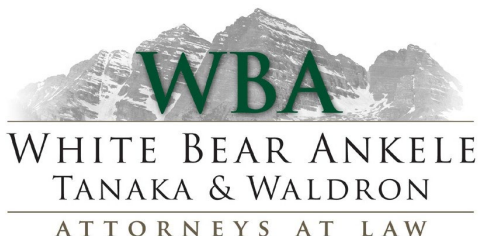


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August 3, 2021

VIA EMAIL

City of Littleton
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
ekaymarchetti@littletongov.org

Re: Discussion of Fees – Santa Fe Park Metropolitan District Nos. 1-4 (METRO211)

Dear Ms. Marchetti:

The City of Littleton City Council adopted Resolution No. 61, Series 2020 entitled: A Resolution of the City Council of the City of Littleton, Colorado, Authorizing the Adoption of a Metro District Policy on August 18, 2020 (the “**Policy**”).

Section 4.C. of the Policy states: “Model Service Plan. To clearly community City requirements and streamline legal review, the City will require the use of the applicable Model Service Plan attached as **Exhibit “B”**.”

Section 4.C.6 of the Policy states: “District Fees. Impact fees, development application fees, services fees, and any other fees must be identified with particularity in the District Service Plan.”

Section VII.B.2 of the Model Service Plan states: “Fee Limitation. Any Fees imposed for the repayment of Debt, if authorized by this Service Plan, shall not be imposed by the District upon or collected from an End User. In addition, Fees imposed for the payment of Debt shall not be imposed unless and until the requirements for securing the delivery of the District's portion of the Public Benefits have been satisfied in accordance with Section IV.B of this Service Plan. Notwithstanding the foregoing, this Fee limitation *shall not apply* to any Fee imposed to fund the operation, maintenance, repair or replacement of Public Improvements or the administration of the District.” (emphasis added)

The Service Plan for Santa Fe Park Metropolitan District Nos. 1-4 (the “**Service Plan**”) includes the exact text provided by Section VII.B.2 Model Service Plan. The Service Plan also complies with Section 4.C.6 of the Policy because as of the date submission of the Service Plan to the City, the Districts do not intend to impose any Fees. If the Districts intended to impose Fees as

of the date of submission of the Service Plan, those Fees would be identified with particularity in the Service Plan.

At this time the property within the boundaries of the Santa Fe Park Metropolitan District Nos. 1-4 (the “**Districts**”) has not been entitled or platted and detailed development plans have not been approved by the City. As of the date of this letter, it is not possible for the Districts to provide an estimated Fee to fund the operation, maintenance, repair or replacement of Public Improvements or the administration of the District because the exact scale of the Public Improvements the Districts will be responsible for owning, operating, and maintaining is unknown. Additionally, the costs of providing these services may increase over time but the amount of any increase is unknown.

As of the date of submission of the Service Plan to the City, the Districts do not anticipate imposing a Fee on End Users or other parties for the repayment of Debt or to fund operation, maintenance, repair or replacement of Public Improvements. As property within the Districts develops and the scope of the Public Improvements for which the Districts are required to provide operation, maintenance, repair or replacement becomes clear, the Districts may or may not impose a Fee. Any and all Fees will comply with the text of the Service Plan.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON



Megan J. Murphy
Associate