

10/19	Review revised project documents; e-mails, work on impact report	1.2 hrs	\$ 300.00
10/20	Various e-mails; review project costs	0.8 hrs	200.00
10/21	Various e-mails; review documents; conference call	2.3 hrs	575.00
10/24	Numerous telephone conferences & e-mails re schedule; review documents	4.5 hrs	1,125.00
10/25	Various telephone conferences & e-mails re schedule, meeting, project documents, public hearing; conference call	2.7 hrs	675.00
10/26	Numerous e-mails re meetings and reports	2.4 hrs	600.00
10/27	Conference call; e-mails re project costs & TIF projections	1.8 hrs	450.00
10/28	E-mails re meetings, eligible costs and TIF calculations	0.8 hrs	200.00
10/31	Review e-mails re costs	0.5 hrs	125.00
TOTAL DUE FOR OCTOBER			\$ 6,875.00



WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

P.O. Box 1652 • Paonia, CO 81428
 EMAIL wilmoreandcompany@tds.net
 PHONE 970.527.4200
www.wilmorelandsurveying.com

Defining Boundaries

DATE	INVOICE NO.
10/20/2016	7259

BILL TO
Black Mountain Capital, LLC Panel Points

TERMS	DUE DATE	PROJECT
Net 15	11/4/2016	J16182

DATE	ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/6/2016	Senior CAD Tech	photo reseach	1	75.00	75.00
10/14/2016	-Senior CAD Tech	prep and review	1	75.00	75.00
10/17/2016	2-man field	flag panel points	4	140.00	560.00
10/18/2016	-Senior CAD Tech	calibrate and download DC	0.5	75.00	37.50
10/18/2016	1-man field	panel points	5	110.00	550.00
10/19/2016	-Senior CAD Tech	coordinate spreadsheets and download DC	1.5	75.00	112.50
	lath		20	0.70	14.00
	Panel Material			28.00	28.00
Thank you for your business.			TOTAL		\$1,452.00

Payments/Credits	\$0.00
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Defining Boundaries

DATE	INVOICE NO.
10/20/2016	7260

BILL TO
Black Mountain Capital, LLC URA Plat and Legals Final ALL

TERMS	DUE DATE	PROJECT
Net 15	11/4/2016	J16184

DATE	ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
9/14/2016	Senior CAD Tech	drafting	2	75.00	150.00
9/26/2016	Senior CAD Tech	drafting and legals	7	75.00	525.00
9/28/2016	-Senior CAD Tech	drafting and legals	7	75.00	525.00
9/28/2016	Senior CAD Tech	legal and send to John and Doug	2.5	75.00	187.50
10/19/2016	Senior CAD Tech	final revisions and send to Doug and Jim	1	75.00	75.00
Thank you for your business.			TOTAL		\$1,462.50

Payments/Credits	\$0.00
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Defining Boundaries

DATE	INVOICE NO.
10/20/2016	7261

BILL TO
Black Mountain Capital, LLC Parcel J

TERMS	DUE DATE	PROJECT
Net 15	11/4/2016	J16203

DATE	ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
9/26/2016	CAD Tech II	research review, download data	1	70.00	70.00
9/26/2016	1-man field	locate and shoot in corners	7.5	110.00	825.00
	Sm Monuments		4	7.50	30.00
	Lg Monuments		1	12.50	12.50
	mileage		60	0.35	21.00
Thank you for your business.			TOTAL		\$958.50

Payments/Credits	\$0.00
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EMAIL wilmoreandcompany@tds.net

PHONE 970.527.4200

www.wilmorelandsurveying.com

Defining Boundaries

DATE	INVOICE NO.
10/20/2016	7262

BILL TO
Black Mountain Capital, LLC Talking Waters ALTA

TERMS	DUE DATE	PROJECT
Net 15	11/4/2016	J16193

DATE	ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
10/3/2016	Senior CAD Tech	review exceptions and revisions from title, final plat and mylar	2.5	75.00	187.50
	recording fee			11.00	11.00
	Misc	postage		4.10	4.10
Thank you for your business.			TOTAL		\$202.60

Payments/Credits	\$0.00
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WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

P.O. Box 1652 • Paonia, CO 81428

EMAIL wilmoreandcompany@tds.net

PHONE 970.527.4200

www.wilmorelandsurveying.com

Defining Boundaries

DATE	INVOICE NO.
9/28/2016	7222

BILL TO
Black Mountain Capital, LLC Parcels C2 and C3

PAID
11/15/2016

TERMS	DUE DATE	PROJECT
Net 15	10/13/2016	J16185

DATE	ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
6/15/2016	Senior CAD Tech	research Parcel C-2	4	75.00	300.00
8/29/2016	2-man field	corner search, as-built ditches	7.5	140.00	1,050.00
8/30/2016	Senior CAD Tech	analysis and plat work	4.5	75.00	337.50
9/2/2016	Senior CAD Tech	research, legal and plat work	3	75.00	225.00
9/5/2016	Senior CAD Tech	legal descripton and plat work	4.5	75.00	337.50
9/6/2016	Senior CAD Tech	plat	3.5	75.00	262.50
9/6/2016	1-man field	search and set corners	7	110.00	770.00
9/15/2016	Senior CAD Tech	plat and legals and plot mylar	4.5	75.00	337.50
	mileage		200	0.35	70.00
	Final Mylar			20.00	20.00
	recording fee			11.00	11.00
Thank you for your business.			TOTAL		\$3,721.00

Payments/Credits	-\$3,721.00
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Lambert and Associates
CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

November 15, 2016

Doug Dragoo
11 Ponderosa Court
Montrose, Co 81401

Project Number: M16020GE

Invoice Number: 16053

Subject: Geotechnical Engineering Study for the
Mayfly Outdoors Facility
Talking Waters Location
Montrose, CO

INVOICE

In general accordance with proposal 16050, May 12, 2016

Talking Waters Site

Geotechnical Engineering Study	\$ 3681.00
13140 Site	
Preliminary Site Exploration	745.00
	<hr/>
TOTAL AMOUNT DUE	\$ 4426.00

*Thank you
Daniel*

Please make payment to the Montrose address below:

NET DUE UPON RECEIPT. AN INTEREST CHARGE OF 2.0% (ANNUAL PERCENTAGE RATE OF 24%) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS PLUS ANY COLLECTION AND ATTORNEY FEES GENERATED IN THE COLLECTION OF THIS INVOICE. MINIMUM CHARGE \$ 5.00

P.O. Box 0045
Montrose, CO 81402
(970 249-2154)

ANDERSON ANALYTICS, LLC

1516 North Nevada Avenue
Colorado Springs, CO 80907

November 17, 2016

Mr. Doug Drago
Black Mountain Capital. LLC
P.O. Box 1267
Montrose, CO 81401

RE: provide economic impact, fiscal impact, and financial analyses of the proposed Uncompahgre River View Development ("Colorado Outdoors Urban Renewal Area") in Montrose, Colorado.

Dear Doug:

INVOICE

Phase I – Preliminary Economic Impact and Urban Renewal Financial Feasibility.....	\$4,250.00
Phase II – Preparation of Urban Renewal Impact Report (50% complete).....	\$2,250.00
Sub-Total	\$6,500.00

Expenses

	Project			
8-Jun-16	Colo Outdoors	Mike - mileage to Montrose	236 miles X \$.565	\$133.34
8-Jun-16	Colo Outdoors	Lodging in Montrose	1 night at Super 8	\$85.95
9-Jun-16	Colo Outdoors	Mike - mileage to Colorado Sprgs	236 miles X \$.565	\$133.34
13-Nov-16	Colo Outdoors	Copies - Fed-Ex Office	1,410 pages	\$186.46
13-Nov-16	Colo Outdoors	Mike - mileage to Colorado Sprgs	236 miles X \$.565	\$133.34
13-Nov-16	Colo Outdoors	Lodging in Montrose	1 night at Holiday Inn Express	\$115.93
14-Nov-16	Colo Outdoors	Lodging in Montrose	1 night at Holiday Inn Express	\$115.93
14-Nov-16	Colo Outdoors	Mike - mileage to Colorado Sprgs	236 miles X \$.565	\$133.34
Sub-Total				\$1,037.63

TOTAL AMOUNT DUE..... \$7,537.63

THANK YOU

Employer Identification Number: 27-1624956



Invoice

125 Colorado Ave., Suite B
Montrose, CO 81401

DATE	INVOICE #
11/8/2016	2453

Black Mountain Capital, LLC
David Dragoo
11 Ponderosa Court
Montrose, CO 81401

TERMS	DUE DATE
Net 15	11/23/2016

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Project: Mayfly Outdoors Wetland Delineation		
	Tasks: Conduct aquatic resource delineation, conduct site review with the U.S. Army Corps of Engineers (USACE), prepare aquatic resource delineation report and submit to the USACE with a request for a jurisdictional determination, coordinate with Stantec.		
	Period Covered: 09/11/2016 thru 11/5/2016		
69.75	Hours, Alison Graff, Lead Scientist	102.00	7,114.50
51.25	Hours, Jim Le Fevre, Scientist Level 4	63.00	3,228.75
0.25	Hours, Shawn Conner, Senior Scientist	102.00	25.50
	Subtotal for Labor		10,368.75
	Overhead (3% of staff labor)	3.00%	311.06
55	Project-related vehicle miles	0.80	44.00
5	Use of Ashtech Mobile Mapper GPS, per day	100.00	500.00
4	Use of digital camera, per day	10.00	40.00
1	Supplies used on project	96.04	96.04
	Reimbursable Expenses Subtotal		680.04
	Total Balance Due		11,359.85

Thank you for your business.	Invoice Subtotal	\$11,359.85
	Payments/Credits	\$0.00
	Balance Due	\$11,359.85

Paul C. Benedetti

2730 Iliff Street
Boulder, Colorado 80305

Attorney at Law

Telephone: (303) 499-6340
Fax: (303) 499-6408
Email: paul.benedetti@comcast.net

November 30, 2016

Doug Drago
Mayfly Outdoors
11 Ponderosa Court
Montrose, CO 81401

STATEMENT

Balance due previous billings - 9/30 & 10/31/16	\$ 13,400.00
Payment received November 7, 2016 - Thank you	-13,400.00
For services from November 1 through November 30, 2016	9,975.00
TOTAL NOW DUE	\$ 9,975.00

Services from November 1 through November 30, 2016

11/1	Numerous telephone conferences & e-mails re bonds, meetings, schedule & impact report	3.0 hrs	\$ 750.00
11/2	Various telephone conferences & e-mails; review documents	1.8 hrs	450.00
11/3	E-mails re meetings, reports, financing	0.7 hrs	175.00
11/4	Review documents & e-mails	0.5 hrs	125.00
11/7	Telephone conferences & e-mails; review numerous documents; conf. call re bonds	3.0 hrs	750.00
11/8	E-mails re meetings & documents	0.6 hrs	150.00
11/9	E-mails re meetings & reports; review documents	0.8 hrs	200.00
11/10	Telephone conferences & e-mails re reimbursements & meetings review documents	1.8 hrs	450.00
11/12	E-mails; review documents	1.2 hrs	300.00

11/13	Trip to Montrose; review documents; prepare for meetings	5.0 hrs	\$ 1,250.00
11/14	Meetings in Montrose	8.0 hrs	2,000.00
11/15	Meetings in Montrose; e-mails	8.0 hrs	2,000.00
11/16	E-mails re agricultural land & enhanced base	1.8 hrs	450.00
11/17	E-mails re agricultural land & enhanced base	1.0 hrs	250.00
11/21	E-mails re schedule, documents, & base calculations; review, revise resolution, notice, certificate; legal research	2.0 hrs	500.00
11/27	Work on impact report; review documents	0.7 hrs	175.00

	TOTAL DUE FOR NOVEMBER		\$ 9,975.00

Paul C. Benedetti

2730 Iliff Street
Boulder, Colorado 80305

Attorney at Law

Telephone: (303) 499-6340
Fax: (303) 499-6408
Email: paul.benedetti@comcast.net

December 31, 2016

Doug Dragoo
Mayfly Outdoors
11 Ponderosa Court
Montrose, CO 81401

STATEMENT

Balance due - November 30, 2016	\$ 9,975.00
Payment received December 14, 2016 - Thank you	-9,975.00
For services from December 1 through December 31, 2016	9,425.00
TOTAL NOW DUE	\$ 9,425.00

Services from December 1 through December 31, 2016

12/1	E-mails re fire district	0.3 hrs	\$ 75.00
12/2	Various e-mails re TIF base; review base calculations	1.8 hrs	450.00
12/3-4	E-mails; work on taxing body agreements	1.0 hrs	250.00
12/5	Various e-mails; draft, transmit school district & fire district drafts	3.8 hrs	950.00
12/6	Various e-mails re agreements; review, revise, agreements	2.2 hrs	550.00
12/7	Telephone conferences & e-mails re recreation & school district agreements	1.7 hrs	425.00
12/8	Numerous e-mails re agreements; review documents; revise, transmit agreements	3.5 hrs	875.00
12/12	Telephone conferences & e-mails re agreements	0.8 hrs	200.00
12/13	Telephone conferences & e-mails re agreements & taxing bodies	0.8 hrs	200.00

12/14	E-mails; revise school board agreement	0.9 hrs	\$ 225.00
12/15	Numerous telephone conferences & e-mails re agreement; revise, transmit school district agreement; draft sanitation district; review documents	3.0 hrs	750.00
12/16	E-mails re bonds and agreements; review, revise UR plan	2.0 hrs	500.00
12/17	E-mails re TIF payments and school district	0.5 hrs	125.00
12/20	E-mails re school district, conditions survey & formation	0.8 hrs	200.00
12/21	Numerous e-mails and telephone conferences; review, revise plan; draft notices; draft water district agreement	4.3 hrs	1,075.00
12/22	Conference call; review documents; e-mails	1.7 hrs	425.00
12/23	E-mails; draft, transmit three agreements	4.4 hrs	1,100.00
12/27	E-mails & telephone conference re school district agreement; review comments; legal research; prepare memo	4.2 hrs	1,050.00
			<hr/>
	TOTAL		\$ 9,425.00

Integrated Science & Technology

3301 Windy Ridge Pkwy SE
Suite 250
Atlanta, GA 30339

Invoice**Invoice #:** 259242**Invoice Date:** 12/28/2016**Due Date:** 1/27/2017**Project:** Wilmore 001**P.O. Number:****Bill To:**

Black Mountain Capital LLC
406 Grand Ave
Paonia, CO 81428

Description	Hours/Qty	Rate	Amount
Map Adjustment		2,000.00	2,000.00

Total \$2,000.00

Payments/Credits \$0.00

Balance Due \$2,000.00



INVOICE

Invoice Number 1150776
Invoice Date January 20, 2017
Customer Number 139499
Project Number 2007836009

Bill To

Mayfly Outdoors
Accounts Payable
11 Ponderosa Court
Montrose CO 81401
United States

Please Remit To

Stantec Architecture Inc.
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
56-2220906

Project Description: 150-acre Master Plan for a commercial outdoor business and recreation park

Stantec Project Manager: Silvester, Brian T
Stantec Office Location: Phoenix AZ
Authorization Amount: \$40,000.00
Authorization Previously Billed: \$35,561.75
Authorization Billed to Date: \$74,130.75
Current Invoice Due: \$39,625.26
For Period Ending: December 30, 2016

Email Invoice to: doug@mayflyoutdoors.com

INVOICE

Invoice Number

1150776

Project Number

2007836009

Professional Services

Category/Employee	Date	Hours	Rate	Current Amount
Bohl, Jeffery J (Jeff)	11/22/16	1.00	129.00	129.00
Bohl, Jeffery J (Jeff)	11/23/16	2.00	129.00	258.00
		3.00		387.00
Caro, Claudia L	11/30/16	8.00	85.00	680.00
Caro, Claudia L	12/01/16	8.00	85.00	680.00
Caro, Claudia L	12/02/16	8.00	85.00	680.00
Caro, Claudia L	12/05/16	8.00	85.00	680.00
Caro, Claudia L	12/06/16	8.00	85.00	680.00
Caro, Claudia L	12/07/16	8.00	85.00	680.00
Caro, Claudia L	12/08/16	8.00	85.00	680.00
Caro, Claudia L	12/09/16	8.00	85.00	680.00
Caro, Claudia L	12/12/16	8.00	85.00	680.00
Caro, Claudia L	12/13/16	8.00	85.00	680.00
Caro, Claudia L	12/14/16	4.00	85.00	340.00
Caro, Claudia L	12/19/16	8.00	85.00	680.00
		92.00		7,820.00
Dumphy, Jennifer L	11/07/16	0.50	121.00	60.50
Dumphy, Jennifer L	11/08/16	0.50	121.00	60.50
Dumphy, Jennifer L	11/09/16	0.50	121.00	60.50
Dumphy, Jennifer L	11/14/16	0.50	121.00	60.50
		2.00		242.00
Eskew, Chandler	10/24/16	4.00	129.00	516.00
Eskew, Chandler	10/25/16	2.00	129.00	258.00
Eskew, Chandler	10/26/16	4.00	129.00	516.00
Eskew, Chandler	10/27/16	3.50	129.00	451.50
Eskew, Chandler	10/28/16	5.00	129.00	645.00
Eskew, Chandler	11/03/16	4.00	129.00	516.00
Eskew, Chandler	11/04/16	1.00	129.00	129.00
Eskew, Chandler	11/09/16	6.00	129.00	774.00
Eskew, Chandler	11/10/16	4.00	129.00	516.00
Eskew, Chandler	11/28/16	2.00	129.00	258.00
Eskew, Chandler	11/29/16	3.00	129.00	387.00
Eskew, Chandler	11/30/16	3.50	129.00	451.50
Eskew, Chandler	12/01/16	2.00	129.00	258.00
Eskew, Chandler	12/02/16	1.00	129.00	129.00
Eskew, Chandler	12/05/16	1.00	129.00	129.00
Eskew, Chandler	12/06/16	3.00	129.00	387.00
Eskew, Chandler	12/14/16	1.00	129.00	129.00
		50.00		6,450.00
Hayes, Patrick C	10/18/16	2.00	203.00	406.00
Hayes, Patrick C	10/19/16	2.00	203.00	406.00

INVOICE

Invoice Number

1150776

Project Number

2007836009

Hayes, Patrick C	10/20/16	4.00	203.00	812.00
Hayes, Patrick C	10/21/16	4.00	203.00	812.00
Hayes, Patrick C	10/24/16	4.00	203.00	812.00
Hayes, Patrick C	10/25/16	2.00	203.00	406.00
Hayes, Patrick C	10/26/16	3.00	203.00	609.00
Hayes, Patrick C	10/27/16	2.00	203.00	406.00
Hayes, Patrick C	10/28/16	3.00	203.00	609.00
Hayes, Patrick C	10/29/16	1.00	203.00	203.00
Hayes, Patrick C	11/08/16	1.00	203.00	203.00
Hayes, Patrick C	11/14/16	5.00	203.00	1,015.00
Hayes, Patrick C	11/15/16	10.00	203.00	2,030.00
Hayes, Patrick C	11/16/16	6.00	203.00	1,218.00
Hayes, Patrick C	11/21/16	1.00	203.00	203.00
Hayes, Patrick C	11/22/16	1.00	203.00	203.00
Hayes, Patrick C	11/23/16	1.00	203.00	203.00
Hayes, Patrick C	11/29/16	2.00	203.00	406.00
Hayes, Patrick C	12/02/16	2.00	203.00	406.00
Hayes, Patrick C	12/06/16	2.00	203.00	406.00
Hayes, Patrick C	12/07/16	2.00	203.00	406.00
Hayes, Patrick C	12/13/16	1.00	203.00	203.00
Hayes, Patrick C	12/14/16	1.00	203.00	203.00
		62.00		12,586.00
Silvester, Brian T	10/18/16	6.00	136.00	816.00
Silvester, Brian T	10/24/16	1.00	136.00	136.00
Silvester, Brian T	10/25/16	1.00	136.00	136.00
Silvester, Brian T	10/26/16	2.00	136.00	272.00
Silvester, Brian T	10/27/16	2.00	136.00	272.00
Silvester, Brian T	10/28/16	2.00	136.00	272.00
Silvester, Brian T	10/31/16	4.00	136.00	544.00
Silvester, Brian T	11/01/16	6.00	136.00	816.00
Silvester, Brian T	11/02/16	2.00	136.00	272.00
Silvester, Brian T	11/03/16	2.00	136.00	272.00
Silvester, Brian T	11/04/16	2.00	136.00	272.00
Silvester, Brian T	11/07/16	2.00	136.00	272.00
Silvester, Brian T	11/09/16	1.00	136.00	136.00
Silvester, Brian T	11/10/16	1.00	136.00	136.00
Silvester, Brian T	11/11/16	4.00	136.00	544.00
Silvester, Brian T	11/14/16	6.00	136.00	816.00
Silvester, Brian T	11/15/16	8.00	136.00	1,088.00
Silvester, Brian T	11/16/16	12.00	136.00	1,632.00
Silvester, Brian T	11/21/16	0.50	136.00	68.00
Silvester, Brian T	11/22/16	0.50	136.00	68.00
Silvester, Brian T	11/28/16	0.50	136.00	68.00
Silvester, Brian T	11/30/16	1.00	136.00	136.00
Silvester, Brian T	12/06/16	1.50	136.00	204.00
Silvester, Brian T	12/07/16	1.00	136.00	136.00
Silvester, Brian T	12/08/16	2.00	136.00	272.00
Silvester, Brian T	12/12/16	6.50	136.00	884.00
Silvester, Brian T	12/13/16	0.50	136.00	68.00

INVOICE

Invoice Number

1150776

Project Number

2007836009

Silvester, Brian T	12/14/16	1.50	136.00	204.00
Silvester, Brian T	12/15/16	0.50	136.00	68.00
Silvester, Brian T	12/16/16	1.50	136.00	204.00
		81.50		11,084.00
Professional Services Subtotal		290.50		38,569.00

Disbursements

	Date	Cost	%	Current Amount
Direct - Billable Travel Hayes, Patrick C US1931946	06/29/16	375.10		375.10
Direct - Postage & Courier FedEx 5-591-76523	10/27/16	30.31	15.00	34.86
Direct - Travel & Accommodation Silvester, Brian T US2015181	11/16/16	22.00	15.00	25.30
Direct - Vehicle (mileage) Hayes, Patrick C US2013625 1150 MILES	08/24/16			621.00
Disbursements Subtotal				1,056.26

Total Fees & Disbursements

\$39,625.26

INVOICE TOTAL (USD)

\$39,625.26