



CITY AND COUNTY OF BROOMFIELD SUBDIVISION IMPROVEMENT AGREEMENT
FOR
ANTHEM FILING NO. 12

THIS AGREEMENT, made and entered into this 9th day of January, 2007, by and between The CITY AND COUNTY OF BROOMFIELD, a Colorado municipal corporation and county, (the City), and PULTE HOME CORPORATION, (the Developer).

WHEREAS, Developer is the owner of a parcel of property (the Subdivision) situated in The City and County of Broomfield, the description of which is set forth in Exhibit A, and is incorporated herein by this reference; and

WHEREAS, Developer has designated the Subdivision as **Anthem Filing 12** and wishes to obtain the City's approval of a final plat, a copy of which is attached hereto as Exhibit B and is incorporated herein by this reference;

NOW, THEREFORE, in consideration of the premises cited hereinabove and the mutual covenants and promises contained herein, the sufficiency of which is acknowledged, the parties hereto agree as follows:

1.0 Improvements. Developer shall furnish and install at its own expense, the improvements described on the Schedule of Improvements in Exhibit C (the Improvements), which is attached hereto and incorporated herein by this reference. The originals of maps appended to Exhibit C are filed with the city clerk.

1.1 Design and Construction. Construction of the Improvements shall be in strict conformance with the plans to be prepared by Developer and reviewed and accepted by the city engineer and with all policies, standards, and standards and specifications adopted by the City relating thereto. The city engineer's review and acceptance of the plans shall not limit or affect Developer's responsibility for design and construction.

1.2 Testing. Developer shall employ, at its own expense, a qualified testing company, previously approved by the City, to perform all testing of materials or construction that may be required by the City and shall furnish copies of test results to the city engineer.

1.3 Inspection. At all times during construction of the Improvements, the City shall have the right, but not the duty, to inspect materials and workmanship, and all materials and work shall conform to the accepted plans and specifications. Any material or work not conforming to the accepted plans and the City of Broomfield *Standards and Specifications for Design and Construction of Public Improvements* (Standards and Specifications) shall promptly be removed or replaced to the satisfaction of the city engineer at the Developer's expense.



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1.4 Utilities. When requested by the City, Developer shall furnish proof that proper arrangements have been made for the installation of water, sanitary sewer, gas, electric, cable television, and telephone services.

1.5 Completion of Improvements. The obligations of the Developer provided for in this paragraph 1.0, including all subparagraphs hereof, shall be performed on or before January 9th, 2010, and proper application for acceptance of the Improvements shall be made by such date.

1.5.1 No Improvements shall be deemed to be completed until the city engineer has certified, in writing, that the Improvement has been completed in general conformance with the plans therefor as accepted by the City.

1.5.2 Developer shall provide the city engineer with a sworn affidavit, signed by the Developer's authorized representative, that the Improvements completed have been paid for, in full, by the Developer. The Developer shall be responsible for the information so provided. Said written certification will be reviewed by the City, but the City shall assume no responsibility or liability to any party regarding the veracity of the information so provided.

1.5.3 Before the City accepts the Improvements, Developer shall furnish to the City reproducible "as constructed" drawings, certified accurate by the engineer referred to in paragraph 3.1.

1.5.4 The Improvements within the Subdivision may be constructed by the Developer in two or more phases as approved by the City and as more particularly described in Exhibit C.

1.6 Fees. Developer is responsible for all permit fees associated with the construction or installation of the improvements. These fees include but are not limited to Public/Private Improvement Permit fees, Grading Permit fees, Water License Fees, Water Tap and Meter fees, Building Permit fees and Contractor License fees.

2.0 Rights-of-way and Easements. Before commencing the construction of any Improvements herein agreed upon, the Developer shall acquire at its own expense good and sufficient streets or easements, free and clear of any liens or encumbrances, on all lands and facilities, if any, traversed by the proposed Improvements. All such streets and easements shall be dedicated or conveyed to the City and the documents of dedication or conveyance shall be furnished to the City for recording. A policy of title insurance insuring title in the City may be required by the City, and the Developer shall pay the premium for such title insurance policy.



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3.0 Engineering Services. Developer shall furnish, at its own expense, all engineering services required for the Subdivision and the Improvements.

3.1 Engineering services shall be performed by a professional engineer registered in the State of Colorado. Such engineering services shall conform in all respects to the Standards and Specifications.

3.2 Engineering services shall consist of, but not be limited to, survey, designs, plans and profiles, estimates, construction supervision, and the furnishing of necessary documents in connection therewith. All engineering plans shall be submitted for review by, and be subject to the stamped acceptance by the city engineer. The city engineer's review and acceptance does not relieve Developer or Developer's engineer of the responsibility for design and construction.

4.0 Liability.

4.1 Release of Liability. Developer shall indemnify and hold harmless the City from any and all suits, actions, and claims of every nature and description caused by, arising from or on account of any act or omission of the Developer, or of any other person or entity for whose act or omission Developer is liable, with respect to such construction of the Improvements; and Developer shall pay any and all judgments rendered against the City as a result of any suit, action, or claim together with all reasonable expenses and attorney's fees incurred by the City in defending any such suit, action or claim. The Developer shall require that all contractors and other employees engaged in construction of Improvements shall maintain adequate workmen's compensation insurance and public liability coverage and shall comply with the provisions of the Federal Occupational Safety and Health Act.

4.2 Drainage Liability. The Developer shall indemnify and hold harmless the City for any liability the latter may have on account of any change in the nature, direction, quantity, or quality of historical drainage flow resulting from the development of this subdivision or from the construction of streets or storm sewers therein. In addition, the Developer promises to reimburse the City for any and all costs including, but not limited to, reasonable attorney's fees, which the City incurs in acquiring or condemning any rights-of-way or easements which the City is required to acquire or condemn or which the City is held to have acquired or condemned, for drainage as a result of the development of this subdivision.

4.3 Tax Liability. The Developer shall pay all property taxes on property dedicated to the City to the extent such taxes are due as of the date of dedication or conveyance, and the Developer shall indemnify and hold harmless the City for any such property tax liability.



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5.0 Acceptance. If the Improvements are satisfactorily completed, then upon written request of Developer, accompanied by documents required by the Standards and Specifications, the City shall accept the Improvements in accordance with then-applicable procedures. Upon acceptance, said Improvements shall become public facilities and property of the City, subject to repair and replacement as set forth in section 923.00 of the Standards and Specifications. Until acceptance by the City Council, the Developer shall bear all risk of loss, damage, or failure to any of the Improvements.

5.1 If desired by the City, portions of the Improvements may be placed in service when completed, but such use shall not constitute an acceptance. Until the Improvements are accepted by the City, Developer shall be solely liable for any repairs or replacements which, in the opinion of the city engineer, shall become necessary. If, within thirty days after Developer's receipt of written notice from the City requesting such repairs or replacements, the Developer shall not have undertaken with due diligence to make same, the City may make such repairs or replacements at the Developer's expense and shall be entitled to draw upon the performance guarantee described in paragraph 7.0 either before undertaking to make such repairs or at any time thereafter. In case of emergency, such written notice shall be waived, and the City shall proceed as it deems necessary, at Developer's expense.

5.2 The City may, at its option, issue building permits for construction on lots for which the Improvements detailed herein have been started, but not completed. The City shall not issue certificates of occupancy or install water meters for lots unless (1) the Improvements serving those lots are completed and placed in service; (2) the progress of work on the Improvements throughout the Subdivision is satisfactory to the City; and (3) all terms of this Agreement have been faithfully kept by the Developer. Any waiver of the terms of this Agreement by the City in any particular instance shall not be deemed a waiver of such terms in any subsequent instance. No delay in enforcement of the terms of this Agreement by the City shall be deemed a waiver of the City's rights hereunder.

6.0 Repair and Replacement. The Developer shall, at its own expense, make all needed repairs or replacements which, in the opinion of the city engineer, shall become necessary. If, within thirty days after Developer's receipt of written notice from the City requesting such repairs or replacements, the Developer shall not have undertaken with due diligence to make same, the City may make such repairs or replacements at the Developer's expense and shall be entitled to draw upon the performance guarantee described in paragraph 7.0 either before undertaking to make such repairs or at any time thereafter. In case of emergency, such written notice shall be waived, and the City shall proceed as it deems necessary, at the Developer's expense.

7.0 Performance Guarantee. Before starting work on the Improvements and before any building permit is issued for any structure to be erected in the Subdivision, the



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Developer shall furnish to the City, at Developer's expense, a bond, an irrevocable letter of credit, or other performance guarantee, in a form and content satisfactory to the city attorney, in which the City is designated as the beneficiary of an amount equal to the total cost of the Improvements described in Exhibit C. The city engineer may permit the Developer to furnish the City with a performance guarantee for each phase or any combination of phases within the Subdivision for the Improvements described in Exhibit C. As provided in section 16-32-010 of the Broomfield Municipal Code, the Developer may provide the City with fifteen percent of the cost of the Improvements on the condition that the City will not issue building permits until all improvements are installed and completed within the Subdivision or within a phase of the Subdivision. Letters of credit shall be substantially in the form and content set forth in Exhibit D, attached hereto and incorporated herein, and shall be subject to the review and approval of the city attorney.

7.1 The estimated cost of completion of the Improvements may increase in the future. Accordingly, the City reserves the right to review and adjust the cost estimates at any time in the future, before or after Developer provides a letter of credit. Adjusted cost estimates will be made according to changes in the Construction Cost Index as published by the *Engineering News Record*. If the City adjusts cost estimates for the Improvements, the City shall give written notice to Developer. The Developer shall, within thirty days after receipt of said written notice, provide the City with a new or amended letter of credit in the amount of the adjusted cost estimates. If the Developer refuses or fails to so provide the City with a new or amended performance guarantee, the City may withhold building permits, water licenses, and certificates of occupancy within the Subdivision.

7.2 Releases of the letter of credit shall be in accordance with the Standards and Specifications.

7.3 The letter of credit shall be maintained at an amount sufficient to fund all remaining improvements, said amount to be determined by the city engineer, until all improvements have been accepted by the City. Thereafter, the letter of credit shall be maintained at the amount required by the Standards and Specifications during the two-year repair and replacement period referred to in paragraph 6.0.

7.4 If a letter of credit is to expire within fourteen calendar days and the Developer has not yet provided a satisfactory replacement, the City may draw on the letter of credit and either hold such funds as security for performance of this agreement, or spend such funds to finish improvements or correct problems within the Subdivision, as the City deems appropriate.

8.0 Availability of Utilities. The City will use every reasonable means to plan for and provide water and sewer services for the Subdivision. However, it is expressly understood by the Developer that the City cannot guarantee its ability to provide water or



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sewer services. The Developer, for itself, its heirs, successors, and assigns hereby acknowledges the municipal utility limitations of the City and agrees to accept and comply with all policies, ordinances, development criteria, and platting restrictions currently in effect or enacted in the future to allocate or regulate the use of the City's utility resources.

9.0 Breach of Agreement. If at any time this Agreement or any part hereof has been breached by the Developer or if satisfactory progress has not been made on the Improvements, the City may draw on the performance guarantee described in paragraph 7.0, may withhold approval of any or all building permits, certificates of occupancy, and water licenses applied for in the Subdivision, and, until the breach has been corrected by the Developer, shall be under no obligation to approve or to issue any additional building permits, certificates of occupancy or water licenses for any area within the Subdivision. If the City draws on the performance guarantee, it shall not be under obligation to complete the subdivision improvements. The City may use the proceeds for engineering expenses, consultants' fees and charges, legal fees and costs, the Improvements, reimbursements, or other expenses connected with the Subdivision. Notwithstanding the rights guaranteed by this paragraph, the City may pursue whatever additional remedies it may have at law or in equity. If the City brings legal action against the Developer or the issuer of the letter of credit or of the bond, and if the City is substantially successful in such litigation, the Developer shall pay the City's costs and attorneys' fees. The waiver of any one or more breaches of the Agreement shall not constitute a waiver of the remaining terms thereof.

10.0 Recording of Agreement. This Agreement shall be recorded and shall be a covenant running with the land herein described Exhibit A so that prospective purchasers and other interested parties are on notice as to the terms and provisions hereof.

11.0 Binding Effect. This Agreement shall be binding upon the heirs, successors, and assigns of the parties hereto.

12.0 Transfer or Assignments. No transfer or assignment of any of the rights or obligations of the Developer under this Agreement shall be permitted except as follows:

12.1 Prior to the sale or other transfer of the Subdivision as a unit the Developer shall obtain from the buyer or transferee a letter acknowledging the existence of this Subdivision Improvement Agreement, and agreeing to be bound thereby. Said letter shall be signed by the buyer or transferee, notarized, and delivered to the city clerk prior to the transfer or sale.

12.2 In the event of a sale or transfer of any portion of the Subdivision, except to a bona fide home buyer, the seller or transferor and the buyer or transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Subdivision Improvement Agreement, unless prior to the transfer or sale an agreement satisfactory to the City, delineating and allocating between Developer and



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buyer or transferee the various rights and obligations of Developer under this Agreement, has been approved by the City Council.

13.0 Title and Authority. The Developer expressly warrants and represents to the City that it is the owner in fee simple of the property constituting the Subdivision, and further represents and warrants, together with the undersigned party or parties that the undersigned has or have full power and authority to enter into this Subdivision Improvement Agreement. The Developer and the undersigned party or parties understand that the City is relying on such representations and warranties in entering into this Agreement.

14.0 Special Provisions.

14.1 Metropolitan District. The City recognizes that metropolitan districts ("District") have been formed to install and maintain certain improvements. Nothing contained in this agreement is intended to preclude the District from performing certain of the Developers obligations under this agreement. Which, if any, of the Developer's obligations hereunder that will be performed by the District will be determined by separate procedures and documents and only with the express written approval of the City.

14.2 Future Water Restriction. If the City imposes restrictions related to limiting the planting of new landscaping materials or on the watering of existing landscaping due to the continued drought conditions, if such drought conditions have been declared by official action of the City Council of the City, the timeframe for completion of affected public and private landscaping improvements may be extended one additional landscaping season for each landscaping season impacted by the restrictions. If the timeframe is extended beyond the date, which is two years from the date of this agreement, the Developer shall provide a bond or letter of credit to the City equal to 100% of the value of the uncompleted public improvements, to the extent the City does not already have such bond or letter of credit.

14.3 Timing of Right-of-Way Landscape Improvements. Roadway and related sewer, water and drainage improvements shall be completed per the terms of the Anthem PUD Managed Growth and Development Agreement as it may be amended from time to time. The related right-of-way landscaping shall be completed in conjunction with the landscaping of the adjacent neighborhood and in accordance to the phasing outlined in paragraph 14.7. Timing of improvements shall be subject to impacts of the continued drought conditions, if such drought conditions have been declared by official action of the City Council of the City. In that event timing of the planting may be extended one additional landscaping season pursuant to the provisions of paragraph 14.2 of this agreement.



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14.4 Regional Transportation District (RTD) Bus Stops. The Developer shall work with the City and RTD to provide future bus stops within the subdivision. Developer shall provide future bus stop amenities which shall consist of concrete pads in the roadways, shelters and concrete landings meeting accessibility requirements as mutually agreed upon by the City, RTD and Developer at such time as RTD routes are established within the subdivision.

14.5 Installation and Maintenance of Street Signs. The Developer shall install all regulatory and street name signs at the sole cost and expense of the Developer. Furthermore, the Anthem Ranch Community Association shall own, repair, maintain and replace all regulatory and street name signs, which do not conform with the City Standards and Specifications at the sole cost and expense of the Community Association. Signs are to be located and designed in a manner consistent with the Manual on Uniform Control Devices, as it may be revised from time to time, and in accordance with a plan prepared by a Colorado Registered Professional Engineer. Said plan and any proposed revisions or additions must be submitted to, and accepted by, the City Manager or his designee prior to being implemented. The implementation of this plan shall be inspected by the City Traffic Engineer and accepted as part of the improvements of this agreement.

14.6 Future Traffic Signals. Roadway intersections with arterial and connector roadways within the boundaries of the Anthem-West PUD (including, but not limited to, Lowell Boulevard, Sheridan Parkway, Preble Creek Parkway and Indian Peaks Parkway) shall be continually monitored for future traffic signal needs. If a future signal is justified by traffic engineering principles (traffic conditions, pedestrian characteristics, and physical characteristics) at a proposed or existing intersection, the Developer shall design and install the signal. Any reimbursement by the City for costs associated with future signals shall be per Sections 9B, 9C and 16 of the Anthem PUD Managed Growth and Development Agreement.

14.7 Timing of Construction of Improvements for Outlots (Tracts A through J). The outlot improvements shall be completed by the Developer, per neighborhood as follows:

Phase/Lots	Tracts/ROW Landscaping	Complete Construction by
Phase I = NH.9 (Lots 177-335 = 159 lots)	Tracts D, E, G and Anthem Ranch Road	80% C.O. of NH.9
Phase II = NH.11 (Lots 94-176 = 83 lots)	Tracts C, F and H	80% C.O. of NH.11
Phase III = NH.10 (Lots 1-93 = 93 lots)	Tracts A, B, I and J	80% C.O. of NH.10

If 80% occupancy occurs in any phase between Nov. 1st and May 1st, any tracts that are tied to the C.O. shall be completed by June 15th of the following growing season.



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14.8 Maintenance of Outlot. For any outlot parcels dedicated to the City which are adjacent to Anthem Filing No. 12 platted lots, the Developer shall be responsible for the maintenance of the first two (2) foot wide section of land within the outlot, which is immediately adjacent to any platted lot until such time as the Developer conveys the maintenance responsibility by contract to the homeowners association.

14.9 Erie Airpark Noise and Proximity Disclosure. The Developer shall notify all prospective home buyers and require all home buyers to acknowledge in writing the proximity of the property to the Erie Airpark, the Avigation Easement for the passage of aircraft in the airspace that may affect the lots and that may restrict or affect the potential uses of the lot, and that the lots may be subject to over flights by aircraft to and from the airport. This notification shall be in the form of a disclosure on the Site Development Plans that shall be displayed in the sales office. The form of the written acknowledgement by the home buyer is attached hereto and incorporated herein as Exhibit E.

14.10 Workmanship and Material. Workmanship and material, which meets or exceeds the City of Broomfield *Standards and Specifications for Design and Construction of Public Improvements* shall be deemed to conform to said standards and specifications, subject to review and approval by the city engineer.

14.11 Completion of Plans. Where this Agreement requires the City or the City Engineer or other City official to review, approve, inspect, certify or accept plans or Improvements, the criteria and procedures for such review, approval, inspection, certification or acceptance shall be as set forth in the City's Standards and Specifications for Design and Construction of Public Improvements in effect as of the date of initial plan submittal, provided the Improvements are completed and accepted by the City on or before the date established for completion of improvements in paragraph 1.5 of this Agreement. If the Improvements are not completed by the date established in paragraph 1.5, the Developer shall be subject to any amendments subsequently made to the Standards and Specifications for Design and Construction of Public Improvements.

14.12 Rights-of-Way and Easements Fee Simple. For the purposes of establishing value for rights-of-way and easements title insurance policy amounts as required in paragraph 2.0 of this Agreement, the value of rights-of-way and other parcels dedicated to the City in fee simple on the plat or by separate instrument shall be calculated as \$1.00 per square foot and the value of easements shall be calculated at \$.50 per square foot.

14.13 Master Performance Guarantee. A master performance guarantee means a bond, an irrevocable letter of credit, or other performance guarantee furnished



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by the Developer and accepted by the City pursuant to a master performance guarantee to collectively satisfy the Developer's obligations to furnish a performance guarantee arising under paragraph 7.0 of each Subdivision Improvement Agreement for approved subdivisions within the residential portions of the Anthem-West P.U.D. and Preliminary Plat. A master performance guarantee is furnished in lieu of the Developer providing a separate performance guarantee for the improvements described in each Subdivision Improvement Agreement. If the Developer furnishes a master performance guarantee to the City in a form and content satisfactory to the city attorney, then: (a) the master performance guarantee shall be deemed to satisfy the Developer's obligation to furnish a performance guarantee as required by paragraph 7 of this Agreement; (b) shall be maintained in an amount sufficient to fund all of the remaining improvements described in all of the Subdivision Improvement Agreements covered by the master performance guarantee; and (c) shall otherwise be subject to the terms and provisions of paragraph 7.

14.14 Special District Financing. Any obligation set forth in this Agreement for the financing and construction of public Improvements which are required to serve the Subdivision which will be owned by the City or a special district, and which will be available for general public use and serve essential governmental functions, may be undertaken, performed and completed by a special district; provided, however, the Developer shall remain liable for the performance of the Developer's obligations contained in this Agreement.

14.15 Timing of Construction of Utility and Roadway Improvements. Acceptance shall be in accordance with the City and County of Broomfield's Standards and Specifications and Section 5.0 of this agreement. The developer may choose to phase construction and apply for acceptance per neighborhood as noted below:

Phase	Lots and Roadway
Phase 1 = NH.9	Lots 177-335 = 159 lots and Anthem Ranch Road Roadway
Phase 2 = NH.11	Lots 94-176 = 83 lots
Phase 3 = NH.10	Lots 1-93 = 93 lots

See exhibit C for proposed phasing per neighborhood. Actual construction of utilities and roads may be beyond the scope of the associated neighborhood in order to have the neighborhood function properly.

14.16 Prairie Dog Disclosure. The Developer shall notify all prospective home buyers and require all home buyers to acknowledge in writing the proximity of the property to a prairie dog relocation site which may affect the lots. The Developer shall construct a vegetative barrier and berm to help manage the migration of the prairie



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dogs. The barrier and berm shall be identified on the Site Development Plans that shall be displayed in the sales office. The form of the written acknowledgement by the home buyer is attached hereto and incorporated herein as Exhibit F.



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THE CITY AND COUNTY OF BROOMFIELD,
a Colorado municipal corporation and county

Karen Stuart
Mayor

ATTEST:

Lricia Kegerreis
City Clerk Deputy



APPROVED AS TO FORM:

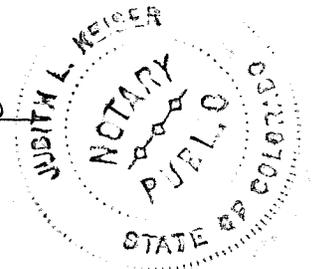
William A. Smith
City & County Attorney

STATE OF COLORADO)
) ss.
COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 9th day of January, 2007, by Karen Stuart, as Mayor of The City and County of Broomfield, a Colorado municipal corporation and county.

My commission expires: August 31, 2009

Judith L. Keiser
Notary Public



WITNESS my hand and official seal.



EXHIBIT 'A'

LEGAL DESCRIPTION – ANTHEM FILING NO. 12 – August 30, 2006

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED LS 4846, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 6, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED PLS 13155, BEARS N 89°33'14" E, A DISTANCE OF 2,425.47 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 00°15'39" W, A DISTANCE OF 535.69 FEET TO THE SOUTHWEST CORNER OF TRACT "A" AS SHOWN ON ANTHEM FILING NO. 9, A SUBDIVISION RECORDED AT RECEPTION NUMBER _____ IN THE CITY AND COUNTY OF BROOMFIELD RECORDS;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT A, ANTHEM FILING NO. 9 THE FOLLOWING SEVEN (7) COURSES:

1. N 89°27'45" E, A DISTANCE OF 499.63 FEET;
2. N 71°34'20" E, A DISTANCE OF 208.64 FEET;
3. N 18°26'37" E, A DISTANCE OF 85.42 FEET;
4. N 53°47'51" E, A DISTANCE OF 114.16 FEET;
5. N 60°42'18" E, A DISTANCE OF 358.86 FEET;
6. N 67°09'47" E, A DISTANCE OF 124.07 FEET;
7. N 76°38'44" E, A DISTANCE OF 72.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ANTHEM RANCH ROAD AS

DEDICATED BY THE PLAT OF SAID ANTHEM FILING NO. 9;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 13°21'16" E, A DISTANCE OF 125.99 FEET;

THENCE N 76°38'44" E, A DISTANCE OF 91.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N 76°34'55" E, A DISTANCE OF 20.00 FEET;

THENCE N 54°00'13" E, A DISTANCE OF 62.03 FEET;

THENCE N 60°43'10" E, A DISTANCE OF 67.88 FEET;

THENCE N 66°29'36" E, A DISTANCE OF 134.90 FEET;

THENCE N 59°52'23" E, A DISTANCE OF 173.97 FEET;

THENCE N 79°52'13" E, A DISTANCE OF 584.45 FEET;

THENCE N 07°30'54" W, A DISTANCE OF 20.03 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A, ANTHEM FILING NO. 11, A



SUBDIVISION RECORDED AT RECEPTION NUMBER _____ OF THE CITY AND COUNTY OF BROOMFIELD RECORDS;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A, ANTHEM FILING NO. 11, THE FOLLOWING FOUR (4) COURSES:

1. N 79°17'14" E, A DISTANCE OF 148.05 FEET;
2. S 70°52'00" E, A DISTANCE OF 192.16 FEET;
3. S 52°27'45" E, A DISTANCE OF 136.92 FEET;
4. S 10°07'47" E, A DISTANCE OF 331.55 FEET;

THENCE N 89°42'38" W, A DISTANCE OF 20.34 FEET;

THENCE S 10°07'47" E, A DISTANCE OF 363.36 FEET;

THENCE S 50°13'33" E, A DISTANCE OF 344.80 FEET;

THENCE S 51°34'43" E, A DISTANCE OF 51.48 FEET;

THENCE S 35°29'21" E, A DISTANCE OF 108.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 620.50 FEET, A CENTRAL ANGLE

OF 31°40'43" AND AN ARC LENGTH OF 343.07 FEET, THE CHORD OF WHICH BEARS S 38°40'17" W, A DISTANCE OF 338.72 FEET;

2. S 22°49'56" W, A DISTANCE OF 425.52 FEET;

3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 754.50 FEET, A CENTRAL ANGLE

OF 108°49'51" AND AN ARC LENGTH OF 1433.14 FEET;

THENCE S 41°39'47" W, A DISTANCE OF 91.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°53'14" AND AN ARC LENGTH OF 30.33 FEET,

THE CHORD OF WHICH BEARS S 04°53'36" E, A DISTANCE OF 27.51 FEET;

THENCE S 38°33'01" W, A DISTANCE OF 40.22 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 327.00 FEET, A CENTRAL ANGLE OF 07°52'42" AND AN ARC LENGTH OF 44.96 FEET;

THENCE N 86°02'32" W, A DISTANCE OF 246.00 FEET;

THENCE N 77°59'55" W, A DISTANCE OF 131.46 FEET;

THENCE N 87°59'33" W, A DISTANCE OF 75.58 FEET;

THENCE S 03°57'28" W, A DISTANCE OF 124.54 FEET;

THENCE S 16°16'51" W, A DISTANCE OF 66.20 FEET;

THENCE S 03°57'28" W, A DISTANCE OF 123.75 FEET;

THENCE S 61°15'48" W, A DISTANCE OF 188.82 FEET;

THENCE N 36°56'57" W, A DISTANCE OF 250.57 FEET;

THENCE N 28°07'53" W, A DISTANCE OF 132.47 FEET;

THENCE N 47°14'16" W, A DISTANCE OF 131.55 FEET;

THENCE S 68°25'29" W, A DISTANCE OF 210.46 FEET;



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16 of 59 R 0.00 D 0.00 City&Cnty Broomfield

THENCE S 89°49'31" W, A DISTANCE OF 469.06 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, N 00°10'29" W, A DISTANCE OF 1030.69 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,799,311 SQUARE FEET OR 133.134 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION OF ANTHEM RANCH ROAD AS DEDICATED BY THE PLAT OF SAID ANTHEM FILING NO. 9;

THE RESULTING DIFFERENCE CONTAINING 5,631,306 SQUARE FEET OR 129.277 ACRES MORE OR LESS.

ANTHEM FILING NO. 12

FINAL PLAT

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 1 of 8

LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED LS 4846, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 6, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED SLS 13155, BEARS N 89°23'14" E, A DISTANCE OF 2,425.47 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 00°12'39" W, A DISTANCE OF 533.69 FEET TO THE SOUTHWEST CORNER OF TRACT "A" AS SHOWN ON ANTHEM PLING NO. 9, A SUBDIVISION RECORDED AT RECEPTION NUMBER _____ IN THE CITY AND COUNTY OF BROOMFIELD RECORDS;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT A, ANTHEM PLING NO. 9 THE FOLLOWING SEVEN (7) COURSES:

1. N 89°27'42" E, A DISTANCE OF 493.63 FEET;
2. N 71°24'20" E, A DISTANCE OF 208.84 FEET;
3. N 18°20'20" E, A DISTANCE OF 89.42 FEET;
4. N 35°47'51" E, A DISTANCE OF 114.16 FEET;
5. N 69°42'07" E, A DISTANCE OF 358.86 FEET;
6. N 67°09'47" E, A DISTANCE OF 124.07 FEET;
7. N 93°24'42" E, A DISTANCE OF 72.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ANTHEM RANCH ROAD AS DEDICATED BY THE PLAT OF SAID ANTHEM PLING NO. 9;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 12°21'18" E, A DISTANCE OF 123.89 FEET;

THENCE N 76°04'44" E, A DISTANCE OF 81.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N 76°34'55" E, A DISTANCE OF 20.00 FEET;

- THENCE N 64°50'11" E, A DISTANCE OF 87.88 FEET;
- THENCE N 68°28'35" E, A DISTANCE OF 134.80 FEET;
- THENCE N 55°22'23" E, A DISTANCE OF 173.97 FEET;
- THENCE N 79°22'12" E, A DISTANCE OF 58.45 FEET;
- THENCE N 07°25'54" W, A DISTANCE OF 30.03 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A, ANTHEM PLING NO. 11, A SUBDIVISION RECORDED AT RECEPTION NUMBER _____ OF THE CITY AND COUNTY OF BROOMFIELD RECORDS;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A, ANTHEM PLING NO. 11, THE FOLLOWING FOUR (4) COURSES:

1. N 28°17'14" E, A DISTANCE OF 148.05 FEET;
2. S 70°50'07" E, A DISTANCE OF 192.16 FEET;
3. S 52°27'42" E, A DISTANCE OF 136.92 FEET;
4. S 10°29'47" E, A DISTANCE OF 231.55 FEET;
- THENCE N 85°42'38" W, A DISTANCE OF 20.34 FEET;
- THENCE S 10°07'47" E, A DISTANCE OF 363.36 FEET;
- THENCE S 50°12'19" E, A DISTANCE OF 384.80 FEET;
- THENCE S 01°31'42" E, A DISTANCE OF 51.48 FEET;
- THENCE S 33°29'21" E, A DISTANCE OF 108.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ANTHEM RANCH ROAD, THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 520.50 FEET, A CENTRAL ANGLE OF 31°40'43" AND AN ARC LENGTH OF 343.37 FEET, THE CHORD OF WHICH BEARS S 38°42'17" W, A DISTANCE OF 338.72 FEET;
2. S 22°48'56" W, A DISTANCE OF 42.52 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 754.50 FEET, A CENTRAL ANGLE OF 10°18'17" AND AN ARC LENGTH OF 143.34 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 740.50 FEET, A CENTRAL ANGLE OF 86°30'14" AND AN ARC LENGTH OF 363.33 FEET, THE CHORD OF WHICH BEARS S 04°53'36" E, A DISTANCE OF 27.51 FEET;

THENCE S 38°30'01" W, A DISTANCE OF 40.22 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 327.00 FEET, A CENTRAL ANGLE OF 07°52'42" AND AN ARC LENGTH OF 41.06 FEET;

THENCE N 84°02'32" W, A DISTANCE OF 246.00 FEET;

THENCE N 77°59'59" W, A DISTANCE OF 131.48 FEET;

THENCE N 87°38'12" W, A DISTANCE OF 75.38 FEET;

THENCE S 03°27'28" W, A DISTANCE OF 124.34 FEET;

THENCE S 16°15'31" W, A DISTANCE OF 84.20 FEET;

THENCE S 03°57'28" W, A DISTANCE OF 123.75 FEET;

THENCE S 01°15'48" W, A DISTANCE OF 188.82 FEET;

THENCE N 32°56'57" W, A DISTANCE OF 230.57 FEET;

THENCE N 28°01'57" W, A DISTANCE OF 127.47 FEET;

THENCE N 47°14'18" W, A DISTANCE OF 131.55 FEET;

THENCE S 68°22'39" W, A DISTANCE OF 212.46 FEET;

THENCE S 88°49'31" W, A DISTANCE OF 489.05 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7,

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, N 00°10'28" W, A DISTANCE OF 1000.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,789.311 SQUARE FEET OR 133.134 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION OF ANTHEM RANCH ROAD AS DEDICATED BY THE PLAT OF SAID ANTHEM PLING NO. 9;

THE RESULTING DIFFERENCE CONTAINING 5,631,306 SQUARE FEET OR 129,227 ACRES MORE OR LESS.

HAS Laid out, PLATTED and SUBDIVIDED the ABOVE DESCRIBED LAND, UNDER the NAME and STYLE of "ANTHEM PLING NO. 12" and BY THESE PRESENTS DEDICATES, GRANTS and CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS and PUBLIC WAYS AS SHOWN ON THE PLAT and GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN ON NOTED ON THE PLAT FOR PUBLIC and MUNICIPAL USES and FOR USE by FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR PUBLIC and PRIVATE UTILITIES.

EXECUTED THIS ____ DAY OF _____, 2006.

OWNER

PLATE HOME CORPORATION, A MICHIGAN CORPORATION

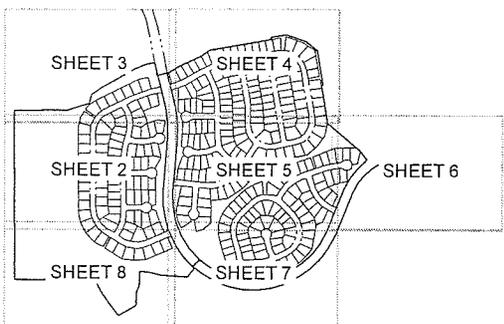
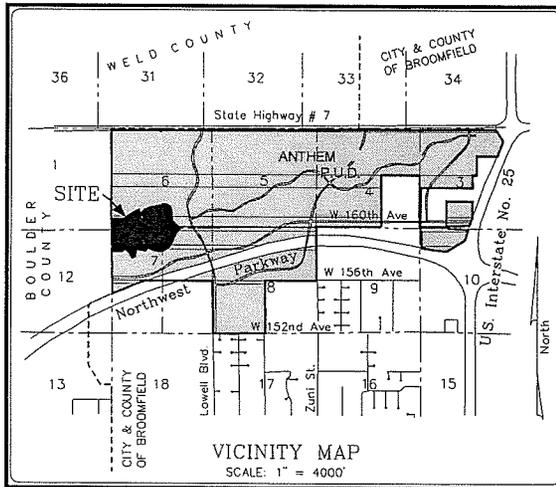
BY: _____ AS _____

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF _____) ss.
SUBSCRIBED AND SHOWN TO BEFORE ME THIS ____ DAY OF _____, 2006 BY _____ OF PLATE HOME CORPORATION, A MICHIGAN CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



SHEET INDEX

N.T.S.

V Engineers
Scientists
Surveyors
2339 Blake Street, Suite 120
Denver, CO 80202
Tel: 303.440.1000
Fax: 303.440.1001
www.v-engineers.com
COMPANIES OF COLORADO, LTD.
Job No. 004043

GENERAL NOTES:

1. THERE ARE 335 LOTS WITHIN ANTHEM FILING NO. 12.
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS # 1" BEARS SOUTH 50°56'38" WEST (CHD), A DISTANCE OF 12,587.50 FEET, SAID LINE IS MONUMENTED AS SHOWN HEREON.
3. PROJECT BENCHMARK = BROOMFIELD CONTROL POINT "LUCY", ELEVATION = 5372.00 (DATUM=NAVD 83)
4. ALL DISTANCES SHOWN ON THIS PLAT ARE MODIFIED STATE PLANE (CSP 50) DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF; THESE DISTANCES APPROXIMATE GROUND DISTANCES BASED ON THE AVERAGE PROJECT ELEVATION, THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999715227. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER 02-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONVEY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT; IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
7. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 116-22-303(10) OF THE BROOMFIELD MUNICIPAL CODE TO THE SATISFACTION OF BROOMFIELD.
8. UTILITY AND DRAINAGE EASEMENTS ARE GRANTED ALONG ALL LOT LINES AS FOLLOWS:
NEAR LOT LINE = 4' FEET; FRONT LOT LINE = 8'.
9. 5' DRAINAGE EASEMENTS ARE GRANTED ALONG ALL SIDE LOT LINES.
10. EIGHT FOOT (8') WIDE NON-EXCLUSIVE UTILITY EASEMENTS ARE GRANTED ALONG ALL R.O.W. LINES WITHIN THE BOUNDARIES PLATTED HEREON UNLESS OTHERWISE SHOWN.
11. TRACT "A" IS HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR OWNERSHIP AND MAINTENANCE.
12. TRACTS "B", "C", "D", "E", "F", "G", "H", "I", AND "J" ARE TO BE DEDICATED TO THE I.I.O.A. FOR OWNERSHIP AND MAINTENANCE.
13. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE RUSSIGED AND ABANDONED WELL OF (1) THE LOCATION OF THE RUSSIGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE RUSSIGED FOR WELL MAINTENANCE AND WORKOVER ACTIVITIES WITHIN 200 FEET OF THE RUSSIGED AND ABANDONED WELL.
14. A EIGHT FOOT (8') WIDE PUBLIC ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER ALL PLOTS FOR AN EIGHT FOOT (8') WIDE TRAIL, SAID ACCESS EASEMENT TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS REQUIRED AND SUBJECT TO AGREEMENT. THE FOREGOING 8 FOOT ACCESS EASEMENT SHALL BE ADJUSTED AS MEASURED 4 FEET FROM EITHER SIDE OF THE CENTERLINE OF THE CONCRETELY CONSTRUCTED 8 FOOT WIDE TRAIL.
15. THE UNDERSIGNED HAS RIDGED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER AB77081258, DATED NOVEMBER 12, 2004 AT 2:00 P.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDS, EASEMENTS AND RIGHTS-OF-WAY ADDRESS THESE SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY VS CONSULTANTS TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.

SURVEYORS CERTIFICATE

I, JERRY F. HANCOCK, JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO RECORDS, FILED LINES, DIMENSION DITCHES OR OTHER EASEMENTS OF RECORD, OR OTHER DIMENSIONS IN EXISTENCE, OR KNOWN BY ME, TO EXIST ON OR ACROSS THE HERE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF ANTHEM FILING NO. 12. THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF AUGUST, 2005 BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CALCULATIONS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WHEN MY CONTROL, OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2006.

JERRY F. HANCOCK, JR., PLS 34997
FOR AND ON BEHALF OF
VS COMPANIES OF COLORADO, LTD.

ATTORNEY'S CERTIFICATE

I, _____, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER OBTAINING ANY STREET EASEMENT, RIGHT-OF-WAY, PARCELS OR TRACTS HEREON, OWE THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF COLORADO MAY RELY UPON THIS REPRESENTATION IN ACCORDING SAID DEDICATION.

NAME _____ DATE _____

REGISTRATION NUMBER _____

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS ____ DAY OF _____, 2006.

CHAIRMAN _____ SECRETARY _____

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS ____ DAY OF _____, 2006.

WATOR _____ CITY CLERK _____ ANTHEM FILINGS NO. 12
Sheet 1 of 8 11/07/06

B
E
X
I
B
E
D

2007005489 05/03/2007 02:22P AG
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ANTHEM FILING NO. 12

FINAL PLAT

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 2 of 8

See Sheet 3 of 8

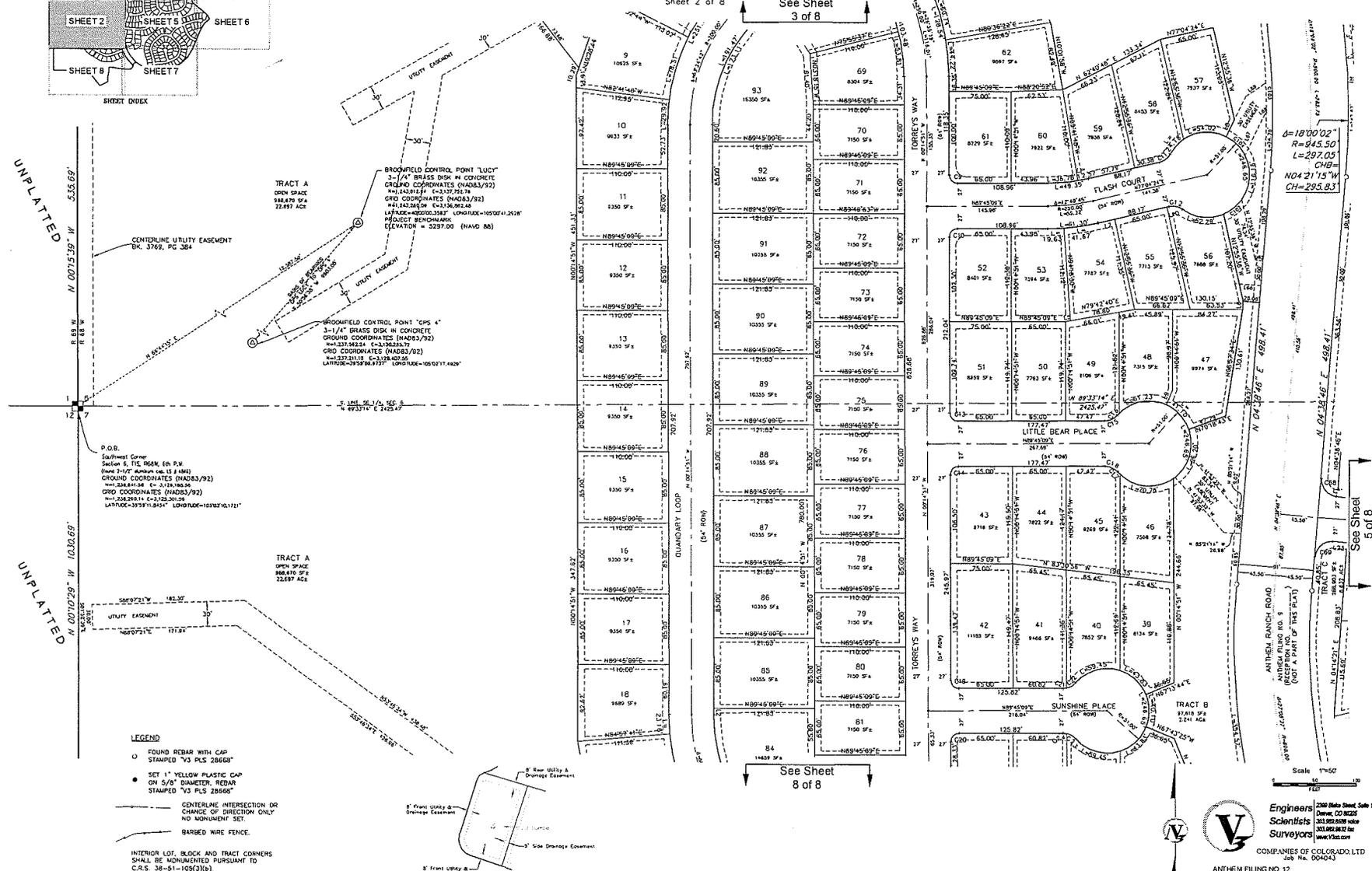
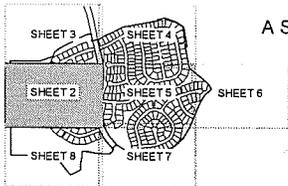


EXHIBIT B

UNPLATED

2007005489 05/03/2007 02:22P AG
18 of 59 R 0.00 D 0.00 City&Cnty Broomfield



Engineers
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2200 Blake Street, Suite 110
Denver, CO 80202
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303.440.1822 fax
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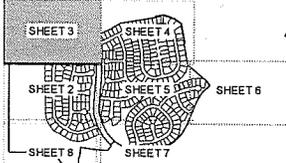
COMPANIES OF COLORADO LTD.
168 N. 90th St.

ANTHEM FILING NO. 12

FINAL PLAT

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 3 of 8



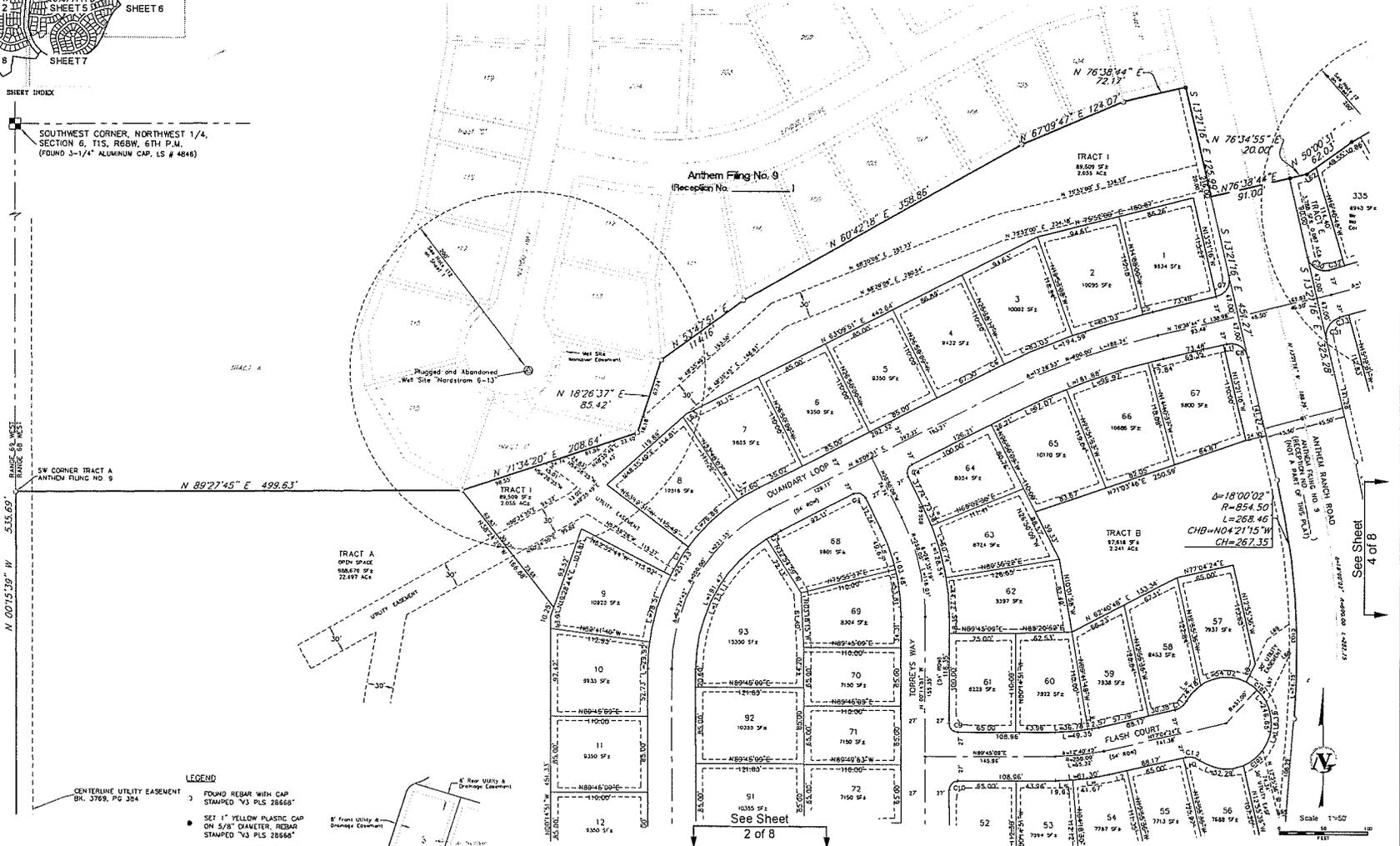
SHEET INDEX

SOUTHWEST CORNER, NORTHWEST 1/4, SECTION 6, T1S, R68W, 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP, LS # 4846)

EXHIBIT B

UNPLATTED

UNPLATTED



LEGEND

- CENTERLINE UTILITY EASEMENT BK. 3769, PG. 304
- FOUND REBAR WITH CAP STAMPED "V3 PLS 28566"
- SET 1" YELLOW PLASTIC CAP ON 5/8" DIAMETER REBAR STAMPED "V3 PLS 28566"
- CENTERLINE INTERSECTION OR CHANGE OF DIRECTION ONLY NO MONUMENT SET.
- BARBED WIRE FENCE.
- INTERIOR LOT, BLOCK AND TRACT CORNERS SHALL BE MONUMENTED PURSUANT TO C.R.S. 38-51-105(3)(b).
- New Utility & Drainage Easement
- Sewer Utility & Drainage Easement
- Fire Utility & Drainage Easement
- Sewerage Easement

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 ANTHEM FILING NO. 12
 Sheet 3 of 8

2007005489 05/03/2007 02:22P AG
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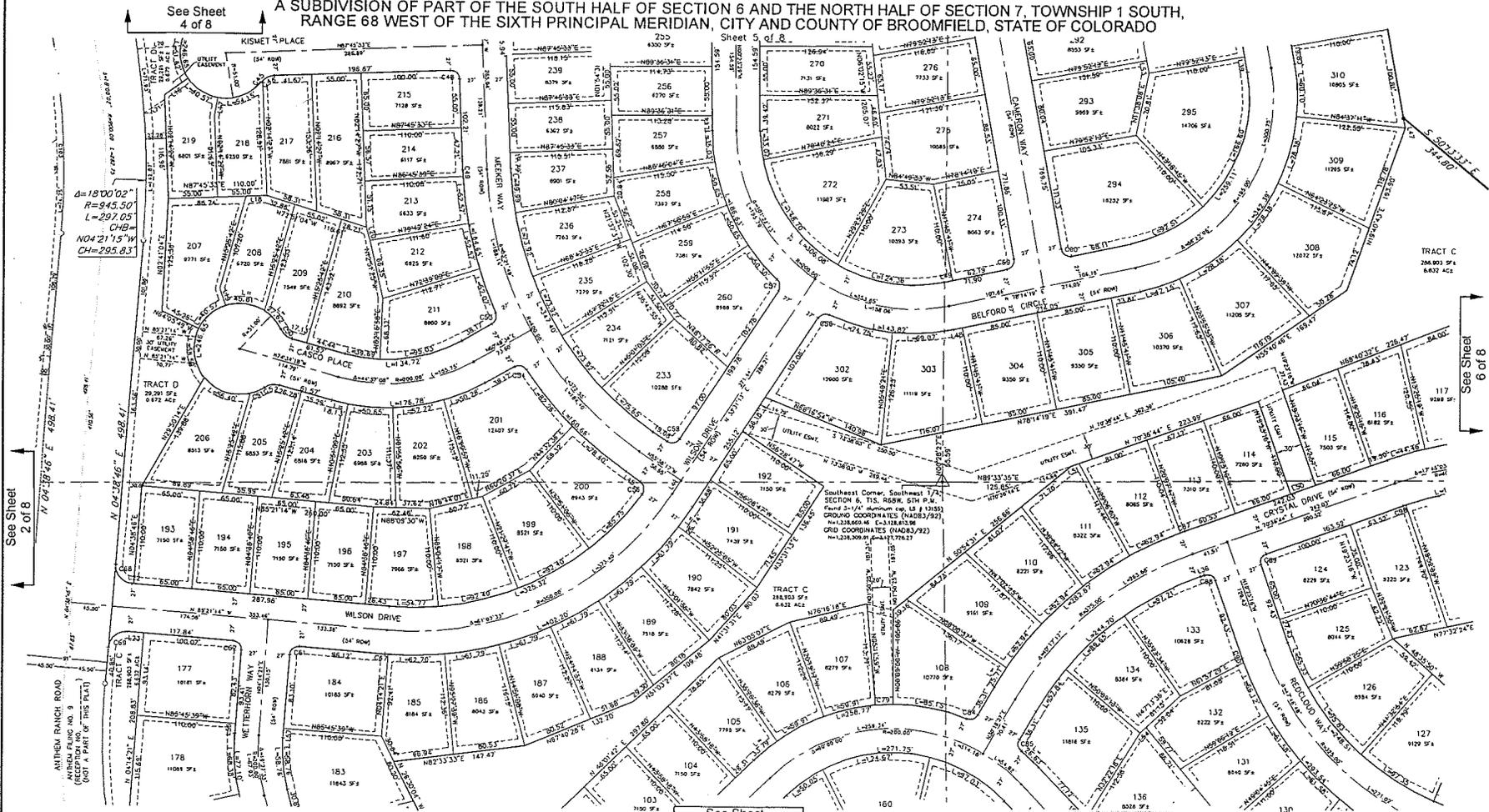
ANTHEM FILING NO. 12

FINAL PLAT

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 5 of 8

EXHIBIT B



$d=1800.02'$
 $R=945.50'$
 $L=297.05'$
 $CH=$
 $NO421'15''W$
 $CH=295.83'$

See Sheet 4 of 8

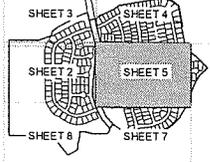
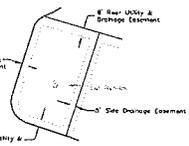
See Sheet 2 of 8

See Sheet 7 of 8

See Sheet 6 of 8

- LEGEND**
- FOUND REBAR WITH CAP STAMPED "V3 PLS 28568"
 - SET 1" YELLOW PLASTIC CAP ON 5/8" DIAMETER REBAR STAMPED "V3 PLS 28568"
 - CENTERLINE INTERSECTION OR CHANGE OF DIRECTION ONLY NO MONUMENT SET
 - BARBED WIRE FENCE

INTERIOR LOT, BLOCK AND TRACT CORNERS SHALL BE MONUMENTED PURSUANT TO C.R.S. 38-51-105(3)(b)



Scale 1"=50'

**Engineers
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 Denver, CO 80202
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 303.555.8720 fax
 www.123.com

ANTHEM FILING NO. 12
 Sheet 5 of 8
 11/07/05

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 21 of 59 R 0.00 D 0.00 City&Cnty Broomfield



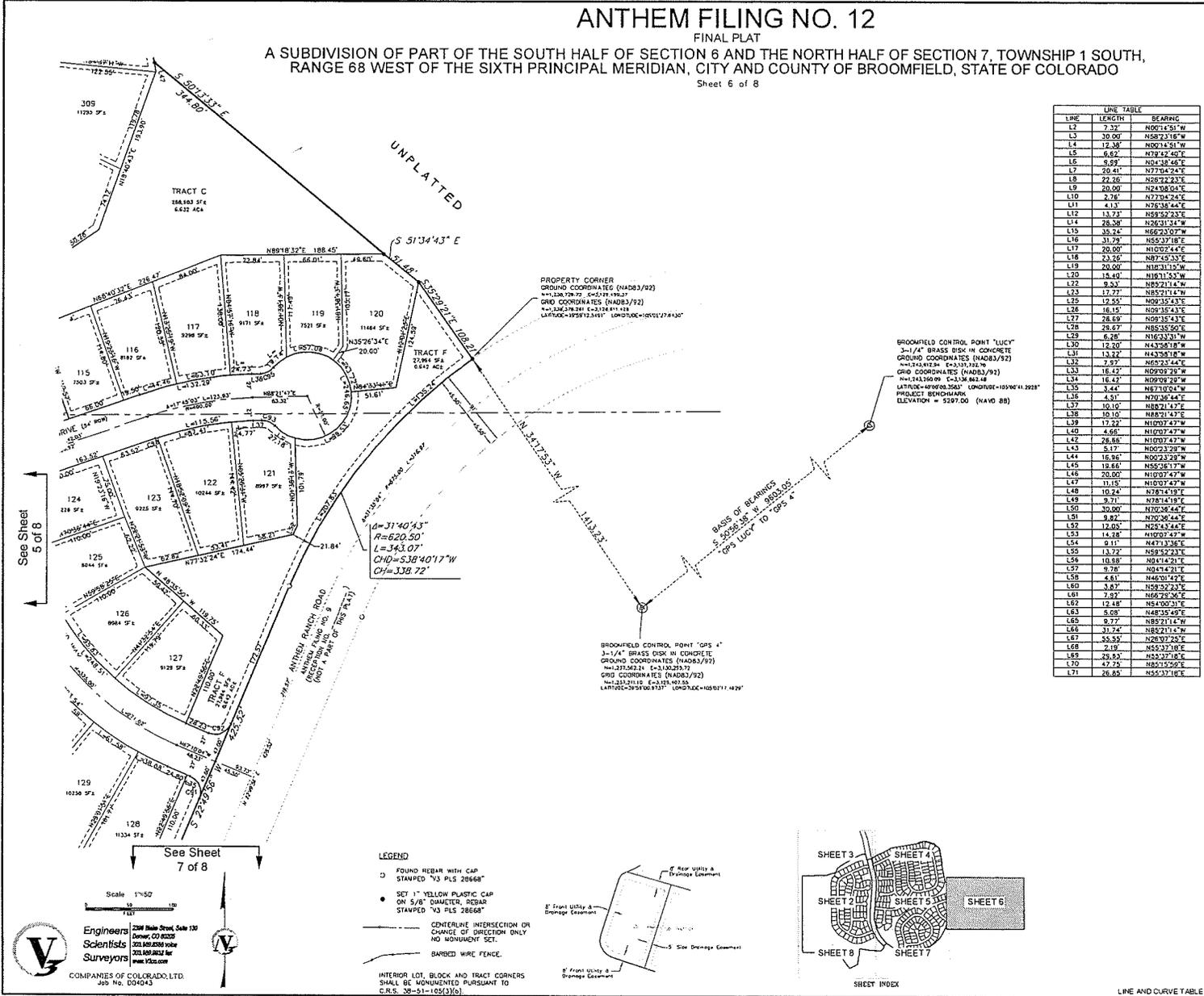
ANTHEM FILING NO. 12

FINAL PLAT

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Sheet 6 of 8

EXHIBIT B



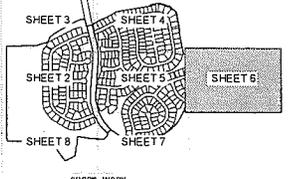
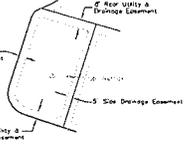
LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	N58°23'18"W
L2	7.32	N00°14'51"W
L3	30.00	N58°23'18"W
L4	12.36	N00°14'51"W
L5	6.82	N78°42'52"E
L6	8.89	N04°38'46"E
L7	20.41	N75°42'24"E
L8	22.26	N58°22'23"E
L9	20.00	N24°08'02"E
L10	2.18	N72°18'24"E
L11	4.13	N76°38'44"E
L12	13.72	N58°32'23"E
L13	28.28	N28°31'34"W
L14	35.24	N69°33'07"W
L15	31.29	N55°37'18"E
L16	20.00	N10°24'44"E
L17	22.26	N87°43'32"E
L18	20.00	N18°31'15"W
L19	15.49	N18°11'53"W
L20	9.32	N85°11'44"E
L21	17.77	N85°21'14"W
L22	12.55	N09°35'43"E
L23	16.15	N09°55'43"E
L24	26.89	N09°55'43"E
L25	6.28	N63°23'31"W
L26	12.00	N43°28'18"W
L27	13.22	N43°28'18"W
L28	7.27	N63°23'31"W
L29	16.42	N09°09'20"W
L30	16.42	N09°09'20"W
L31	3.44	N73°10'04"W
L32	3.17	N70°16'44"E
L33	10.10	N88°21'42"E
L34	10.10	N88°21'42"E
L35	17.22	N10°07'47"W
L36	4.68	N10°07'47"W
L37	26.86	N10°07'47"W
L38	5.17	N02°13'29"W
L39	16.96	N56°11'37"E
L40	19.66	N56°11'37"E
L41	20.00	N56°11'37"E
L42	11.15	N10°07'47"W
L43	10.74	N78°14'07"E
L44	9.71	N78°14'07"E
L45	30.00	N70°36'42"E
L46	9.82	N09°04'42"E
L47	17.00	N28°34'24"E
L48	14.28	N10°07'47"W
L49	9.11	N47°33'58"E
L50	13.72	N58°22'23"E
L51	10.88	N04°14'21"E
L52	9.78	N89°11'14"W
L53	6.81	N46°31'42"E
L54	3.87	N58°32'23"E
L55	7.27	N66°26'26"E
L56	12.48	N43°00'00"E
L57	5.08	N48°35'49"E
L58	9.77	N89°11'14"W
L59	31.74	N89°11'14"W
L60	55.53	N28°07'20"E
L61	2.18	N55°27'18"E
L62	29.93	N55°27'18"E
L63	47.74	N85°15'50"E
L64	26.85	N55°37'16"E

Engineers Scientists Surveyors
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 Denver, CO 80202
 303.469.2000 voice
 303.469.2000 fax
 www.VCS.com

COMPANIES OF COLORADO, LTD.
 Job No. 004043

- LEGEND**
- FOUND REBAR WITH CAP STAMPED "V3 PLS 28668"
 - SET "1" YELLOW PLASTIC CAP ON 5/8" DIAMETER REBAR STAMPED "V3 PLS 28668"
 - CENTRAL INTERSECTION OR CHANGE OF DIRECTION ONLY NO MONUMENT SET
 - BARBED WIRE FENCE.



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 2007005489 05/03/2007 02:22P AG



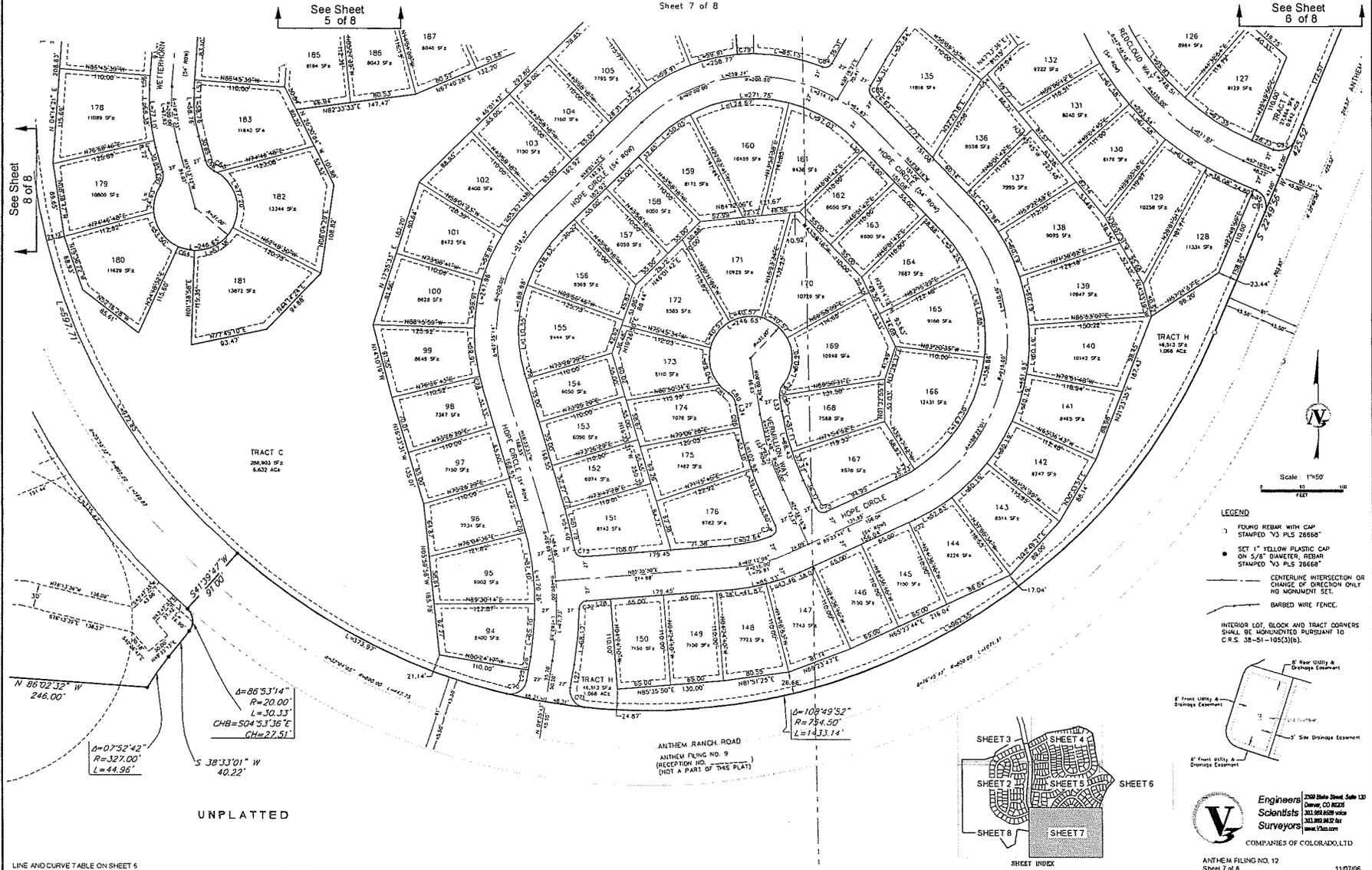
EXHIBIT B

ANTHEM FILING NO. 12

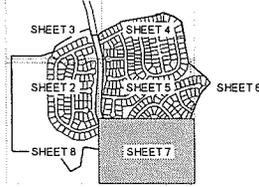
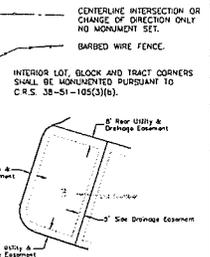
FINAL PLAT

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 7 of 8



- LEGEND**
- FOUND REBAR WITH CAP STAMPED "V3 PLS 28668"
 - SET 1" YELLOW PLASTIC CAP ON 5/8" DIAMETER REBAR STAMPED "V3 PLS 28668"
 - CENTERLINE INTERSECTION OR CHANGE OF DIRECTION ONLY NO MONUMENT SET.
 - BARBED WIRE FENCE.
 - INTERIOR LOT, BLOCK AND TRACT OWNERS SHALL BE MONUMENTED PURSUANT TO C.R.S. 38-51-105(3)(b).



Engineers
Scientists
Surveyors

2500 South Street, Suite 130
 Denver, CO 80222
 303.985.8528 voice
 303.985.8529 fax
 www.V3.com

COMPANIES OF COLORADO, LTD.

ANTHEM FILING NO. 12
 Sheet 7 of 8
 11/07/06

LINE AND CURVE TABLE ON SHEET 6

UNPLATTED

$\Delta = 86^{\circ}53'14''$
 $R = 20.00'$
 $L = 30.33'$
 $CHB = 504.5336' E$
 $CH = 27.51'$

$\Delta = 07^{\circ}52'42''$
 $R = 327.00'$
 $L = 44.96'$

$S 38^{\circ}33'01'' W$
 $40.22'$

ANTHEM RANCH ROAD
 ANTHEM FILING NO. 9
 (RECEPTION NO. 0000000000)
 (NOT A PART OF THIS PLAT)

$\Delta = 108^{\circ}49'32''$
 $R = 734.50'$
 $L = 1433.74'$

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 2007005489 05/03/2007 02:22P AG



EXHIBIT B

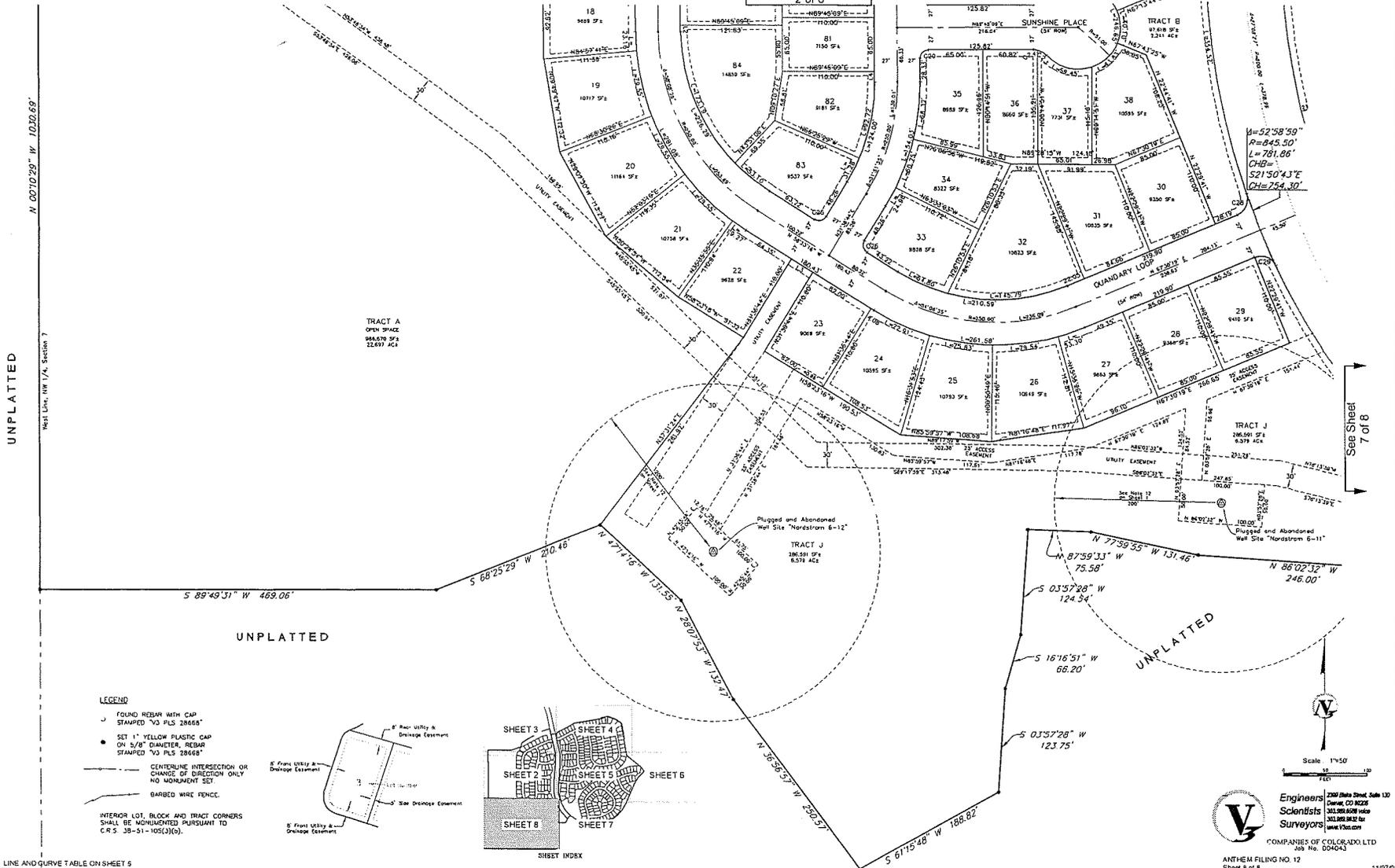
ANTHEM FILING NO. 12

FINAL PLAT

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6 AND THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 8 of 8

See Sheet 2 of 8



N 00°10'29" W 1020.69'

UNPLATTED

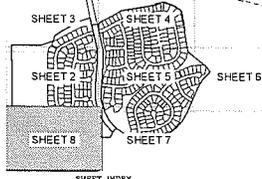
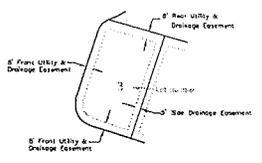
Met. Line, NW 1/4, Section 7

TRACT A
OPEN SPACE
84530 SF
22.697 AC

UNPLATTED

LEGEND

- FOUND REBAR WITH CAP STAMPED "V3 PLUS 28668"
- SET 1" YELLOW PLASTIC CAP ON 5/8" DIAMETER, REBAR STAMPED "V3 PLUS 28668"
- CENTERLINE INTERSECTION OR CHANGE OF DIRECTION ONLY NO MONUMENT SET.
- BARBED WIRE FENCE.
- INTERIOR LOT, BLOCK AND TRACT CORNERS SHALL BE MONUMENTED PURSUANT TO C.R.S. 38-51-105(3)(c).



**Engineers
Scientists
Surveyors**

2200 Blake Street, Suite 120
Broomfield, CO 80020
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www.VSA.com

COMPANIES OF COLORADO LTD.
100 No. 104th St.

ANTHEM FILING NO. 12
Sheet 8 of 8 11/07/03

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**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Neighborhoods 9, 10, & 11**

SUMMARY				
DESCRIPTION	LENGTH	UNIT	COST/UNIT	TOTAL AMOUNT
<u>ROADWAY IMPROVEMENTS</u>	19,992	LF	\$122.45	\$2,448,008.23
<u>WATER DISTRIBUTION SYSTEM IMPROVEMENTS</u>				
8" PVC WATER LINE	15,312	LF	\$40.00	\$612,480.00
<u>SANITARY SEWER SYSTEM IMPROVEMENTS</u>				
8" PVC SANITARY LINE	16,429	LF	\$35.00	\$575,015.00
12" PVC SANITARY LINE	274	LF	\$45.00	\$12,330.00
<u>STORM SEWER SYSTEM IMPROVEMENTS</u>				
18" RCP CLASS III	786	LF	\$70.00	\$55,020.00
24" RCP CLASS III	879	LF	\$80.00	\$70,320.00
30" RCP CLASS III	792	LF	\$90.00	\$71,280.00
36" RCP CLASS III	20	LF	\$100.00	\$2,000.00
42" RCP CLASS III	1,992	LF	\$110.00	\$219,120.00
48" RCP CLASS III	101	LF	\$125.00	\$12,625.00
54" RCP CLASS III	871	LF	\$140.00	\$121,940.00
60" RCP CLASS III	434	LF	\$160.00	\$69,440.00
66" RCP CLASS III	846	LF	\$180.00	\$152,280.00
<u>LANDSCAPING IMPROVEMENTS</u>				
STREETSCAPE	1	LS	\$ 1,844,097	\$1,844,097.00
TRACT A	1	LS	\$ 1,832,404	\$1,832,404.05

GRAND TOTAL \$8,098,359.28



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**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase I - Neighborhood 9**

SUMMARY				
DESCRIPTION	LENGTH	UNIT	COST/UNIT	TOTAL AMOUNT
ROADWAY IMPROVEMENTS	11,961	LF	\$132.41	\$1,583,785.16
WATER DISTRIBUTION SYSTEM IMPROVEMENTS				
8" PVC WATER LINE	7,185	LF	\$40.00	\$287,400.00
SANITARY SEWER SYSTEM IMPROVEMENTS				
8" PVC SANITARY LINE	10,402	LF	\$35.00	\$364,070.00
12" PVC SANITARY LINE	274	LF	\$45.00	\$12,330.00
STORM SEWER SYSTEM IMPROVEMENTS				
18" RCP CLASS III	435	LF	\$70.00	\$30,450.00
24" RCP CLASS III	73	LF	\$80.00	\$5,840.00
30" RCP CLASS III	517	LF	\$90.00	\$53,460.00
36" RCP CLASS III	20	LF	\$100.00	\$2,000.00
42" RCP CLASS III	1,975	LF	\$110.00	\$217,250.00
48" RCP CLASS III	101	LF	\$125.00	\$12,625.00
54" RCP CLASS III	803	LF	\$140.00	\$121,940.00
60" RCP CLASS III	434	LF	\$160.00	\$69,440.00
66" RCP CLASS III	846	LF	\$180.00	\$152,280.00
LANDSCAPING	1	LS	\$1,595,397.00	\$1,595,397.00

GRAND TOTAL \$4,508,267.16



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase II Neighborhood 11

SUMMARY				
DESCRIPTION	LENGTH	UNIT	COST/UNIT	TOTAL AMOUNT
<u>ROADWAY IMPROVEMENTS</u>	3,557	LF	\$106.45	\$378,629.66
<u>WATER DISTRIBUTION SYSTEM IMPROVEMENTS</u>				
8" PVC WATER LINE	3,616	LF	\$40.00	\$144,640.00
<u>SANITARY SEWER SYSTEM IMPROVEMENTS</u>				
8" PVC SANITARY LINE	5,336	LF	\$35.00	\$186,760.00
<u>STORM SEWER SYSTEM IMPROVEMENTS</u>				
24" RCP CLASS III	166	LF	\$80.00	\$13,280.00
30" RCP CLASS III	181	LF	\$90.00	\$16,290.00
<u>LANDSCAPING</u>	1	LS	\$ 113,000	\$ 113,000

GRAND TOTAL \$852,599.66



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase III - Neighborhood 10

SUMMARY				
DESCRIPTION	LENGTH	UNIT	COST/UNIT	TOTAL AMOUNT
<u>ROADWAY IMPROVEMENTS</u>	4,474	LF	\$108.54	\$485,593.41
<u>WATER DISTRIBUTION SYSTEM IMPROVEMENTS</u>				
8" PVC WATER LINE	4,511	LF	\$40.00	\$180,440.00
<u>SANITARY SEWER SYSTEM IMPROVEMENTS</u>				
8" PVC SANITARY LINE	691	LF	\$35.00	\$24,185.00
<u>STORM SEWER SYSTEM IMPROVEMENTS</u>				
18" RCP CLASS III	351	LF	\$70.00	\$24,570.00
24" RCP CLASS III	640	LF	\$80.00	\$51,200.00
30" RCP CLASS III	17	LF	\$90.00	\$1,530.00
42" RCP CLASS III	17	LF	\$110.00	\$1,870.00
LANDSCAPING	1	LS	\$ 1,968,104	\$1,968,104.05

GRAND TOTAL \$2,737,492.46



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**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Neighborhoods 9, 10, & 11**

ROADWAY IMPROVEMENTS				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
BELFORD CIRCLE 3323 LF				
4 1/2" Mountable Curb & Gutter	LF	6,646	\$12.00	\$79,752.00
Curb return w/ADA Ramps	EA	10	\$1,000.00	\$10,000.00
4-1/2" Full Depth Asphalt	TONS	2,836	\$40.00	\$113,423.96
12" Class 6 Roadbase	TONS	3,569	\$3.50	\$12,492.02
Subgrade Prep	SY	10,707	\$2.00	\$21,414.89
6' Valley Pan	EA	3	\$1,600.00	\$4,800.00
Street Lights	EA	11	\$3,900.00	\$42,900.00
4' Sidewalk	SF	25,037	\$3.00	\$75,111.00
SUBTOTAL				\$359,893.87
AVERAGE COST LF/ROAD				\$108.30
CAMERON WAY 845 LF				
4 1/2" Mountable Curb & Gutter	LF	1,690	\$12.00	\$20,280.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	721	\$40.00	\$28,842.39
12" Class 6 Roadbase	TONS	9,076	\$3.50	\$31,765.74
Subgrade Prep	SY	2,723	\$2.00	\$5,445.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	2	\$3,900.00	\$7,800.00
4' Sidewalk	SF	6,244	\$3.00	\$18,732.00
SUBTOTAL				\$112,865.68
AVERAGE COST LF/ROAD				\$133.57
MEEKER WAY 1016 LF				
4 1/2" Mountable Curb & Gutter	LF	2,032	\$12.00	\$24,384.00
Curb Return w/ADA Ramps	EA	4	\$1,000.00	\$4,000.00
4-1/2" Full Depth Asphalt	TONS	867	\$40.00	\$34,679.13
12" Class 6 Roadbase	TONS	1,091	\$3.50	\$3,819.41
Subgrade Prep	SY	3,274	\$2.00	\$6,547.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	3	\$3,900.00	\$11,700.00
4' Sidewalk	SF	7,080	\$3.00	\$21,240.00
SUBTOTAL				\$106,370.09
AVERAGE COST LF/ROAD				\$104.69
KISMET PLACE 287 LF				
4 1/2" Mountable Curb & Gutter	LF	574	\$12.00	\$6,888.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	245	\$40.00	\$9,796.17
12" Class 6 Roadbase	TONS	308	\$3.50	\$1,078.91
Subgrade Prep	SY	925	\$2.00	\$1,849.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	2,706	\$3.00	\$8,118.00
SUBTOTAL				\$31,630.63
AVERAGE COST LF/ROAD				\$110.21
CASCO PLACE 344 LF				
4 1/2" Mountable Curb & Gutter	LF	688	\$12.00	\$8,256.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	294	\$40.00	\$11,741.75
12" Class 6 Roadbase	TONS	369	\$3.50	\$1,293.19
Subgrade Prep	SY	1,108	\$2.00	\$2,216.89
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	3,174	\$3.00	\$9,522.00
SUBTOTAL				\$36,929.83
AVERAGE COST LF/ROAD				\$107.35



WILSON DRIVE		971 LF		
4 1/2" Mountable Curb & Gutter	LF	1,942	\$12.00	\$23,304.00
Curb Return w/ADA Ramps	EA	4	\$1,000.00	\$4,000.00
4-1/2" Full Depth Asphalt	TONS	829	\$40.00	\$33,143.14
12" Class 6 Roadbase	TONS	1,043	\$3.50	\$3,650.24
Subgrade Prep	SY	3,129	\$2.00	\$6,257.56
4' Sidewalk	SF	6,950	\$3.00	\$20,850.00
Street Lights	SF	3	\$3,900.00	\$11,700.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
SUBTOTAL				\$104,504.94
AVERAGE COST LF/ROAD				\$107.63
WETTERHORN WAY		282 LF		
4 1/2" Mountable Curb & Gutter	LF	564	\$12.00	\$6,768.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	241	\$40.00	\$9,625.51
12" Class 6 Roadbase	TONS	303	\$3.50	\$1,060.11
Subgrade Prep	SY	909	\$2.00	\$1,817.33
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	2,668	\$3.00	\$8,004.00
SUBTOTAL				\$31,174.95
AVERAGE COST LF/ROAD				\$110.55
QUANDARY LOOP		2405 LF		
4 1/2" Mountable Curb & Gutter	LF	4,810	\$12.00	\$57,720.00
Curb Return w/ADA Ramps	EA	4	\$1,000.00	\$4,000.00
4-1/2" Full Depth Asphalt	TONS	2,052	\$40.00	\$82,089.87
12" Class 6 Roadbase	TONS	2,583	\$3.50	\$9,041.02
Subgrade Prep	SY	7,749	\$2.00	\$15,498.89
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
Street Lights	EA	9	\$3,900.00	\$35,100.00
4' Sidewalk	SF	18,534	\$3.00	\$55,602.00
SUBTOTAL				\$260,651.77
AVERAGE COST LF/ROAD				\$108.38
TORREYS WAY		1242 LF		
4 1/2" Mountable Curb & Gutter	LF	2,484	\$12.00	\$29,808.00
Curb Return w/ADA Ramps	EA	6	\$1,000.00	\$6,000.00
4-1/2" Full Depth Asphalt	TONS	1,060	\$40.00	\$42,393.19
12" Class 6 Roadbase	TONS	1,334	\$3.50	\$4,669.00
Subgrade Prep	SY	4,002	\$2.00	\$8,004.00
4' Sidewalk	SF	8,609	\$3.00	\$25,827.00
Street Lights	EA	3	\$3,900.00	\$11,700.00
6' Valley Pan	EA	3	\$1,600.00	\$4,800.00
SUBTOTAL				\$133,201.19
AVERAGE COST LF/ROAD				\$107.25
FLASH COURT		343 LF		
4 1/2" Mountable Curb & Gutter	LF	686	\$12.00	\$8,232.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	293	\$40.00	\$11,707.62
12" Class 6 Roadbase	TONS	368	\$3.50	\$1,289.43
Subgrade Prep	SY	1,105	\$2.00	\$2,210.44
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	3,150	\$3.00	\$9,450.00
SUBTOTAL				\$36,789.49
AVERAGE COST LF/ROAD				\$107.26
LITTLE BEAR PLACE		268 LF		
4 1/2" Mountable Curb & Gutter	LF	536	\$12.00	\$6,432.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	229	\$40.00	\$9,147.64
12" Class 6 Roadbase	TONS	288	\$3.50	\$1,007.48
Subgrade Prep	SY	864	\$2.00	\$1,727.11
4' Sidewalk	SF	2,552	\$3.00	\$7,656.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
6' Valley Pan	EA	0	\$1,600.00	\$0.00
SUBTOTAL				\$29,870.24
AVERAGE COST LF/ROAD				\$111.46



SUNSHINE PLACE		216 LF		
4 1/2" Mountable Curb & Gutter	LF	432	\$12.00	\$5,184.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	184	\$40.00	\$7,372.73
12" Class 6 Roadbase	TONS	232	\$3.50	\$812.00
Subgrade Prep	SY	696	\$2.00	\$1,392.00
4' Sidewalk	SF	2,140	\$3.00	\$6,420.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
6' Valley Pan	EA	0	\$1,600.00	\$0.00
SUBTOTAL				\$25,080.73
AVERAGE COST LF/ROAD				\$116.11
HOPE CIRCLE		2105 LF		
4 1/2" Mountable Curb & Gutter	LF	4,210	\$12.00	\$50,520.00
Curb Return w/ADA Ramps	EA	6	\$1,000.00	\$6,000.00
4-1/2" Full Depth Asphalt	TONS	1,796	\$40.00	\$71,849.97
12" Class 6 Roadbase	TONS	2,261	\$3.50	\$7,913.24
Subgrade Prep	SY	6,783	\$2.00	\$13,565.56
4' Sidewalk	SF	15,293	\$3.00	\$45,879.00
Street Lights	EA	6	\$3,900.00	\$23,400.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
SUBTOTAL				\$220,727.76
AVERAGE COST LF/ROAD				\$104.86
VERMILLION WAY		239 LF		
4 1/2" Mountable Curb & Gutter	LF	478	\$12.00	\$5,736.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	204	\$40.00	\$8,157.79
12" Class 6 Roadbase	TONS	257	\$3.50	\$898.46
Subgrade Prep	SY	770	\$2.00	\$1,540.22
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	2,320	\$3.00	\$6,960.00
SUBTOTAL				\$27,192.47
AVERAGE COST LF/ROAD				\$113.78
CRYSTAL DRIVE		764 LF		
4 1/2" Mountable Curb & Gutter	LF	1,528	\$12.00	\$18,336.00
Curb Return w/ADA Ramps	EA	2	\$1,000.00	\$2,000.00
4-1/2" Full Depth Asphalt	TONS	652	\$40.00	\$26,077.61
12" Class 6 Roadbase	TONS	821	\$3.50	\$2,872.07
Subgrade Prep	SY	2,462	\$2.00	\$4,923.56
4' Sidewalk	SF	6,276	\$3.00	\$18,828.00
Street Lights	EA	3	\$3,900.00	\$11,700.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
SUBTOTAL				\$86,337.24
AVERAGE COST LF/ROAD				\$113.01
REDCLOUD WAY		449 LF		
4 1/2" Mountable Curb & Gutter	LF	898	\$12.00	\$10,776.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	383	\$40.00	\$15,325.72
12" Class 6 Roadbase	TONS	482	\$3.50	\$1,687.91
Subgrade Prep	SY	1,447	\$2.00	\$2,893.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	3,263	\$3.00	\$9,789.00
SUBTOTAL				\$44,372.18
AVERAGE COST LF/ROAD				\$98.82
ANTHEM RANCH ROAD		4893 LF		
6" Vertical Curb & Gutter	LF	10,426	\$8.50	\$88,621.00
35' Round Radii w/ADA Ramps	EA	22	\$2,200.00	\$48,400.00
4-1/2" Full Depth Asphalt	TONS	4,607	\$40.00	\$184,289.95
12" Class 6 Roadbase	TONS	10,148	\$3.50	\$35,519.56
Subgrade Prep	SY	17,397	\$2.00	\$34,794.67
8' Sidewalk	SF	73,330	\$3.00	\$219,990.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
Street Lights	EA	48	\$3,900.00	\$187,200.00
SUBTOTAL				\$800,415.17
AVERAGE COST LF/ROAD				\$163.58
STREET HARDSCAPE SUBTOTAL				\$2,448,008.23





**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase I Neighborhood 9**

ROADWAY IMPROVEMENTS				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
BELFORD CIRCLE 3323 LF				
4 1/2" Mountable Curb & Gutter	LF	6,646	\$12.00	\$79,752.00
Curb return w/ADA Ramps	EA	10	\$1,000.00	\$10,000.00
4-1/2" Full Depth Asphalt	TONS	2,836	\$40.00	\$113,423.96
12" Class 6 Roadbase	TONS	3,569	\$3.50	\$12,492.02
Subgrade Prep	SY	10,707	\$2.00	\$21,414.89
6' Valley Pan	EA	3	\$1,600.00	\$4,800.00
Street Lights	EA	11	\$3,900.00	\$42,900.00
4' Sidewalk	SF	25,037	\$3.00	\$75,111.00
SUBTOTAL				\$359,893.87
AVERAGE COST LF/ROAD				\$108.30
CAMERON WAY 845 LF				
4 1/2" Mountable Curb & Gutter	LF	1,690	\$12.00	\$20,280.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	721	\$40.00	\$28,842.39
12" Class 6 Roadbase	TONS	9,076	\$3.50	\$31,765.74
Subgrade Prep	SY	2,723	\$2.00	\$5,445.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	2	\$3,900.00	\$7,800.00
4' Sidewalk	SF	6,244	\$3.00	\$18,732.00
SUBTOTAL				\$112,865.68
AVERAGE COST LF/ROAD				\$133.57
MEEKER WAY 1016 LF				
4 1/2" Mountable Curb & Gutter	LF	2,032	\$12.00	\$24,384.00
Curb Return w/ADA Ramps	EA	4	\$1,000.00	\$4,000.00
4-1/2" Full Depth Asphalt	TONS	867	\$40.00	\$34,679.13
12" Class 6 Roadbase	TONS	1,091	\$3.50	\$3,819.41
Subgrade Prep	SY	3,274	\$2.00	\$6,547.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	3	\$3,900.00	\$11,700.00
4' Sidewalk	SF	7,080	\$3.00	\$21,240.00
SUBTOTAL				\$106,370.09
AVERAGE COST LF/ROAD				\$104.69
KISMET PLACE 287 LF				
4 1/2" Mountable Curb & Gutter	LF	574	\$12.00	\$6,888.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	245	\$40.00	\$9,796.17
12" Class 6 Roadbase	TONS	308	\$3.50	\$1,078.91
Subgrade Prep	SY	925	\$2.00	\$1,849.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	2,706	\$3.00	\$8,118.00
SUBTOTAL				\$31,630.63
AVERAGE COST LF/ROAD				\$110.21
CASCO PLACE 344 LF				
4 1/2" Mountable Curb & Gutter	LF	688	\$12.00	\$8,256.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	294	\$40.00	\$11,741.75
12" Class 6 Roadbase	TONS	369	\$3.50	\$1,293.19
Subgrade Prep	SY	1,108	\$2.00	\$2,216.89
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	3,174	\$3.00	\$9,522.00
SUBTOTAL				\$36,929.83
AVERAGE COST LF/ROAD				\$107.35



WILSON DRIVE		971 LF		
4 1/2" Mountable Curb & Gutter	LF	1,942	\$12.00	\$23,304.00
Curb Return w/ADA Ramps	EA	4	\$1,000.00	\$4,000.00
4-1/2" Full Depth Asphalt	TONS	829	\$40.00	\$33,143.14
12" Class 6 Roadbase	TONS	1,043	\$3.50	\$3,650.24
Subgrade Prep	SY	3,129	\$2.00	\$6,257.56
4' Sidewalk	SF	6,950	\$3.00	\$20,850.00
Street Lights	SF	3	\$3,900.00	\$11,700.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
SUBTOTAL				\$104,504.94
AVERAGE COST LF/ROAD				\$107.63
WETTERHORN WAY		282 LF		
4 1/2" Mountable Curb & Gutter	LF	564	\$12.00	\$6,768.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	241	\$40.00	\$9,625.51
12" Class 6 Roadbase	TONS	303	\$3.50	\$1,060.11
Subgrade Prep	SY	909	\$2.00	\$1,817.33
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	2,668	\$3.00	\$8,004.00
SUBTOTAL				\$31,174.95
AVERAGE COST LF/ROAD				\$110.55
ANTHEM RANCH ROAD		4893 LF		
6" Vertical Curb & Gutter	LF	10,426	\$8.50	\$88,621.00
35' Round Radii w/ADA Ramps	EA	22	\$2,200.00	\$48,400.00
4-1/2" Full Depth Asphalt	TONS	4,607	\$40.00	\$184,289.95
12" Class 6 Roadbase	TONS	10,148	\$3.50	\$35,519.56
Subgrade Prep	SY	17,397	\$2.00	\$34,794.67
8' Sidewalk	SF	73,330	\$3.00	\$219,990.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
Street Lights	EA	48	\$3,900.00	\$187,200.00
SUBTOTAL				\$800,415.17
AVERAGE COST LF/ROAD				\$163.58
STREET HARDSCAPE SUBTOTAL				\$1,583,785.16



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**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase II Neighborhood 11**

ROADWAY IMPROVEMENTS				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
HOPE CIRCLE 2105 LF				
4 1/2" Mountable Curb & Gutter	LF	4,210	\$12.00	\$50,520.00
Curb Return w/ADA Ramps	EA	6	\$1,000.00	\$6,000.00
4-1/2" Full Depth Asphalt	TONS	1,796	\$40.00	\$71,849.97
12" Class 6 Roadbase	TONS	2,261	\$3.50	\$7,913.24
Subgrade Prep	SY	6,783	\$2.00	\$13,565.56
4' Sidewalk	SF	15,293	\$3.00	\$45,879.00
Street Lights	EA	6	\$3,900.00	\$23,400.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
SUBTOTAL				\$220,727.76
AVERAGE COST LF/ROAD				\$104.86
VERMILLION WAY 239 LF				
4 1/2" Mountable Curb & Gutter	LF	478	\$12.00	\$5,736.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	204	\$40.00	\$8,157.79
12" Class 6 Roadbase	TONS	257	\$3.50	\$898.46
Subgrade Prep	SY	770	\$2.00	\$1,540.22
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	2,320	\$3.00	\$6,960.00
SUBTOTAL				\$27,192.47
AVERAGE COST LF/ROAD				\$113.78
CRYSTAL DRIVE 764 LF				
4 1/2" Mountable Curb & Gutter	LF	1,528	\$12.00	\$18,336.00
Curb Return w/ADA Ramps	EA	2	\$1,000.00	\$2,000.00
4-1/2" Full Depth Asphalt	TONS	652	\$40.00	\$26,077.61
12" Class 6 Roadbase	TONS	821	\$3.50	\$2,872.07
Subgrade Prep	SY	2,462	\$2.00	\$4,923.56
4' Sidewalk	SF	6,276	\$3.00	\$18,828.00
Street Lights	EA	3	\$3,900.00	\$11,700.00
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
SUBTOTAL				\$86,337.24
AVERAGE COST LF/ROAD				\$113.01
REDCLOUD WAY 449 LF				
4 1/2" Mountable Curb & Gutter	LF	898	\$12.00	\$10,776.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	383	\$40.00	\$15,325.72
12" Class 6 Roadbase	TONS	482	\$3.50	\$1,687.91
Subgrade Prep	SY	1,447	\$2.00	\$2,893.56
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	3,263	\$3.00	\$9,789.00
SUBTOTAL				\$44,372.18
AVERAGE COST LF/ROAD				\$98.82
STREET HARDSCAPE SUBTOTAL				\$378,629.66



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**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase III Neighborhood 10**

ROADWAY IMPROVEMENTS				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
QUANDARY LOOP 2405 LF				
4 1/2" Mountable Curb & Gutter	LF	4,810	\$12.00	\$57,720.00
Curb Return w/ADA Ramps	EA	4	\$1,000.00	\$4,000.00
4-1/2" Full Depth Asphalt	TONS	2,052	\$40.00	\$82,089.87
12" Class 6 Roadbase	TONS	2,583	\$3.50	\$9,041.02
Subgrade Prep	SY	7,749	\$2.00	\$15,498.89
6' Valley Pan	EA	1	\$1,600.00	\$1,600.00
Street Lights	EA	9	\$3,900.00	\$35,100.00
4' Sidewalk	SF	18,534	\$3.00	\$55,602.00
SUBTOTAL				\$260,651.77
AVERAGE COST LF/ROAD				\$108.38
TORREYS WAY 1242 LF				
4 1/2" Mountable Curb & Gutter	LF	2,484	\$12.00	\$29,808.00
Curb Return w/ADA Ramps	EA	6	\$1,000.00	\$6,000.00
4-1/2" Full Depth Asphalt	TONS	1,060	\$40.00	\$42,393.19
12" Class 6 Roadbase	TONS	1,334	\$3.50	\$4,669.00
Subgrade Prep	SY	4,002	\$2.00	\$8,004.00
4' Sidewalk	SF	8,609	\$3.00	\$25,827.00
Street Lights	EA	3	\$3,900.00	\$11,700.00
6' Valley Pan	EA	3	\$1,600.00	\$4,800.00
SUBTOTAL				\$133,201.19
AVERAGE COST LF/ROAD				\$107.25
FLASH COURT 343 LF				
4 1/2" Mountable Curb & Gutter	LF	686	\$12.00	\$8,232.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	293	\$40.00	\$11,707.62
12" Class 6 Roadbase	TONS	368	\$3.50	\$1,289.43
Subgrade Prep	SY	1,105	\$2.00	\$2,210.44
6' Valley Pan	EA	0	\$1,600.00	\$0.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
4' Sidewalk	SF	3,150	\$3.00	\$9,450.00
SUBTOTAL				\$36,789.49
AVERAGE COST LF/ROAD				\$107.26
LITTLE BEAR PLACE 268 LF				
4 1/2" Mountable Curb & Gutter	LF	536	\$12.00	\$6,432.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	229	\$40.00	\$9,147.64
12" Class 6 Roadbase	TONS	288	\$3.50	\$1,007.48
Subgrade Prep	SY	864	\$2.00	\$1,727.11
4' Sidewalk	SF	2,552	\$3.00	\$7,656.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
6' Valley Pan	EA	0	\$1,600.00	\$0.00
SUBTOTAL				\$29,870.24
AVERAGE COST LF/ROAD				\$111.46



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SUNSHINE PLACE		216 LF		
4 1/2" Mountable Curb & Gutter	LF	432	\$12.00	\$5,184.00
Curb Return w/ADA Ramps	EA	0	\$1,000.00	\$0.00
4-1/2" Full Depth Asphalt	TONS	184	\$40.00	\$7,372.73
12" Class 6 Roadbase	TONS	232	\$3.50	\$812.00
Subgrade Prep	SY	696	\$2.00	\$1,392.00
4' Sidewalk	SF	2,140	\$3.00	\$6,420.00
Street Lights	EA	1	\$3,900.00	\$3,900.00
6' Valley Pan	EA	0	\$1,600.00	\$0.00
SUBTOTAL				\$25,080.73
AVERAGE COST LF/ROAD				\$116.11
STREET HARDSCAPE SUBTOTAL				\$485,593.41





**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Neighborhoods 9, 10, & 11**

WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
BELFORD CIRCLE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	3,340	\$40.00	\$133,600.00
SUBTOTAL BELFORD CIRCLE				\$133,600.00
CAMERON WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	845	\$40.00	\$33,800.00
SUBTOTAL CAMERON WAY				\$33,800.00
MEEKER WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	1,012	\$40.00	\$40,480.00
SUBTOTAL MEEKER WAY				\$40,480.00
KISMET PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	317	\$40.00	\$12,680.00
SUBTOTAL KISMET PLACE				\$12,680.00
CASCO PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	385	\$40.00	\$15,400.00
SUBTOTAL CASCO PLACE				\$15,400.00
WILSON DRIVE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	957	\$40.00	\$38,280.00
SUBTOTAL WILSON DRIVE				\$38,280.00
WETTERHORN WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	329	\$40.00	\$13,160.00
SUBTOTAL WETTERHORN WAY				\$13,160.00
QUANDARY LOOP				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	2,367	\$40.00	\$94,680.00
SUBTOTAL QUANDARY LOOP				\$94,680.00
TORREYS WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	1,251	\$40.00	\$50,040.00
SUBTOTAL TORREYS WAY				\$50,040.00
FLASH COURT				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	360	\$40.00	\$14,400.00
SUBTOTAL FLASH COURT				\$14,400.00
LITTLE BEAR PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	290	\$40.00	\$11,600.00
SUBTOTAL LITTLE BEAR PLACE				\$11,600.00
SUNSHINE PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	243	\$40.00	\$9,720.00
SUBTOTAL SUNSHINE PLACE				\$9,720.00
HOPE CIRCLE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	2,119	\$40.00	\$84,760.00
SUBTOTAL HOPE CIRCLE				\$84,760.00
VERMILLION WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	259	\$40.00	\$10,360.00
SUBTOTAL VERMILLION WAY				\$10,360.00
CRYSTAL DRIVE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	804	\$40.00	\$32,160.00
SUBTOTAL CRYSTAL DRIVE				\$32,160.00
REDCLOUD WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	434	\$40.00	\$17,360.00
SUBTOTAL REDCLOUD WAY				\$17,360.00
WATER DISTRIBUTION SYSTEM SUBTOTAL				\$612,480.00





**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase I Neighborhood 9**

WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
BELFORD CIRCLE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	3,340	\$40.00	\$133,600.00
SUBTOTAL BELFORD CIRCLE				\$133,600.00
CAMERON WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	845	\$40.00	\$33,800.00
SUBTOTAL CAMERON WAY				\$33,800.00
MEEKER WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	1,012	\$40.00	\$40,480.00
SUBTOTAL MEEKER WAY				\$40,480.00
KISMET PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	317	\$40.00	\$12,680.00
SUBTOTAL KISMET PLACE				\$12,680.00
CASCO PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	385	\$40.00	\$15,400.00
SUBTOTAL CASCO PLACE				\$15,400.00
WILSON DRIVE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	957	\$40.00	\$38,280.00
SUBTOTAL WILSON DRIVE				\$38,280.00
WETTERHORN WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	329	\$40.00	\$13,160.00
SUBTOTAL WETTERHORN WAY				\$13,160.00
WATER DISTRIBUTION SYSTEM SUBTOTAL				\$287,400.00



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase II Neighborhood 11

WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
HOPE CIRCLE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	2,119	\$40.00	\$84,760.00
SUBTOTAL HOPE CIRCLE				\$84,760.00
VERMILLION WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	259	\$40.00	\$10,360.00
SUBTOTAL VERMILLION WAY				\$10,360.00
CRYSTAL DRIVE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	804	\$40.00	\$32,160.00
SUBTOTAL CRYSTAL DRIVE				\$32,160.00
REDCLOUD WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	434	\$40.00	\$17,360.00
SUBTOTAL REDCLOUD WAY				\$17,360.00
WATER DISTRIBUTION SYSTEM SUBTOTAL				\$144,640.00



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase III Neighborhood 10

WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
QUANDARY LOOP				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	2,367	\$40.00	\$94,680.00
SUBTOTAL QUANDARY LOOP				\$94,680.00
TORREYS WAY				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	1,251	\$40.00	\$50,040.00
SUBTOTAL TORREYS WAY				\$50,040.00
FLASH COURT				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	360	\$40.00	\$14,400.00
SUBTOTAL FLASH COURT				\$14,400.00
LITTLE BEAR PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	290	\$40.00	\$11,600.00
SUBTOTAL LITTLE BEAR PLACE				\$11,600.00
SUNSHINE PLACE				
8" PVC CI-200 Water Main W/ Bedding, Fittings, Valves, Hydrants, etc.	LF	243	\$40.00	\$9,720.00
SUBTOTAL SUNSHINE PLACE				\$9,720.00
WATER DISTRIBUTION SYSTEM SUBTOTAL				\$180,440.00



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**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Neighborhoods 9, 10, & 11**

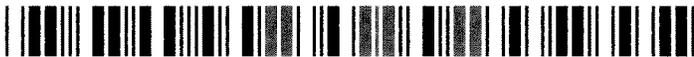
SANITARY SEWER SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
BELFORD CIRCLE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	3,300	\$35.00	\$115,500.00
SUBTOTAL BELFORD CIRCLE				\$115,500.00
CAMERON WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	653	\$35.00	\$22,855.00
SUBTOTAL CAMERON WAY				\$22,855.00
MEEKER WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,022	\$35.00	\$35,770.00
SUBTOTAL MEEKER WAY				\$35,770.00
KISMET PLACE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	278	\$35.00	\$9,730.00
SUBTOTAL KISMET PLACE				\$9,730.00
CASCO PLACE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	207	\$35.00	\$7,245.00
SUBTOTAL CASCO PLACE				\$7,245.00
WILSON DRIVE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	838	\$35.00	\$29,330.00
SUBTOTAL WILSON DRIVE				\$29,330.00
WETTERHORN WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	297	\$35.00	\$10,395.00
SUBTOTAL WETTERHORN WAY				\$10,395.00
QUANDARY LOOP				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	2,458	\$35.00	\$86,030.00
SUBTOTAL QUANDARY LOOP				\$86,030.00
TORREYS WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,153	\$35.00	\$40,355.00
SUBTOTAL TORREYS WAY				\$40,355.00
FLASH COURT				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	374	\$35.00	\$13,090.00
SUBTOTAL FLASH COURT				\$13,090.00
LITTLE BEAR PLACE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	306	\$35.00	\$10,710.00
SUBTOTAL LITTLE BEAR PLACE				\$10,710.00
SUNSHINE PLACE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	248	\$35.00	\$8,680.00
SUBTOTAL SUNSHINE PLACE				\$8,680.00
HOPE CIRCLE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,946	\$35.00	\$68,110.00
SUBTOTAL HOPE CIRCLE				\$68,110.00
VERMILLION WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	273	\$35.00	\$9,555.00
SUBTOTAL VERMILLION WAY				\$9,555.00
CRYSTAL DRIVE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	774	\$35.00	\$27,090.00
SUBTOTAL CRYSTAL DRIVE				\$27,090.00
REDCLOUD WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	435	\$35.00	\$15,225.00
SUBTOTAL REDCLOUD WAY				\$15,225.00
OFF-SITE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,867	\$35.00	\$65,345.00
12" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	274	\$45.00	\$12,330.00
SUBTOTAL OFF-SITE				\$77,675.00
SANITARY SEWER SYSTEM SUBTOTAL				\$587,345.00





**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase I Neighborhood 9**

SANITARY SEWER SYSTEM					
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL	
BELFORD CIRCLE					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	3,300	\$35.00	\$115,500.00	
			SUBTOTAL BELFORD CIRCLE	\$115,500.00	
CAMERON WAY					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	653	\$35.00	\$22,855.00	
			SUBTOTAL CAMERON WAY	\$22,855.00	
MEEKER WAY					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,022	\$35.00	\$35,770.00	
			SUBTOTAL MEEKER WAY	\$35,770.00	
KISMET PLACE					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	278	\$35.00	\$9,730.00	
			SUBTOTAL KISMET PLACE	\$9,730.00	
CASCO PLACE					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	207	\$35.00	\$7,245.00	
			SUBTOTAL CASCO PLACE	\$7,245.00	
WILSON DRIVE					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	838	\$35.00	\$29,330.00	
			SUBTOTAL WILSON DRIVE	\$29,330.00	
WETTERHORN WAY					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	297	\$35.00	\$10,395.00	
			SUBTOTAL WETTERHORN WAY	\$10,395.00	
QUANDARY LOOP					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	670	\$35.00	\$23,450.00	
			SUBTOTAL QUANDARY LOOP	\$23,450.00	
TORREYS WAY					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	710	\$35.00	\$24,850.00	
			SUBTOTAL TORREYS WAY	\$24,850.00	
FLASH COURT					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	374	\$35.00	\$13,090.00	
			SUBTOTAL FLASH COURT	\$13,090.00	
LITTLE BEAR PLACE					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	306	\$35.00	\$10,710.00	
			SUBTOTAL LITTLE BEAR PLACE	\$10,710.00	
OFF-SITE					
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,747	\$35.00	\$61,145.00	
12" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	274	\$45.00	\$12,330.00	
			SUBTOTAL OFF-SITE	\$73,475.00	
				SANITARY SEWER SYSTEM SUBTOTAL	\$376,400.00



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase II Neighborhood 11

SANITARY SEWER SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
QUANDARY LOOP				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,788	\$35.00	\$62,580.00
SUBTOTAL QUANDARY LOOP				\$62,580.00
HOPE CIRCLE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	1,946	\$35.00	\$68,110.00
SUBTOTAL HOPE CIRCLE				\$68,110.00
VERMILLION WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	273	\$35.00	\$9,555.00
SUBTOTAL VERMILLION WAY				\$9,555.00
CRYSTAL DRIVE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	774	\$35.00	\$27,090.00
SUBTOTAL CRYSTAL DRIVE				\$27,090.00
REDCLOUD WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	435	\$35.00	\$15,225.00
SUBTOTAL REDCLOUD WAY				\$15,225.00
OFF-SITE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	120	\$35.00	\$4,200.00
SUBTOTAL OFF-SITE				\$4,200.00
SANITARY SEWER SYSTEM SUBTOTAL				\$186,760.00



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase III Neighborhood 10

SANITARY SEWER SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL
TORREYS WAY				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	443	\$35.00	\$15,505.00
SUBTOTAL TORREYS WAY				\$15,505.00
SUNSHINE PLACE				
8" PVC SDR-35 Sanitary Sewer W/ Bedding, Fittings, Manholes, etc.	LF	248	\$35.00	\$8,680.00
SUBTOTAL SUNSHINE PLACE				\$8,680.00
SANITARY SEWER SYSTEM SUBTOTAL				\$24,185.00



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**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Neighborhoods 9, 10, & 11**

STORM SEWER SYSTEM				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
BELFORD CIRCLE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	329	\$70.00	\$23,030.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$80.00	\$1,360.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	517	\$90.00	\$46,530.00
42" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	197	\$110.00	\$21,670.00
54" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	68	\$140.00	\$9,520.00
SUBTOTAL BELFORD CIRCLE				\$102,110.00
KISMET PLACE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	34	\$70.00	\$2,380.00
SUBTOTAL KISMET PLACE				\$2,380.00
CASCO PLACE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	55	\$70.00	\$3,850.00
SUBTOTAL CASCO PLACE				\$3,850.00
WILSON DRIVE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$70.00	\$1,190.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$80.00	\$1,360.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	77	\$90.00	\$6,930.00
SUBTOTAL WILSON DRIVE				\$9,480.00
QUANDARY LOOP				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	34	\$70.00	\$2,380.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	244	\$80.00	\$19,520.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$90.00	\$1,530.00
42" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$110.00	\$1,870.00
SUBTOTAL QUANDARY LOOP				\$25,300.00
TORREYS WAY				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	317	\$70.00	\$22,190.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	396	\$80.00	\$31,680.00
SUBTOTAL TORREYS WAY				\$53,870.00
HOPE CIRCLE				
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	33	\$80.00	\$2,640.00
SUBTOTAL HOPE CIRCLE				\$2,640.00
CRYSTAL DRIVE				
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	33	\$80.00	\$2,640.00
SUBTOTAL CRYSTAL DRIVE				\$2,640.00
OFF-SITE				
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	139	\$80.00	\$11,120.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	181	\$90.00	\$16,290.00
36" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	20	\$100.00	\$2,000.00
42" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	1,778	\$110.00	\$195,580.00
48" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	101	\$125.00	\$12,625.00
54" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	803	\$140.00	\$112,420.00
60" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	434	\$160.00	\$69,440.00
66" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	846	\$180.00	\$152,280.00
SUBTOTAL OFF-SITE				\$571,755.00
STORM SEWER SYSTEM SUBTOTAL				\$774,025.00





**EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase I Neighborhood 9**

STORM SEWER SYSTEM				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
BELFORD CIRCLE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	329	\$70.00	\$23,030.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$80.00	\$1,360.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	517	\$90.00	\$46,530.00
42" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	197	\$110.00	\$21,670.00
54" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	68	\$140.00	\$9,520.00
SUBTOTAL BELFORD CIRCLE				\$102,110.00
KISMET PLACE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	34	\$70.00	\$2,380.00
SUBTOTAL KISMET PLACE				\$2,380.00
CASCO PLACE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	55	\$70.00	\$3,850.00
SUBTOTAL CASCO PLACE				\$3,850.00
WILSON DRIVE				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$70.00	\$1,190.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$80.00	\$1,360.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	77	\$90.00	\$6,930.00
SUBTOTAL WILSON DRIVE				\$9,480.00
OFF-SITE				
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	39	\$80.00	\$3,120.00
36" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	20	\$100.00	\$2,000.00
42" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	1,778	\$110.00	\$195,580.00
48" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	101	\$125.00	\$12,625.00
54" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	803	\$140.00	\$112,420.00
60" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	434	\$160.00	\$69,440.00
66" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	846	\$180.00	\$152,280.00
SUBTOTAL OFF-SITE				\$547,465.00
STORM SEWER SYSTEM SUBTOTAL				\$665,285.00



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase II Neighborhood 11

STORM SEWER SYSTEM				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
HOPE CIRCLE				
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	33	\$80.00	\$2,640.00
SUBTOTAL HOPE CIRCLE				\$2,640.00
CRYSTAL DRIVE				
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	33	\$80.00	\$2,640.00
SUBTOTAL CRYSTAL DRIVE				\$2,640.00
OFF-SITE				
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	100	\$80.00	\$8,000.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	181	\$90.00	\$16,290.00
SUBTOTAL OFF-SITE				\$24,290.00
STORM SEWER SYSTEM SUBTOTAL				\$29,570.00



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EXHIBIT C
ANTHEM COLORADO
Filing No. 12
Phase III Neighborhood 10

STORM SEWER SYSTEM				
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
QUANDARY LOOP				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	34	\$70.00	\$2,380.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	244	\$80.00	\$19,520.00
30" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$90.00	\$1,530.00
42" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	17	\$110.00	\$1,870.00
SUBTOTAL QUANDARY LOOP				\$25,300.00
TORREYS WAY				
18" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	317	\$70.00	\$22,190.00
24" Class III RCP W/ Bedding, Manholes, FES, etc.	LF	396	\$80.00	\$31,680.00
SUBTOTAL TORREYS WAY				\$53,870.00
STORM SEWER SYSTEM SUBTOTAL				\$79,170.00



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Exhibit 'C' ANTHEM PHASE I - NEIGHBORHOOD 9 FILING NO. 12

Preliminary Landscape Cost Estimate -Streetscape (ROW) and Anthem Ranch Road Phase II

COST ESTIMATE:

Category	Unit	Price/Unit	Total Units	Summary
A. Landscape				
Evergreens				
8' Height	EA	\$ 300.00	32	\$ 9,600
10' Height	EA	\$ 420.00	32	\$ 13,440
Shade Trees				
2.5" Cal.	EA	\$ 285.00	0	\$ -
4" Cal.	EA	\$ 750.00	0	\$ -
Street Trees				
2.5" Cal.	EA	\$ 285.00	427	\$ 121,695
Ornamental Trees				
2.5" cal.	EA	\$ 285.00	13	\$ 3,705
Manicured Turf (Sod-Includes Irr & Fine Grading)				
Sod in Streetscape	SF	\$ 1.60	0	\$ -
Seed in Streetscape	SF	\$ 0.80	165500	\$ 132,400
Sod in Treelawn R.O.W.	SF	\$ 1.60	73114	\$ 116,982
Enhanced Native Turf (Seed - Includes irrigation and fine grading) Streetscape				
Seed in Streetscape	SF	\$ 1.25	0	\$ -
Shrub Beds (w/ soil prep, irrigation, weed barrier fabric, wood mulch, & plant material in streetscape)				
	SF	\$ 5.00	23,973	\$ 119,865
Pond Edge Treatment	LF	\$ 18.00	0	\$ -
Steel Edger	LF	\$ 3.20	1,300	\$ 4,160
Subtotal				\$ 521,847

B. Hardscape

Pavement				
Soft Trail 2' - Adj. to regional trail	SF	\$ 3.75	0	\$ -
Soft Trail 6'	SF	\$ 3.50	0	\$ -
Concrete Walk 6'	SF	\$ 15.00	0	\$ -
Concrete Walk 8'	SF	\$ 17.00	63,150	\$ 1,073,550
Plaza	SF	\$ 18.50	0	\$ -
Fence				
2 Rail Fence	LF	\$ 18.00	0	\$ -
Pilasters	EA	\$ 700.00	0	\$ -
Logos	EA	\$ 360.00	0	\$ -
Subtotal				\$ 1,073,550

Category	Unit	Price/Unit	Total Units	Summary
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B. Hardscape (cont.) _____



Walls				
Colloidal (Stone Veneer)	SFF	\$ 48.00	0	\$ -
Seat Wall	LF	\$ 95.00	0	\$ -
Dry creek	SF	\$ 12.00	0	\$ -
Mailbox Structures	EA	\$ 12,500.00	0	\$ -
Small Shade Structure	EA	\$ 12,000.00	0	\$ -
Large Shade Structure	EA	\$ 50,000.00	0	\$ -
Signage				
Neighborhood Entry Sign	LS	\$ 10,000	0	\$ -
Subtotal				\$ -

C. Site Furnishings

Benches	EA	\$ 1,600	0	\$ -
Trash Receptacle	EA	\$ 800	0	\$ -
Electrical (For irrigation controlers)	LS	\$ 3,000	0	\$ -
Bike Racks	EA	\$ 600	0	\$ -
Play Structure	EA	\$ 50,000	0	\$ -
Swing Sets	EA	\$ 30,000	0	\$ -
Subtotal				\$ -

Tract total	\$ 1,595,397
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Note: Cost Estimate does not include the following items: earthwork/mass grading, street lighting, electrical (except as noted).



Exhibit 'C' ANTHEM PHASE II - NEIGHBORHOOD 11 FILING NO. 12

Preliminary Landscape Cost Estimate -Streetscape (ROW)

COST ESTIMATE:

Category	Unit	Price/Unit	Total Units	Summary
A. Landscape				
Evergreens				
8' Height	EA	\$ 300.00	0	\$ -
10' Height	EA	\$ 420.00	0	\$ -
Shade Trees				
2.5" Cal.	EA	\$ 285.00	0	\$ -
4" Cal.	EA	\$ 750.00	0	\$ -
Street Trees				
2.5" Cal.	EA	\$ 285.00	193	\$ 55,005
Ornamental Trees				
2.5" cal.	EA	\$ 285.00	0	\$ -
Manicured Turf (Sod-Includes Irr & Fine Grading)				
Sod in Streetscape	SF	\$ 1.60	0	\$ -
Seed in Streetscape	SF	\$ 0.80	0	\$ -
Sod in Treelawn R.O.W.	SF	\$ 1.60	36,247	\$ 57,995
Enhanced Native Turf (Seed - Includes irrigation and fine grading) Streetscape				
Seed in Streetscape	SF	\$ 1.25	0	\$ -
Shrub Beds (w/ soil prep, irrigation, weed barrier fabric, & wood mulch)				
Streetscape	SF	\$ 4.00	0	\$ -
Pond Edge Treatment	LF	\$ 18.00	0	\$ -
Steel Edger	LF	\$ 3.20	0	\$ -
Subtotal				\$ 113,000

B. Hardscape

Pavement				
Soft Trail 2' - Adj. to regional trail	SF	\$ 3.75	0	\$ -
Soft Trail 6'	SF	\$ 3.50	0	\$ -
Concrete Walk 6'	SF	\$ 15.00	0	\$ -
Concrete Walk 8'	SF	\$ 17.00	0	\$ -
Plaza	SF	\$ 18.50	0	\$ -
Fence				
2 Rail Fence	LF	\$ 18.00	0	\$ -
Pilasters	EA	\$ 700.00	0	\$ -
Logos	EA	\$ 360.00	0	\$ -
Subtotal				\$ -

Category	Unit	Price/Unit	Total Units	Summary
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B. Hardscape (cont.)



Walls				
Colloidal (Stone Veneer)	SFF	\$ 48.00	0	\$ -
Seat Wall	LF	\$ 95.00	0	\$ -
Dry creek	SF	\$ 12.00	0	\$ -
Mailbox Structures	EA	\$ 12,500.00	0	\$ -
Small Shade Structure	EA	\$ 12,000.00	0	\$ -
Large Shade Structure	EA	\$ 50,000.00	0	\$ -
Signage				
Neighborhood Entry Sign	LS	\$ 10,000	0	\$ -
Subtotal				\$ -

C. Site Furnishings

Benches	EA	\$ 1,600	0	\$ -
Trash Receptacle	EA	\$ 800	0	\$ -
Electrical (For irrigation controlers)	LS	\$ 3,000	0	\$ -
Bike Racks	EA	\$ 600	0	\$ -
Play Structure	EA	\$ 50,000	0	\$ -
Swing Sets	EA	\$ 30,000	0	\$ -
Subtotal				\$ -

Tract total	\$ 113,000
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Note: Cost Estimate does not include the following items: earthwork/mass grading, street lighting, electrical (except as noted).



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Exhibit 'C' ANTHEM PHASE III - NEIGHBORHOOD 10 FILING NO. 12

Preliminary Landscape Cost Estimate -Streetscape (ROW)

COST ESTIMATE:

Category	Unit	Price/Unit	Total Units	Summary
A. Landscape				
Evergreens				
8' Height	EA	\$ 300.00	0	\$ -
10' Height	EA	\$ 420.00	0	\$ -
Shade Trees				
2.5" Cal.	EA	\$ 285.00	0	\$ -
4" Cal.	EA	\$ 750.00	0	\$ -
Street Trees				
2.5" Cal.	EA	\$ 285.00	221	\$ 62,985
Ornamental Trees				
2.5" cal.	EA	\$ 285.00	0	\$ -
Manicured Turf (Sod-Includes Irr & Fine Grading)				
Sod in Streetscape	SF	\$ 1.60	0	\$ -
Seed in Streetscape	SF	\$ 0.80	0	\$ -
Sod in Treelawn R.O.W.	SF	\$ 1.60	45,447	\$ 72,715
Enhanced Native Turf (Seed - Includes irrigation and fine grading) Streetscape				
Seed in Streetscape	SF	\$ 1.25	0	\$ -
Shrub Beds (w/ soil prep, irrigation, weed barrier fabric, & wood mulch)				
Streetscape	SF	\$ 4.00	0	\$ -
Pond Edge Treatment	LF	\$ 18.00	0	\$ -
Steel Edger	LF	\$ 3.20	0	\$ -
Subtotal				\$ 135,700

B. Hardscape

Pavement				
Soft Trail 2' - Adj. to regional trail	SF	\$ 3.75	0	\$ -
Soft Trail 6'	SF	\$ 3.50	0	\$ -
Concrete Walk 6'	SF	\$ 15.00	0	\$ -
Concrete Walk 8'	SF	\$ 17.00	0	\$ -
Plaza	SF	\$ 18.50	0	\$ -
Fence				
2 Rail Fence	LF	\$ 18.00	0	\$ -
Pilasters	EA	\$ 700.00	0	\$ -
Logos	EA	\$ 360.00	0	\$ -
Subtotal				\$ -

Category	Unit	Price/Unit	Total Units	Summary
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B. Hardscape (cont.) _____



Walls				
Colloidal (Stone Veneer)	SFF	\$ 48.00	0	\$ -
Seat Wall	LF	\$ 95.00	0	\$ -
Dry creek	SF	\$ 12.00	0	\$ -
Mailbox Structures	EA	\$ 12,500.00	0	\$ -
Small Shade Structure	EA	\$ 12,000.00	0	\$ -
Large Shade Structure	EA	\$ 50,000.00	0	\$ -
Signage				
Neighborhood Entry Sign	LS	\$ 10,000	0	\$ -
Subtotal				\$ -

C. Site Furnishings

Benches	EA	\$ 1,600	0	\$ -
Trash Receptacle	EA	\$ 800	0	\$ -
Electrical (For irrigation controlers)	LS	\$ 3,000	0	\$ -
Bike Racks	EA	\$ 600	0	\$ -
Play Structure	EA	\$ 50,000	0	\$ -
Swing Sets	EA	\$ 30,000	0	\$ -
Subtotal				\$ -

Tract total	\$ 135,700
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Note: Cost Estimate does not include the following items: earthwork/mass grading, street lighting, electrical (except as noted).



Exhibit 'C' ANTHEM PHASE III - NEIGHBORHOOD 9, 10, AND 11, FILING NO. 12
 Preliminary Landscape Cost Estimate - Tract A (Phase III)

COST ESTIMATE:

Category	Unit	Price/Unit	Total Units	Summary
A. Landscape				
Evergreens				
8' Height	EA	\$ 300.00	32	\$ 9,600
10' Height	EA	\$ 420.00	39	\$ 16,380
Shade Trees				
2.5" Cal.	EA	\$ 285.00	52	\$ 14,820
4" Cal.	EA	\$ 750.00	1	\$ 750
Street Trees				
2.5" Cal.	EA	\$ 285.00	0	\$ -
Ornamental Trees				
2.5" cal.	EA	\$ 285.00	0	\$ -
Manicured Turf (Sod-Includes Irr & Fine Grading)				
Sod in Tract A	SF	\$ 1.60	0	\$ -
Seed in Tract A	SF	\$ 0.80	5,966	\$ 4,773
Sod in Treelawn R.O.W.	SF	\$ 1.60	0	\$ -
Enhanced Native Turf (Seed - Includes irrigation and fine grading) Tract A	SF	\$ 1.25	943,805	\$ 1,179,756
Shrub Beds (w/ soil prep, irrigation, weed barrier fabric, & wood mulch)				
Tract A	SF	\$ 4.00	0	\$ -
Pond Edge Treatment	LF	\$ 18.00	1,566	\$ 28,188
Steel Edger	LF	\$ 3.20	270	\$ 864
Subtotal				\$ 1,255,131

B. Hardscape

Pavement				
Soft Trail 2' - Adj. to regional trail	SF	\$ 3.75	5,682	\$ 21,308
Soft Trail 6'	SF	\$ 3.50	4,597	\$ 16,090
Concrete Walk 6'	SF	\$ 15.00	0	\$ -
Concrete Walk 8'	SF	\$ 17.00	28,620	\$ 486,540
Plaza	SF	\$ 18.50	0	\$ -
Fence				
3' Prairie Dog Fence	LF	\$ 8.00	2,586	\$ 20,687
2 Rail Fence	LF	\$ 18.00	1,527	\$ 27,486
Pilasters	EA	\$ 700.00	12	\$ 8,400
Logos	EA	\$ 360.00	0	\$ -
Subtotal				\$ 559,823

Category	Unit	Price/Unit	Total Units	Summary
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B. Hardscape (cont.)

Walls				
Colloidal (Stone Veneer)	SFF	\$ 48.00	0	\$ -
Seat Wall	LF	\$ 95.00	0	\$ -
Dry creek	SF	\$ 12.00	0	\$ -
Mailbox Structures	EA	\$ 12,500.00	0	\$ -
Small Shade Structure	EA	\$ 12,000.00	0	\$ -
Large Shade Structure	EA	\$ 50,000.00	0	\$ -



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Signage				
Neighborhood Entry Sign	LS	\$ 10,000	0	\$ -
Subtotal				\$ -

C. Site Furnishings

Benches	EA	\$ 1,600	7	\$ 11,200
Trash Receptacle	EA	\$ 800	1	\$ 800
Electrical (For irrigation controlers)	LS	\$ 3,000	1	\$ 3,000
Doggie Stations	EA	\$ 750	1	\$ 750
Trail Directional Sign	EA	\$ 850	2	\$ 1,700
Bike Racks	EA	\$ 600	0	\$ -
Play Structure	EA	\$ 50,000	0	\$ -
Swing Sets	EA	\$ 30,000	0	\$ -
Subtotal				\$ 17,450

Tract total	\$ 1,832,404
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Note: Cost Estimate does not include the following items: earthwork/mass grading, street lighting, electrical (except as noted).



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EXHIBIT D

FORM - IRREVOCABLE LETTER OF CREDIT

Date

The City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020

Attention: City & County Attorney and City Engineer

Dear Sir or Madam:

We hereby establish our irrevocable Letter of Credit in your favor in the amount of \$(total improvements). The purpose of this Letter of Credit is to secure performance of a Subdivision Agreement for (name of subdivision), dated _____, 20__, between The City and County of Broomfield and (Developer).

You are hereby authorized to draw on sight on (name of financial institution), by drafts, up to the aggregate amount of \$(total improvements).

The sole condition for payment of any draft drawn against this Letter of Credit is that the draft be accompanied by a letter, on the City and County's letterhead, signed by the City Engineer to the effect that Developer is in default of Developer's obligations pursuant to the Subdivision Agreement.

We hereby agree with drawers and endorsers, and bona fide holders of drafts negotiated under this Letter of Credit that the same shall be duly honored upon presentation and delivery of the documents as specified above.

This Irrevocable Letter of Credit shall expire (24 months after improvement completion date shown in subdivision agreement) provided that (name of financial institution) has given The City and County 60 days prior written notice of the impending expiration.

Signed this __ day of _____, 20__, on behalf of
(name of financial institution)

By (Signature)

Title (President or Vice President)



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EXHIBIT E

AIRPORT ACKNOWLEDGMENT

**ANTHEM
BROOMFIELD, COLORADO**

LOT _____
BLOCK _____
FILING _____

Purchaser acknowledges that the lot which is being purchased is located in close proximity to the Erie Municipal Tri County Airport ("Airport"). Purchaser further acknowledges that the home is encumbered by an Avigation Easement and will be subject to overflights by aircraft to and from the Airport. Purchaser is advised to review the Avigation Easement document, a copy of which is attached hereto. Purchaser acknowledges and agrees to assume the risks associated with owning and occupying property located in close proximity to or in the flight path of the Airport. Purchaser hereby releases and discharges the City and County of Broomfield and Pulte Home Corporation from any responsibility or liability whatsoever for any claims or causes of action, either in law or in equity, arising from noise, damage to person or property or other impact on the lot resulting from or related to over flights to and from the Airport, or arising from the rights and obligations described in the Avigation Easement.

Lot Purchaser Signature

Lot Purchaser Signature



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Exhibit F
PRAIRIE DOG DISCLOSURE

ANTHEM
BROOMFIELD, COLORADO

LOT _____
BLOCK _____
FILING _____

Purchaser acknowledges that the lot which is being purchased is located within 500' of a prairie dog relocation site. The relocation site is currently occupied by prairie dogs and will be used for the relocation of additional prairie dogs in the future from other properties within the City and County of Broomfield if space allows. Purchaser acknowledges and agrees to assume the risks associated with owning and occupying property located in close proximity to a prairie dog colony. Pulte Home Corporation has committed to building a vegetative barrier and berm for the prairie dogs to prevent migration; however this does not constitute a guarantee that prairie dogs could not breach the barrier. Purchaser hereby releases and discharges the City and County of Broomfield and Pulte Home Corporation from any responsibility or liability whatsoever for any damage done to property due to the possible migration of prairie dogs.

Lot Purchaser Signature

Lot Purchaser Signature

Date: _____