse the Town of Johnstown consultants for their review time. Applicants will also pay standard use tax fees also known as the LARCO fee, unless specified herein. In addition to fees related to water, sewer and Johnstown fees, each development will be required to pay consultant review fees for the review process of the 2534 Design Review Committee.

The amounts and process for each is as follows:

IMPACT FEE SCHEDULE:

The process for payment of impact fees will occur at the Town of Johnstown, and shall be paid prior to issuance of the building permit. Please contact the Town of Johnstown for these fees.

WATER AND SEWER TAP FEES:

Pursuant to the Water and Sewer Service agreement between Thompson Crossing Metro Districts 1, 2, & 3, and the Town of Johnstown, all potable water and sewer taps are controlled through Thompson Metropolitan District 1. Each lot developer and/or end user prior to obtaining their respective building permit will be required to pay for the tap fees based on the tap fee rates listed on Table B below. Payments for the tap fees will be made to Thompson Crossing Metropolitan District 1. At which time the Thompson Crossing Metropolitan District 1 will then issue a potable water and sewer certificate letter to the applicant and/or end user, and the Master Developer will send a letter to the Town of Johnstown confirming the transaction has been completed.

The fee rates are as follows:

Table B

Water Meter Size	Water Tap Fee	Sewer Tap Fee
3/4"	\$5,200	\$3,600
1"	\$8,667	\$7,200
1 1/2"	\$17,333	\$12,000
2"	\$27,733	\$19,200
3"	\$60,667	\$42,000
4"	Negotiable	Negotiable
6"	Negotiable	Negotiable
8"	Negotiable	Negotiable

NOTE: This process and fee rate only applies to the potable water and sewer tap fees, which are subject to change. The Town of Johnstown may also charge a Raw Water Fee in addition to the above mentioned tap fees.

RAW WATER DEDICATION FEE:

Potable Raw Water

Applicants as part of obtaining a building permit will be required to dedicate a certain amount of potable (indoor) and non-potable (outdoor) raw water to the Town of Johnstown sufficient to the specific demands of the applicant and determined by a water demand questionnaire. The potable demand and subsequent dedication (in shares) can be calculated two ways. The first being sample indoor usage from another store similar in size, and use. The second is an estimate prepared by the mechanical engineer for the building. In each instance the applicant will need to present the usage in acre-feet per year and must not include irrigation within that usage, as this development utilizes a non-potable irrigation system (non-potable water fees are described below). As stated in the Development Agreement with the Town of Johnstown, the Master Developer has developed a bank of potable raw water credits which is sufficient to administer the dedication process for each applicant. The applicant, once they have submitted the estimated potable water use and the Town has confirmed that estimate, will then proceed to purchase from the Master Developer the necessary incremental cost for raw water based on the current rate of \$11,500.00 / acft (subject to change). Once the transaction has completed, the Master Developer will then issue a certificate letter to the Town to officially dedicate the raw water to the Town on behalf of the applicant, thus allowing the applicants building permit to be released. A sample of water usage associated with certain uses has been provided on Exhibit 'B' reference. Please note this is merely an example and in no way should this be utilized for an applicant's water usage calculation.

Non-Potable Raw Water

In addition to estimating the indoor (potable) water demand, the water demand questionnaire also requires the applicant to quantify the amount of irrigated area and corresponding non-potable water to be used for irrigation purposes. The Master Developer is developing a non-potable irrigation system to serve all outdoor water demands within 2534. As with the potable water supplies, applicants will purchase non-potable water supplies from the Master Developer at a cost of \$8,000/ac-ft (subject to change). Once the transaction is complete, the Master Developer will issue a certificate letter to the Town indicating that adequate non-potable water supplies have been made available for this use.

STORM WATER FEE:

Pursuant to the Town Development agreement this fee has been waived for the 2534 development.

2534 DESIGN REVIEW COMMITTEE FEES:

Upon submittal, each applicant to the 2534 Design Review Committee (DRC) will be required to pay the 2534 DRC \$2,000 to compensate consultants used by the 2534 DRC for the following services:

- **Preliminary Meeting Project Review:** Preliminary meeting between the consultant coordinating the design review process and the applicant to go over the 2534 Design Guidelines, application process, and answer any applicant questions.
- **Review of Initial Submittal:** Initial submittal review by the 2534 DRC of site plan and architecture with written comments provided to the applicant listing any items that need to be addressed prior to the final submittal to the 2534 DRC.
- **Final Submittal Review:** Final submittal review by the DRC of a revised site plan, architecture, and site civil engineering plans. Written comments will be provided back to the applicant. Once all DRC comments are addressed, the DRC will issue a notification letter that the plans submitted have been approved.

Any review required after the final submittal review will be charged to the applicant on a time and materials basis at the published rates of consultants hired by the DRC to review applicant submittals.

Disclaimer

This information is compiled from information deemed reliable; however, the developer/landowners and Metropolitan Districts make no warranties or representations as to its accuracy. Fees are subject to change and it is the responsibility of applicant to verify their current status with the Town and Metropolitan Districts.

For more information regarding the fees at 2534 please contact the following:

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