BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

NOTICE OF SPECIAL MEETING AND AGENDA

Lisa Monahan, President	Term to May 2027
Kathy Morgan, Vice President	Term to May 2029
Brent Johnston, Treasurer	Term to May 2029
Melanie Torno, Assistant Secretary	Term to May 2027
April Wertheimer, Secretary	Term to May 2029

DATE: October 20, 2026 (Tuesday)
TIME: 6:00 P.M.
LOCATION: Blackstone Country Club
7777 S Country Club Parkway
Aurora, Colorado 80016

I. CALL TO ORDER AND DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

II. CONFIRM POSTING OF MEETING NOTICE AND APPROVE AGENDA

III. STATEMENT OF CONDUCT OF MEETINGS

IV. SOCIAL COMMITTEE UPDATE

V. LANDSCAPING UPDATE
   a. Landscape Maintenance Report **(Enclosure)**
   b. Consider Approval of Proposals from Environmental Designs, LLC (EDI)
      i. Landscaping Proposal from April 1st, 2027 to March 30th, 2028 **(Enclosure)**
      ii. Winter Watering Proposal **(Enclosure)**
      iii. Fall Turf Proposal **(Enclosure)**
      iv. Discuss Completion of Pond Repairs
      v. Consider Proposal(s) for Holiday Lights and Repair/Replacements **(Enclosures)**
   c. Discuss New Landscaping New Monument
   d. Discuss Fencing Matters
   e. Discuss Park Signage

VI. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather than the items for follow up.

VII. FINANCIAL MATTERS

a. Review unaudited financial statements for the period ending September 30, 2026 **(Enclosure)**
b. Consider Approval of Issuance of District Credit Card to Director
c. Discuss Budget Workshop
d. Discuss Operation Fee Billing Process

VIII. MANAGEMENT REPORT

a. District ARC/Violation Report
b. Mailbox Lighting Update
c. Canyon Park Playground Installation Update
d. Woodland Elementary Landscaping Update
e. Monument Sign Update
f. Consider Approval of Proposal from Stormwater Asset Protection (SWAP) for 2027 Stormwater Facility Observation, Reporting, Maintenance Contracting, and Oversight Services **(Enclosure)**
g. Discuss Painting of Mailboxes and Confirm Color Selection
h. Consider Approval of Reserve Study **(Enclosure)**
i. Discuss Quarterly Playground Inspections

IX. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board Member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

a. Approve September 22, 2026 Special Meeting Minutes **(Enclosure)**
b. Approve and Ratify of Claims paid from September 18, 2026-October 14, 2026 in the amount of $411,115.36 **(Enclosure)**

X. COMMITTEE REPORTS

a. Landscape Committee
    i. Review Xeriscaping Architectural Review Proposals, Recommendation to Board of Directors and Consider Approval of Proposal **(Enclosure)**
b. Architectural/Design Review
c. Technology Committee

XI. LEGAL MATTERS

a. Consider Approval of 2027 Annual Administrative Resolution **(Enclosure)**
b. Discuss 2026 Insurance Property Inspection **(Enclosure)**
c. Consider Approval of Amended and Restated Public Records Request Policy **(Enclosure)**
d. Consider Approval of Resolution Calling May 4, 2027 Director Election and Ratifying All Previous Actions **(Enclosure)**
e. Discuss and Consider Approval of Amended and Restated Residential Improvement Guidelines for All Lots from Special Counsel **(Distribute Under Separate Cover)**
f. Consider Approval of Notice to Electors Pursuant to Section 32-1-809,

C.R.S. **(Enclosure)**

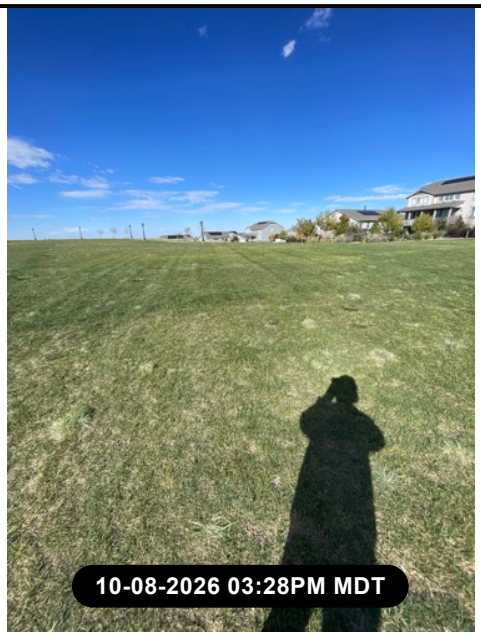
g. Consider Approval of WBA, P.C. Engagement Letter **(Enclosure)**

XII. DIRECTOR'S ITEMS

a. Discuss Status of Neighborhood Asset Mapping Project
b. Discuss Bucket/Toddler Swings at Hilltop Park
c. Update from Director Wertheimer – SDA Conference Attendance

XIII. OTHER BUSINESS

XIV. ADJOURNMENT


10-08-2026 03:28PM MDT


PULL
BAG
INSTRUCTIONS FOR USE
10-08-2026 11:34AM MDT


10-08-2026 11:45AM MDT


10-07-2026 03:59PM MDT

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Golden 303.432.8282 | Centennial 720.587.2520 | Brighton 303.287.9113 | Castle Rock 303.814.6070 | Colorado Springs 719.867.1004 | Northern Colorado 970.237.6225

www.environmentaldesigns.com

WINTER WATERING AGREEMENT

EDLLC Contact: Shawn Crick

Agreement #J119677139494

Project Name: Blackstone Metro District

Date of Agreement: July 15, 2026

Project Address 9351 Grant St, Ste 500

THIS DEEP ROOT WATERING AGREEMENT (the "Agreement") is made and entered into as of 7/15/2026 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and Blackstone Metro District (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. SCOPE OF WORK

A. The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

Winter Watering is an essential winter time function to protecting your plants and trees. This proposal is for EDI to mobilize a watering truck/trailer to your site and to deep root feed the plants on your site. Encompassed in the proposal is the time, material, and equipment to complete the job including time to fill each tank as needed to complete the job.

This proposal unless otherwise stated is for watering all necessary trees on the site. Additional time can be included for shrubs, floral, and/or turf if requested.

Environmental Designs will perform up to 4 rounds of winter watering per this agreement. This service will be performed when EDI believes it is necessary due to dry winter weather. You will be billed the amount of this group each time the service is performed. If no services are necessary because we receive adequate snow fall you will not be billed. Proposal price is per occurrence.

Watering each round will be prioritized per the specification below till the allotted time is completed:

- **Monument Signage**
- **Deciduous trees 3" caliper or less**
- **Evergreen Trees**

There will likely be no budget for any native trees at all for this number

The Client acknowledges that the price of this Agreement reflects only the hourly rate for watering during the winter months, however, the Contractor is authorized to perform services as weather dictates. The Contractor will only bill for services rendered.

2. GENERAL PROVISIONS

A. Either party may terminate this Agreement by written notice to the other party without notice.

B. The Client understands that the Contractor needs access to perform the work as outlined within this Agreement, and that the Contractor will use its best efforts to avoid damage to any ingress and egress access points, but in some cases damage may occur to Concrete, Asphalt, or other surfaces including, but not limited to, Driveways, Sidewalks, Streets, Turf, Lawn, Beds, Loading Docs, Elevators, and Lobbies, whether public, private, or shared and the Client will hold Environmental Designs, Inc. Harmless for any damage as a result of ingress and egress to the project.

3. PRICE AND TERMS

A. The Client shall pay the Owner **$5,000.00** per occurance as services are performed.

B. This price is valid for ten (10) days from the date of this Agreement.

C. Full payment is due from the Client for the sum of this Agreement within thirty (30) days from invoicing.

D. Payments thirty (30) days past due shall incur finance charge of 1.5% per month (18% per annum). Contractor and/or its assignee shall be entitled to collect all reasonable costs of collection, including but not limited to, collection agency fees and attorney fees.

E. If the average fuel price index for Denver, as found on http://www.denvergasprices.com, reach or exceed $4.00 per gallon (“Benchmark Price”), a fuel surcharge of 3% will be applied to all invoices associated with this Agreement until fuel prices drop below the Benchmark Price, said surcharge shall increase 3% for every $0.50 increase above the Benchmark Price of $4.00 per gallon.

9. ACCEPTANCE

By evidence of signatures below all Parties agree to all of the terms and conditions as outlined herein. By signing this Agreement, Client represents and warrants that Client holds title to the Property and/or is duly and properly authorized by all title holders to have Work performed on the Property. Additionally, Client acknowledges that declining Winter Watering through the Contractor during the warranty period, all plant material and sod warranties will be considered waived, voided, and null.

ENVIRONMENTAL DESIGNS, LLC

12511 E. 112th. Avenue
Henderson, CO 80640

303-287-9113

Blackstone Metro District

9351 Grant St, Ste 500
Thornton, CO 80229

303-551-8890

Contractor Signature Date

Client Signature Date

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WINTER WATERING AGREEMENT

EDLLC Contact: Shawn Crick

Agreement #J119677140576

Project Name: Blackstone Metro District

Date of Agreement: August 4, 2026

Project Address 9351 Grant St, Ste 500

THIS DEEP ROOT WATERING AGREEMENT (the "Agreement") is made and entered into as of 8/4/2026 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and Blackstone Metro District (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

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The Client acknowledges that the price of this Agreement reflects only the hourly rate for watering during the winter months, however, the Contractor is authorized to perform services as weather dictates. The Contractor will only bill for services rendered.

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303-287-9113

Blackstone Metro District

9351 Grant St, Ste 500
Thornton, CO 80229

303-551-8890

1. SCOPE OF WORK

A. The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

Contractor Signature Date

Client Signature Date

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WINTER WATERING AGREEMENT

EDLLC Contact: Shawn Crick

Agreement #J119677140577

Project Name: Blackstone Metro District

Date of Agreement: August 4, 2026

Project Address 9351 Grant St, Ste 500

THIS DEEP ROOT WATERING AGREEMENT (the "Agreement") is made and entered into as of 8/4/2026 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and Blackstone Metro District (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

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1. SCOPE OF WORK

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Contractor Signature Date

Client Signature Date

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WINTER WATERING AGREEMENT

EDLLC Contact: Shawn Crick

Agreement #J119677140578

Project Name: Blackstone Metro District

Date of Agreement: August 4, 2026

Project Address 9351 Grant St, Ste 500

THIS DEEP ROOT WATERING AGREEMENT (the "Agreement") is made and entered into as of 8/4/2026 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and Blackstone Metro District (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

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9. ACCEPTANCE

By evidence of signatures below all Parties agree to all of the terms and conditions as outlined herein. By signing this Agreement, Client represents and warrants that Client holds title to the Property and/or is duly and properly authorized by all title holders to have Work performed on the Property. Additionally, Client acknowledges that declining Winter Watering through the Contractor during the warranty period, all plant material and sod warranties will be considered waived, voided, and null.

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1. SCOPE OF WORK

A. The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

Contractor Signature Date

Client Signature Date

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LANDSCAPE ENHANCEMENT AGREEMENT

EDLLC Contact: Shawn Crick
Project Name: Blackstone Metro District
Project Description: 2026-2027 Holiday Lighting Install
Project Address: 9351 Grant St, Ste 500
Thornton, CO 80229

Agreement #: 132972
Date of Agreement: 12/15/2025
Client Phone Number: 303-551-8893
Client Email: bmcmahon@brightstarcolorado.com

THIS LANDSCAPE CONSTRUCTION AGREEMENT (the "Agreement") is made and entered into as of 12/15/2025 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and Blackstone Metro District (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged,agree as follows:

1. SCOPE OF WORK

A. The Contractor agrees to perform the work and services under this Agreement at its sole expense for all labor, materials, services, equipment, and tools required to fulfill its obligations and to properly execute and complete the work as described more particularly on the attachment (the “Work”) identified as Exhibit A.

2. SCHEDULE

A. The Client acknowledges that the Contractor cannot guarantee the date upon which commencement of the Work shall begin (the "Commencement Date") and that any date that is given is approximate and only a target date.

3. GENERAL PROVISIONS

A. Client shall be solely responsible to establish and provide property line locations at the Property. ["Rough Grade" shall mean the establishment of the initial grade, slope, soil composition and drainage of the Property, to +/- 1” of final grade.] Rough Grade establishment is the responsibility of the Client, unless otherwise outlined in "EXHIBIT A – Scope of Services (the ”Work")”. Contractor shall not be responsible for any cracking, buckling, marking, or breaking of any concrete or paved surfaces or existing plant material on the Property. Contractor shall not be responsible for any damage to or moving of materials, equipment, or furniture that is not explicitly part of this Agreement, including but not limited to, BBQ appliances, patio furniture, statuary, garden art, play structures, etc. Does not include engineering unless otherwise otherwise outlined in "EXHIBIT A – Scope of Services (the ”Work")”.

B. This agreement shall supersede all prior agreements between the Parties as it relates to the Work, as outlined within this Agreement, whether verbal or written. Any changes to this Agreement must be made in writing and evidenced by a Change Order (each a "Change Order" and collectively "Change Orders") executed by both the Client and the Contractor. All Change Orders shall be attached hereto and shall become part of this Agreement. Upon execution of each Change Order, Owner shall make payments as outlined within the Change Order. The charges for work covered by Change Orders shall be generated using then current pricing which may differ from the pricing of the original Work or other Change Orders.

C. Unless otherwise outlined in "EXHIBIT A – Scope of Services (the ”Work")”, any pricing and charges for permits, material changes to Work, underground obstructions, and erosion control are not included in the original pricing and must be addressed with the generation of a Change Order.

D. Consultation with Subcontractors or Other Contractors performing Work is not included in the pricing under this Agreement and shall be billed to the Client at $150.00 per hour with a two-hour minimum: unless said Subcontractor or Other Contractor is hired directly by Contractor to perform the Work.

E. Unless accepted in writing, by Client and an authorized agent of Contractor, as evidenced by their signatures below, and the Contractor receives notice of acceptance within ten (10) calendar days of the date of the Agreement, Contractor reserves the right to withdraw or modify the proposal. If accepted this document shall become a binding Agreement between the Client and the Contractor.

F. Client agrees that they will not directly contract with, hire, or otherwise employ any employee or subcontractor of Contractor or Contractor’s subcontractors for a period of one year after the completion of the project as outlined within this agreement and any subsequent change orders. Client further agrees that if Client were to directly contract with, hire, or otherwise employ any employee or subcontractor of Contractor or Contractor’s subcontractors that Contractor will suffer damages and Client shall be liable to Contractor for said damages.

4. TERMINATION

A. Either party may terminate this Agreement by written notice by certified mail to the other party. Notice to be given at least thirty (30) days prior to the effective date of such termination. Alternately this Agreement may be terminated by mutual agreement on a mutually agreed upon timeframe.

B. In the event that the Contractor cannot secure an adequate labor force to perform the work as outlined within this agreement, at the sole discretion of the Contractor, the Contractor may cancel this Agreement without penalty from Client subject to notification as outlined above.

5. INSURANCE

A. The Contractor shall at all times be covered by adequate liability and workers compensation insurance. Upon the Client's request, the Contractor shall provide proof of coverage.

6. WARRANTY

A. With the exception of the excluded plants listed below and unless otherwise outlined in “EXHIBIT A – Scope of Services (the “Work”), plant material #5 and greater in size, sod, irrigation and hardscapes installed by Contractor (collectively “installations”) will carry a one year, one time replacement, warranty, provided they are properly maintained. The warranty period shall begin upon substantial completion of the Work. All warranties on sod, which is planted between September and April, and all warranties on plant material will be considered waived, voided, and null unless the Client agrees to have the Contractor perform winter watering services as needed during the winter months while irrigation systems are winterized, as outlined in “EXHIBIT A – Scope of Services (the “Work”). Deciduous trees more than three inches (3”) caliper and evergreen trees in excess of nine feet (9’) in height shall not be warranted unless access by machine is available, which access shall be determined by Contractor, in its sole discretion. If no access is available trees of this size may be replaced with a smaller tree. Reprogramming of irrigation controllers, Seed installation, night lighting bulbs, finished concrete, weeds, truck-spaded trees and reapplication of groundcover mulches (including rock) are not warranted. Weeds in your landscape areas are a natural occurrence and are considered a maintenance issue and Contractor does not guarantee a weed free landscape. Warranties on work performed by Subcontractors shall be passed through directly from the Subcontractor and no additional warranty or guaranty shall be made by Contractor. Any parts of the work that are damaged or die because of acts of God, fire, hail, flood, abuse, neglect, animal damage, insect damage, disease or fungal damage and freezing are not warranted. Excluded plant varieties include Redbuds, Arborvitaes, Rhododendrons, Japanese Maples, Boxwoods, and Agave. All Warranties are non-transferable.

B. All warranties are void if all Payments are not made as outlined in this Agreement.

C. Client acknowledges that, if native seed is part of this agreement as outlined in EXHIBIT A, they have received and understand the information and limitations set forth in the Seed Installation Addendum.

7. PRICE AND TERMS

A. The Client shall pay the Contractor **$20,250.00** plus sales taxes as appropiate for the Work in EXHIBIT A - Scope of Services (the "Work")

B. Per the state and local sales tax codes, all materials are subject to sales tax and the appropriate Sales Tax will be added to the final bill for all materials utilized performing the services included in this Agreement, unless the Project outlined within this agreement is exempt from sales tax through the State of Colorado and/or the local municipality that the Project is located in and Client has provided the necessary Sales Tax Exemption documentation.

C. This price is valid for ten (10) days from the date of this Agreement.

D. A surcharge fee of not less than 2% and not more than the fee paid by the Contractor to the Processor or Service Provider will be applied to all credit card payments. This fee may be charged as a separate transaction once these costs are known.

E. If the Contractor’s Vendors charge additional freight or add fuel surcharges, these fees will be passed on to the client. Additionally, utilizing data from eia, the U.S. Energy Information Administration, https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMM_EPMRU_PTE_YDEN_DPG&f=W, for every $0.50 increase in average fuel price, from the Weekly Denver, CO Regular Conventional Retail Gasoline Prices (Dollars per Gallon) correlating with the date of signing this agreement (“Benchmark Price”), a fuel surcharge of 0.5% will be applied to each invoice.

F. If the Contractor is unable to commence all or some parts of the work prior to 6 months from the date of this agreement, due to forces outside of Contractor’s control, the Contractor reserves the right to re-price all or part of the work and present a new Agreement or Change Order for approval before moving forward. Additionally, if Contractor is required to leave the site, for reasons outside of the Contractor’s control, once the Work has commenced and remobilize at a later date to complete the Work, Client will be responsible for additional mobilization fees.

G. Substantial Completion shall be defined as the moment the project is complete, including punch list items, and can be used for its intended purpose. Warranty items are not punch list items and shall not hold up final payment of all monies due. Any delay in making the final payment upon Substantial Completion shall result in all warranties being voided.

H. If any Payment is not made as required by this Agreement, a mechanic's lien may be placed on the Property for the entire balance due. Upon Final Payment, provided that all other Payments have been made, Contractor shall release any liens that Contractor has placed on the Property and, upon Client’s written request, shall issue waivers of lien for all Work performed.

I. Payments thirty (30) days past due shall incur finance charge of 1.5% per month (18% per annum). Contractor and/or its assignee shall be entitled to collect all reasonable costs of collection, including but not limited to, collection agency fees and attorney fees.

8. ADDITIONAL SERVICES AVAILABLE

A. The Contractor offers the following services to complete their Landscape Maintenance & Construction Package:

1. Full Landscape Maintenance Services on Commercial and Residential Properties.
2. Landscape Design Services by in house Architects and Designers.
3. All sizes of landscape construction projects, both residential and commercial.
4. Irrigation system design, installation, and service.
5. Annual Floral Color design, installation, and maintenance including beds, pots, hanging pots, deckscapes, etc.
6. Replacement of or addition of trees, shrubs, ornamental grasses, and perennial flowers.
7. Full Plant Health Care (PHC) including pest control, fertilization, and deep root watering.
8. Full Arbor Services including tree pruning, tree removal, and stump grinding.
9. Native Grass and Field Mowing
10. Holiday Lighting and Decoration

9. ACCEPTANCE

By evidence of signatures below all Parties agree to all the terms and conditions as outlined herein. By signing this Agreement, Client represents and warrants that Client holds title to the Property and/or is duly and properly authorized by all title holders to have Work performed on the Property. Additionally, Client acknowledges that declining Winter Watering through the Contractor during the warranty period, all plant material and sod warranties will be considered waived, voided, and null.

ENVIRONMENTAL DESIGNS, LLC
12511 E. 112th. Avenue
Henderson, CO 80640
303-287-9113

Contractor Signature Date

Printed Name

Blackstone Metro District
9351 Grant St, Ste 500
Thornton, CO 80229
303-551-8893

Client Signature Date

Printed Name

[This section intentionally left blank.]

********** PLEASE DO NOT SIGN THIS SECTION UNLESS YOU INTEND ON CANCELLING THIS AGREEMENT **********

RIGHT TO CANCEL

Client may CANCEL this Agreement IN WRITING, without any penalty or obligation, within THREE BUSINESS DAYS from the Date of this Agreement. Any items given to the Client by the Contractor must be returned to the Contractor, and except for the Deposit which in all events shall be non-refundable, the Contractor agrees to return any monies or property received to the Client.

To cancel this Agreement, the Client must deliver a signed and dated copy of this Cancellation Notice to:

ENVIRONMENTAL DESIGNS, LLC
12511 E. 112th. Avenue
Henderson, CO 80640

The Client may cancel this agreement on or before 5:00 PM 3 days from the date of signature.

Client: _____ Date/Time:

EXHIBIT A
Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

Holiday Lighting - Installation

Client is responsible for providing working outlets and confirming working power. Contractor will install lights, extension cords, and timers to the nearest outlet.

Description	Quantity	Unit	Unit Price	Price
Labor By Hour	150.00	HR	75.42	11,312.50
Group Total				**$11,312.50**

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

Holiday Lighting - Removal

All lights, greenery, and holiday decorations will be removed and placed in totes for storage.

Description	Quantity	Unit	Unit Price	Price
Labor By Hour	120.00	HR	74.48	8,937.50
Group Total				**$8,937.50**

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

Holiday Lighting - Additional Terms & Co

A. The Contractor shall make every effort to minimize any damage to siding, trim, roofing, doors, windows, etc., however, the Client acknowledges that clips, nails, and other fasteners are required to hang Holiday Lighting and Accessories. The Contractor shall not be liable for any damage to the property during installation and/or removal. Furthermore, the Client agrees that Contractor shall not be held liable for any damage to the property from any incident resulting from, or in any way connected to, the installation, use, removal, or improper storage of the holiday lighting and/or accessories or other decorations.

B. Any service calls to replace bulbs or troubleshoot the lighting shall be billed at $85.00 per hour plus one way travel with a one hour minimum and retail price of any materials needed to make the necessary repairs.

C. The Contractor shall make every effort to have the holiday lights, accessories, and/or decorations included under this agreement removed between January 2nd and January 31st. However, removal may be postponed due to inclement weather or other unsafe conditions outside of the Contractor's control.

D. Upon completion of the removal of the holiday lighting included in this agreement, the Contractor will box up the lighting and other decorations in storage containers provided by the Client. The Client can purchase storage boxes from Contractor for an additional fee.

Description	Quantity	Unit	Unit Price	Price
Holiday Lighting Additional Terms & Conditions	1.00	EA	0.00	0.00
Group Total				**$0.00**

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

EXHIBIT A
Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

BLACKSTONE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

SEPTEMBER 30, 2026

Blackstone Metropolitan District
Balance Sheet - Governmental Funds
September 30, 2026

	General	Special Revenue	Debt Service	Capital Projects	Capital Projects - Regional Improvement	Total
Assets						
Checking Account	$ 99,163.22	$ -	$ -	$ -	$ -	$ 99,163.22
Western Alliance Checking	-	129,878.73	-	-	-	129,878.73
Colotrust	4,173,767.80	-	2,326,727.01	877,736.61	5,564.39	7,383,795.81
Accounts Receivable	-	59,015.66	-	-	-	59,015.66
Receivable from County Treasurer	10,396.99	-	8,544.23	-	749.33	19,690.55
Due from Other Funds	3,716.53	-	-	-	-	3,716.53
Prepaid Insurance	450.00	-	-	-	-	450.00
Total Assets	$ 4,287,494.54	$ 188,894.39	$ 2,335,271.24	$ 877,736.61	$ 6,313.72	$ 7,695,710.50
Liabilities						
Accounts Payable	$ 24,744.06	$ 75,414.42	$ -	$ 892.50	$ -	$ 101,050.98
Due to SARIA	-	-	-	-	6,313.72	6,313.72
Due to Other Funds	-	-	-	3,716.53	-	3,716.53
Prepaid assessments	-	90,910.90	-	-	-	90,910.90
Total Liabilities	24,744.06	166,325.32	-	4,609.03	6,313.72	201,992.13
Fund Balances	4,262,750.48	22,569.07	2,335,271.24	873,127.58	-	7,493,718.37
Liabilities and Fund Balances	$ 4,287,494.54	$ 188,894.39	$ 2,335,271.24	$ 877,736.61	$ 6,313.72	$ 7,695,710.50

See selected information and the summary of significant assumptions.

See selected information and the summary of significant assumptions.

Blackstone Metropolitan District
General Fund Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending September 30, 2026

	Annual Budget	Actual	Variance	Prior YTD
Revenues				
Property taxes	$ 1,382,495.00	$ 1,378,158.30	$ 4,336.70	$ 1,542,743.57
Specific ownership taxes	76,037.00	63,288.70	12,748.30	77,053.08
Interest Income	100,000.00	115,382.04	(15,382.04)	110,688.14
Other Revenue	-	516.14	(516.14)	625.47
Total Revenue	1,558,532.00	1,557,345.18	1,186.82	1,731,110.26
Expenditures				
Accounting	70,000.00	56,171.54	13,828.46	55,699.55
Auditing	7,500.00	7,420.00	80.00	-
County Treasurer's Fee	20,737.00	20,689.77	47.23	23,154.11
Directors' fees	6,000.00	4,800.00	1,200.00	3,800.00
Director and meeting expense	2,000.00	3,205.21	(1,205.21)	455.00
Insurance	40,000.00	40,685.00	(685.00)	36,837.00
Legal	110,000.00	101,814.59	8,185.41	114,290.74
Miscellaneous	2,000.00	769.38	1,230.62	1,731.56
Payroll taxes	459.00	367.20	91.80	290.70
Election	-	-	-	28,877.05
Website	5,000.00	1,956.00	3,044.00	1,500.00
Contingency	29,304.00	-	29,304.00	-
Total Expenditures	293,000.00	237,878.69	55,121.31	266,635.71
Other Financing Sources (Uses)				
Transfers to other fund	(1,807,301.00)	(641,970.43)	(1,165,330.57)	(498,780.18)
Total Other Financing Sources (Uses)	(1,807,301.00)	(641,970.43)	(1,165,330.57)	(498,780.18)
Net Change in Fund Balances	(541,769.00)	677,496.06	(1,219,265.06)	965,694.37
Fund Balance - Beginning	3,373,763.00	3,585,254.42	(211,491.42)	2,752,776.59
Fund Balance - Ending	$ 2,831,994.00	$ 4,262,750.48	$ (1,430,756.48)	$ 3,718,470.96

See selected information and the summary of significant assumptions.

Blackstone Metropolitan District
Special Revenue Fund Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending September 30, 2026

	Annual Budget	Actual	Variance	Prior YTD
Revenues				
Operations fee (homeowners)	$ 608,304.00	$ 463,770.77	$ 144,533.23	$ 439,917.10
Working capital	-	8,574.61	(8,574.61)	-
Design review fees	2,000.00	2,090.00	(90.00)	180.00
Legal collection fees	30,000.00	20,334.39	9,665.61	31,487.36
Violations and late fees	10,000.00	6,459.95	3,540.05	7,257.55
Interest Income	800.00	387.26	412.74	793.50
Other Revenue	10,000.00	16,547.89	(6,547.89)	4,196.89
Total Revenue	661,104.00	518,164.87	142,939.13	483,832.40
Expenditures				
Facilities management - contract	58,800.00	45,202.50	13,597.50	42,900.00
Facilities management - costs	30,000.00	10,966.74	19,033.26	30,129.88
Miscellaneous	5,000.00	60.00	4,940.00	70.00
Security	24,000.00	25,302.21	(1,302.21)	35,250.00
Irrigation repairs and improvements	60,000.00	50,354.48	9,645.52	50,008.38
Landscape improvements	50,000.00	151,512.60	(101,512.60)	23,655.38
Landscape maintenance - contract	408,000.00	197,933.35	210,066.65	302,050.00
Tree and shrub maintenance	25,000.00	183,243.86	(158,243.86)	577.59
Snow removal	35,000.00	-	35,000.00	-
Grounds maintenance	25,000.00	5,592.71	19,407.29	6,039.56
Holiday lighting	25,000.00	1,375.50	23,624.50	566.50
Lighting	10,000.00	14,681.76	(4,681.76)	41,060.52
Playground inspection and repairs	10,000.00	37,198.83	(27,198.83)	-
Water	180,000.00	97,966.02	82,033.98	109,344.59
Gas and electric	22,000.00	8,802.37	13,197.63	9,375.09
Community activities	60,000.00	51,035.42	8,964.58	17,087.41
Design review	10,000.00	9,780.00	220.00	-
Legal - collections	30,000.00	18,946.05	11,053.95	31,894.70
Trash collection	180,000.00	134,610.07	45,389.93	155,745.51
Contingency	33,200.00	-	33,200.00	-
Total Expenditures	1,281,000.00	1,044,564.47	236,435.53	855,755.11
Other Financing Sources (Uses)				
Transfers from other funds	620,096.00	444,080.56	176,015.44	347,119.29
Total Other Financing Sources (Uses)	620,096.00	444,080.56	176,015.44	347,119.29
Net Change in Fund Balances	200.00	(82,319.04)	82,519.04	(24,803.42)
Fund Balance - Beginning	19,700.00	104,888.11	(85,188.11)	28,848.85
Fund Balance - Ending	$ 19,900.00	$ 22,569.07	$ (2,669.07)	$ 4,045.43

See selected information and the summary of significant assumptions.

SUPPLEMENTARY INFORMATION

Blackstone Metropolitan District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending September 30, 2026

	Annual Budget	Actual	Variance	Prior TYD
Revenues				
Property taxes	$ 1,327,195.00	$ 1,323,029.63	$ 4,165.37	$ 1,257,049.78
Specific ownership taxes	72,996.00	48,514.07	24,481.93	50,994.74
Interest Income	50,000.00	54,481.96	(4,481.96)	68,573.57
Total Revenue	1,450,191.00	1,426,025.66	24,165.34	1,376,618.09
Expenditures				
County Treasurer's Fee	19,908.00	19,862.11	45.89	18,866.29
Paying agent fees	450.00	-	450.00	-
Bond interest	1,035,775.00	517,887.50	517,887.50	524,062.50
Bond principal	565,000.00	-	565,000.00	-
Contingency	14,867.00	-	14,867.00	-
Total Expenditures	1,636,000.00	537,749.61	1,098,250.39	542,928.79
Net Change in Fund Balances	(185,809.00)	888,276.05	(1,074,085.05)	833,689.30
Fund Balance - Beginning	1,442,698.00	1,446,995.19	(4,297.19)	1,617,840.88
Fund Balance - Ending	$ 1,256,889.00	$ 2,335,271.24	$ (1,078,382.24)	$ 2,451,530.18

See selected information and the summary of significant assumptions.

Blackstone Metropolitan District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending September 30, 2026

	Annual Budget	Actual	Variance	Prior YTD
Revenues				
Interest Income	$ 30,000.00	$ 29,049.18	$ 950.82	$ 25,778.11
Total Revenue	30,000.00	29,049.18	950.82	25,778.11
Expenditures				
Legal	5,000.00	5,164.99	(164.99)	-
Lighting	-	82,000.00	(82,000.00)	-
Capital outlay	365,000.00	43,808.25	321,191.75	6,765.00
Entryways/roundabouts	-	4,155.67	(4,155.67)	1,706.46
Pavilion	500,000.00	11,176.38	488,823.62	-
Monument	130,000.00	40,970.31	89,029.69	-
Total Expenditures	1,000,000.00	187,275.60	812,724.40	8,471.46
Other Financing Sources (Uses)				
Transfers from other funds	1,187,205.00	197,889.87	989,315.13	151,660.89
Total Other Financing Sources (Uses)	1,187,205.00	197,889.87	989,315.13	151,660.89
Net Change in Fund Balances	217,205.00	39,663.45	177,541.55	168,967.54
Fund Balance - Beginning	814,149.00	833,464.13	(19,315.13)	656,089.00
Fund Balance - Ending	$ 1,031,354.00	$ 873,127.58	$ 158,226.42	$ 825,056.54

See selected information and the summary of significant assumptions.

Blackstone Metropolitan District
Regional Improvement Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending September 30, 2026

	Annual Budget	Year to Date Actual	Variance	Prior YTD
Revenues				
ARI - Aurora Regional Improvement Tax	$ 348,887.00	$ 347,791.48	$ 1,095.52	$ 356,659.21
Other Revenue	5.00	-	5.00	-
Total Revenue	348,892.00	347,791.48	1,100.52	356,659.21
Expenditures				
County Treasurer's Fee	5,233.00	5,221.22	11.78	5,352.88
Regional mill levy - Payment to SARIA	343,659.00	342,570.26	1,088.74	351,306.33
Total Expenditures	348,892.00	347,791.48	1,100.52	356,659.21
Net Change in Fund Balances	-	-	-	-
Fund Balance - Beginning	-	-	-	-
Fund Balance - Ending	$ -	$ -	$ -	$ -

See selected information and the summary of significant assumptions.

Blackstone Metropolitan District
Schedule of Cash Position
September 30, 2026
Updated as of October 14, 2026

	General Fund	Special Revenue Fee Fund	Debt Service Fund GO Bonds	Capital Projects Fund	Capital Projects Regional Imprvmt	Total
PNC Bank - Checking						
Balance as of 09/30/2026	$ 99,163.22	$ -	$ -	$ -	$ -	$ 99,163.22
Subsequent activity:						
10/05/26 - Public Storage Payment	-	(359.00)	-	-	-	(359.00)
10/05/26 - Xcel Autopay	-	(723.69)	-	-	-	(723.69)
10/07/26 - Transfer from HOA	-	5,689.56	-	-	-	5,689.56
10/14/26 - Bill.com Payment	-	(20,218.00)	-	-	-	(20,218.00)
Anticipated Activity:						
Anticipated Bill.com Payment	*(6,492.08)*	*(93,939.09)*	-	*(892.50)*	-	*(101,323.67)*
Anticipated Transfer Between Funds	*(109,550.22)*	*109,550.22*	-	-	-	-
Anticipated Transfer from Colotrust	*99,107.50*	-	-	*892.50*	-	*100,000.00*
Anticipated Balance	82,228.42	-	-	-	-	82,228.42
Western Alliance - Checking						
Balance as of 09/30/2026	-	129,878.73	-	-	-	129,878.73
Subsequent activity:						
10/07/26 - Transfer to PNC Bank	-	(5,689.56)	-	-	-	(5,689.56)
Anticipated Balance	-	124,189.17	-	-	-	124,189.17
Colotrust - Savings Account						
Balance as of 09/30/2026	4,173,767.80	-	2,326,727.01	877,736.61	5,564.39	7,383,795.81
Subsequent activity:						
10/10/26 - Property Taxes	10,396.99	-	8,544.23	-	749.33	19,690.55
Surplus fund	-	-	(1,000,000.00)	-	-	(1,000,000.00)
Anticipated Activity:						
Anticipated Transfer to Checking	*(99,107.50)*	-	-	*(892.50)*	-	*(100,000.00)*
Anticipated Transfer to SARIA	-	-	-	-	*(6,313.72)*	*(6,313.72)*
Anticipated Balance	4,085,057.29	-	1,335,271.24	876,844.11	-	6,297,172.64
Total by fund	$ 4,167,285.71	$ 124,189.17	$ 1,335,271.24	$ 876,844.11	$ -	$ 6,503,590.23

Yield Information:

Colotrust Plus (September 2026) - 3.8908%

See selected information and the summary of significant assumptions.

BLACKSTONE METROPOLITAN DISTRICT
Property Taxes Reconciliation
2026

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Senate Backfill	Net Amount Received	% of Total Property Taxes Received Monthly	% of Total Property Taxes Received Y-T-D	Total Cash Received	% of Total Property Taxes Received Monthly	% of Total Property Taxes Received YTD
January	$ 13,103.43	$ -	$ 13,226.24	$ -	$ (196.55)	$ -	$ -	$ 26,133.12	0.43%	0.43%	$ 20,578.69	0.24%	0.24%
February	1,208,470.45	-	10,678.03	-	(18,127.06)	-	-	1,201,021.42	39.51%	39.94%	1,307,678.55	41.61%	41.85%
March	193,075.75	-	14,234.38	124.05	(2,898.00)	-	-	204,536.18	6.31%	46.25%	161,632.69	4.71%	46.56%
April	241,865.74	-	11,754.04	75.26	(3,629.11)	-	516.14	250,582.07	7.91%	54.16%	325,935.60	9.97%	56.53%
May	212,189.66	-	11,785.09	201.93	(3,185.87)	-	-	220,990.81	6.94%	61.10%	159,261.62	4.69%	61.22%
June	1,124,053.51	-	10,730.98	334.94	(16,865.83)	-	-	1,118,253.60	36.75%	97.85%	1,164,972.35	37.05%	98.27%
July	40,392.81	-	14,413.22	1,127.40	(622.80)	-	-	55,310.63	1.32%	99.17%	66,214.60	1.64%	99.91%
August	9,153.43	-	12,222.79	333.99	(142.31)	-	-	21,567.90	0.30%	99.47%	14,842.43	0.00%	99.91%
September	6,674.63	-	12,758.00	363.49	(105.57)	-	-	19,690.55	0.22%	99.69%	18,402.79	0.10%	100.01%
October	-	-	-	-	-	-	-	-	0.00%	99.69%	14,002.17	0.00%	100.01%
November	-	-	-	-	-	-	-	-	0.00%	99.69%	17,591.98	0.09%	100.10%
December	-	-	-	-	-	-	-	-	0.00%	99.69%	14,842.10	0.00%	100.10%
	$ 3,048,979.41	$ -	$ 111,802.77	$ 2,561.06	$ (45,773.10)	$ -	$ 516.14	$ 3,118,086.28	99.69%	99.69%	$ 3,285,955.57	100.10%	100.10%

	Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 1,382,495.00	45.20%	$ 1,378,158.30	99.69%
Debt Service Fund	1,327,195.00	43.39%	1,323,029.63	99.69%
Regional	348,887.00	11.41%	347,791.48	99.69%
	$ 3,058,577.00	100.00%	$ 3,048,979.41	
Specific Ownership Tax				
General Fund	$ 76,037.00	51.02%	$ 63,288.70	83.23%
Debt Service Fund	72,996.00	48.98%	48,514.07	66.46%
	$ 149,033.00	100.00%	$ 111,802.77	
Treasurer's Fees				
General Fund	$ 20,737.00	45.20%	$ 20,689.77	99.77%
Debt Service Fund	19,908.00	43.39%	19,862.11	99.77%
Regional	5,233.00	11.41%	5,221.22	99.77%
	$ 45,878.00	100.00%	$ 45,773.10	

Due To SARIA From 2025	$ -
Pledged Ptax Collected	342,570.26
Payments to SARIA	336,256.54
Due To SARIA	$ 6,313.72

See selected information and the summary of significant assumptions.

BLACKSTONE METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED SEPTEMBER 30, 2026

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Board ("GASB"), which is the source of authoritative accounting principles generally accepted in the United States of America ("GAAP"), as applied to governmental entities. The District's financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management's discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management's knowledge and belief, the District's expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of November 18, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District's operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Second Amended and Restated Service Plan approved on July 26, 2010.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately $1,981,510,000. The District has not budgeted to issue any new debt during 2026. Per the District's Service Plan, the District cannot issue debt in excess of $100,000,000.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the South Aurora Regional Improvement Authority. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority. The required mill levy after the twentieth year is 5.000 as adjusted. The adjusted mill levy for 2026 is 6.309.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.5% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on historical earnings.

BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The District anticipates infrastructure improvements as displayed on page 6 of the Budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of $27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of $1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

BLACKSTONE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the Year Year Ending December 31,	$27,415,000 General Obligation Refunding Bonds Series 2017, Dated June 6, 2017 Interest Rate Varying from 2.375% to 5.00% Interest Payable June 1 and December 1, Principal Due December 1		
	Principal	Interest	Total
2026	$ 565,000	$ 1,035,775	$ 1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
Total	$ 25,015,000	$ 13,926,750	$ 38,941,750

See selected information and the summary of significant assumptions.

1626 Cole Blvd, Suite 125
Lakewood, CO 80401

October 2, 2026

Blackstone Metropolitan District
C/O Clint Waldron
2154 E. Commons Ave #2000
Centennial, CO 80122

BLACKSTONE METROPOLITAN DISTRICT 2027 STORMWATER FACILITY OBSERVATION, REPORTING, MAINTENANCE CONTRACTING AND OVERSIGHT SERVICES PROPOSAL

Stormwater Asset Protection LLC (SWAP) is happy to provide annual stormwater services for the Blackstone Metropolitan District (Project).

SCOPE OF SERVICES

Observation - SWAP will conduct a detailed inspection of the community stormwater treatment facilities identified as detention ponds including the tracts they are located within. Photographs will be taken and maintained to memorialize the condition of the infrastructure.

Reporting - SWAP will provide a report that identifies the detention ponds and their components condition including a recommendation for necessary maintenance and repairs. A separate report detailing maintenance and repair operations will be provided for the purpose of requesting contractor proposals. The inspection section of the report required by the City of Aurora to be submitted annually will be completed and SWAP will work with the contractor on the completion of the maintenance section of the report. Once completed, the report will be sent to the owner for final signature and submittal.

Maintenance Contracting - SWAP will acquire and provide to the District, proposals to complete the recommended maintenance and repairs for contract approval or will work directly with the District's current maintenance contractor to ensure the scope of work is detailed and understood. SWAP will review proposals for scope completeness and will recommend a contractor based on cost, history of work and proposal completeness.

Oversight - SWAP will conduct oversight of the maintenance operations to ensure the quality of work meets the expectations of the District and the local jurisdiction. A reinspection of the completed work will be conducted and a punch list generated to identify incomplete or insufficient work. SWAP will coordinate with the contractor on punch list item completion. Payment recommendation will not be made until punch list completion verification is done.

FEE

SWAP proposes to perform services on a time and material basis with an NTE amount of $6,000 in accordance with the Charge Rate Schedule below (includes 2 detention ponds shown on Exhibit A). Based on our experience, the total amount listed below should allocate the funds for the complete scope of services. Any excess funds may be used for additional services.

Observation	$1,500.00
Reporting	$1,500.00
Maintenance Contracting	$1,500.00
Oversight	$1,500.00
Total	**$6,000.00**

2027 CHARGE RATE SCHEDULE

Hourly rates are revised periodically to reflect the current cost for delivery of services and the fees charged for services under this engagement may change without notice. The District agrees that SWAP is authorized to perform a task authorized under this scope of services at the direction of any individual board member.

Billing Rates

Project Engineer	$140.00 per hour
Senior Contract Administrator	$155.00 per hour
Senior Construction Manager	$225.00 per hour

Reimbursable Expenses

Mileage	IRS rate + 10%
Tolls	At cost + 10%

Please contact me with any questions or comments regarding this proposal. We appreciate the opportunity to support the Blackstone Metropolitan District.

Respectfully Submitted,

Tanna Boisvert

Tanna Boisvert, CSM
SWAP, LLC

EXHIBIT A



VIA E-MAIL

October 1, 2026

Blackstone Metropolitan District
9351 Grant Street, Ste 500
Thornton, CO 80229

Proposal For District Engineering Services

The purpose of this letter is to confirm the scope of services The Connextion Group, LLC ("Connextion Group") will provide Blackstone Metropolitan District (the "District") and set forth certain details related to our services. We appreciate the opportunity to submit this proposal, and we look forward to continuing to work with the District.

Proposed Scope Of Service

District Engineering Services **–** Connextion Group anticipates assisting the District with a reserve study of District owned or maintained infrastructure. The study is expected to evaluate asset conditions, estimate remaining useful life, and project future maintenance, repair, and replacement costs to support the District's reserve planning. At this time, the complete scope of work and specific deliverables have not been established or is unknown. Task Order 1 will evaluate the available documentation, identify information gaps, and provide a basis for defining subsequent services. Service to be provided is further outlined in Attachment A.

Acceptance of this proposal authorizes Task Order 1 only. Task Orders 2 through 7 have been included for District planning and budgeting purposes and describe additional services anticipated as necessary to achieve the District's planning goals. Their proposed scopes, deliverables, and estimated fees may be refined as additional information becomes available. Each additional task order will require separate written authorization from the District or its designated representative before work begins.

Compensation Schedule

Connextion Group will serve as the District Engineer on a Time and Materials basis. Under this arrangement, we will charge for our time and effort at the rates included below plus any additional costs assumed by Connextion Group during the engagement period to perform the services properly. Connextion Group records time in 15-minute increments at the rate we determine appropriate for the experience and capabilities required to complete our services. Connextion Group will only charge for reasonable hours (based on the complexity, skill, time constraints imposed by the District, and results achieved) to complete the work.

Hourly rates and fees may be revised periodically without notice to reflect the current cost for delivery of the services provided. The current charge rate by position is as follows:

District Engineer	$175.00/Hr.
Project Manager	$160.00/Hr.
Project Engineer	$140.00/Hr.
Mileage Reimbursement	IRS Standard mileage rate + 10%
Subconsultant Services	Cost + 10%

The total cost for engineering services to be provided under this agreement cannot be precisely determined at this time due to the variable nature of on-call engineering work. Time spent by our engineers, technical staff, and (where applicable) other personnel, as well as any reimbursable expenses incurred while performing services on your behalf, will form the basis for the total cost. The hourly rates for our staff are set forth below in this proposal. While hourly rates and fees may be revised periodically without notice to reflect the current cost for delivery of the services provided, Connextion Group will make every effort to notify the District of any changes prior to making them.

All time and expenses will be documented and included on invoices issued monthly. Because services are performed on an as-needed basis, the total monthly cost may vary and may increase or decrease depending on the scope, needs, and progress of the project or tasks requested.

The estimated fees provided in Attachment A are intended to assist the District in budgeting for these services. If Connextion Group anticipates that fees for an authorized task order will exceed its approved budget, Connextion Group will notify the District or its designated representative to discuss any necessary adjustments to the scope or budget.

PAYMENT TERMS

Invoices will itemize total time recorded by charge rate for the applicable invoice period, as well as cumulative totals to date for each approved Task Order. Connextion Group will invoice no more frequently than once per month. Except as otherwise set forth herein, the District agrees to make prompt payment of all undisputed fees and reimbursable costs.

The District may dispute any unreasonable or incorrect portion of an invoice by notifying Connextion Group in writing within thirty (30) days of receipt of any invoice regarding such dispute. Absent written objection from the District within thirty (30) business days following Connextion Group's delivery of an invoice via email, the invoice shall be deemed accepted as to the hours worked and amounts billed.

Any fees or costs that remain unpaid sixty (60) days after the invoice date shall accrue interest at the rate of one and one-half percent (1.5%) per month until paid in full. Additionally, upon five (5) days' written notice to the District, Connextion Group may suspend all Services until payment is made in full and may terminate the Agreement.

MISCELLANEOUS

In addition to final reports and deliverables, Connextion Group may develop electronic materials (including spreadsheets, documents, databases, and other tools) to assist with the economic delivery of the services provided under this proposal. These are provided "as is" upon request and the District's use of these materials is at the District's own risk. The District agrees to allow Connextion Group to use images and names of the District and project for marketing purposes unless agreed otherwise.

Connextion Group's internal document retention policy is to retain work products produced by Connextion Group for a period of two years, after which the documents may be destroyed.

Our services may be performed by any professional engineer working at Connextion Group who may also use other staff as we see fit to provide the highest possible level of service and prevent delays. Connextion Group may also engage third-party consultants, subject to District approval, to assist in the execution of our services.

The District understands that certain services performed by Connextion Group require reliance on documents provided by others to issue opinion reports. As needed, the District agrees to use its best efforts to provide such documents in a timely manner. Connextion Group will not independently verify or audit the accuracy or completeness of these documents, except as reasonably necessary to issue the applicable opinion.

Thank you for your consideration. We look forward to a positive working relationship.

Sincerely,



Chase Hanusa, PE
Principal

THE CONNEXTION GROUP

ATTACHMENT A: AUTHORIZED SERVICES

Connextion Group anticipates assisting the District with the evaluation and long term planning of District owned or maintained infrastructure. The task orders below outline services intended to clarify ownership and maintenance responsibilities, assess asset conditions and remaining useful life, recommend maintenance measures, and develop cost projections, reserve funding recommendations, and infrastructure management guidance.

The estimated fees shown below are provided for budgeting purposes. Authorized services will be billed on a time and materials basis in accordance with the proposal's compensation schedule. If Connextion Group anticipates that fees for an authorized task order will exceed its approved budget, Connextion Group will notify the District or its designated representative to discuss any necessary adjustments to the scope or budget.

Task Order 1 - Documentation Intake and Issues Identification: (Estimated Fee $4,500)

Connextion Group will review available documentation to assess the information supporting the proposed reserve study. This review will include available District records, plans, maintenance agreements, and County GIS and property information to identify District owned land and known maintenance responsibilities.

Connextion Group will prepare an initial summary identify missing information, maintenance responsibilities requiring clarification, identification of District owned or maintained asset categories by parcel, and recommend refinements to the scope for subsequent task orders.

Task Order 2 - Asset Inventory and Estimated Useful Life: (Estimated Fee $5,500)

Connextion Group will prepare a detailed District asset inventory using available construction plans, record drawings, and other supporting documentation. Services are anticipated to include plan takeoffs to estimate quantities of District owned or maintained improvements by tract or parcel. Typical useful life estimates will be assigned to the identified asset types for reserve planning purposes.

Task Order 3 - Illustrative Maintenance Map: (Estimated Fee $3,000)

Connextion Group will prepare an illustrative map showing District owned tracts, assests, and identified maintenance responsibilities. The map will be developed using available linework supplied by the District and information compiled during the documentation review and asset inventory. It will serve as a visual reference for the District's ownership and maintenance responsibilities.

Task Order 4 - Improvement Condition, Maintenance Recommendations, and Remaining Useful Life Analysis: (Estimated Fee $7,500)

Connextion Group will perform a visual condition assessment of District infrastructure assets. Where appropriate, unmanned aircraft imagery may supplement field observations and document landscaping and surface improvements. Images and videos collected as part of this assessment will be provided to the District through a downloadable link.

Based on observed conditions, Connextion Group will recommend maintenance measures intended to preserve asset performance and prolong useful life. Recommendations will identify maintenance planning items and, as appropriate, suggested priorities, timing, and frequency to support the District's maintenance budgeting and scheduling.

Connextion Group will estimate the remaining useful life of identified assets based on available age and maintenance information and observed conditions. These estimates will inform the anticipated timing of significant maintenance, repair, replacement, or refurbishment.

Task Order 5 – Cost Estimation, Funding Requirements, and Reserve Recommendations: (Estimated Fee $6,000)

Connextion Group will estimate current costs for anticipated maintenance, repair, and replacement of the identified infrastructure assets. Future cost projections may incorporate agreed assumptions for cost escalation and the anticipated timing of the work.

Using these cost projections, available reserve balances, and agreed planning assumptions, Connextion Group will evaluate the District's projected reserve funding needs and recommend an annual reserve contribution schedule to support long-term reserve planning.

Task Order 6 - Reporting and Documentation: (Estimated Fee $2,500)

Connextion Group will prepare a final report summarizing the findings of the authorized reserve study services. Depending on the final authorized scope, the report may include the asset inventory, illustrative maintenance map, condition observations, useful life estimates, cost projections, reserve funding recommendations, and supporting assumptions.

ACKNOWLEDGEMENT

By signing below, the District acknowledges receipt of this Proposal For District Engineering Services and authorizes Connextion Group to proceed with district engineering consulting services on an as-needed, time-and-materials basis, consistent with the scope of services and rate schedule outlined herein.

DISTRICT AUTHORIZATION

District Name: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BLACKSTONE METROPOLITAN DISTRICT

HELD TUESDAY, SEPTEMBER 22nd, 2026 AT 6:00 P.M.

Blackstone Country Club
7777 Country Club Pkwy.
Aurora, CO 80016
And via Zoom

The special meeting of the Board of Directors of Blackstone Metropolitan District (the "Board") was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Lisa Monahan, President
Kathy Morgan, Vice President
Brent Johnston, Treasurer
Melanie Torno, Assistant Secretary
April Wertheimer, Secretary

Also present was Heather Hartung, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; Lucas Nishimoto, Brightstar District Management, District Manager; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00PM.

Conflict of Interest Disclosures

Ms. Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Hartung inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Confirmation of Posting of Meeting Notice

Mr. Nishimoto confirmed the meeting notice was posted by Brightstar District Management, as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Johnston, the Board unanimously approved the agenda as written.

Social Committee Update

Bliss Coleman discussed a budget proposal from the Social Committee to fund a planned Speakeasy Event for December 5, 2026 at a cost not to exceed $30,518. Following discussion, upon a motion duly made by Director Johnston and seconded by Director Monahan, the Board approved the requested expenditure. Director Morgan abstained from voting.

Director Monahan informed the Board that Director Morgan stepped down as liaison for the Social Committee with Director Wertheimer will be taking the position.

Landscaping Update

Shawn Crick with Environmental Designs, LLC ("EDI") discussed spraying efforts, drought challenges faced throughout the season, irrigation repairs planned after the system is winterized, a proposed Fall turf aeration, and executed mulch efforts throughout the interior of the community.

Mr. Crick informed the Board that the District water usage was also recently reported at 69% year-to-date of the recommended total usage mandated by the City of Aurora.

Efforts with the Blackstone Country Club's landscaping team were also discussed relating to irrigation clock management.

Mr. Nishimoto verified the District has been enrolled in the large property watering variance program with the City of Aurora as of August 23, 2026.

Mr. Crick advised the new ET controller installation will be taking place in November of 2026.

Public Comment

A resident discussed their recent architectural submittal denial.

A resident commented on the Save The Aurora Reservoir (STAR) concerns and efforts.

A representative of STAR provided comments and concerns about hydraulic fracturing projects.

A resident discussed City of Aurora construction efforts in Country Club Park.

A resident commented on the District's contribution to the upcoming Oktoberfest event and noted her concerns about the expenditures.

Financial Matters

Unaudited Financial Statements for the Period Ending August 31st, 2026 – Mr. Bourgouin reviewed the financial statements for the period ending August 31, 2026. Following discussion, upon a motion duly made by Director Morgan and seconded by Director Johnston, the Board accepted the financial statements.

Mr. Bourgouin discussed the process and procedure for the upcoming 2027 Budget Workshop to be held on October 19, 2026 via Zoom.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of September 22nd, 2026, there were sixteen (16) architectural requests and thirty-nine (39) violations.

Mailbox Lighting Update – Mr. Nishimoto informed the Board that confirmation of receipt of materials is being waited on prior to scheduling an installation date. Estimated time to receipt is 1-2 weeks.

Canyon Park Playground Installation Update – Mr. Nishimoto informed the Board that installation is still estimated for mid-October 2026. Receipt of materials still needs to be confirmed.

Woodland Elementary Landscaping Update – Mr. Nishimoto discussed recent communication and confirmation of areas within the school's landscaping that were corrected. Director Johnston advised on several areas still needing clarification and work completed.

Water Tank Park Fencing Update – Mr. Nishimoto discussed the recent efforts by the City of Aurora in Country Club Park around the municipal water outbuilding. The City of Aurora has deemed the need for a fence due to security reasons. They have also advised that a concept design will be provided to the District before any construction takes place. Mr. Nishimoto thanked residents for reporting the issue to allow for quick response. Ms. Hartung was directed to research ownership of the land and if the District's covenants applied to the situation and also to review the recent installation of a gate near the pond in the community. community.

Monument Sign Update – Mr. Nishimoto discussed permitting and construction schedules to be released eminently. Electricians for this project have also ordered utility locates for this to move forward.

Discuss Status of Request for Waiver of Fines Related to Backflow Testing – Mr. Nishimoto informed the Board that City of Aurora has been contacted about the large fines levied against the district regarding late testing of backflows.

Review Report from IDES Regarding Pond Work by Prior Landscaper and Discuss Proposal from Environmental Designs, LLC for Completion of Work – Ms. Hartung discussed EDI's efforts to mitigate mandated maintenance needed in the ponds within the community. She also informed the Board a more robust agreement will be prepared for future pond work. Ms. Hartung noted that Mr. Crick will provide a proposal for the remaining work on the ponds.

Discuss Correspondence from Ms. Hessler and Xcel Energy Irrigation Meter – Account 53-0012148210-5 – Ms. Hartung informed the Board that Blackstone Country Club was provided with this meter information.

Discuss Insurance Property Inspection and Consider Approval of Proposal for Changes to Property Schedule – Ms. Hartung discussed a recent site inspection meeting conducted and advised a proposal is still incoming from the District's insurance carrier.

Consent Agenda

Ms. Hartung reviewed the items on the consent agenda with the Board. Ms. Hartung advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval August 18th, 2026, Regular Meeting Minutes;
2. Approval and Ratification of Claims paid from August 12th, 2026 through September 17th, 2026 in the amount of $238,137.04;
3. Ratify BMO Workers Compensation Payment;
4. Ratify Independent Contractor Agreement with Environmental Designs, LLC for Irrigation System Installation Services;
5. Ratify Independent Contractor Agreement with Sticks Handyman Services for Mailbox Painting.

Committee Reports

Landscape Committee – Mr. Nishimoto reviewed recent proposals from Architerra Group, Henry Design Group, and Norris Design for a scope of work to include updating/revising Sections 2.41 and 4.15 of the District's Design Guidelines as well as Table B to adhere to legislative and municipal guidelines related to xeriscaping and water-wise landscaping. The scope included providing three (3) pre-approved schemes for xeriscaped front yard designs subject to landscape committee approval and to create a xeriscape plant list similar to Section 4.15.

Architectural/Design Review – Mr. Nishimoto asked to clarify the architectural submission procedure. The following was agreed upon with the Board: architectural submittals for pre-approved paint schemes, similar roofing material, or similar paint colors do not require a form. Special counsel will be reviewing the guidelines and will provide suggested changes at the October 20, 2026 meeting. Additionally, any custom paint schemes, landscaping requests, or subjective physical architectural applications are to be sent to the Architectural Committee for review. Any requests sent to The Connextion Group need to be done so at the request of the Architectural Committee.

Technology Committee – Director Morgan discussed the new website for the District and will send corrections needed to Mr. Nishimoto.

Ms. Hartung asked the Board to consider releasing final payment to Landtech, the District's prior landscaping company, in the amount of $5,250. Following discussion, upon a motion duly made by Director Johnson and seconded by Director Monahan, the Board approved the payment of $5,250 to Landtech.

Legal Matters

Discuss Status of Transition of Files from Prior Special Counsel to New Special Counsel with Prior Special Counsel Retaining One Collection File – Ms. Hartung informed the Board that all files have been forwarded to new special counsel except for one case in active litigation.

Ms. Hartung discussed the following resolutions from special counsel with the Board and reasons behind consideration for approval. Following discussion, upon a motion duly made by Director Johnston and seconded by Director Monahan, the Board unanimously approved the following:

Consider Approval of Amended and Restated Resolution Regarding Collection of Delinquent Fees and Charges from Special Counsel

Consider Approval of Amended and Restated Resolution Regarding Enforcement of the Governing Documents from Special Counsel

Consider Approval of Resolution Regarding Parameters for Certification of Covenant Charges

Director's Items

Neighborhood Asset Mapping Project – Director Johnston asked Ms. Hartung about subterranean ownership of areas within the District. The Board directed Ms. Hartung to research this matter and to report back to the Board.

Other Business

Director Monahan discussed earlier comments made by a homeowner regarding the Oktoberfest contribution by the district.

Public Comment
No further public comment was made.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously adjourned the meeting at 8:16PM.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

_____
Secretary for the Meeting

Blackstone Metro District
Paid Claims
September 18, 2026 - October 14, 2026

Vendor	Ref #	Account Name	Account Number	General Fund	Special Revenue Fund	Capital Projects Fund	Date Paid	Total
Altitude Community Law P.C.	1726 Aug26	Legal - collections	7706-44655-10002	-	1,423.58	-	9/24/2026	1,423.58
Vendor Total				**$ -**	**$ 1,423.58**	**$ -**		**$ 1,423.58**
Aurora Water	A116529 Aug26	Water	7702	-	5,435.38	-	9/24/2026	5,435.38
Aurora Water	A116531 Aug26	Water	7702	-	4,543.53	-	9/24/2026	4,543.53
Aurora Water	A116533 Aug26	Water	7702	-	2,202.89	-	9/24/2026	2,202.89
Aurora Water	A116534 Aug26	Water	7702	-	2,679.87	-	9/24/2026	2,679.87
Aurora Water	A116535 Aug26	Water	7702	-	4,701.21	-	9/24/2026	4,701.21
Aurora Water	A116537 Aug26	Water	7702	-	2,606.31	-	9/24/2026	2,606.31
Aurora Water	A116539 Aug26	Water	7702	-	2,340.95	-	9/24/2026	2,340.95
Aurora Water	A116540 Aug26	Water	7702	-	2,073.03	-	9/24/2026	2,073.03
Vendor Total				**$ -**	**$ 26,583.17**	**$ -**		**$ 26,583.17**
Brightstar District Management LLC	125	Facilities management - contract	7440-44655-10000	814.81	5,384.50	-	9/24/2026	6,199.31
Vendor Total				**$ 814.81**	**$ 5,384.50**	**$ -**		**$ 6,199.31**
CliftonLarsonAllen LLP	L261528776	Accounting	7000	6,602.67	-	-	9/24/2026	6,602.67
Vendor Total				**$ 6,602.67**	**$ -**	**$ -**		**$ 6,602.67**
Colorado Special District P&L Pool	27WC-60621-0133	Prepaid Insurance	1280	450.00	-	-	9/24/2026	450.00
Vendor Total				**$ 450.00**	**$ -**	**$ -**		**$ 450.00**
Environmental Designs	CD50725017	Irrigation repairs and improvements	7585-44655-10000	-	703.60	-	9/24/2026	703.60
Environmental Designs	CD50725131	Irrigation repairs and improvements	7585-44655-10000	-	2,186.70	-	9/24/2026	2,186.70
Environmental Designs	CD50725659	Tree and shrub maintenance	7585-44655-10003	-	25,825.86	-	9/24/2026	25,825.86
Environmental Designs	CD50726183	Irrigation repairs and improvements	7585-44655-10000	-	212.50	-	9/24/2026	212.50
Environmental Designs	CD50726185	Irrigation repairs and improvements	7585-44655-10000	-	212.50	-	9/24/2026	212.50
Environmental Designs	CD50726190	Irrigation repairs and improvements	7585-44655-10000	-	389.90	-	9/24/2026	389.90
Environmental Designs	CD50726729	Landscape improvements	7585-44655-10001	-	25,491.16	-	9/24/2026	25,491.16
Environmental Designs	CD50727106	Irrigation repairs and improvements	7585-44655-10000	-	1,731.18	-	9/24/2026	1,731.18
Environmental Designs	CD50727109	Irrigation repairs and improvements	7585-44655-10000	-	1,105.08	-	9/24/2026	1,105.08
Environmental Designs	CD50727481	Landscape improvements	7585-44655-10001	-	17,500.00	-	9/24/2026	17,500.00
Environmental Designs	CD50727647	Irrigation repairs and improvements	7585-44655-10000	-	469.75	-	9/24/2026	469.75
Environmental Designs	CD50728141	Landscape improvements	7585-44655-10001	-	19,336.67	-	9/24/2026	19,336.67
Environmental Designs	CD50731890	Tree and shrub maintenance	7585-44655-10003	-	59,128.00	-	9/24/2026	59,128.00
Environmental Designs	CD50732350	Tree and shrub maintenance	7585-44655-10003	-	52,260.00	-	9/24/2026	52,260.00
Environmental Designs	CD50735571	Irrigation repairs and improvements	7585-44655-10000	-	170.00	-	9/24/2026	170.00
Environmental Designs	CD50737085	Playground inspection and repairs	7600-44655-10004	-	935.00	-	9/24/2026	935.00
Environmental Designs	CD50737723	Landscape improvements	7585-44655-10001	-	1,150.00	-	9/24/2026	1,150.00
Environmental Designs	CD50738956	Irrigation repairs and improvements	7585-44655-10000	-	255.00	-	9/24/2026	255.00
Environmental Designs	CD50738960	Irrigation repairs and improvements	7585-44655-10000	-	1,004.15	-	9/24/2026	1,004.15
Vendor Total				**$ -**	**$ 210,067.05**	**$ -**		**$ 210,067.05**
Full Spectrum Lighting, Inc.	356690	Lighting	7600-44655-10002	-	2,367.00	-	9/24/2026	2,367.00
Full Spectrum Lighting, Inc.	357465	Lighting	7600-44655-10002	-	150.00	-	9/25/2026	150.00
Full Spectrum Lighting, Inc.	357474	Lighting	7600-44655-10002	-	335.00	-	9/25/2026	335.00
Vendor Total				**$ -**	**$ 2,852.00**	**$ -**		**$ 2,852.00**
Ground Engineering	263574.0-3	Pavilion	7861-44655-10003	-	-	2,691.50	9/24/2026	2,691.50
Vendor Total				**$ -**	**$ -**	**$ 2,691.50**		**$ 2,691.50**
Landtech Contractors, Inc	19027	Landscape improvements	7585-44655-10001	-	5,250.00	-	9/24/2026	5,250.00
Vendor Total				**$ -**	**$ 5,250.00**	**$ -**		**$ 5,250.00**
Lucky Dawg	4	Community activities	7706-44655-10000	-	812.00	-	9/24/2026	812.00
Vendor Total				**$ -**	**$ 812.00**	**$ -**		**$ 812.00**
Pet Scoop, Inc.	714659	Grounds maintenance	7600-44655-10000	-	306.00	-	9/24/2026	306.00
Vendor Total				**$ -**	**$ 306.00**	**$ -**		**$ 306.00**
Recreation Plus, Ltd.	13897	Capital outlay	7861	-	-	43,808.25	9/23/2026	43,808.25
Vendor Total				**$ -**	**$ -**	**$ 43,808.25**		**$ 43,808.25**
REPUBLIC SERVICES #535	0535-006879092	Trash collection	7720	-	17,760.48	-	9/24/2026	17,760.48
Vendor Total				**$ -**	**$ 17,760.48**	**$ -**		**$ 17,760.48**
Rocky Mountain Playground	1930	Playground inspection and repairs	7600-44655-10004	-	13,750.74	-	9/24/2026	13,750.74
Vendor Total				**$ -**	**$ 13,750.74**	**$ -**		**$ 13,750.74**
SavATree	1920570	Tree and shrub maintenance	7585-44655-10003	-	5,059.00	-	9/24/2026	5,059.00
Vendor Total				**$ -**	**$ 5,059.00**	**$ -**		**$ 5,059.00**
Sequoia Golf Blackstone Country Club	BMD0177	Water	7702	-	17,592.50	-	9/24/2026	17,592.50
Sequoia Golf Blackstone Country Club	Oktoberfest 2026	Community activities	7706-44655-10000	-	15,000.00	-	9/24/2026	15,000.00
Sequoia Golf Blackstone Country Club	End of Year Celebration 2026	Community activities	7706-44655-10000	-	20,218.00	-	10/14/2026	20,218.00
Vendor Total				**$ -**	**$ 52,810.50**	**$ -**		**$ 52,810.50**
Storm water Asset Protection LLC	PS-INV103278	Entryways/roundabouts	7861-44655-10001	-	-	830.28	9/24/2026	830.28
Vendor Total				**$ -**	**$ -**	**$ 830.28**		**$ 830.28**
The Connextion Group	009-0826	Design review	7706-44655-10001	-	1,491.25	-	9/24/2026	1,491.25
Vendor Total				**$ -**	**$ 1,491.25**	**$ -**		**$ 1,491.25**
White Bear Ankele Tanaka & Waldron	50622	Legal	7460	11,431.66	-	194.75	9/24/2026	11,626.41
Vendor Total				**$ 11,431.66**	**$ -**	**$ 194.75**		**$ 11,626.41**
Xcel Energy	53-0014753463-1 Sep26	Gas and electric	7704-44655-10000	-	138.19	-	9/24/2026	138.19
Xcel Energy	53-8016149-9 Aug26	Gas and electric	7704-44655-10000	-	602.98	-	9/24/2026	602.98
Vendor Total				**$ -**	**$ 741.17**	**$ -**		**$ 741.17**
Grand Total				**$ 19,299.14**	**$ 344,291.44**	**$ 47,524.78**		**$ 411,115.36**

Design Guidelines Update
Blackstone Metropolitan District

Task and Fee Proposal
September 14, 2026

ARCHITERRA GROUP

Personnel	**Principal**	**Project Designer**		
Hourly Rate	$155/hr	$100/hr	**Expenses**	**Total Cost**
Feasibility Study				
Review existing guidelines; meet with client to discuss desired updates	4			$620
Provide redline for Section 2.41, Table B, and Section 4.15	6			$930
Create xeriscape/waterwise plant list	2			$310
Create three front yard design concepts	24	16		$5,320
Attend review meeting	2			$310
Finalize Section 2.41, Table B, and Section 4.15	4			$620
Finalize three front yard design concepts	8	10		$2,240
Project management, coordination, and expenses	2	4	$500	$1,210
Subtotal hours per task	52	30		
Subtotal cost per task	$8,060	$3,000	$500	**$11,560**

Assumptions:

- ~ The intent of the project is to update the listed sections/table in the Blackstone Metropolitan District Design Guidelines
- ~ Front yard design concepts will utilize a typical front yard layout and provide three different options to beautify the space while the approved design guidelines.
- ~ Front yard design concepts will provide recommendations and layout for: turfgrass, xeric/waterwise planting, paved front door access, and minimal decorative features such as a berm, a fence, or landscape boulders.
- ~ Front yard design concepts will be rendered and labeled.
- ~ Irrigation system design and recommendations are not included in this scope.

henry design group

Landscape Architecture • Planning • Entitlements

September 21, 2026

Lucas Nishimoto
District Manager
Brightstar District Management
9351 Grant Street, Ste 500
Thornton, CO 80229

Sent via email: lnishimoto@brightstarcolorado.com

RE: Review and Revisions to Blackstone Country Club Residential Improvement Guidelines

Dear Lucas,

Thank you for considering The Henry Design Group, Inc. to provide landscape architecture services for the review and revisions of the Blackstone Metropolitan District's Residential Improvement Guidelines for Blackstone Country Club. We sincerely appreciate the opportunity to submit the following proposal and look forward to the possibility of working with you and the District on this redraft of landscape Xeriscape criteria.

This Proposal/Letter of Agreement is based on the Assumptions and Scope of Services outlined below and reflects on our previous discussions with you and the request included in the Request for Proposals dated September 10, 2026.

This Letter Agreement is between The Henry Design Group, Inc. ("Consultant") and Blackstone Metropolitan District. This document sets forth the terms under which The Henry Design Group, Inc., agrees to perform those obligations outlined in the Scope of Services for the Blackstone Metropolitan District.

ASSUMPTIONS

In preparing this Proposal, The Henry Design Group, Inc. has made the following assumptions:

1. The Client will provide and/or make available to Consultant all support information and documentation appropriate for the work to be performed.
2. It is assumed the revised text will be incorporated into the existing working documents. HDG will incorporate and format the revised text into the main document upon receipt of a file that can be edited.
3. It is understood that the neighborhood is located in the City of Aurora and some City regulations will apply as well.

4. It is understood that the Blackstone Design Review Committee (DRC) is responsible for enforcing the Standards.
5. It is understood that the Declaration of Covenants, Conditions, and Restrictions (CC&R's) are the controlling document for the Community.
6. It is understood that the Blackstone Metro District Board, through its appointed DRC reviews and determines the acceptability of the proposed landscape for the lots.
7. Metro District/Builder shall provide typical home footprints in AutoCad for use in the preparation of the front yard design alternative.

SCOPE OF SERVICES

The following tasks are included in this proposed Scope of Services as requested in the Request for Proposals.

- Research and review of documents that may affect the proposed Xeriscape revisions including the CC&Rs (for consistency), the recorded Site Plan for the property, and the City of Aurora Landscape and Irrigation regulations.
- Update and revise Section 2.41 (p. 13) to adhere to current legislative and municipal guidelines including, but not limited to, xeriscaping or water-wise measures.
- Update and revise Table A (p. 15) to adhere to current legislative and municipal guidelines including, but not limited to, xeriscaping or water-wise measures.
- Update and revise Table B (p. 16-18) to adhere to current legislative and municipal guidelines including, but not limited to, xeriscaping or water-wise measures.
- Update and revise Section 4.15 (p. 30) to adhere to current legislative and municipal guidelines including, but not limited to, xeriscaping or water-wise measures.
- Create a xeriscape or water-wise plant list similar to Section 4.15 to be added to the existing guidelines.
- Create three front yard design schemes to be used by residents as pre-approved layouts for xeriscaping or water-wise options. These three designs will be reviewed with the district's landscaping committee subject to final approval.
- Provide criteria for transition of rear yard xeric landscape to golf course.
- Revisions to the proposed Design Standards based on comments from the DRC/Metro District Board.
- Coordination with the DRC Landscape Committee and District Board during the drafting and review process (Assume 6 hours).
- Finalize document for presentation to the DRC, District Board and Landscape Committee.

FEE SCHEDULE

The Henry Design Group, Inc., shall provide professional design services on an hourly not to exceed basis as outlined below. The hourly rates used in the preparation of the estimated fees are as follows:

Sr. Principal:	$175.00
Jr. Principal:	$125.00
Project Manager/ Landscape Architect:	$110.00

The fees associated with the labor effort described herein are $8,000.00

ALL TASKS WILL BE BILLED HOURLY ON A NOT TO EXCEED BASIS based on the Scope of Service outlined herein. Any services and/or products required beyond this Scope of Services in response to Client needs or requirement the fees associated with the affected portion described herein may also change. All such changes and/or additions to the Scope of Services shall be undertaken upon acceptance of a Task Order approved by the Client. The Client will not be invoiced for services included in this Scope of Services which are not performed.

All expenses, including but not limited to, printing, xerography, reprographic and photographic reproductions, mileage, materials, supplies, facsimiles, postage, delivery service, sign posting, and out of pocket expenses incurred in connection with this project shall be paid in addition to the fees for professional services. Submittal and review fees, if any, shall be paid by the Client. All reimbursable expenses will be itemized on the invoice.

Fees for professional services and expenses will be mailed to the Client on or before the 20th day of each month for services rendered through the last day of the preceding month and shall be due and owing to HDG, Inc. on the 20th day of the following month. Payment not received within 45 days from the date of posting will accrue interest at a rate of 1.5% per month.

GENERAL PROVISIONS

If this proposal is accepted, under the terms of this agreement, specific tasks or additional planning services may be added in the form of a "Task Order" for each service. Each Task Order shall refer to this Agreement and upon execution by the Client and Consultant shall be incorporated into this Agreement. The Task Order shall specify the services to be performed and the estimated budget.

If this proposal is acceptable, please return a signed copy via email of this proposal to HDG, Inc. as our authorization to proceed. However, this proposal shall be deemed accepted upon receipt by The Henry Design Group, Inc. of an executed copy of this proposal or verbal

authorization commencing services, whichever occurs first. Notwithstanding the foregoing, if not executed within sixty days, this proposal is voidable at the sole discretion of The Henry Design Group, Inc.

We look forward to the opportunity to provide design services for this project, and we will do our utmost to provide the Blackstone Metropolitan District with the benefit of our planning and design experience in the preparation of similar design standards. We are committed to providing the resources necessary to assure prompt responses and attention to your schedule, goals, and objectives.

If there is any additional information that we can provide, or if you have any questions or concerns with any segment of this proposal, please do not hesitate to call.

Very yours,

Karen Henry, Principal
Henry Design Group, Inc.

ACCEPTED BY: Blackstone Metropolitan District

_____

Name Date

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1101 Bannock Street
Denver, CO 80204
303.892.1166

09/21/2026

Blackstone Metro District
Lucas Nishimoto
9351 Grant Street, Ste 500
Thornton, CO 80229
lnishimoto@brightstarcolorado.com

Blackstone CC Residential Lot Guidelines
Aurora, CO

PROJECT DESCRIPTION

Norris Design will assist the Blackstone Metropolitan District in updating its existing residential landscape design guidelines to align with current Colorado legislation, municipal requirements, and best practices for waterwise and xeriscape landscaping. The project includes review and revision of key guideline sections and landscape standards, development of a recommended waterwise plant palette, and preparation of three pre-approved front yard design concepts. It's intended that residents will use these as models for future landscape improvements. Working closely with District representatives, we will ensure the updated guidelines will support water conservation goals while maintaining the community's desired aesthetic character and design quality.

SCOPE OF SERVICES

1. Meetings and Coordination

Norris Design will participate in project coordination and meetings with the Client and project team to support the advancement of project objectives. Coordination efforts will include scheduling, communication, document exchange, and issue resolution throughout the duration of the project. We anticipate that all meetings will be held virtually via Zoom or similar. Additional meetings may require additional services.

Task includes:

1. Project Kickoff Meeting (1)
    - Establish the project schedule
    - Assist with the selection of typical lot parameters to represent in landscape templates
    - Review community goals and objectives regarding water use and aesthetics
    - Identify additional data needs and sources of information
2. Design Development Meeting (1)
    - Review Landscape Design Concepts with Metro District and Landscape Committee representatives to ensure fulfillment of the following:
        - Community goals and objectives
        - Landscape plan aesthetics
        - Preferred direction of the plant list updates
        - Water usage goals

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2. Schematic Design

Norris Design will begin the design for the project by gaining understanding of the existing residential community guidelines and conditions. This task includes information gathering, goal setting, preliminary programming, and landscape concept design. Norris Design will coordinate with the Client throughout this task. Concept design plans will be completed to a level to illustrate spatial relationships, scale, and forms across hardscape and landscape elements of the site. We will not be developing a full schematic design drawing package.

Task includes:

1. Gather all necessary base information and other materials needed to begin the project
2. Create formatted project base files
3. Review applicable codes, requirements, and site constraints
4. Develop conceptual residential front yard design options (up to 3) for initial review

Deliverables include:

A. Conceptual Front Yard Design Options (3)
B. Preliminary plant list recommendations

3. Design Development

Typical Front Yard Landscape Design Plans

Norris Design will further refine the three options. These will only include front yard areas (no backyards). We anticipate one of the three plans will illustrate a corner lot including a side yard design adjacent to a street. This task will involve design development considering materials and methods of construction.

Includes:

1. Refine the concept design alternatives addressing Client feedback into Typical Front Yard Landscape Design Concepts
2. Develop preliminary opinion of probable cost for landscape, irrigation, and site work
3. Provide the Typical Front Yard Landscape Design Concepts and review with Metro District and Landscape Committee representatives
4. Develop (1) minor revision(s) to the design drawing set based on Client review and value engineering requests, for Client and Landscape Committee approval
5. Complete QA/QC review

Residential Improvement Guidelines Updates

Norris Design will research and refine the Blackstone CC Residential Improvement Guidelines for All Lots as described in the tasks. We anticipate providing guidelines content from this Scope of Services to the Client in a format suitable for final assembly by others. Full revision and incorporation of new content in the Metro District Guidelines document is not included.

Includes:

6. Address changes in the current Residential Improvement Guidelines in conjunction with front yard landscape plan option development from the Schematic Design task.
7. Update and revise Section 2.41 (Landscaping Approval Requirements) to adhere to current legislative and municipal guidelines including xeriscaping or waterwise measures.
8. Update and revise Table B (Xeric Landscape Option)

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9. Update and revise Section 4.15 (Suggested Plant List)
10. Develop a Waterwise Plant List to be added to the existing guidelines

Deliverables include:

A. Opinion of Probable Cost
B. Typical Front Yard Landscape Design Plans (3 Alternatives) for review
C. Final approved Front Yard Design Plans

ASSUMPTIONS

The Client will provide Norris Design with the following information or services as required for performance of the work outlined in the "Scope of Services" section of this proposal. Should Norris Design be required to provide services in obtaining or coordinating compilation of this information, such services will be negotiated under a Change Order/Additional Services Request, signed by an authorized representative of Norris Design and the Client.

1. Lot selection and lot layout information to be used for typical lot design schemes
2. Editable Blackstone Residential Design Guidelines document

Norris Design will not be responsible for information provided to Norris Design by the Client or other project team members or third parties not subcontracted by Norris Design. Norris Design assumes no responsibility for the accuracy of such information or services and will not be liable for errors or omissions therein unless specifically contracted to review and verify the accuracy of such information under a written scope of services signed by an authorized representative of Norris Design.

EXCLUSIONS

All specific deliverables for this project are identified within the Scope of Services. The following information is not a part of this proposal and must be provided under a separate agreement or separately negotiated under a Change Order/Additional Services Request, signed by an authorized representative of Norris Design and the Client.

1. 3D modeling
2. Additional Landscape or Irrigation Design
3. Additional Meetings (other than those identified within this agreement)
4. Aerial/drone photography
5. As-Builts
6. Construction Assistance and Construction Bidding
7. Construction Documents
8. Custom furnishings or site structure detailing
9. Delivery of project in BIM / Revit or any other 3D modeling program
10. Development Coordination and Entitlement Documents
11. Visual Communications (other than those identified within this agreement)
12. Landscape Operations and Maintenance Manual (can be provided for additional services)
13. LEED, SITES, or other certification processes/documentation
14. Retaining or seat wall detailing

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SCHEDULE

Any project schedule(s) included in this proposal will only be used to guide the project team during the process based on the best information available to the project team. Milestone dates on the project schedule will be identified as goals for the project team to attain. Periodic changes to the schedule are typical and should be anticipated by the Client. Norris Design does not guarantee that specific dates on the schedule will be met.

This proposal is based on the understanding that the Client will proceed with the project in an expeditious manner from acceptance of this proposal and the terms and conditions attached hereto as Schedule 1 (the "Terms and Conditions"). If the project start is delayed or goes on hold for more than sixty (60) days from the start of work, the standard hourly rates and/or total fee may be subject to change, and Norris Design may terminate this proposal and the Terms and Conditions.

FEES AND EXPENSES

Landscape Architecture	
Meetings and Coordination	$1,400.00
Schematic Design	$5,500.00
Design Development	$12,000.00
TOTAL	**$18,900.00**

A. Contract Type
    a. Estimated Fees – The fees for each task are an estimate. Norris Design will notify the Client if the scope of services outlined in the proposal requires a Change Order/Additional Services Request. If the scope of services changes Norris Design will provide Client with a written Change Order/Additional Services Request.
B. Norris Design will invoice monthly based on the contract type described above (A.).
C. Expenses, including but not limited to printing costs, travel, and other miscellaneous project costs will be billed in addition to the fees at cost plus ten percent (10%). Mileage will be reimbursed at the Federal Government allowable rate.
D. Revisions exceeding Minor Revisions (defined as any revision requiring less than twenty-five percent (25%) of the original time spent on a drawing, document, or total task item), additional tasks, or any increases or changes to the Scope of Services outlined above requested by the Client will require a written Change Order/Additional Services Request or will be billed at Norris Design's then-current hourly rates.

HOURLY RATES

Principal	$185.00 - $285.00/Hour
Senior Staff Member	$125.00 - $190.00/Hour
Staff Member	$ 95.00 - $130.00/Hour
Clerical	$ 75.00 - $100.00/Hour

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AGREEMENT AND SIGNATURE

Norris Design will provide the services described within the Scope of Services as identified in this proposal. The services and this proposal will be subject to and governed by in all respects to the Terms and Conditions. The Client understands and agrees that the Client's signature below constitutes a valid and binding agreement to this proposal and the Terms and Conditions.

If this proposal and the Terms and Conditions are acceptable, please sign via electronic signature. We look forward to working with you on this project.

NORRIS DESIGN, INC.	BLACKSTONE METRO DISTRICT
	
Name David Lane, Principal	Name
Title 09-21-26	Title
Date	Date

NORRIS DESIGN
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303.892.1166

NORRIS DESIGN
TERMS AND CONDITIONS

1. GENERAL; DURATION OF PROPOSAL; TERM. Consultant's provision of services to Client (the "Services") is subject to Consultant's written proposal or other statement of work ("Proposal") and these terms and conditions ("Terms") (the Proposal and Terms are collectively called "Contract"). Any other terms or conditions proposed by Client (written or verbal) are rejected and shall be of no effect nor in any circumstances binding upon Consultant unless specifically agreed to in writing by Consultant's authorized representative. Client shall be deemed to have accepted and agreed to all Terms contained in this Contract upon the earlier of acknowledgement of this Contract or acceptance of any part of the Services. Unless otherwise specified in the Proposal, the term of this Contract shall commence on the commencement of the Services and will continue for a period of twelve (12) months unless sooner terminated as provided in this Paragraph 1. This Contract shall automatically renew for successive one (1) year periods; provided, however, either party may terminate this Contract: (a) in the event of a material breach by the other party that is not cured within seven (7) days after written notice of such breach; or (b) for any reason upon thirty (30) days' advance notice to the other party.

2. INDEPENDENT CONTRACTOR; Client DUTIES. Consultant is an independent Contractor. Consultant shall not, for any purpose, be deemed an agent, employee, partner or legal representative of Client. In addition to any other responsibilities set forth in the Proposal, Client shall: (a) timely furnish or cause to be furnished to Consultant all documents and information known to Client required by Consultant for performance of its Services, upon which documents and information Consultant may rely, and examine and respond promptly to Consultant's submissions; (b) not interfere or impair Consultant from performing the Services; (c) designate a person to act with authority on Client's behalf with respect to all aspects of the project; (d) give prompt written notice to Consultant if Client is aware of any alleged deficiency in the Services; and (e) comply with any other requirements set forth in the Proposal, including insuring quality control and inspection of the supply of any raw materials provided by Client or its agents to be incorporated in the Deliverables (defined herein). Client shall be fully responsible for compliance with all applicable laws relating to the operation of its business.

3. CONFIDENTIALITY. Each of Client and Consultant shall maintain as confidential and not disclose to others without the disclosing party's prior written consent all information obtained from such disclosing party that was not otherwise previously known to the receiving party and which the disclosing party conspicuously identifies or marks as "CONFIDENTIAL." The foregoing shall not apply to information that: (1) is or comes into the public domain without breach of this Agreement or atthe receiving party's request in furtherance of the Services; (2) is furnished by or obtained from a third party who is under no obligation to keep the information confidential; or (3) is required to be disclosed by law or order of a court, administrative agency, or other authority with proper jurisdiction. Subject to the foregoing, any information, suggestions, or ideas transmitted by the disclosing party to the receiving party in connection with the performance of this Contract shall not be regarded as secret or submitted in confidence, except as may be otherwise provided in writing.

4. DELIVERABLES. All documents, including drawings, plans, and specifications prepared or furnished by Consultant are instruments of service in respect of the project ("Deliverables"). Client may use the Deliverables as set forth in the Proposal subject to the Consultant's receipt of the compensation agreed upon in the Proposal and the terms set forth in this Contract. Further, Consultant shall retain Ownership of its typical or standard design details, instructions, and specifications that are used by Consultant in the ordinary course of Consultant's business (the "Standard Details"). Consultant hereby grants to Client a non-exclusive, transferable, irrevocable, and royalty-free license to use and copy the Standard Details to the limited extent necessary for Client to exercise those rights in and to the Deliverables granted hereunder. Client shall not use in any manner whatsoever the trademarks or trade names of Consultant without Consultant's prior written consent. Consultantmay utilize any Deliverables for marketing and promotional purposes. Client shall use Deliverables solely for their intended purpose. Client shall not permit the use of Deliverables on other projects, or assign, license or transfer Deliverables to any third party without Consultant's prior written consent. Any reuse or adaptation by Client other than for the use intended without Consultant's written consent and release is prohibited. For example, preliminary level designs may not be utilized for entitlement documents, and entitlement level documents may not be utilized for construction. Revisions to construction documents prepared by Consultant may not be made by Client or any third party. Consultant may supply single layered graphics files and videos for Client's use and may retain the layered files and 3D models. If Client requests any such documentation after completion of the project, Consultant may charge for the time it spends processing such request on a time and materials basis, including, but not limited to, all costs for responding to any legal subpoenas for disputes in which Client is involved. Upon Consultant's request, Client shall return any Deliverables or documents whether possessed by Client, municipal governments, or other third-party entities if invoices are not paid in full.

5. FORCE MAJEURE EVENT. Delivery dates, project deadlines, and schedules are good faith estimates only, are based upon prompt receipt of all necessary information from Client, and are subject to assumptions and qualifications set

forth in the Proposal. Consultant shall not be liable for delays in delivery or performance, or failure to deliver or perform, due to causes beyond its control, including without limitation acts of God or of the Client; acts of civil or military authority; acts of terrorism; governmental priorities; power outages; strikes or other labor disturbances; fires, floods, epidemics, quarantine restrictions, war or riot; delays in transportation; inability to obtain necessary labor, materials, components, services, manufacturing facilities; or any other commercial impracticability. In the event of any such delay, the delivery or performance shall be extended by the time lost due to the delay.

6. FEES. Client shall pay Consultant the fees and expenses stated in the applicable Proposal, including the retainer (if applicable), which shall be paid by Client prior to the commencement of the Services and applied to the balance of any outstanding invoices upon the completion of the Services. Consultant may revise its rates annually.

7. PAYMENT. Payment will not be subject to the approval of the project and/or the cash flow status of the Client. Non-payment of any invoice over thirty (30) days constitutes Client's breach, and, in such event, in addition to any and all remedies available at law or in equity, Consultant may stop services until the account is brought current, charge interest on overdue amounts at the rate of one and one-half (1.5%) percent per month (or eighteen (18%) percent per year) or the highest amount allowed by law (whichever is less), recover any reasonable direct costs associated with demobilization, and/or change any credit terms provided or require prepayment on future orders. If Consultant retains a collection agency and/or attorney to collect overdue amounts, all collection costs, including attorney's fees and court costs, shall be paid by Client. Any order for Services by Client shall constitute a representation and warranty that Client is solvent and able to satisfy its debts as they become due and owing. Upon Consultant's request, Client shall promptly furnish to Consultant on a confidential basis sufficient evidence of its solvency.

8. Change Order/Additional Services RequestS/ADDITIONAL SERVICES. The parties may agree in writing to a change or addition in the scope of Services. As soon as reasonably practicable following Client's request for such changes or additions, Consultant shall provide a revised or new scope of work, Deliverables, schedule, and price (a "Change Order/Additional Services Request"). Change Order/Additional Services Requests/Additional Services shall be issued by Consultant in the event: (a) the Parties reach agreement in response to a request by either Party for a change or addition in Services; (b) as a result of a Force Majeure event, as described in paragraph 5, that causes Consultant to incur additional costs and/or requires additional time for completion of the Services; and/or (c) any request made by the Client to vary, waive, or modify existing code requirements. A Change Order/Additional Services Request/Additional Services request by Consultant shall be deemed accepted unless Client notifies Consultant within five (5) days in writing that such Change Order/Additional Services Request/Additional Services request has been rejected. If the Change Order/Additional Services Request/Additional Services request by Consultant is rejected by Client, Consultant shall have the right to terminate this Contract and stop performance, and Client shall promptly pay all compensation then due for all Services performed as of the date of such termination. If the parties agree upon all terms and conditions, except price, a Change Order/Additional Services Request shall be issued, and Consultant shall perform the Services on a time and material basis pursuant to Consultant's then current standard hourly rates.

9. STANDARD OF CARE; LIMITED WARRANTY; DISCLAIMER**.**

Consultant will perform the Services in accordance with the standard of care used by reasonable persons of the industry practicing under similar circumstances ("Limited Warranty"). Except as otherwise provided in the Proposal, the Limited Warranty shall expire one (1) year from the substantial completion of the project. All estimates, recommendations, opinions, and decisions of Consultant will be made upon the basis of the information actually known and available to Consultant and based upon Consultant's experience, technical qualifications, and professional judgment. Any such opinions, recommendations and opinions are not a guarantee or warranty as to a specific outcome or result. **CONSULTANT EXPRESSLY DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, FITNESS FOR A PARTICULAR PURPOSE, AND ANY OTHER WARRANTIES ARISING THROUGH COURSE OF DEALING OR USAGE OF TRADE. IN NO EVENT, WHETHER AS A RESULT OF BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), OR OTHERWISE, SHALL CONSULTANT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES** including, but not limited to, loss of profits or revenues; damage or loss of use of the Services or any associated equipment, components, goods, services, systems, operations; cost of capital; cost of substitute products, facilities, services, or replacement power; recall costs of whatsoever kind; down time costs; claims of Client's customers for such damages that were in any way derived or resulted from the use or nonuse of any Services recommendations, data, services, or analysis performed or delivered by Consultant in connection with this Contract. Client's sole remedy and **Consultant's maximum liability to Client for any and all loss or damage hereunder, whether as a result of breach of contract, warranty, tort (including negligence and strict liability) or otherwise, and arising out of or resulting from this Contract, or from its**

performance or breach, or from the Services furnished under this Contract, shall be limited in Consultant's sole discretion to the repair, replacement or re-performance of the delivered Services or refund of the actual price paid by Client for the specific Services that gave rise to the claim. Any such liability shall terminate upon the expiration of the Limited Warranty and no action, regardless of form, arising out of or in any way connected with the Services of Consultant shall be brought by Client no later than one (1) year after the cause of action has accrued. If Consultant furnishes Client with advice or other assistance that concerns any Services supplied hereunder or any system or equipment in which any such Services may be inserted and which is not required pursuant to this Contract, the furnishing of such advice or assistance in gratuitous and shall not subject Consultant to any liability, whether in contract, warranty, tort (including negligence and strict liability), or otherwise. Client agrees to maintain at a minimum worker's compensation and liability insurance in amounts sufficient to protect the financial security of Client. Client shall indemnify, protect, defend, and hold harmless Consultant and its affiliates and their respective members, shareholders, officers, managers, employees and agents from and against any and all claims, losses, liabilities, damages, expenses, and costs (including reasonable attorneys' fees and court costs) related to Client's or its agents' or employees' acts or omissions, use or misuse of the Services, non-compliance with applicable laws and regulations, and Client's breach of this Contract including without limitation any bodily injury, death or property damage arising out of or relating to the Services including, but not limited to, recommendations, data, software, hardware, communications, goods, services, or analysis performed or delivered by Consultant to Client under this Contract.

10. Brand Identity SERVICES. As part of the Services, Consultant may develop Brand Identity materials for Client, including without limitation logos, word marks, color palettes, and other branding assets (collectively, "Brand Materials"). Consultant provides these Brand Materials based on the information supplied by Client and in reliance on Client's representations regarding its business, industry, competitors, and existing intellectual property. Consultant does not represent or warrant that the Brand Materials will be free from claims of infringement, misappropriation, or violation of any third-party intellectual property rights. Because trademark and trade dress rights arise from use, market conditions, and facts outside Consultant's control, Consultant cannot and does not guarantee the availability, registrability, or protectability of any Brand Materials. Client acknowledges and agrees that it is solely responsible for obtaining legal review of the Brand Materials, including conducting or commissioning trademark, copyright, and other intellectual property clearance searches. Client is strongly encouraged to consult with qualified legal counsel to evaluate the risk of infringement and to determine whether to pursue registration or other protections for the Brand Materials. Client shall indemnify, defend, and hold harmless Consultant and its officers, employees, and Contractors from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or related to: (a) Client's use of the Brand Materials; (b) any allegation that the Brand Materials infringe or violate the rights of any third party; or (c) Client's failure to obtain appropriate legal clearance or protection for the Brand Materials.

11. JURISDICTION; MISCELLANEOUS. This Contract, and any amendment hereto, shall be governed by the laws of Colorado (excluding its conflict of laws principles) and resolved in the exclusive jurisdiction of the courts located within the State of Colorado. The parties waive the right to a trial by jury. The prevailing party in any action at law or in equity to enforce or interpret the terms of this Contract shall be entitled to reasonable attorneys' fees and costs in addition to such other relief to which it may be entitled. The Uniform Commercial Code shall not apply. This Contract may only be assigned upon written agreement of the parties. This instrument constitutes the entire and only agreement between the parties respecting the subject matter hereof, and any representation, affirmation of fact, course of prior dealings, promise, or condition in connection therewith, or usage of the trade not incorporated herein, shall not be binding on either party. No waiver, alteration, or modification of any of these terms shall be binding upon Consultant unless the same is reduced to writing and signed by Consultant's authorized representative. The invalidity, illegality, or unenforceability of any provision of this Contract shall not affect or impair the validity, legality or enforceability of the remainder of this Contract, and to this end, the Terms are declared to be severable. Any notice required or permitted to be delivered hereunder shall be in writing and shall be deemed given if delivered by certified U.S. mail, return receipt requested or by nationally recognized overnight carrier, or e-mail, with confirmation of transmission, to the parties at the addresses set forth in the Proposal. Any parent, subsidiaries or affiliates of Consultant ("Consultant Affiliates") shall be third party beneficiaries to this Contract, but Client shall look solely to Consultant for the satisfaction of any obligations and liabilities arising from this Contract. This Contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, representatives, agents and permitted assigns. Except for permitted successors and assigns and Consultant Affiliates, this Contract shall not operate for the benefit of any third parties. Paragraphs 3, 4, 7, 8, 9, and 10 shall survive the expiration or earlier termination of this Contract.

BLACKSTONE METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2027)

WHEREAS, Blackstone Metropolitan District pursuant to an Order and Decree of the District Court in and for the County of Arapahoe, Colorado (the "**County**"), and is located entirely within the City of Aurora; and

WHEREAS, the Board of Directors (the "**Board**") of the District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District's legal counsel to cause an accurate map of the District's boundaries to be prepared in accordance with the standards specified by the Division of Local Government ("**Division**") and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs the District's legal counsel to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number, and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs the District's legal counsel to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District's accountant to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, et seq., C.R.S.

5. The Board directs the District's accountant to: (a) obtain proposals for auditors to be presented to the Board; (b) cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and §§ 29-1-606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District's accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District's accountant, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District the District's audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15 and prepare the final budget and budget message, including any amendments thereto, if necessary. The Board also directs the District's accountant to perform the property tax limit calculation, if required by §§ 29-1-306, et seq., C.R.S., and to inform the Board of the result of such calculation. The Board directs the District's Manager to schedule a public hearing on the proposed budget or amendments, as applicable, and for the District's legal counsel to post or publish notices thereof. The Board directs legal counsel to prepare all budget resolutions. The Board directs legal counsel to file the budget, budget resolution, and budget message with the Division on or before January 30th, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's legal counsel, the District's Manager, and the Board when expenditures are expected to exceed appropriated amounts. The Board directs legal counsel to prepare all budget amendment resolutions. The Board directs the District's Manager to schedule a public hearing on a proposed budget amendment and directs District's legal counsel to post or publish notices thereof in accordance with § 29-1-106, C.R.S. The Board directs legal counsel to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs the District's accountant to file the mill levy certification form with the Board of County Commissioners on or before December 15th, in accordance with § 39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S.

12. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with § 32-1-902(3)(b) and § 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections, or deletions to said conflicts of interest disclosures.

13. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

14. The Board hereby appoints legal counsel as the official custodian for the maintenance, care, and keeping of all public records of the District, in accordance with §§ 24-72-202, et seq., C.R.S. The Board hereby directs its legal counsel, accountant, manager, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

15. The Board directs the District's Manager to post notice of all regular and special meetings in accordance with § 32-1-903(2) and § 24-6-402(2)(c), C.R.S. The Board hereby designates https://www.blackstonemetro.org as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, northeast corner of S. Blackstone Pkway and E. County Line Road, Aurora, CO as the location the District will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs the District's Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

16. The Board determines to hold regular meetings on, the Third Tuesday of February through November at 6:00p.m. at Blackstone Country Club, 7777 S Country Club Parkway, Aurora, CO. All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

17. The Board determines to hold and provide notice of an annual meeting, pursuant to § 32-1-903(6), July 20, 2026 at 5:30p.m. at Blackstone Country Club, 7777 S Country Club Parkway, Aurora, CO, subject to change by action of the Board. Notice of the annual meeting shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable. The District's Manager shall be responsible for coordinating the required presentations for the annual meeting.

18. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

19. The Board directs the District's Manager to maintain the District's website in compliance with state and federal requirements and to make such documents and information required by § 32-1-104.5, C.R.S., and other applicable laws, rules and regulations, available to the public on the District's website.

20. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101,

et seq., C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

21. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie, as the Designated Election Official (the "**DEO**") of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

22. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District and file a copy of such certification with the Division of Securities.

23. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

24. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Tiffaney L. McDaniel of the law firm of WBA, PC, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

25. The Board directs legal counsel to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with § 32-1-1101.5(1.5), (2), C.R.S.

26. The Board directs legal counsel to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder, and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report in accordance with § 32-1-207(3)(c), C.R.S.

27. The Board directs the District's Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District's Manager to review and update the District's property schedule as needed, and no less than annually. The Board directs the District's accountant to pay the annual SDA membership dues, agency fees, and insurance premiums, as applicable, in a timely manner. The Board appoints legal counsel as its proxy for the SDA Annual meeting for voting and quorum purposes.

28. The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs the District's Manager to obtain workers' compensation coverage for the District.

29. The Board hereby directs legal counsel to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: https://www.blackstonemetro.org.

30. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

31. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

32. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with § 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction, or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by § 24-71.3-118, C.R.S.

33. The Board directs the District's Accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

34. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

(Remainder of Page Intentionally Left Blank, Signature Page Follows)

ADOPTED OCTOBER 20, 2026

(SEALS)

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

[Signature Page to 2027 Annual Administrative Resolution]

Colorado Special Districts Property and Liability Pool

Workers' Compensation Coverage
Invoice

District: Blackstone Metropolitan District
9351 Grant St., Suite 500
Thornton, CO 80229

Broker: Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.	Entity ID	Effective Date	Expiration Date	Invoice Date
27WC-60621-0133	60621	01/01/2027	EOD 12/31/2027	10/14/2026

Class Code	Description	No. of Employees FT	No. of Employees PT	No. of Volunteers	2027 Rate	2027 Estimated Employee Payroll	2027 Estimated Volunteer Payroll	Estimated Manual Contribution
8811	Board Member Coverage	0	0	5	0.7540		$6,000.00	$45.00

Manual Contribution:		$45.00
Experience Modification:	×	
Modified Contribution:	=	$0.00
Minimum Contribution:		$450.00
Contribution Volume Credit:	-	$0.00
Designated Provider Discount:	-	$0.00
Cost Containment Credit:	×	1.00
Manual Adjustment:	×	
Multi-Program Discount:	×	0.99
Estimated Annual Contribution:	=	$450.00
Pro Rata Factor:	×	1.00
Total Estimated Contribution:	**=**	**$450.00**
Total Amount Due:		**$450.00**

Estimated payroll is subject to yearend audit.

Commission $31.50 (10% first year and 7% thereafter) paid to the broker reflected above.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, a Marsh & McLennan Agency LLC company
PO Box 1539
Portland, OR 97207-1539

We accept online payments at E-Bill Express
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3

Colorado Special Districts
Property and Liability Pool

Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: 27WC-60621-0133
Coverage Period: 01/01/2027 — EOD 12/31/2027

FEIN: 72-1575863
Entity ID: 60621

Named Member:
Blackstone Metropolitan District
9351 Grant St., Suite 500
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage is provided for only those coverages and classifications indicated below.

State: Colorado
Limits of Liability: Coverage A — Workers' Compensation — Statutory
Coverage B — Employer's Liability — $2,000,000
Annual Contribution: $450

Class	Description	2027 Estimated Employee Payroll	2027 Estimated Volunteer Payroll
8811	Board Member Coverage		$6,000.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by: _____ Date: 10/14/2026
Authorized Representative
Colorado Special Districts Property and Liability Pool

Colorado Special Districts
Property and Liability Pool

Important Notice Regarding Board Member Only (BMO) Coverage Contribution

A minimum quarterly contribution applies to Board Member Only (BMO) Coverage. This means if BMO coverage is made effective during in the first quarter, regardless of effective date, members' minimum contribution will be $450 with a broker or $445 without a broker. Similarly, the minimum contribution will be adjusted based on the quarter in which the coverage becomes effective, as shown below:

Quarter *Effective Date*	**Estimated Minimum Contribution**	
	Broker	**Direct**
Q1 (Jan-Mar)	$450	$445
Q2 (Apr-Jun)	$340	$335
Q3 (Jul-Sep)	$225	$220
Q4 (Oct-Dec)	$115	$110

For cancellations, the refund amount will be subject to the refund table below and other coverage provisions.

Coverage Effective	**Cancellation**	**Estimated Refund w/ broker**	**Estimated Refund w/o broker**
Q1	Q1	$335	$330
	Q2	$225	$220
	Q3	$110	$105
	Q4	$0	$0
Q2	Q1	-	-
	Q2	$225	$220
	Q3	$115	$110
	Q4	$0	$0
Q3	Q1	-	-
	Q2	-	-
	Q3	$110	$105
	Q4	$0	$0
Q4	Q1	-	-
	Q2	-	-
	Q3	-	-
	Q4	$0	$0

Colorado Special Districts
Property and Liability Pool

Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice. We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). An FAQ is available at the bottom of the landing page. For detailed instructions, please click here.

2. Mail your check to:

   Colorado Special Districts Property and Liability Pool
   c/o McGriff, a Marsh & McLennan Agency LLC company
   PO Box 1539
   Portland, OR 97207

   For express or overnight mail services, please use the address below:

   Colorado Special Districts Property and Liability Pool
   c/o McGriff, a Marsh & McLennan Agency LLC company
   5400 Meadows Road, Suite 240
   Lake Oswego, OR 97035

   To ensure that your payment is accurately applied, please always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60th day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a $100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

Colorado Special Districts Property and Liability Pool

CERTIFICATE OF COVERAGE

ADMINISTRATOR: Colorado Special Districts Property and Liability Pool c/o McGriff, a Marsh & McLennan Agency LLC company PO Box 1539 Portland, OR 97207-1539	**CERTIFICATE NO.:** CERT-008027 **DATE:** 10/14/2026 This certificate is issued as a matter of information only and confers no rights upon the certificate holder other than those provided in the coverage document. This certificate does not amend, extend, or alter the coverage afforded by the coverage documents listed herein.
NAMED MEMBER: Blackstone Metropolitan District 9351 Grant St., Suite 500 Thornton, CO 80229	**COMPANIES AFFORDING COVERAGE** **COMPANY A:** Colorado Special Districts Property and Liability Pool **COMPANY B:** Safety National Casualty Corporation

COVERAGES

This is to certify that the coverage documents listed herein have been issued to the Named Member herein for the coverage period indicated. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which the certificate may be issued or may pertain, the coverage afforded by the coverage documents listed herein is subject to all the terms, conditions, and exclusions of such coverage documents.

CO LTR	TYPE OF COVERAGE	LIMITS		COVERAGE NUMBER	EFFECTIVE DATE	EXPIRATION DATE
AB	Workers' Compensation	WC STATUTORY LIMITS		27WC-60621-0133	01/01/2027	EOD 12/31/2027
AB	Employer's Liability	EL EACH ACCIDENT	$2,000,000			
		EL DISEASE – EACH EMPLOYEE	$2,000,000			
		EL DISEASE – POLICY LIMIT	$2,000,000			

Description:
Subject to the terms and conditions of the Workers' Compensation Coverage Document.

Evidence of coverage is for enrolled board members acting in the course and scope of their duties only. No coverage for any contractors, subcontractors, proprietors, or partners. No coverage for the "Operator" as defined in the Agreement with the City of Aurora.

CERTIFICATE HOLDER	CANCELLATION
City of Aurora - Public Works Department 15151 E. Alameda Parkway Aurora, CO 80012	Should any of the above described coverages be canceled before the expiration date thereof, notice will be delivered in accordance with the coverage and policy for provisions. **AUTHORIZED REPRESENTATIVE**: Joseph E. DePaepe

Colorado Special Districts
Property and Liability Pool

CERTIFICATE OF COVERAGE

Colorado Special Districts
Property and Liability Pool

Property / Liability Coverage Proposal
Invoice

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Proposal No.	Entity ID	Effective Date	Expiration Date	Invoice Date
77286	60621	01/01/2026	EOD 12/31/2026	10/14/2026

Coverage	Contribution
General Liability	$5,230.00
Property	$30,735.00
Crime	$ 141.00
Non-Owned Auto Liability	$ 132.00
Hired Auto Physical Damage	$ 65.00
Equipment Breakdown	$ 216.00
No-Fault Water Intrusion & Sewer Backup	$ 590.00
Public Officials Liability	$1,163.00
Excess	$1,850.00
Pollution	$ 0.00
Volunteer Accident	$ 50.00

Total Estimated Contribution	**$40,172**
Estimated Annualized Contribution (for budgeting purposes only)	$38,613

Please note: where included above, Hired Auto Physical Damage and Non-Owned Auto Liability are mandatory coverages and may not be removed. No-Fault Water Intrusion & Sewer Backup coverage may only be removed with completion of the No-Fault Opt Out Endorsement.

The following discounts are applied (Not applicable to minimum contributions):

8% Multi Program Discount for WC Program Participation

The total contribution includes a 10% Commission, which calculates to $18.70, paid to the broker reflected above if bound.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, A Marsh & McClennan Agency LLC Company
PO Box 1539
Portland, OR 97207-1539

We accept online payments at E-Bill Express.
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3

Colorado Special Districts
Property and Liability Pool

2026 Excess Liability Options Proposal

This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

Named Member: Blackstone Metropolitan District

Certificate Number: 77286

Excess Limit	Annual Excess Contribution	Change in Contribution
$1,000,000	$982	$-868
$2,000,000	$1,423	$-427
$3,000,000	$1,636	$-214
$4,000,000	$1,711	$-139
$5,000,000*	$1,850	$0
$6,000,000	$1,992	$142
$7,000,000	$2,135	$285
$8,000,000	$2,277	$427

*** This is your current excess limit.**

Note: This is not your Coverage Document. It was created solely for informational purposes.
10/14/2026

Colorado Special Districts
Property and Liability Pool

Public Entity Liability and Auto Physical Damage Proposal

Master Coverage Document Number: CSD Pool CTC 01 01 25, CSD Pool PEL 01 01 26, CSD Pool APD 01 01 26

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

This proposal is provided only for those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
Public Entity Liability Coverage including:	$2,000,000	None		
General Liability	Included	None	$2,500	$5,230
Medical Payments - Premises	$10,000	None	None	Included
Employee Benefits Liability	Included	None	$2,500	Included
Public Officials Liability	Included	None	$1,000	$1,163
Employment Practices Liability	Included	None	*$100,000	Included
Pre Loss Legal Assistance	$5,000	$10,000	None	Included
No-Fault Water Intrusion & Sewer Backup	$200,000 limited to $10,000 Any One Premises	***$1,000,000	$5,000	$590
Cyber	$200,000	**$200,000	$1,000	Included
Fiduciary Liability	$200,000	**$200,000	$1,000	Included
Excess Liability - Coverage agreements A,B,C,D	$5,000,000	None	None	$1,850
Auto Liability	No Coverage	No Coverage	N/A	No
Medical Payments – Auto	No Coverage	No Coverage	N/A	No
Non-Owned and Hired Auto Liability	Included	None	None	$132
Uninsured/Underinsured Motorists Liability	No Coverage	No Coverage	N/A	No
Auto Physical Damage	No Coverage	No Coverage	N/A	No
Hired Auto Physical Damage	$50,000	N/A	$500/$500	$65
Auto Physical Damage - Employee Deductible Reimbursement	$2,500	N/A	None	Included
			Total Contribution	$9,030

*Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of $100,000 each occurrence.
**A $5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.
**A $1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.
***No-Fault Water Intrusion & Sewer Backup has $1,000,000 All Member Annual Aggregate Limit.

Additional Endorsements applicable to Member:

Additional Covered Member - Designated Person or Organization Automatic Status when Required under a written contract or agreement with the Member

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered “acceptance” of coverage.

Colorado Special Districts Property and Liability Pool

LIABILITY ENDORSEMENT
THIS PROPOSAL DOES NOT BIND COVERAGE

Named Member Blackstone Metropolitan District	**Endorsement** CSD Pool - Additional Covered Member – Designated Person or Organization 01 01 22
Proposal Number 77286	**Effective Date of Endorsement** 01/01/2026
Issued By Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PUBLIC ENTITY LIABILITY COVERAGE DOCUMENT

ADDITIONAL COVERED MEMBER – DESIGNATED PERSON OR ORGANIZATION AUTOMATIC STATUS WHEN REQUIRED UNDER A WRITTEN CONTRACT OR AGREEMENT WITH THE MEMBER

PLEASE READ CAREFULLY

Automatic Status of Additional Covered Member, Person(s), or Organization(s)

Note: Additional Covered Member Status may only be provided to a person or organization who the **Member** has agreed to include as an Additional Covered Member under a written contract or agreement, provided such contract was executed prior to the date of loss.

Section I – Coverage Agreements is amended to include as Additional Covered Member any person or organization when the **Member** and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an Additional Covered Member on the **Member's** policy. Such person or organization is an Additional Covered Member with respect to liability for those sums which the **Member** shall be legally obligated to pay as damages for "bodily injury", "personal injury", "property damage", or a "wrongful act(s) caused, in whole or in part, by the **Member's** acts or omissions, or the acts or omissions of those acting on its behalf.

A. In the performance of ongoing operations performed by the **Member**.

B. A person's or organization's status as an Additional Covered Member under this Endorsement ends when their written contract or agreement with the **Member** ends.

C. With respect to the coverage afforded to the Additional Covered Members, this coverage does not apply to any "occurrence" which takes place after the written contract or agreement expires.

Colorado Special Districts
Property and Liability Pool

Property Proposal

Master Coverage Document Number: CSD Pool CTC 01 01 25 and CSD Pool Property 01 01 26

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Limit of Coverage per Occurrence:

$13,274,208	Reported Buildings, Business Personal Property, Other Scheduled Items, Outdoor Property and EDP per Schedule.
$250,000	Business Income including Extra Expense/Rental Income sublimit unless a higher amount is specified on Schedule.
$56,777	Inland Marine Scheduled items.
$0	Excess of $2,000,000 Earthquake Limit per occurrence and annual aggregate per Property Schedule.
$0	Excess of $2,000,000 Flood Limit per occurrence and annual aggregate per Property Schedule. Flood Zone A and Flood Zone V are subject to an all member combined limit of $60,000,000 per occurrence and annual aggregate.

Locations Covered: Per Schedules on file. Property in Course of Construction must be shown on the Schedule to be covered.

Report of Values: Annual Statement of Values must be submitted and additions/deletions are to be reported as they occur.

Perils Covered: Risk of Direct Physical Loss subject to the terms, conditions, and exclusions in the Master Property Coverage Document.

Deductibles: $5,000 Per Occurrence, except where noted on Member's Schedules

Earthquake - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a $5,000 minimum and $50,000 maximum.
Flood - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a $5,000 minimum and $50,000 maximum.

Contribution: $30,735

Additional Endorsements applicable to Member:

Cosmetic Damage Exclusion
Wind and Hail Deductible Endorsement

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

PROPERTY ENDORSEMENT
THIS PROPOSAL DOES NOT BIND COVERAGE

Named Member: Blackstone Metropolitan District	**Endorsement:** CSD Pool Wind Hail Deductible 01 01 23
Proposal Number: 77286	**Effective Date of Endorsement:** 01/01/2026
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PROPERTY COVERAGE DOCUMENT

WIND AND HAIL DEDUCTIBLE

PLEASE READ IT CAREFULLY

The following is added to Section 2. **DEDUCTIBLE**:

E. Wind and/or Hail damage to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**:

In respect to Member District's whose total scheduled property values are below $25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a $5,000 minimum and $50,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

In respect to Member District's whose total scheduled property values are over $25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a $5,000 minimum and $75,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.

Colorado Special Districts Property and Liability Pool

PROPERTY ENDORSEMENT
THIS PROPOSAL DOES NOT BIND COVERAGE

Named Member: Blackstone Metropolitan District	**Endorsement:** CSD Pool Cosmetic Damage Exclusion 01 01 25
Proposal Number: 77286	**Effective Date of Endorsement:** 01/01/2026
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies the coverage provided under the following:

PROPERTY COVERAGE DOCUMENT

COSMETIC DAMAGE EXCLUSION

PLEASE READ IT CAREFULLY

The following is added to Section 8 PERILS EXCLUDED:

V. Against **Cosmetic Damage** to **Roof Surfacing** caused by or resulting from wind and/or hail to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**.

For purposes of this endorsement, the following is added to SECTION 35 ADDITIONAL DEFINITIONS:

Roof Surfacing means the shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof and includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection, as well as roof flashing, vent covers and gutters.

Cosmetic Damage means that the wind and/or hail caused marring, pitting or other superficial damage that altered the appearance of the roof surfacing, but such damage does not prevent the roof from continuing to function as a barrier to entrance of the elements to the same extent as it did before the cosmetic damage occurred.

However, this exclusion shall not apply to **Cosmetic Damage** to the front entry, areas of **Roof Surfacing** visibly apparent to a pedestrian from the street or sidewalk composing less than 25% of the roof area of a **Member District's** scheduled building or structure identified as **Real Property** or **Outdoor Property**. The **Pool** will pay for **Cosmetic Damage** to such areas, limited to less than 25% of the roof area of the scheduled building or structure, subject to all other terms, conditions and exclusions of the Property Coverage Form.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.

Colorado Special Districts
Property and Liability Pool

Equipment Breakdown Proposal

Master Coverage Document Number: CSD Pool EB 01 01 21
Proposal Number: 77286 **Coverage Period:** 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Covered Equipment:
Equipment that (1) generates, transmits or utilizes energy, including electronic communications and data processing equipment; or (2) which during normal usage, operates under vacuum or pressure, other than the weight of its contents.

Locations:
Property must be at a location described in the Named Member's current Schedule of Property on file with the CSD Pool and must be owned, leased, or operated under the control of the Member District.

Equipment Breakdown Limit: $537,552 Scheduled Property

Sub Limits:

Newly Acquired Locations (90 Days Reporting)	$2,500,000
Business Income / Extra Expense	$1,000,000
Expediting Expenses	$1,000,000
Rental Income	$1,000,000
Demolition & Increased Cost of Construction	$1,000,000
Off-Premises Equipment Breakdown	$500,000
Service Interruption	$250,000
Hazardous Substances	$250,000
Perishable Goods	$250,000
Data Restoration	$250,000
Green Property Upgrade	$100,000
Public Relations Coverage	$5,000

Deductible: $1,000 per Occurrence

Contribution: $216

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

Crime Proposal

Master Coverage Document Number: J05931794
Proposal Number: 77286

Insurer: Federal Insurance Company (Chubb)
Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Covered Designated Agent(s):

Coverages and Limits:

Employee Theft:	$5,000
· Limit is maximum for each loss · Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer. · Includes funds from a sponsored benefit plan.	
Public Official Faithful Performance of Duty:	$5,000
Client Theft:	$5,000
Forgery or Alteration:	$5,000
On Premises:	$5,000
In Transit:	$5,000
Computer System Fraud:	$5,000
Funds Transfer Fraud:	$5,000
Debit, Credit or Charge Card Fraud:	$5,000
Money Orders and Counterfeit Paper Currency Fraud:	$5,000
Social Engineering Fraud:	$5,000

Deductible(s):

All Crime except Social Engineer Fraud:	$100
Social Engineering Fraud:	20% of Social Engineering Fraud Limit

Contribution: $141

Policy Forms:

PF-52815 (04/20)	The Chubb Primary℠ Commercial Crime Insurance
MS-372431 (02/24)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (02/21)	Colorado Amendatory Endorsement
MS-371960.2 (09/23)	Social Engineering Fraud Official Authorization Endorsement

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

Identity Recovery Proposal

Master Coverage Policy Number:
CSD Pool IDR Form 01 01 21

Insurer:
The Hartford Steam Boiler Inspection
and Insurance Company

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Member:
All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

Coverage:
Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the member's fraudulent, dishonest or criminal act.

Annual Aggregate Limit per Member: **$35,000**

Case Management Service Expenses - does not reduce the limit available

Legal Costs - reduces the limit available

Sub Limits:

$5,000	Lost Wages and Child/Elder Care
$1,000	Mental Health Counseling
$1,000	Miscellaneous Expenses

Coverage Trigger: Coverage is provided on a discovery basis with a 60-day reporting requirement

Claims: For Recovery Assistance and Counseling, please call 1-800-945-4617

Countersigned by: _____

Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

Environmental Legal Liability Proposal

Master Policy Number: ER00A9V26

Insurer: Aspen Specialty Insurance Company

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:

Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:

Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Claims-Made Coverage:

1. **First Party Protection:** For coverages 1.a – 1.d, the pollution incident must be first discovered by the responsible insured and reported to the insurer during the policy period.
   a. **Clean up**: Covers clean-up costs resulting from a pollution incident on, at, under, or migrating from or through an insured location.
   b. **Emergency Response**: Covers emergency response cost resulting from a **Pollution Incident.**
   c. **Pollution Incident**: (i) on, at, under or migrating from or through an insured location; (ii) caused by transportation; or (iii) caused by covered operations.
   d. **Environmental Crisis**: Covers crisis cost resulting from a crisis event.
   e. **Business Interruption**: Covers business interruption cost and extra expense incurred by the insured and solely and directly by a pollution incident on, at or under an insured location, provided the pollution incident results in clean-up cost covered by this policy.

2. **Legal Liability Protection:** For coverages 2.a – 2.d, the claim for damages because of such bodily injury or property damage, or a claim for such clean-up cost, is first made against an insured and reported to the insurer during the policy period.
   a. **Insured Location**: Covers sums the insured becomes legally obligated to pay: (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through an insured location.
   b. **Non-owned Site**: Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean- up costs, resulting from a pollution incident on, at under, or migrating from or through any non-owned site.
   c. **Transportation**: Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean- up costs, resulting from a pollution incident caused by transportation.
   d. **Covered Operations**: Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by covered operations or completed operations.

Limits of Liability: $1,000,000 Each Pollution Incident
$5,000,000 Total Policy and Program Aggregate – Shared All Members
Sublimits: $500,000 Environmental Crisis Aggregate
$250,000 Business Interruption Aggregate
$100,000 Perfluorinated Compounds Aggregate

Member Deductible: $1,000 Each Pollution Incident

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

Retroactive Date: January 1, 2009 (unless otherwise specified)

Defense Costs: Legal defense expenses and settlement shall erode the Limits of Liability

Partial List of Exclusions:
Asbestos, Contractual Liability, Criminal Fines and Criminal Penalties, Cross Liability (Insured vs. Insured), Damage to Insured's Product/Work, Divested Property, Employers Liability, Fraud or Misrepresentation, Intentional Non-Compliance, Internal Expenses, Known Conditions, Lead-Based Paint, Material Change in Risk, Non-Owned Disposal Sites, Underground Storage Tanks and Above Ground Storage Tanks excluded unless scheduled, Vehicle Damage, War or Terrorism, Workers Compensation, Lead at all gun or shooting ranges, Maintenance, Upgrades, Improvements or Installations where required by law, Microbial Matter with carveback for sudden and accidental water intrusion; 10-day discovery period/30 day reporting period, Prior Claims, Communicable Disease

Policy Forms:

ASPENV110 06 17	Environmental Legal Liability Policy
ASPENV098 11 17	Cap on Losses from Certified Acts of Terrorism
ASPENV340 05 17	Insured Location(s) Schedule Endorsement
ASPENV310 05 17	Known Conditions Exclusion Endorsement
ASPENV316 05 17	Legal Expense Aggregate Limit of Liability Endorsement
ASPENV117 11 17	Self-Insured Retention Aggregate (Erosion by Underlying Policies)
ASPENV117 11 17	Sewage Back-up Deductible Amendatory Endorsement
ASPENV117 11 17	Perfluorinated Compounds, Sublimit and Retroactive Date Amendatory Endorsement
ASPENV117 11 17	Cancellation Amendatory Endorsement
ASPENV117 11 17	Microbial Matter Exclusion Endorsement
ASPENV117 11 17	Maintenance, Upgrade, Improvements or Installations Exclusion Endorsement
ASPENV117 11 17	Retroactive Date All Coverage Endorsement
ASPENV117 11 17	Microbial Matter Sudden and Accidental Coverage Limitation Amendatory Endorsement
ASPENV117 11 17	Insured Location/Acquired Property Endorsement
ASPENV117 11 17	Public Entity Amendatory Endorsement
ASPENV322 05 17	Minimum Earned Premium Endorsement
ASPENV341 05 17	Named Insured Schedule Endorsement
ASPENV118 11 17	Nuclear, Biological, Chemical, or Radiological Terrorism Exclusion
ASPENV003 05 17	Other Insurance Condition Amendatory Endorsement
ASPER334 01 14	Prior Claim Exclusion Endorsement
ASPENV338 04 19	Schedule of Crisis Management Firms Endorsement
ASPENV431 11 17	Aspen Environmental Emergency Response Hotline
SNCO 1021	Colorado Surplus Lines Notice
ASPENV117.EL.0920.X	Communicable Disease Exclusion

Additional Endorsements Applicable to Named Member:

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

Volunteer Accident Proposal

Master Coverage Policy Number:
US 2233720

Insurer:
US Fire Insurance Company

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Eligible Persons:
Registered* community volunteers while performing their assigned duties for the Member Districts supervised and sponsored volunteer activities excluding those volunteers compensable under workers' compensation coverage including, but not limited to, volunteer board members acting in their administrative duties for the Member District and volunteer firefighters.

Indemnity Benefits: Accidental Death and Dismemberment:
Loss must occur within 365 days of the covered accident

Covered Loss	Benefit Amount
Loss of Life	$15,000
Loss of Two or More Hands or Feet	$50,000
Loss of Sight of Both Eyes	$50,000
Loss of One Hand or Foot and Sight in One Eye	$50,000
Loss of Speech and Hearing	$50,000
Quadriplegia	$50,000
Paraplegia	$50,000
Hemiplegia	$50,000
Loss of One Hand or Foot	$25,000
Loss of Sight in One Eye	$25,000
Loss of Speech	$25,000
Loss of Hearing in Both Ears	$25,000
Loss of Thumb and index Finger of the Same Hand	$12,500
Loss of Thumb and Index Finder of the Same Hand	$12,500
All Member Aggregate – All Conditions	$500,000

Accident Medical Expense Benefits:
Full Excess Medical Expense (Other Health Care Plan Reduction 50%)

Maximum for all Accident Medical Expense	**$25,000**
First Covered Expense Incurred within	90 days after a covered accident
Benefit Period	One year from the date of the covered accident
Deductible Each Covered Accident	$0

Indemnity Benefits continued:

Colorado Special Districts
Property and Liability Pool

Covered Expense	Benefit Amount
In-Patient Hospital Services ICE or CCU Benefit	100%, up to two times the average semi-private room rate
Daily In-Hospital Benefit	100% of the average semi-private room rate
In Hospital Miscellaneous Services Benefit	100%
Ambulatory Medical Center	100%
Emergency Room Treatment	100%
Physician Services – Surgery Benefit	100%
Physician Services – Assistant Surgeon	100%
Physician's Surgical Facility	100%
Second Opinion or Consultation	100%
Physician's Assistant	100%
Anesthesia Benefit	100%
Inpatient Visits	100%
Office Visits	100%
Outpatient X-Ray, CT Scan, MRI & Laboratory Tests	100%
Outpatient Physiotherapy	100%
Nursing Services	100%
Ambulance Services	100%
Medical Equipment Rental	100%
Medical Services and Supplies	100%
Dental Services	100%
Prescription Drug Benefit	100%

Report all Claims to: Phone: (800) 318-8870, ext. 1
Email: cxcsd@sedgwick.com

Countersigned by: _____

Authorized Representative

Colorado Special Districts
Property and Liability Pool

Terrorism, Sabotage and Malicious Attack Proposal

Master Coverage Policy Number:
Physical Loss or Physical Damage
Terrorism Liability
Malicious Attack
Malicious Attack Combined Liability

Insurer:
Lloyds, Hiscox Syndicate 33

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage for All CSD Pool Members combined	Per Occurrence Limit	Annual Aggregate Limit	Deductible
All Coverages Combined	n/a	**$105,000,000**	n/a
Terrorism and Sabotage – Physical Loss or Damage	$100,000,000	$100,000,000	$10,000
Terrorism – Combined Liability	$10,000,000	$10,000,000	$10,000
Malicious Attack – Physical Loss or Damage & Combined Liability	$5,000,000	$5,000,000	$5,000
Malicious Attack Sub-limits applicable:			
Prevention or Restriction of Access	$2,500,000	$2,500,000	$5,000
Utilities	$2,500,000	$2,500,000	$5,000
Personal Accident Costs	$250,000	$250,000	$5,000
Crisis Management Costs	$250,000	$250,000	$5,000

Report all Claims to: Phone: (800) 318-8870, ext. 1
Email: cxcsd@sedgwick.com

Countersigned by: _____

Authorized Representative

This proposal does not bind coverage.
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Colorado Special Districts
Property and Liability Pool

PROPOSAL

General Liability Schedule
Metropolitan District

Proposal Number: 77286

Coverage Period: 01/01/2026 - EOD 12/31/2026

Named Member: Blackstone Metropolitan District

Broker:

Code	Description	Unit	Amount	Effective Date	Expiration Date
1	1-Number of Skate Board Parks	Total		01/01/2026	12/31/2026
2	2-Number of Diving Boards	Total		01/01/2026	12/31/2026
3	3-Number of Water Slides	Total		01/01/2026	12/31/2026
4	4-Maximum Bond Issued	Dollars	27,415,000.00	01/01/2026	12/31/2026
5	5-Number of Bonds Issued	Total	1.00	01/01/2026	12/31/2026
20	20-Day Care Operations - Total Annual Payroll	Dollars	0.00	01/01/2026	12/31/2026
30	30-Number of EMT Personnel	Total		01/01/2026	12/31/2026
32	32-Paid Firefighters - Non-EMT	Total		01/01/2026	12/31/2026
37	37-Pipe Line - Under Drain	Miles	0.00	01/01/2026	12/31/2026
39	39-Pipe Line	Miles		01/01/2026	12/31/2026
43	43-Pipe Line - Sewer / Storm Drainage Combined	Miles		01/01/2026	12/31/2026
50	50-Number of Teachers	Total		01/01/2026	12/31/2026
70	70-Number of Golf Courses	Total		01/01/2026	12/31/2026
80	80-Number of Go Cart Tracks	Total	0.00	01/01/2026	12/31/2026
98	98-Additional First Named Members	Total	0.00	01/01/2026	12/31/2026
105	105-Total Operating Expenses - Any other	Dollars	875,638.00	01/01/2026	12/31/2026
130	130-Total Operating Expenses - Park & Recreation	Dollars	425,600.00	01/01/2026	12/31/2026
131	131-Total Operating Expenses - Cemetery	Dollars		01/01/2026	12/31/2026

132	132-Total Operating Expenses - Soil & Water Conservation	Dollars		01/01/2026	12/31/2026
133	133-Total Operating Expenses - Pest Control	Dollars		01/01/2026	12/31/2026
134	134-Total Operating Expenses - Hospital / Health	Dollars		01/01/2026	12/31/2026
135	135-Total Operating Expenses - Drainage	Dollars		01/01/2026	12/31/2026
136	136-Total Operating Expenses - Library	Dollars		01/01/2026	12/31/2026
137	137-Total Operating Expenses - Water Control	Dollars		01/01/2026	12/31/2026
138	138-Total Operating Expenses - Fire / Ambulance	Dollars		01/01/2026	12/31/2026
139	139-Total Operating Expenses - Water	Dollars		01/01/2026	12/31/2026
140	140-Total Operating Expenses - Irrigation	Dollars	240,000.00	01/01/2026	12/31/2026
141	141-Total Operating Expenses - Sanitation	Dollars	180,000.00	01/01/2026	12/31/2026
142	142-Total Operating Expenses - Transit	Dollars		01/01/2026	12/31/2026
143	143-Total Operating Expenses - Improvement	Dollars	50,000.00	01/01/2026	12/31/2026
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	01/01/2026	12/31/2026
215	215-Buildings & Premises Occupied by District	Sq. Ft.		01/01/2026	12/31/2026
250	250-Number of Homes – Covenant Enforcement/Design Review Services under District Authority	Total	900.00	01/01/2026	12/31/2026
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	01/01/2026	12/31/2026
331	331-Number of Paid Firefighters - Full-Time	Total		01/01/2026	12/31/2026
332	332-Number of Paid Firefighters - Part-Time	Total		01/01/2026	12/31/2026
333	333-Number of Volunteer Firefighters	Total		01/01/2026	12/31/2026
334	334-Number of Paid EMT - Full-Time	Total	0.00	01/01/2026	12/31/2026
335	335-Number of Paid EMT - Part-Time	Total	0.00	01/01/2026	12/31/2026
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	01/01/2026	12/31/2026
342	342-Time Spent by Day Care Volunteers	Hours	0.00	01/01/2026	12/31/2026

344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	01/01/2026	12/31/2026
345	345-Time Spent by General Volunteers	Hours	15.00	01/01/2026	12/31/2026
348	348-Number of Board Members	Total	5.00	01/01/2026	12/31/2026
350	350-Number of Permanent Employees - Full-Time	Total		01/01/2026	12/31/2026
351	351-Number of Permanent Employees - Part-Time	Total	0.00	01/01/2026	12/31/2026
366	366-Total Payroll	Dollars		01/01/2026	12/31/2026
400	400-Number of Boats - Under 26'	Total		01/01/2026	12/31/2026
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL		01/01/2026	12/31/2026
414	414-Playground/parks (Area)	Acres	4.00	01/01/2026	12/31/2026
415	415-Number of Grandstands/Stadiums	Total		01/01/2026	12/31/2026
420	420-Vacant Land	Acres		01/01/2026	12/31/2026
450	450-Miles of Road Maintained	Miles	0.00	01/01/2026	12/31/2026
522	522-Number of Ponds, Lakes & Reservoirs	Total	2.00	01/01/2026	12/31/2026
550	550-Fire Department Area Served	Sq Miles		01/01/2026	12/31/2026
671	671-Number of Parks	Total	3.00	01/01/2026	12/31/2026
710	710-Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0.00	01/01/2026	12/31/2026
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	01/01/2026	12/31/2026
720	720-Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0.00	01/01/2026	12/31/2026
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	01/01/2026	12/31/2026
730	730-Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0.00	01/01/2026	12/31/2026
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	01/01/2026	12/31/2026
811	811-Number of Spillways	Total		01/01/2026	12/31/2026
900	900-Services Contracted out to Others	Dollars	1,060,700.00	01/01/2026	12/31/2026
924	924-Revenue from use of Swimming Pools	Dollars		01/01/2026	12/31/2026

925	925-Number of Swimming Pools	Total		01/01/2026	12/31/2026
945	945-Number of Sewage Taps	Total		01/01/2026	12/31/2026
946	946-Number of Water Mains or Connections	Total		01/01/2026	12/31/2026
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars		01/01/2026	12/31/2026
948	948-Water Line Maintenance (budget)	Dollars		01/01/2026	12/31/2026
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total	6.00	01/01/2026	12/31/2026
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total	1.00	01/01/2026	12/31/2026
999	999-Prior Acts Coverage Under a Previous “Claims Made” Policy	Premium		01/01/2026	12/31/2026

If your district has exposures not listed on the General Liability schedule above, such as airplanes, security staff, bridges, drones, etc., please furnish details. Certain activities may be excluded or restricted.

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#		**Unique#**	PROP-00112108	Frame	3	Replacement	**Buildings:**	$ 0.00	$ 10		
Two (2) Mail Kiosks		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00			
7661 S. Blackstone		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$4,826.00			

Location / Premise#		**Unique#**	PROP-00112104	Frame	3	Replacement	**Buildings:**	$ 0.00	$ 48		
(21) Dog Stations Throughout District		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Blackstone Pkwy (Mineral & Powhaten		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$17,052.00			

Location / Premise#		**Unique#**	PROP-00112100	Fire Resistive	3	Replacement	**Buildings:**	$ 0.00	$ 47		
Nine (9) mail Kiosks valued at $2000 each		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00			
Blackstone Pkwy (Mineral & Powhaten)		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			

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Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$21,899.00		

Location / Premise#		**Unique#**	PROP-00112102	Fire Resistive	3	Replacement	**Buildings:**	$ 0.00	$207		
(15) Lights valued at $4000 each		**Year Built:**	2000	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Blackstone Pkwy (Mineral and Powhaten)		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: Yes		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$72,997.00			

Location / Premise#		**Unique#**	PROP-00112110	Frame	3	Replacement	**Buildings:**	$ 0.00	$ 5		
ONE (1) Backflow Preventer		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00			
City Water Tank Park		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: Yes		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$2,415.00			

Location / Premise#		**Unique#**	PROP-00112101	Fire Resistive	3	Replacement	**Buildings:**	$ 0.00	$207		

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

(15) Light Poles values at $4000 each	**Year Built:**	2000	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00		
Country Club Pkwy (Smoky Hill & Ctny Lin	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00		
						Business Inc:	$ 0.00		
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: Yes	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$72,997.00		

Location / Premise#	**Unique#**	PROP-00112103	Fire Resistive	3	Replacement		**Buildings:**	$ 0.00	$122		
(34) Mail Kiosks, Throughout District	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
County Club Pkwy & Smoky Hill	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$106,140.00			

Location / Premise#	**Unique#**	PROP-00112114	Frame	3	Replacement		**Buildings:**	$ 0.00	$424		
(31) Lights throughout District valued at $4000 each	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
County Lake & Blackstone Parkway	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			

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Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

NOC Equipment Breakdown Applies: Yes	**Excess Quake Applies:** No	**Excess Flood Applies:** No		**Otherwise Classified:**	$149,623.00

Location / Premise#		**Unique#**	PROP-00112099	Fire Resistive	3	Replacement		**Buildings:**	$ 0.00	$ 5		
One (1) mail Kiosk		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00			
County Line & Blackstone Parkwy		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
								Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$2,434.00			

Location / Premise#		**Unique#**	PROP-00112115	Frame	3	Replacement		**Buildings:**	$ 0.00	$ 10		
(6) Benches throughout District valued at $300 each		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
County Line & Blackstone Pkwy Throughout District		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
								Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$3,620.00			

Location / Premise#		**Unique#**	PROP-00112964	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$912		
Hilltop Park Playground & Gazebo		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
		Sq. Feet:	0	**County:**		Ded:		**EDP:**	$ 0.00			

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Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description			Construction Class	Prot. Class	Valuation		Values		Property Contrib.	Quake Contrib.	Flood Contrib.
East Adler Dr & S. Valleyhead Way				Arapahoe			**Business Inc:**	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$423,641.00			
Location / Premise#	**Unique#**	PROP-00112965	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$625		
Blackstone Entry Sign	**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Southeast corner of S. Powhaton Road and E. Smoky Hill Road	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$290,259.00			
Location / Premise#	**Unique#**	PROP-00112112	Frame	3	Replacement		**Buildings:**	$ 0.00	$10,262		
Landscaping, Shrubs, Plants, Decorative Rock - Throughout District	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Throughout District	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$3,619,923.00			

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Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#		**Unique#**	PROP-00112113	Frame	2	Replacement	**Buildings:**	$ 0.00	$3,528		
(2,314) Trees		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Throughout District		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$1,275,014.00			

Location / Premise#		**Unique#**	PROP-00115821	Not Assigned	2	Replacement	**Buildings:**	$ 0.00	$353		
Irrigation System - including Controllers, Vault, Backflow Preventers #PROP-00115821		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Throughout District		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: Yes		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$239,520.00			

Location / Premise#		**Unique#**	PROP-00113046	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$278		
Site Lighting		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Aurora, CO 80016	**# Stories** 1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00	
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No	**Excess Flood Applies:** No			**Otherwise Classified:**	$129,295.00	

Location / Premise#	**Unique#**	PROP-00113053	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 53		
Picnic Shelter	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Tract A - H	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$24,378.00			

Location / Premise#	**Unique#**	PROP-00113047	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$155		
Concrete Flatwork	**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00			
Tract A - H	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$95,647.00			

Location / Premise#	**Unique#**	PROP-00113048	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 72		

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Landscape Edger	**Year Built:**	2000	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00		
Tract A - H	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00		
						Business Inc:	$ 0.00		
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$44,465.00		

Location / Premise#		**Unique#**	PROP-00113049	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$ 42		
Picnic Tables		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$19,722.00			

Location / Premise#		**Unique#**	PROP-00113050	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$ 92		
Benches		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$42,734.00			

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#		**Unique#**	PROP-00113051	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 10	
Trash Receptacles		**Year Built:**	2020	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00		
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$5,918.00		

Location / Premise#		**Unique#**	PROP-00113052	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 5	
Bike Racks		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00		
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$2,191.00		

Location / Premise#		**Unique#**	PROP-00113065	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$617	
Iron Fence & Columns		**Year Built:**	2000	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00		
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Aurora, CO 80016	**# Stories** 0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00	
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No	**Excess Flood Applies:** No			**Otherwise Classified:**	$366,894.00	

Location / Premise#		**Unique#** PROP-00113066	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$231		
4' Orn. Iron Fence Column		**Year Built:** 2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:** 0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories** 0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No	**Excess Flood Applies:** No				**Otherwise Classified:**	$107,382.00			

Location / Premise#		**Unique#** PROP-00113067	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 61		
Entry Monument (Column)		**Year Built:** 2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:** 0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories** 0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No	**Excess Flood Applies:** No				**Otherwise Classified:**	$80,000.00			

Location / Premise#	002-002	**Unique#** PROP-00112117	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$7,272		

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Monumentations	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00		
Throughout District	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00		
						Business Inc:	$ 0.00		
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$3,376,677.00		

Location / Premise#	003-001	**Unique#**	PROP-00112118	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$2,145		
4X6 Fencing		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00		
E. Smoky Hill Rd & County Line Rd		**Sq. Feet:**	8700	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$1,326,884.00		

Location / Premise#	003-002	**Unique#**	PROP-00112119	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$1,381		
Fence Column		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00		
E. Smoky Hill Rd & County Line Rd		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$641,140.00		

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#	004-001	**Unique#**	PROP-00112105	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$270		
Decorative Skylight Structure		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
7661 S. Blackstone Pkwy		**Sq. Feet:**	2000	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$125,278.00			

Location / Premise#	005-001	**Unique#**	PROP-00112106	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$383		
Canyon Park Playground & Gazebo		**Year Built:**	2008	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Blackstone Pkwy & Canyon Pl		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$177,895.00			

Location / Premise#	006-001	**Unique#**	PROP-00112107	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$732		
Country Club Park Playground, Gazebo, Basketball Court, Metal Umbrellas, Grills, Lighting		**Year Built:**	2008	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
		Sq. Feet:	0	**County:**		Ded:	**EDP:**	$ 0.00			

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description			Construction Class	Prot. Class	Valuation		Values		Property Contrib.	Quake Contrib.	Flood Contrib.
E. Clifton Pl & Country Club Pkwy				Arapahoe			**Business Inc:**	$ 0.00			
Aurora, CO 80016	**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$405,348.00			

Totals:	**Buildings:**	$0.00	$30,564.00	$0.00	$0.00
	Contents:	$0.00			
	EDP:	$0.00			
	Business Inc:	$0.00			
	UG Pipes:	$0.00			
	Otherwise Classified:	$13,274,208.00			

Minimum Property Contribution: $425

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

Inland Marine Schedule **Coverage Period**: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $1,000.00

IM Code	Description	Serial Number	Model Number	Ded:	Effective	Expiration	Value	Valuation	Inland Mar. Contribution
Miscellaneous	Christmas Lights - Replacement Cost Value			$1,000.00	01/01/2026	12/31/2026	$56,777.00	ACV	$170

Minimum Combined Property and Inland Marine Contribution:	$425		**Totals:**	$56,777.00	$170.00

Valuation
ACV= Actual Cash Value
RCV = Replacement Cost Value

Colorado Special Districts
Property and Liability Pool

Property / Liability Coverage Proposal
Invoice

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Proposal No.	Entity ID	Effective Date	Expiration Date	Invoice Date
77286	60621	01/01/2026	EOD 12/31/2026	10/14/2026

Coverage	Contribution
General Liability	$5,230.00
Property	$30,735.00
Crime	$ 141.00
Non-Owned Auto Liability	$ 132.00
Hired Auto Physical Damage	$ 65.00
Equipment Breakdown	$ 188.00
No-Fault Water Intrusion & Sewer Backup	$ 590.00
Public Officials Liability	$1,163.00
Excess	$1,850.00
Pollution	$ 0.00
Volunteer Accident	$ 50.00

Total Estimated Contribution	**$40,144**
Estimated Annualized Contribution (for budgeting purposes only)	$38,511

Please note: where included above, Hired Auto Physical Damage and Non-Owned Auto Liability are mandatory coverages and may not be removed. No-Fault Water Intrusion & Sewer Backup coverage may only be removed with completion of the No-Fault Opt Out Endorsement.

The following discounts are applied (Not applicable to minimum contributions):

8% Multi Program Discount for WC Program Participation

The total contribution includes a 10% Commission, which calculates to $15.90, paid to the broker reflected above if bound.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, A Marsh & McClennan Agency LLC Company
PO Box 1539
Portland, OR 97207-1539

We accept online payments at E-Bill Express.
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3

Colorado Special Districts
Property and Liability Pool

2026 Excess Liability Options Proposal

This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

Named Member: Blackstone Metropolitan District

Certificate Number: 77286

Excess Limit	Annual Excess Contribution	Change in Contribution
$1,000,000	$982	$-868
$2,000,000	$1,423	$-427
$3,000,000	$1,636	$-214
$4,000,000	$1,711	$-139
$5,000,000*	$1,850	$0
$6,000,000	$1,992	$142
$7,000,000	$2,135	$285
$8,000,000	$2,277	$427

*** This is your current excess limit.**

Note: This is not your Coverage Document. It was created solely for informational purposes.
10/14/2026

Colorado Special Districts
Property and Liability Pool

Public Entity Liability and Auto Physical Damage Proposal

Master Coverage Document Number: CSD Pool CTC 01 01 25, CSD Pool PEL 01 01 26, CSD Pool APD 01 01 26

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

This proposal is provided only for those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
Public Entity Liability Coverage including:	$2,000,000	None		
General Liability	Included	None	$2,500	$5,230
Medical Payments - Premises	$10,000	None	None	Included
Employee Benefits Liability	Included	None	$2,500	Included
Public Officials Liability	Included	None	$1,000	$1,163
Employment Practices Liability	Included	None	*$100,000	Included
Pre Loss Legal Assistance	$5,000	$10,000	None	Included
No-Fault Water Intrusion & Sewer Backup	$200,000 limited to $10,000 Any One Premises	***$1,000,000	$5,000	$590
Cyber	$200,000	**$200,000	$1,000	Included
Fiduciary Liability	$200,000	**$200,000	$1,000	Included
Excess Liability - Coverage agreements A,B,C,D	$5,000,000	None	None	$1,850
Auto Liability	No Coverage	No Coverage	N/A	No
Medical Payments – Auto	No Coverage	No Coverage	N/A	No
Non-Owned and Hired Auto Liability	Included	None	None	$132
Uninsured/Underinsured Motorists Liability	No Coverage	No Coverage	N/A	No
Auto Physical Damage	No Coverage	No Coverage	N/A	No
Hired Auto Physical Damage	$50,000	N/A	$500/$500	$65
Auto Physical Damage - Employee Deductible Reimbursement	$2,500	N/A	None	Included
			Total Contribution	$9,030

*Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of $100,000 each occurrence.
**A $5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.
**A $1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.
***No-Fault Water Intrusion & Sewer Backup has $1,000,000 All Member Annual Aggregate Limit.

Additional Endorsements applicable to Member:

Additional Covered Member - Designated Person or Organization Automatic Status when Required under a written contract or agreement with the Member

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered “acceptance” of coverage.

Colorado Special Districts Property and Liability Pool

LIABILITY ENDORSEMENT
THIS PROPOSAL DOES NOT BIND COVERAGE

Named Member Blackstone Metropolitan District	**Endorsement** CSD Pool - Additional Covered Member – Designated Person or Organization 01 01 22
Proposal Number 77286	**Effective Date of Endorsement** 01/01/2026
Issued By Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PUBLIC ENTITY LIABILITY COVERAGE DOCUMENT

ADDITIONAL COVERED MEMBER – DESIGNATED PERSON OR ORGANIZATION AUTOMATIC STATUS WHEN REQUIRED UNDER A WRITTEN CONTRACT OR AGREEMENT WITH THE MEMBER

PLEASE READ CAREFULLY

Automatic Status of Additional Covered Member, Person(s), or Organization(s)

Note: Additional Covered Member Status may only be provided to a person or organization who the **Member** has agreed to include as an Additional Covered Member under a written contract or agreement, provided such contract was executed prior to the date of loss.

Section I – Coverage Agreements is amended to include as Additional Covered Member any person or organization when the **Member** and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an Additional Covered Member on the **Member's** policy. Such person or organization is an Additional Covered Member with respect to liability for those sums which the **Member** shall be legally obligated to pay as damages for "bodily injury", "personal injury", "property damage", or a "wrongful act(s) caused, in whole or in part, by the **Member's** acts or omissions, or the acts or omissions of those acting on its behalf.

A. In the performance of ongoing operations performed by the **Member**.

B. A person's or organization's status as an Additional Covered Member under this Endorsement ends when their written contract or agreement with the **Member** ends.

C. With respect to the coverage afforded to the Additional Covered Members, this coverage does not apply to any "occurrence" which takes place after the written contract or agreement expires.

Colorado Special Districts
Property and Liability Pool

Property Proposal

Master Coverage Document Number: CSD Pool CTC 01 01 25 and CSD Pool Property 01 01 26

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Limit of Coverage per Occurrence:

$13,274,208	Reported Buildings, Business Personal Property, Other Scheduled Items, Outdoor Property and EDP per Schedule.
$250,000	Business Income including Extra Expense/Rental Income sublimit unless a higher amount is specified on Schedule.
$56,777	Inland Marine Scheduled items.
$0	Excess of $2,000,000 Earthquake Limit per occurrence and annual aggregate per Property Schedule.
$0	Excess of $2,000,000 Flood Limit per occurrence and annual aggregate per Property Schedule. Flood Zone A and Flood Zone V are subject to an all member combined limit of $60,000,000 per occurrence and annual aggregate.

Locations Covered: Per Schedules on file. Property in Course of Construction must be shown on the Schedule to be covered.

Report of Values: Annual Statement of Values must be submitted and additions/deletions are to be reported as they occur.

Perils Covered: Risk of Direct Physical Loss subject to the terms, conditions, and exclusions in the Master Property Coverage Document.

Deductibles: $5,000 Per Occurrence, except where noted on Member's Schedules

Earthquake - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a $5,000 minimum and $50,000 maximum.
Flood - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a $5,000 minimum and $50,000 maximum.

Contribution: $30,735

Additional Endorsements applicable to Member:

Cosmetic Damage Exclusion
Wind and Hail Deductible Endorsement

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

PROPERTY ENDORSEMENT
THIS PROPOSAL DOES NOT BIND COVERAGE

Named Member: Blackstone Metropolitan District	**Endorsement:** CSD Pool Wind Hail Deductible 01 01 23
Proposal Number: 77286	**Effective Date of Endorsement:** 01/01/2026
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PROPERTY COVERAGE DOCUMENT

WIND AND HAIL DEDUCTIBLE

PLEASE READ IT CAREFULLY

The following is added to Section 2. **DEDUCTIBLE**:

E. Wind and/or Hail damage to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**:

In respect to Member District's whose total scheduled property values are below $25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a $5,000 minimum and $50,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

In respect to Member District's whose total scheduled property values are over $25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a $5,000 minimum and $75,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.

Colorado Special Districts Property and Liability Pool

PROPERTY ENDORSEMENT
THIS PROPOSAL DOES NOT BIND COVERAGE

Named Member: Blackstone Metropolitan District	**Endorsement:** CSD Pool Cosmetic Damage Exclusion 01 01 25
Proposal Number: 77286	**Effective Date of Endorsement:** 01/01/2026
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies the coverage provided under the following:

PROPERTY COVERAGE DOCUMENT

COSMETIC DAMAGE EXCLUSION

PLEASE READ IT CAREFULLY

The following is added to Section 8 PERILS EXCLUDED:

V. Against **Cosmetic Damage** to **Roof Surfacing** caused by or resulting from wind and/or hail to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**.

For purposes of this endorsement, the following is added to SECTION 35 ADDITIONAL DEFINITIONS:

Roof Surfacing means the shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof and includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection, as well as roof flashing, vent covers and gutters.

Cosmetic Damage means that the wind and/or hail caused marring, pitting or other superficial damage that altered the appearance of the roof surfacing, but such damage does not prevent the roof from continuing to function as a barrier to entrance of the elements to the same extent as it did before the cosmetic damage occurred.

However, this exclusion shall not apply to **Cosmetic Damage** to the front entry, areas of **Roof Surfacing** visibly apparent to a pedestrian from the street or sidewalk composing less than 25% of the roof area of a **Member District's** scheduled building or structure identified as **Real Property** or **Outdoor Property**. The **Pool** will pay for **Cosmetic Damage** to such areas, limited to less than 25% of the roof area of the scheduled building or structure, subject to all other terms, conditions and exclusions of the Property Coverage Form.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.

Colorado Special Districts
Property and Liability Pool

Equipment Breakdown Proposal

Master Coverage Document Number: CSD Pool EB 01 01 21
Proposal Number: 77286 **Coverage Period:** 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Covered Equipment:
Equipment that (1) generates, transmits or utilizes energy, including electronic communications and data processing equipment; or (2) which during normal usage, operates under vacuum or pressure, other than the weight of its contents.

Locations:
Property must be at a location described in the Named Member's current Schedule of Property on file with the CSD Pool and must be owned, leased, or operated under the control of the Member District.

Equipment Breakdown Limit: $298,032 Scheduled Property

Sub Limits:

Newly Acquired Locations (90 Days Reporting)	$2,500,000
Business Income / Extra Expense	$1,000,000
Expediting Expenses	$1,000,000
Rental Income	$1,000,000
Demolition & Increased Cost of Construction	$1,000,000
Off-Premises Equipment Breakdown	$500,000
Service Interruption	$250,000
Hazardous Substances	$250,000
Perishable Goods	$250,000
Data Restoration	$250,000
Green Property Upgrade	$100,000
Public Relations Coverage	$5,000

Deductible: $1,000 per Occurrence

Contribution: $188

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

Crime Proposal

Master Coverage Document Number: J05931794
Proposal Number: 77286

Insurer: Federal Insurance Company (Chubb)
Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Covered Designated Agent(s):

Coverages and Limits:

Employee Theft:	$5,000
· Limit is maximum for each loss · Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer. · Includes funds from a sponsored benefit plan.	
Public Official Faithful Performance of Duty:	$5,000
Client Theft:	$5,000
Forgery or Alteration:	$5,000
On Premises:	$5,000
In Transit:	$5,000
Computer System Fraud:	$5,000
Funds Transfer Fraud:	$5,000
Debit, Credit or Charge Card Fraud:	$5,000
Money Orders and Counterfeit Paper Currency Fraud:	$5,000
Social Engineering Fraud:	$5,000

Deductible(s):

All Crime except Social Engineer Fraud:	$100
Social Engineering Fraud:	20% of Social Engineering Fraud Limit

Contribution: $141

Policy Forms:

PF-52815 (04/20)	The Chubb Primary℠ Commercial Crime Insurance
MS-372431 (02/24)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (02/21)	Colorado Amendatory Endorsement
MS-371960.2 (09/23)	Social Engineering Fraud Official Authorization Endorsement

Countersigned by: _____
Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

Identity Recovery Proposal

Master Coverage Policy Number:
CSD Pool IDR Form 01 01 21

Insurer:
The Hartford Steam Boiler Inspection
and Insurance Company

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Member:
All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

Coverage:
Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the member's fraudulent, dishonest or criminal act.

Annual Aggregate Limit per Member: **$35,000**

Case Management Service Expenses - does not reduce the limit available

Legal Costs - reduces the limit available

Sub Limits:

$5,000	Lost Wages and Child/Elder Care
$1,000	Mental Health Counseling
$1,000	Miscellaneous Expenses

Coverage Trigger: Coverage is provided on a discovery basis with a 60-day reporting requirement

Claims: For Recovery Assistance and Counseling, please call 1-800-945-4617

Countersigned by: _____

Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

Environmental Legal Liability Proposal

Master Policy Number: ER00A9V26

Insurer: Aspen Specialty Insurance Company

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:

Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:

Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Claims-Made Coverage:

1. **First Party Protection:** For coverages 1.a – 1.d, the pollution incident must be first discovered by the responsible insured and reported to the insurer during the policy period.
   a. **Clean up**: Covers clean-up costs resulting from a pollution incident on, at, under, or migrating from or through an insured location.
   b. **Emergency Response**: Covers emergency response cost resulting from a **Pollution Incident.**
   c. **Pollution Incident**: (i) on, at, under or migrating from or through an insured location; (ii) caused by transportation; or (iii) caused by covered operations.
   d. **Environmental Crisis**: Covers crisis cost resulting from a crisis event.
   e. **Business Interruption**: Covers business interruption cost and extra expense incurred by the insured and solely and directly by a pollution incident on, at or under an insured location, provided the pollution incident results in clean-up cost covered by this policy.

2. **Legal Liability Protection:** For coverages 2.a – 2.d, the claim for damages because of such bodily injury or property damage, or a claim for such clean-up cost, is first made against an insured and reported to the insurer during the policy period.
   a. **Insured Location**: Covers sums the insured becomes legally obligated to pay: (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through an insured location.
   b. **Non-owned Site**: Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean- up costs, resulting from a pollution incident on, at under, or migrating from or through any non-owned site.
   c. **Transportation**: Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean- up costs, resulting from a pollution incident caused by transportation.
   d. **Covered Operations**: Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by covered operations or completed operations.

Limits of Liability: $1,000,000 Each Pollution Incident
$5,000,000 Total Policy and Program Aggregate – Shared All Members
Sublimits: $500,000 Environmental Crisis Aggregate
$250,000 Business Interruption Aggregate
$100,000 Perfluorinated Compounds Aggregate

Member Deductible: $1,000 Each Pollution Incident

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

Retroactive Date: January 1, 2009 (unless otherwise specified)

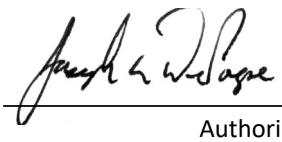
Defense Costs: Legal defense expenses and settlement shall erode the Limits of Liability

Partial List of Exclusions:
Asbestos, Contractual Liability, Criminal Fines and Criminal Penalties, Cross Liability (Insured vs. Insured), Damage to Insured's Product/Work, Divested Property, Employers Liability, Fraud or Misrepresentation, Intentional Non-Compliance, Internal Expenses, Known Conditions, Lead-Based Paint, Material Change in Risk, Non-Owned Disposal Sites, Underground Storage Tanks and Above Ground Storage Tanks excluded unless scheduled, Vehicle Damage, War or Terrorism, Workers Compensation, Lead at all gun or shooting ranges, Maintenance, Upgrades, Improvements or Installations where required by law, Microbial Matter with carveback for sudden and accidental water intrusion; 10-day discovery period/30 day reporting period, Prior Claims, Communicable Disease

Policy Forms:

ASPENV110 06 17	Environmental Legal Liability Policy
ASPENV098 11 17	Cap on Losses from Certified Acts of Terrorism
ASPENV340 05 17	Insured Location(s) Schedule Endorsement
ASPENV310 05 17	Known Conditions Exclusion Endorsement
ASPENV316 05 17	Legal Expense Aggregate Limit of Liability Endorsement
ASPENV117 11 17	Self-Insured Retention Aggregate (Erosion by Underlying Policies)
ASPENV117 11 17	Sewage Back-up Deductible Amendatory Endorsement
ASPENV117 11 17	Perfluorinated Compounds, Sublimit and Retroactive Date Amendatory Endorsement
ASPENV117 11 17	Cancellation Amendatory Endorsement
ASPENV117 11 17	Microbial Matter Exclusion Endorsement
ASPENV117 11 17	Maintenance, Upgrade, Improvements or Installations Exclusion Endorsement
ASPENV117 11 17	Retroactive Date All Coverage Endorsement
ASPENV117 11 17	Microbial Matter Sudden and Accidental Coverage Limitation Amendatory Endorsement
ASPENV117 11 17	Insured Location/Acquired Property Endorsement
ASPENV117 11 17	Public Entity Amendatory Endorsement
ASPENV322 05 17	Minimum Earned Premium Endorsement
ASPENV341 05 17	Named Insured Schedule Endorsement
ASPENV118 11 17	Nuclear, Biological, Chemical, or Radiological Terrorism Exclusion
ASPENV003 05 17	Other Insurance Condition Amendatory Endorsement
ASPER334 01 14	Prior Claim Exclusion Endorsement
ASPENV338 04 19	Schedule of Crisis Management Firms Endorsement
ASPENV431 11 17	Aspen Environmental Emergency Response Hotline
SNCO 1021	Colorado Surplus Lines Notice
ASPENV117.EL.0920.X	Communicable Disease Exclusion

Additional Endorsements Applicable to Named Member:

Countersigned by: 

Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

Volunteer Accident Proposal

Master Coverage Policy Number:
US 2233720

Insurer:
US Fire Insurance Company

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Eligible Persons:
Registered* community volunteers while performing their assigned duties for the Member Districts supervised and sponsored volunteer activities excluding those volunteers compensable under workers' compensation coverage including, but not limited to, volunteer board members acting in their administrative duties for the Member District and volunteer firefighters.

Indemnity Benefits: Accidental Death and Dismemberment:
Loss must occur within 365 days of the covered accident

Covered Loss	Benefit Amount
Loss of Life	$15,000
Loss of Two or More Hands or Feet	$50,000
Loss of Sight of Both Eyes	$50,000
Loss of One Hand or Foot and Sight in One Eye	$50,000
Loss of Speech and Hearing	$50,000
Quadriplegia	$50,000
Paraplegia	$50,000
Hemiplegia	$50,000
Loss of One Hand or Foot	$25,000
Loss of Sight in One Eye	$25,000
Loss of Speech	$25,000
Loss of Hearing in Both Ears	$25,000
Loss of Thumb and index Finger of the Same Hand	$12,500
Loss of Thumb and Index Finder of the Same Hand	$12,500
All Member Aggregate – All Conditions	$500,000

Accident Medical Expense Benefits:
Full Excess Medical Expense (Other Health Care Plan Reduction 50%)

Maximum for all Accident Medical Expense	**$25,000**
First Covered Expense Incurred within	90 days after a covered accident
Benefit Period	One year from the date of the covered accident
Deductible Each Covered Accident	$0

Indemnity Benefits continued:

Colorado Special Districts
Property and Liability Pool

Covered Expense	Benefit Amount
In-Patient Hospital Services ICE or CCU Benefit	100%, up to two times the average semi-private room rate
Daily In-Hospital Benefit	100% of the average semi-private room rate
In Hospital Miscellaneous Services Benefit	100%
Ambulatory Medical Center	100%
Emergency Room Treatment	100%
Physician Services – Surgery Benefit	100%
Physician Services – Assistant Surgeon	100%
Physician's Surgical Facility	100%
Second Opinion or Consultation	100%
Physician's Assistant	100%
Anesthesia Benefit	100%
Inpatient Visits	100%
Office Visits	100%
Outpatient X-Ray, CT Scan, MRI & Laboratory Tests	100%
Outpatient Physiotherapy	100%
Nursing Services	100%
Ambulance Services	100%
Medical Equipment Rental	100%
Medical Services and Supplies	100%
Dental Services	100%
Prescription Drug Benefit	100%

Report all Claims to: Phone: (800) 318-8870, ext. 1
Email: cxcsd@sedgwick.com

Countersigned by: _____

Authorized Representative

Colorado Special Districts
Property and Liability Pool

Terrorism, Sabotage and Malicious Attack Proposal

Master Coverage Policy Number:
Physical Loss or Physical Damage
Terrorism Liability
Malicious Attack
Malicious Attack Combined Liability

Insurer:
Lloyds, Hiscox Syndicate 33

Proposal Number: 77286

Coverage Period: 01/01/2026 to EOD 12/31/2026

Named Member:
Blackstone Metropolitan District
Brightstar Management Group
9351 Grant Street
Thornton, CO 80229

Broker of Record:
Highstreet Insurance & Financial Services
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage for All CSD Pool Members combined	Per Occurrence Limit	Annual Aggregate Limit	Deductible
All Coverages Combined	n/a	**$105,000,000**	n/a
Terrorism and Sabotage – Physical Loss or Damage	$100,000,000	$100,000,000	$10,000
Terrorism – Combined Liability	$10,000,000	$10,000,000	$10,000
Malicious Attack – Physical Loss or Damage & Combined Liability	$5,000,000	$5,000,000	$5,000
Malicious Attack Sub-limits applicable:			
Prevention or Restriction of Access	$2,500,000	$2,500,000	$5,000
Utilities	$2,500,000	$2,500,000	$5,000
Personal Accident Costs	$250,000	$250,000	$5,000
Crisis Management Costs	$250,000	$250,000	$5,000

Report all Claims to: Phone: (800) 318-8870, ext. 1
Email: cxcsd@sedgwick.com

Countersigned by: _____

Authorized Representative

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

PROPOSAL

General Liability Schedule
Metropolitan District

Proposal Number: 77286

Coverage Period: 01/01/2026 - EOD 12/31/2026

Named Member: Blackstone Metropolitan District

Broker:

Code	Description	Unit	Amount	Effective Date	Expiration Date
1	1-Number of Skate Board Parks	Total		01/01/2026	12/31/2026
2	2-Number of Diving Boards	Total		01/01/2026	12/31/2026
3	3-Number of Water Slides	Total		01/01/2026	12/31/2026
4	4-Maximum Bond Issued	Dollars	27,415,000.00	01/01/2026	12/31/2026
5	5-Number of Bonds Issued	Total	1.00	01/01/2026	12/31/2026
20	20-Day Care Operations - Total Annual Payroll	Dollars	0.00	01/01/2026	12/31/2026
30	30-Number of EMT Personnel	Total		01/01/2026	12/31/2026
32	32-Paid Firefighters - Non-EMT	Total		01/01/2026	12/31/2026
37	37-Pipe Line - Under Drain	Miles	0.00	01/01/2026	12/31/2026
39	39-Pipe Line	Miles		01/01/2026	12/31/2026
43	43-Pipe Line - Sewer / Storm Drainage Combined	Miles		01/01/2026	12/31/2026
50	50-Number of Teachers	Total		01/01/2026	12/31/2026
70	70-Number of Golf Courses	Total		01/01/2026	12/31/2026
80	80-Number of Go Cart Tracks	Total	0.00	01/01/2026	12/31/2026
98	98-Additional First Named Members	Total	0.00	01/01/2026	12/31/2026
105	105-Total Operating Expenses - Any other	Dollars	875,638.00	01/01/2026	12/31/2026
130	130-Total Operating Expenses - Park & Recreation	Dollars	425,600.00	01/01/2026	12/31/2026
131	131-Total Operating Expenses - Cemetery	Dollars		01/01/2026	12/31/2026

132	132-Total Operating Expenses - Soil & Water Conservation	Dollars		01/01/2026	12/31/2026
133	133-Total Operating Expenses - Pest Control	Dollars		01/01/2026	12/31/2026
134	134-Total Operating Expenses - Hospital / Health	Dollars		01/01/2026	12/31/2026
135	135-Total Operating Expenses - Drainage	Dollars		01/01/2026	12/31/2026
136	136-Total Operating Expenses - Library	Dollars		01/01/2026	12/31/2026
137	137-Total Operating Expenses - Water Control	Dollars		01/01/2026	12/31/2026
138	138-Total Operating Expenses - Fire / Ambulance	Dollars		01/01/2026	12/31/2026
139	139-Total Operating Expenses - Water	Dollars		01/01/2026	12/31/2026
140	140-Total Operating Expenses - Irrigation	Dollars	240,000.00	01/01/2026	12/31/2026
141	141-Total Operating Expenses - Sanitation	Dollars	180,000.00	01/01/2026	12/31/2026
142	142-Total Operating Expenses - Transit	Dollars		01/01/2026	12/31/2026
143	143-Total Operating Expenses - Improvement	Dollars	50,000.00	01/01/2026	12/31/2026
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	01/01/2026	12/31/2026
215	215-Buildings & Premises Occupied by District	Sq. Ft.		01/01/2026	12/31/2026
250	250-Number of Homes – Covenant Enforcement/Design Review Services under District Authority	Total	900.00	01/01/2026	12/31/2026
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	01/01/2026	12/31/2026
331	331-Number of Paid Firefighters - Full-Time	Total		01/01/2026	12/31/2026
332	332-Number of Paid Firefighters - Part-Time	Total		01/01/2026	12/31/2026
333	333-Number of Volunteer Firefighters	Total		01/01/2026	12/31/2026
334	334-Number of Paid EMT - Full-Time	Total	0.00	01/01/2026	12/31/2026
335	335-Number of Paid EMT - Part-Time	Total	0.00	01/01/2026	12/31/2026
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	01/01/2026	12/31/2026
342	342-Time Spent by Day Care Volunteers	Hours	0.00	01/01/2026	12/31/2026

344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	01/01/2026	12/31/2026
345	345-Time Spent by General Volunteers	Hours	15.00	01/01/2026	12/31/2026
348	348-Number of Board Members	Total	5.00	01/01/2026	12/31/2026
350	350-Number of Permanent Employees - Full-Time	Total		01/01/2026	12/31/2026
351	351-Number of Permanent Employees - Part-Time	Total	0.00	01/01/2026	12/31/2026
366	366-Total Payroll	Dollars		01/01/2026	12/31/2026
400	400-Number of Boats - Under 26'	Total		01/01/2026	12/31/2026
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL		01/01/2026	12/31/2026
414	414-Playground/parks (Area)	Acres	4.00	01/01/2026	12/31/2026
415	415-Number of Grandstands/Stadiums	Total		01/01/2026	12/31/2026
420	420-Vacant Land	Acres		01/01/2026	12/31/2026
450	450-Miles of Road Maintained	Miles	0.00	01/01/2026	12/31/2026
522	522-Number of Ponds, Lakes & Reservoirs	Total	2.00	01/01/2026	12/31/2026
550	550-Fire Department Area Served	Sq Miles		01/01/2026	12/31/2026
671	671-Number of Parks	Total	3.00	01/01/2026	12/31/2026
710	710-Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0.00	01/01/2026	12/31/2026
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	01/01/2026	12/31/2026
720	720-Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0.00	01/01/2026	12/31/2026
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	01/01/2026	12/31/2026
730	730-Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0.00	01/01/2026	12/31/2026
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	01/01/2026	12/31/2026
811	811-Number of Spillways	Total		01/01/2026	12/31/2026
900	900-Services Contracted out to Others	Dollars	1,060,700.00	01/01/2026	12/31/2026
924	924-Revenue from use of Swimming Pools	Dollars		01/01/2026	12/31/2026

925	925-Number of Swimming Pools	Total		01/01/2026	12/31/2026
945	945-Number of Sewage Taps	Total		01/01/2026	12/31/2026
946	946-Number of Water Mains or Connections	Total		01/01/2026	12/31/2026
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars		01/01/2026	12/31/2026
948	948-Water Line Maintenance (budget)	Dollars		01/01/2026	12/31/2026
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total	6.00	01/01/2026	12/31/2026
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total	1.00	01/01/2026	12/31/2026
999	999-Prior Acts Coverage Under a Previous “Claims Made” Policy	Premium		01/01/2026	12/31/2026

If your district has exposures not listed on the General Liability schedule above, such as airplanes, security staff, bridges, drones, etc., please furnish details. Certain activities may be excluded or restricted.

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#		**Unique#**	PROP-00112108	Frame	3	Replacement	**Buildings:**	$ 0.00	$ 10		
Two (2) Mail Kiosks		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00			
7661 S. Blackstone		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$4,826.00			

Location / Premise#		**Unique#**	PROP-00112104	Frame	3	Replacement	**Buildings:**	$ 0.00	$ 48		
(21) Dog Stations Throughout District		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Blackstone Pkwy (Mineral & Powhaten		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$17,052.00			

Location / Premise#		**Unique#**	PROP-00112100	Fire Resistive	3	Replacement	**Buildings:**	$ 0.00	$ 47		
Nine (9) mail Kiosks valued at $2000 each		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00			
Blackstone Pkwy (Mineral & Powhaten)		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$21,899.00		

Location / Premise#		**Unique#**	PROP-00112102	Fire Resistive	3	Replacement	**Buildings:**	$ 0.00	$207		
(15) Lights valued at $4000 each		**Year Built:**	2000	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Blackstone Pkwy (Mineral and Powhaten)		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: Yes		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$72,997.00			

Location / Premise#		**Unique#**	PROP-00112110	Frame	3	Replacement	**Buildings:**	$ 0.00	$ 5		
ONE (1) Backflow Preventer		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00			
City Water Tank Park		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: Yes		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$2,415.00			

Location / Premise#		**Unique#**	PROP-00112101	Fire Resistive	3	Replacement	**Buildings:**	$ 0.00	$207		

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

(15) Light Poles values at $4000 each	**Year Built:**	2000	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00		
Country Club Pkwy (Smoky Hill & Ctny Lin	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00		
						Business Inc:	$ 0.00		
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: Yes	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$72,997.00		

Location / Premise#	**Unique#**	PROP-00112103	Fire Resistive	3	Replacement		**Buildings:**	$ 0.00	$122		
(34) Mail Kiosks, Throughout District	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
County Club Pkwy & Smoky Hill	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$106,140.00			

Location / Premise#	**Unique#**	PROP-00112114	Frame	3	Replacement		**Buildings:**	$ 0.00	$424		
(31) Lights throughout District valued at $4000 each	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
County Lake & Blackstone Parkway	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			

This proposal does not bind coverage.
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Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

NOC Equipment Breakdown Applies: Yes	**Excess Quake Applies:** No	**Excess Flood Applies:** No		**Otherwise Classified:**	$149,623.00

Location / Premise#		**Unique#**	PROP-00112099	Fire Resistive	3	Replacement		**Buildings:**	$ 0.00	$ 5		
One (1) mail Kiosk		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00			
County Line & Blackstone Parkwy		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
								Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$2,434.00			

Location / Premise#		**Unique#**	PROP-00112115	Frame	3	Replacement		**Buildings:**	$ 0.00	$ 10		
(6) Benches throughout District valued at $300 each		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
County Line & Blackstone Pkwy Throughout District		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
								Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$3,620.00			

Location / Premise#		**Unique#**	PROP-00112964	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$912		
Hilltop Park Playground & Gazebo		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
		Sq. Feet:	0	**County:**		Ded:		**EDP:**	$ 0.00			

This proposal does not bind coverage.
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Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description			Construction Class	Prot. Class	Valuation		Values		Property Contrib.	Quake Contrib.	Flood Contrib.
East Adler Dr & S. Valleyhead Way				Arapahoe			**Business Inc:**	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$423,641.00			
Location / Premise#	**Unique#**	PROP-00112965	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$625		
Blackstone Entry Sign	**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Southeast corner of S. Powhaton Road and E. Smoky Hill Road	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$290,259.00			
Location / Premise#	**Unique#**	PROP-00112112	Frame	3	Replacement		**Buildings:**	$ 0.00	$10,262		
Landscaping, Shrubs, Plants, Decorative Rock - Throughout District	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Throughout District	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$3,619,923.00			

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#		**Unique#**	PROP-00112113	Frame	2	Replacement	**Buildings:**	$ 0.00	$3,528		
(2,314) Trees		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Throughout District		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$1,275,014.00			

Location / Premise#		**Unique#**	PROP-00115821	Not Assigned	2	Replacement	**Buildings:**	$ 0.00	$353		
Irrigation System - including Controllers, Vault, Backflow Preventers #PROP-00115821		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Throughout District		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$239,520.00			

Location / Premise#		**Unique#**	PROP-00113046	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$278		
Site Lighting		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Aurora, CO 80016	**# Stories** 1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00	
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No	**Excess Flood Applies:** No			**Otherwise Classified:**	$129,295.00	

Location / Premise#	**Unique#**	PROP-00113053	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 53		
Picnic Shelter	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Tract A - H	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$24,378.00			

Location / Premise#	**Unique#**	PROP-00113047	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$155		
Concrete Flatwork	**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00			
Tract A - H	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$95,647.00			

Location / Premise#	**Unique#**	PROP-00113048	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 72		

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Landscape Edger	**Year Built:**	2000	**Term:**	01/01/2026 to 10/01/2026		**Contents:**	$ 0.00		
Tract A - H	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00		
						Business Inc:	$ 0.00		
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$44,465.00		

Location / Premise#		**Unique#**	PROP-00113049	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$ 42		
Picnic Tables		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$19,722.00			

Location / Premise#		**Unique#**	PROP-00113050	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$ 92		
Benches		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$42,734.00			

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#		**Unique#**	PROP-00113051	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 10	
Trash Receptacles		**Year Built:**	2020	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00		
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$5,918.00		

Location / Premise#		**Unique#**	PROP-00113052	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 5	
Bike Racks		**Year Built:**	2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00		
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$2,191.00		

Location / Premise#		**Unique#**	PROP-00113065	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$617	
Iron Fence & Columns		**Year Built:**	2000	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00		
Tract A - H		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Aurora, CO 80016	**# Stories** 0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00	
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No	**Excess Flood Applies:** No			**Otherwise Classified:**	$366,894.00	

Location / Premise#		**Unique#** PROP-00113066	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$231		
4' Orn. Iron Fence Column		**Year Built:** 2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:** 0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories** 0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No	**Excess Flood Applies:** No				**Otherwise Classified:**	$107,382.00			

Location / Premise#		**Unique#** PROP-00113067	Not Assigned	3	Replacement		**Buildings:**	$ 0.00	$ 61		
Entry Monument (Column)		**Year Built:** 2020	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00			
Tract A - H		**Sq. Feet:** 0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories** 0.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No	**Excess Flood Applies:** No				**Otherwise Classified:**	$80,000.00			

Location / Premise#	002-002	**Unique#** PROP-00112117	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$7,272		

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Monumentations	**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00		
Throughout District	**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00		
						Business Inc:	$ 0.00		
Aurora, CO 80016	**# Stories**	0.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$3,376,677.00		

Location / Premise#	003-001	**Unique#**	PROP-00112118	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$2,145		
4X6 Fencing		**Year Built:**	2006	**Term:**	01/01/2026 to 10/01/2026			**Contents:**	$ 0.00		
E. Smoky Hill Rd & County Line Rd		**Sq. Feet:**	8700	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$1,326,884.00		

Location / Premise#	003-002	**Unique#**	PROP-00112119	Noncombustible	3	Replacement		**Buildings:**	$ 0.00	$1,381		
Fence Column		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026			**Contents:**	$ 0.00		
E. Smoky Hill Rd & County Line Rd		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:		**EDP:**	$ 0.00		
								Business Inc:	$ 0.00		
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00		
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$641,140.00		

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.

Location / Premise#	004-001	**Unique#**	PROP-00112105	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$270		
Decorative Skylight Structure		**Year Built:**	2006	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
7661 S. Blackstone Pkwy		**Sq. Feet:**	2000	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$125,278.00			

Location / Premise#	005-001	**Unique#**	PROP-00112106	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$383		
Canyon Park Playground & Gazebo		**Year Built:**	2008	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
Blackstone Pkwy & Canyon Pl		**Sq. Feet:**	0	**County:**	Arapahoe	Ded:	**EDP:**	$ 0.00			
							Business Inc:	$ 0.00			
Aurora, CO 80016		**# Stories**	1.00	**Flood Zone:**	Zone X		**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No		**Excess Quake Applies:** No		**Excess Flood Applies:** No			**Otherwise Classified:**	$177,895.00			

Location / Premise#	006-001	**Unique#**	PROP-00112107	Not Assigned	3	Replacement	**Buildings:**	$ 0.00	$732		
Country Club Park Playground, Gazebo, Basketball Court, Metal Umbrellas, Grills, Lighting		**Year Built:**	2008	**Term:**	01/01/2026 to 12/31/2026		**Contents:**	$ 0.00			
		Sq. Feet:	0	**County:**		Ded:	**EDP:**	$ 0.00			

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts
Property and Liability Pool

PROPOSAL

Property Schedule

Proposal Number: 77286

Coverage Period: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $5,000.00

Location/Premise Address / Description			Construction Class	Prot. Class	Valuation		Values		Property Contrib.	Quake Contrib.	Flood Contrib.
E. Clifton Pl & Country Club Pkwy				Arapahoe			**Business Inc:**	$ 0.00			
Aurora, CO 80016	**# Stories**	1.00	**Flood Zone:**	Zone X			**UG Pipes:**	$ 0.00			
NOC Equipment Breakdown Applies: No	**Excess Quake Applies:** No		**Excess Flood Applies:** No				**Otherwise Classified:**	$405,348.00			

Totals:	**Buildings:**	$0.00	$30,564.00	$0.00	$0.00
	Contents:	$0.00			
	EDP:	$0.00			
	Business Inc:	$0.00			
	UG Pipes:	$0.00			
	Otherwise Classified:	$13,274,208.00			

Minimum Property Contribution: $425

This proposal does not bind coverage.
Coverage is effective upon receipt of payment, which is considered "acceptance" of coverage.

Colorado Special Districts Property and Liability Pool

Inland Marine Schedule **Coverage Period**: 01/01/2026-EOD 12/31/2026

Named Member:
Blackstone Metropolitan District

Broker:
Highstreet Insurance & Financial Services

Per Occurrence Deductible: $1,000.00

IM Code	Description	Serial Number	Model Number	Ded:	Effective	Expiration	Value	Valuation	Inland Mar. Contribution
Miscellaneous	Christmas Lights - Replacement Cost Value			$1,000.00	01/01/2026	12/31/2026	$56,777.00	ACV	$170

Minimum Combined Property and Inland Marine Contribution:	$425		**Totals:**	$56,777.00	$170.00

Valuation
ACV= Actual Cash Value
RCV = Replacement Cost Value

BLACKSTONE METROPOLITAN DISTRICT
AMENDED AND RESTATED PUBLIC RECORDS REQUEST POLICY
Adopted October 20, 2026

I. Purposes of the District's Public Records Request Policy

This Public Records Request Policy of the Blackstone Metropolitan District (the "**District**") shall be applied and interpreted with the following purposes in mind:

A. To adopt a Public Records Request Policy pursuant to § 24-72-203(1), C.R.S.;

B. To provide access to and the protection and integrity of Public Records in the custody of the Districts;

C. To prevent unnecessary interference with the regular discharge of the duties of the each District and its manager in compliance with the Colorado Open Records Act, §§ 24-72-200.1 to 24-72-206, C.R.S. ("**CORA**");

D. To establish reasonable and standardized fees for producing copies of and information from records maintained by the Districts as authorized by CORA; and

E. To set forth a general procedure for providing consistent, prompt and equitable service to those requesting access to Public Records.

II. Public Records Requests

A. Applicability.

This Public Records Request Policy applies to requests submitted to the Districts for the inspection of Public Records pursuant to CORA and shall supersede any previously adopted CORA policies of the Districts.

B. Definitions.

1. "**Custodian**": Except as otherwise provided in this policy, the term "**Custodian**" shall mean the District's legal counsel, or any successor that has been designated by the Board of Directors of the each District to oversee the collection, retention, and retrieval of Public Records of the Districts.

2. "**Public Records**": As defined in § 24-72-202(6), C.R.S.

C. Submission of Requests

1. Requests for inspection of Public Records must be submitted in writing to the Custodian on the official request form attached hereto as **Exhibit A**, as may be modified from time to time by the Districts. Requests must be sufficiently specific to enable the Custodian to locate the requested information with reasonable effort. The Each District has determined that use of an official request form is necessary for the efficient handling of Public Records requests. Requests may be submitted by mail, fax, e-mail, or hand-delivery.

2. A request shall be considered made when the request is actually received by the Custodian:

a. A letter is received when it is opened in the usual course of business by the recipient or a person authorized to open the recipient's mail;

b. A fax is received when it is printed during regular business hours, or, if received after hours, at 8:30 a.m. on the following business day; and

c. An e-mail is considered received when opened during regular business hours or, if received after hours, at 8:30 a.m. on the next business day.

3. If a deposit is required, the request is not considered received until the deposit is paid.

D. Inspection.

1. The Custodian or the Custodian's designee shall make the requested Public Records available for inspection during regular business hours, deemed to be from 8:30 a.m. to 4:30 p.m., Monday through Friday, except for times when the Custodian's office is closed. During the inspection of Public Records, the Custodian may ask that the requestor follow certain procedures to protect the integrity of the Public Records.

2. If a Public Record is not immediately or readily available for inspection, the Custodian or the Custodian's designee shall make an appointment or other arrangements with the applicant concerning the time at which the requested record will be available. The Public Records shall be made available for inspection within a reasonable time, which is presumed to be three (3) working days or less from the date of receipt of the request. Such three (3) day period may be extended by an additional seven (7) working days if extenuating circumstances, as described in § 24-72-203(3)(b), C.R.S., exist. Responding to applications for inspection of Public Records need not take priority over the previously scheduled work activities of the Custodian or the Custodian's designee.

3. All Public Records to which the request applies shall be preserved from the date of the request until such time as set forth in the District's Districts' records maintenance, retention, or deletion policy or practices utilized by the Custodian.

4. No one shall remove a Public Record from the Custodian's offices without the permission of the Custodian. Public Records may be removed from file folders or places of storage for photocopying by the Custodian or the Custodian's designee. The Custodian may allow a person to use his or her own portable electronic equipment to make copies of Public Records.

5. As a general practice, in response to a Public Records request:

a. Public Records will be made available for inspection in the format in which they are stored. If the Custodian is unable to produce the Public Record in its stored format for any reason set forth in § 24-72-203(3.5)(b) C.R.S., an alternate format may be produced or a denial issued under § 24-72-204, C.R.S.

b. The person making the request shall not be allowed to access the Custodian's computer or any other computer for purposes of inspecting any Public Records;

c. Any portion of a Public Record containing non-public information that is not subject to inspection may be redacted by the Custodian prior to making the record available for inspection. The Custodian is not required to redact information from a writing that is not a Public Record in order to make the writing available for inspection. *Denver Publishing Co. v. Bd. Of County Comm'rs of the County of Arapahoe*, 121 P.3d 190 (Colo. 2005); *Colorado Republican Party v. Benefield, et al.*, Court of Appeals No. 07CA1216, Oct. 23, 2008 (Unpublished).

d. The Custodian, in consultation with the District's Districts' general counsel, will determine which information is no longer considered "work-in-progress" subject to the deliberative process or work product privilege and therefore eligible for release.

e. Altering an existing Public Record, or excising fields of information that the Custodian is either required or permitted to withhold does not constitute the creation of a new Public Record. Section 24-72-203(3.5)(d), C.R.S.

f. Upon request, the Custodian will produce a public record in a format accessible to individuals with disabilities. Section 24-72-203(3.5)(e), C.R.S.

g. A document will not ordinarily be created in order to respond to a request.

6. Where a request seeks in excess of twenty-five (25) electronically stored Public Records, the following procedure shall apply in responding to such a request:

a. The Custodian shall solicit the comments of the requestor regarding any search terms to be used to locate and extract such records, and, in doing so, will seek to have the request refined so that it does not result in an inordinate number of irrelevant or duplicative documents, it being understood that the Custodian will make the final determination regarding search terms;

b. The Custodian shall designate an employee or another person with experience in performing electronic searches to locate and extract responsive records;

c. The person who is designated to perform the searches shall consult, as appropriate, with legal counsel to identify privileged records that should not be produced; and

d. Where appropriate, legal counsel shall conduct a final review to identify and withhold privileged records.

7. The Custodian or the Custodian's designee shall deny the inspection of the records if such inspection would be contrary to federal or state law or regulation or would violate a court order. In special circumstances, a Custodian shall deny inspection of the Public Records if such inspection would cause substantial injury to the public interest. Such a denial shall be made in writing by the Custodian to the person making the request and shall set forth with specificity the grounds of the denial. It is not necessary to state a ground for denial of access for each document if a specific ground is applicable to a group of documents.

8. If the Public Records requested are not in the custody or control of the Custodian, the Custodian shall notify the requestor of this fact in writing. In such notification, the Custodian shall state in detail to the best of his/her knowledge and belief the reason for the absence of the Public Records, the location of the Public Records, and what person then has custody or control of the Public Records.

9. All Public Records, regardless of storage format, will be administered in accordance with approved retention schedules. The Each District reserves the right to adopt the records retention policy that has been promulgated by the Custodian.

E. Fees for All Record Requests.

1. Fees for Standard Reproductions. The Custodian or the Custodian's designee shall charge a fee not to exceed twenty-five cents ($.25) per page for any photocopies or printed copies of electronic records that are required to make a Public Record available. Other reproductions of Public Records shall be provided at a cost not to exceed the actual cost of the reproduction. Such fees shall be paid by the applicant prior to receipt of any copies of Public Records. Requests expected to exceed a total charge of ten dollars ($10.00) or more must be accompanied by a deposit equal to the reasonably-estimated reproduction costs. This deposit will be credited toward the total fee, and the total fee shall be paid prior to release of the requested records. In the event the deposit amount exceeds the actual costs, the balance will be refunded.

2. Transmission Fees. No fees related to transmission shall be charged for transmitting public records via electronic mail. Within the period specified in § 24-72-203, C.R.S., the Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian receives payment for postage if the copy is transmitted by United States mail, or payment for the cost of delivery if the copy is transmitted other than by United States mail, and payment for any other supplies used in the mailing, delivery, or transmission of the record and for all other costs associated with producing the record. Upon receiving such payment, the custodian shall send the record to the requester as soon as practicable but no more than three business days after receipt of such payment.

3. Fees for Search, Retrieval and Legal Review:

a. In the case of any request requiring more than one (1) hour of time for search, retrieval, supervision of inspection, copying, manipulation, redaction or legal counsel review to identify and withhold privileged records, the Custodian or the Custodian's designee may charge an hourly fee not to exceed the maximum amount allowed under § 24-72-205(6)(a), C.R.S., which can be found at https://leg.colorado.gov/node/1669596/. Prior to performing any services necessary to respond to a request, the Custodian or the Custodian's designee shall require the applicant to pay a deposit equal to the reasonably estimated fees that will be charged by the Custodian for such staff time. Before receiving any records, the applicant shall also pay the amount by which the cost of any open records services exceeds the deposit. The Districts shall promptly refund the amount by which the deposit exceeds the cost of any open records services.

b. To the extent possible, the Custodian shall utilize administrative or clerical staff for search and retrieval of Public Records who are ordinarily responsible for such duties to ensure that the fees charged for staff time in connection with the request represent costs

incurred in the ordinary course of business and not extraordinary charges, but in any case, such charges shall be consistent with § 24-72-205(6), C.R.S.

(Remainder of Page Intentionally Left Blank. Signature page follows)

ADOPTED OCTOBER 20, 2026

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By:_____
Officer of the District

ATTEST:

By:_____

[Signature Page to Amended and Restated Public Records Request Policy]

EXHIBIT A
OFFICIAL REQUEST FORM

BLACKSTONE METROPOLITAN DISTRICT

Request for Inspection/Copy of Public Records

For Internal Use Only
Date of Request: _____
Time of Request: _____ AM/PM

Applicant Name: _____

Applicant Address: _____
City/State: _____ **Zip:** _____

Daytime Phone #:( )_____ **Alt./Cell:** ( )_____

Email: _____

Detailed description of the records requested: (Please use additional sheets if necessary)

_____

_____

_____

Select a preferred format for the materials: Hard Copies ____ Electronic ____ View Hard Copy Only ____

I request the records described and agree to pay all charges incurred in processing this request at or before the time the records are made available. If over $10, I understand I must provide a deposit to pay for the cost incurred to obtain the records. I understand that the Estimated Charges are estimates only, and that the actual cost may vary. This request will be considered received when this form is complete and received by the Custodian and any required deposit is paid.

Signature: _____ **Date:** _____

Submit Request Form To:
WBA, PC
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

If the records are available pursuant to §§ 24-72-201, *et seq*., C.R.S., the records shall be made available for viewing within three (3) working days. The date of receipt is not included in calculating the response date. If extenuating circumstances exist so that the Custodian cannot reasonably gather the records within the three (3)-day period, the Custodian may extend the period by up to seven (7) working days. The requestor shall be notified of the extension within the three (3)-day period. Public records shall be viewed at the District's offices during regular business days at prearranged times.

For Internal Use Only

Estimated Charges

Number of Pages _____ at $.25/page _____

Postage/Delivery Costs: $_____

Research & Retrieval ____ Hours at $41.37/hr

See § 24-72-205(6), C.R.S. for hourly fee

Research & Retrieval Total: $_____

Deposit Required: $_____

Total Estimated Costs: $_____

Note: Non-standard and special requests will be billed at cost and charged in addition to any other fees.

Administrative Matters

Date Request Completed:

Approved: _____ Denied: _____

Amount Prepaid: $_____

Balance Due Before Release: $_____

Total Amount Paid: $_____

If Denied, Provide Reason(s)

_____

_____

_____

_____

_____

_____

RESOLUTION OF BOARD OF DIRECTORS
CALLING ELECTION

BLACKSTONE METROPOLITAN DISTRICT

§§ 32-1-804, 1-1-111(2), 1-13.5-1101, and 1-13.5-513(1), C.R.S.

At a meeting of the Board of Directors (the "**Board**") of the Blackstone Metropolitan District (the "**District**"), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq*., C.R.S. (the "**Special District Act**"); and

WHEREAS, the District is located entirely within Arapahoe County, Colorado (the "**County**"); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a regular election on May 4, 2027, for the purpose of electing directors and desires to take all actions necessary and proper for the conduct thereof (the "**Election**"); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the "**Designated Election Official**") to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby calls the Election for the purpose of electing directors. The Election shall be conducted as an independent mail ballot election in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S.

2. The Board names Ashley B. Frisbie as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.

3. Without limiting the foregoing, the following specific determinations also are made:

a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.

b. The Board hereby determines that: in addition to emailing to each registered elector at the email address provided by the county (or if no email is provided, by mailing to the household of each registered elector), notice of the call for nominations will be provided by posting on the District's website.

c. The Board hereby authorizes and directs general counsel to the District to oversee the general conduct of the Election and authorizes and directs the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, causing the call for nominations; appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.

4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.

5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.

7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

[Remainder of Page Intentionally Left Blank]

ADOPTED OCTOBER 20, 2026.

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

Signature Page to Resolution Calling Election

Blackstone Metropolitan District City of Arvada**, Arapahoe County, Colorado**
Disclosure Notice Pursuant to §32-1-809, C.R.S.

Address and telephone number of the principal business officer:
c/o WBA, PC
Attorneys at Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
303-858-1800

Name and business telephone number of the manager or other principal contact person for the District/board member contact information:
Heather L. Hartung, Esq.
WBA, PC
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Phone: 303-858-1800 Email: hhartung@wbapc.com

Board members and re-election status of those members whose office will be on the ballot at the next regular election on May 4, 2027. Board members with an * will be on the ballot at the next regular election:
Lisa Monahan, President – Term expires 2027*
Kathy Morgan, Vice President – Term expires 2029
Brent Johnston, Treasurer– Term expires 2029
Melanie Torno, Assistant Secretary – Term expires 2027*
April Wertheimer, Secretary – Term expires 2029*

Regular meeting schedule and the place where notice of board meetings is posted pursuant to §24-6-402(2)(c), C.R.S.: Regular meetings are scheduled for the third Tuesday of February through November, 2027 at 6:00pm at 7777 Country Club Parkway, Aurora, Colorado. An Annual meeting is scheduled for July 20, 2027 at 5:30 p.m., at 7777 Country Club Parkway, Aurora, Colorado. Notices of board meetings are posted at https://www.blackstonemetro.org or when online posting is unavailable, at the northeast corner of S. Blackstone Pkway and E. County Line Road, Aurora, Colorado.

Current mill levy (2026), for collection in 2027:	**Total ad valorem tax revenue received during 2026:**
__.____ mills (total)	$[_____] (unaudited)

Date of the next regular Special District election of Board members: May 4, 2027

Procedure and timing to submit a self-nomination form for election to the Board pursuant to §1-13.5-303, C.R.S. : Pursuant to §1-13.5-303, C.R.S. any person interested in being a candidate for the Board must submit a self-nomination and acceptance form signed by the candidate and by a registered elector of the state as a witness to the candidate. On the date of signing the self-nomination form, the person desiring to serve on the Board must be an eligible elector of the District. The form or letter must be filed no earlier than January 1 and no later than the sixty-seventh (67th) day before the date of the next regular special district election. The form is filed with the Designated Election Official, or if none has been designated, the presiding officer or the secretary of the District at the address above. This form may be obtained by contacting the District's general counsel at (303) 858-1800. In place of the form, the candidate may submit a letter signed by the candidate and a registered elector of the state as witness to the signature of the candidate. Both the form and letter must state the following information: (1) name of the special district; (2) director office sought; (3) term of office sought; (4) date of the election; (5) full name of the candidate as it is to appear on the ballot; and (6) whether the candidate is a member of an executive board of a unit owners' association, as defined in §38-33.3-103, C.R.S., located within the boundaries of the District. A self-nomination form meeting the statutory requirements must be filed prior to 5:00 p.m. on the sixty-seventh (67th) day before the election.

Address of any website on which the Special District's election results will be posted:
https://cdola.colorado.gov/local-government and at https://www.blackstonemetro.org

Information on the procedure to apply for permanent absentee voter status as described in §1-13.5-1003, C.R.S.: A permanent absentee voter status request form may be obtained by contacting the District's general counsel at (303) 858-1800.

October 20, 2026

Board of Directors
Blackstone Metropolitan District
WBA, PC
2154 E Commons Ave, Suite 2000
Centennial, CO 80122

RE: Engagement of WBA, PC

Dear Directors:

We are pleased to confirm our continued engagement as general counsel to the Blackstone Metropolitan District (the "District").

This engagement letter provides the terms upon which WBA, PC ("WBA") will provide legal services to the District and is intended to formalize our continued engagement as general counsel, as required by the applicable Rules of Professional Conduct. This letter sets forth details of the engagement, including how we propose to staff the matter, billing arrangements and certain conflict of interest understandings, with the terms of this engagement letter superseding the terms of all prior letters. Additional information about WBA can be found at www.wbapc.com.

The total price for legal services to be provided under this engagement letter cannot be precisely determined at this time due to the variable nature of legal work. Time spent by our lawyers, paralegals, and (where applicable) other staff and reimbursement of expenses incurred in your representation will be the basis for the total price. The hourly rates for our lawyers, paralegals, and (where applicable) other staff are set forth below in this engagement letter. The time spent and expenses incurred will be set forth on invoices that will be sent to you on a monthly basis. The total price of our legal services and the amount of our expenses incurred on your behalf will vary and may increase or decrease on a month-to-month basis depending on the needs and progress of your matter.

1. Personnel. Legal services provided under this engagement may be performed by any lawyer at WBA. We will also use paralegals and/or other support staff as we believe to be necessary and effective in providing you with legal services.

2. Fees, Expenses and Retainer. The total cost of WBA's services on the District's behalf will vary. Our fees will be based upon time charged using the hourly rates charged by each attorney or paralegal working on the matter. WBA's legal services are billed on an hourly basis, in increments of one-tenth of an hour, and are not contingent. Some of WBA's services are allocated on an equitable basis to clients who benefit from general legal work by our personnel. Hourly rates for professionals in WBA currently range from $300.00 to $600.00 (attorneys), from $175.00 to $300.00 (paralegals), and are $200.00 to $300.00 for other professionals. Hourly rates

are revised periodically to reflect the current cost for delivery of legal services and the fees charged for services under this engagement may change without notice. From time-to-time WBA prepares memoranda, agreements or other documents based upon current legislative, State, and Federal law concerns that are the subject of common interest and benefit to our clients. WBA allocates the fees for this work on an equitable basis to clients who benefit from this legal work by WBA's personnel. If you do not wish to receive this information, please advise us accordingly. WBA contracts with other law firms for the performance of specialized services. If these services are rendered on behalf of the Client, the fees and costs associated with those services will be reflected on WBA's bill.

WBA will not require the payment of a retainer at this time, but we reserve the right to require a retainer if deemed necessary by WBA or if you fail to timely pay invoices.

3. Costs and Administrative Expense Charge. In addition to legal fees, you are responsible for certain costs and expenses associated with WBA's representation of you. Rather than separately tracking and itemizing certain routine expenses and administrative services associated with the representation, you agree that WBA may charge an Administrative Expense Charge equal to 2.5% of the legal fees charged to you.

The Administrative Expense Charge covers domestic long-distance telephone calls, domestic conference calling services, domestic facsimiles, in-office copying and printing (except for individual copying or printing projects exceeding $250, as described below), United States Postal Service postage (except for bulk mailings exceeding $250, as described below), deliveries made by WBA personnel, filing and recording fees, computer-assisted legal research charges, notice publication costs, mileage for trips of 100 miles or less round trip, and document-management, practice-management, artificial intelligence, and other technology tools and services used in connection with the representation. The Administrative Expense Charge also covers electronic records storage, preservation, and records-retention compliance, including maintaining records in accordance with the District's applicable records-retention schedule approved by the Colorado State Archives. WBA will not separately charge you for items or services included in the Administrative Expense Charge except where this agreement expressly provides otherwise.

Election-Related Costs and Expenses. Notwithstanding any other provision regarding costs and expenses included in the Administrative Expense Charge, costs and expenses incurred in connection with an election are not included in the Administrative Expense Charge and will be billed separately. Election-related costs and expenses may include, without limitation, publication and notice costs, United States Postal Service postage and other mailing costs, copying and printing, filing and recording fees, delivery and courier charges, mileage, and other third-party costs incurred in connection with an election. The $250 thresholds applicable to bulk mailings and copying or printing projects described below do not apply to election-related costs and expenses.

Postage, Bulk Mailings, and Copying and Printing Projects. Except for election-related costs and expenses described above, United States Postal Service postage is included in the Administrative Expense Charge except for a bulk mailing for which the aggregate postage and related mailing costs for a single mailing project exceed $250. For purposes of this provision, a "bulk mailing" means a single mailing project involving multiple pieces mailed as part of the same

project, such as notices or other communications distributed to District residents, property owners, electors, or other groups. If the aggregate postage and related mailing costs for a bulk mailing exceed $250, WBA may bill the costs of that mailing separately.

Except for election-related costs and expenses described above, routine in-office copying and printing are included in the Administrative Expense Charge. If the aggregate cost of copying, printing, binding, materials, or related production services for a single copying or printing project exceeds $250, WBA may bill the costs of that project separately. Charges for Federal Express, UPS, third-party courier or delivery services, and other extraordinary mailing, shipping, copying, printing, or document-production services are not included in the Administrative Expense Charge and may be billed separately.

The Administrative Expense Charge is an agreed method of charging for the covered costs, expenses, administrative services, and technology tools and services in lieu of separately tracking and itemizing them. Because the charge is calculated as a percentage of legal fees rather than by separately tracking each covered item or service, the Administrative Expense Charge for a particular billing period is not intended to equal the actual cost incurred by WBA for those items and services during that period or in connection with a particular matter.

By agreeing to these terms, you acknowledge and agree that WBA may periodically change the percentage used to calculate the Administrative Expense Charge. WBA will provide you with at least 30 days' advance written notice of any change in the percentage. Any changed percentage will apply only to legal fees incurred on or after the effective date specified in the notice.

Other costs and expenses not included in the Administrative Expense Charge will be billed separately. These may include election-related costs and expenses as described above; mileage for individual trips exceeding 100 miles round trip; airfare, lodging, meals, parking, tolls, rental vehicles, and other reasonable travel-related expenses; expert and consultant fees; court reporter and transcript charges; and other material third-party costs incurred specifically in connection with the representation that are not identified above as being included in the Administrative Expense Charge. Third-party costs and expenses that are separately billed will be billed to you at the amount charged to WBA, without markup, unless a different basis for the charge has been agreed to in writing.

WBA may, in its discretion, advance or incur costs and expenses of up to $1,000 on your behalf, subject to reimbursement on the next invoice. If an anticipated cost or expense exceeds $1,000, WBA may require you to pay the amount in advance or contract directly with the applicable vendor.

4. Billing. Generally, invoices for fees and expenses will be submitted to you monthly and are due upon receipt. If an invoice remains unpaid after thirty (30) days, we will consider it in default and you agree that we may charge a late fee on all amounts due and owing at the rate of one percent (1%) compounded monthly. By signature below, you agree to pay all fees, costs, and expenses billed by WBA for the legal services. If payments as described above are not paid on a timely basis, WBA may withdraw from the representation in accordance with the Rules of Professional Conduct. In the event that WBA is compelled to resort to collection of your account,

which may or may not include litigation, you agree that your obligations to WBA shall include payment of all costs and expenses of such collection efforts, including court fees and costs, attorneys' fees, and out-of-pocket expenses.

5. Attorney-Client Relationship. In performing our services as general counsel to the District, the District will be our client. We will represent the interests of the District, acting through its duly authorized management and at the Board of Directors' (the "Board" or "Directors") direction. We do not represent the interests of any of the Board, the Directors individually, or the District's employees. Nothing in this engagement agreement and nothing in our statements to you will be construed as a guarantee or promise about the outcome of any matter which WBA may handle on your behalf. Our comments about the outcome of your matters or any phase thereof are expressions of opinion only. Further, neither WBA nor any of its attorneys or employees shall be employed, retained, or otherwise categorized as a "municipal advisor" to the District as such term is defined in the 15 U.S.C. 78o-4(e)(4)(c), as amended by the Dodd/Frank Act (the "Act"), or any rules promulgated by the Securities and Exchange Commission under the Act. Any comments or advice provided by WBA or its attorneys regarding the issuance of securities by the District shall be solely of a "traditional legal nature," as permitted under the Act. Throughout the attorney-client relationship, the District consents to the use of the District's name and public information relating to the District's transactions on WBA's website or in other marketing materials.

6. Conflicts of Interest. We have performed an internal review for potential conflicts of interest based upon information you have provided to us and we find none at this time. If any are discovered in the future, we will discuss our continued engagement with you.

WBA represents many other local governments and municipal clients that may be viewed as competing with the District. Simultaneous representation in unrelated matters of clients whose interests are only economically adverse, such as representation of competing economic enterprises in unrelated transactions, does not ordinarily constitute a conflict of interest that requires consent of the respective clients.

7. Document Retention. WBA maintains its client files electronically and ordinarily does not keep separate paper files. We will scan documents you or others send to us related to your work to our electronic file and will ordinarily maintain the electronic version throughout the term of our engagement or, in some instances, while a particular matter or project is pending. Unless you instruct us otherwise, with limited exceptions for certain documents such as original real property deeds and promissory notes, once such documents have been scanned to our electronic file, we will destroy all paper documents provided to us. Following the conclusion of our services, we will return the District's files to the District upon request, unless WBA has not received payment of all outstanding fees and costs, in which case WBA reserves the right to withhold them until payment is made. Otherwise, no sooner than thirty (30) days after the conclusion of our services, we may destroy the files. Please note that if WBA is designated as the public records custodian for the District pursuant to §§24-72-202, *et seq.*, C.R.S., WBA will maintain all public records in accordance with any duly approved and adopted retention and destruction policy of the District and the Colorado State Archives or similar regulatory body.

8. Termination. You will have the right to terminate our representation at any time. Whether you terminate the representation, or we terminate the representation for reasons set forth in the Rules of Professional Conduct, including nonpayment of legal fees and expenses, all fees incurred for services rendered through the date of termination, as well as all costs and expenses incurred by us on your behalf, must be paid within ten (10) days of receipt of our final statement. We reserve the right to charge for any extraordinary work required in connection with the orderly transition of pending matters to new counsel. Upon conclusion of our services, whether due to termination or completion of the work, we will not thereafter be responsible for legal matters for which our services have not been specifically requested and we have agreed to perform in writing.

9. Arbitration of Disputes. If a dispute arises regarding our services or fees set forth in this engagement letter or any prior engagement letter between you and WBA, any fee dispute will be decided by the Colorado Bar Association Legal Fee Arbitration Committee (the "Committee") in Denver, Colorado, in accordance with the rules and procedures used by the Committee. There is no charge for the dispute resolution services provided by the Committee and each party will pay its own costs and expenses. If, either in addition to a pending fee dispute or in the absence of one, any other dispute or claim of any type or nature arises with respect to services rendered pursuant to this engagement agreement or any prior engagement letter between you and WBA, including, without limitation, a claim for legal malpractice, it will be decided by the Judicial Arbiter Group ("JAG") in Denver, Colorado, by a single arbitrator to be mutually agreed to by the parties. Each party will be responsible for paying one half of all fees and expenses charged by the arbitrator. Colorado law, including all applicable statutes of limitation and other defenses, will apply to the dispute before JAG just as if it had been brought in a judicial proceeding. In the absence of an agreement to the contrary, the Colorado Rules of Civil Procedure shall apply to the dispute before JAG just as if the dispute had been filed in district court. The parties recognize that by agreeing to arbitration as the method for dispute resolution, they: relinquish the right to bring an action in court and seek remedies available in court proceedings, including the extensive discovery rights typically permitted in judicial proceedings; waive the right to a jury trial; acknowledge the arbitrator's award is not required to include factual findings or legal reasoning; and acknowledge that any party's right to appeal or seek modification of the award is strictly limited and the award is final and binding on the parties.

10. Representative Client Lists. WBA currently maintains a website, firm résumé, and other materials for use with current and potential clients, and for marketing purposes. Execution of this engagement letter provides your consent to WBA's use of the District's name as a representative client of WBA on our website, firm résumé, and other materials.

If you are in agreement with the foregoing terms of this engagement and it meets your understanding of the professional relationship we have established, please have an authorized representative of the District sign and return a copy of this letter to our office at your earliest convenience. By signing below, you acknowledge that you have been given the opportunity to discuss this engagement letter with another attorney or any other person of your choosing.

We look forward to working with you and will commit the necessary resources of WBA to meet your needs. Our efforts will always be to ensure that our relationship is based on open and

honest communication regarding these matters. If at any time you have questions concerning our representation, please feel free to contact us immediately.

Sincerely,

WBA, PC

WBA, PC
Attorneys at Law

APPROVED, ACCEPTED AND AGREED TO BY:

BLACKSTONE METROPOLITAN DISTRICT

_____
Signature

Printed Name:_____

Position:_____

Date: _____