

**PAINTED PRAIRIE METROPOLITAN DISTRICT NO. 1**  
**DISCLOSURE TO PURCHASERS**

This Disclosure to Purchasers has been prepared by Painted Prairie Metropolitan District No. 1 (the “**District**”) to provide prospective property owners with general information regarding the District and its operations. This Disclosure to Purchasers is intended to provide an overview of pertinent information related to the District and does not purport to be comprehensive or definitive. You are encouraged to independently confirm the accuracy and completeness of all statements contained herein.

**DISTRICT’S ORGANIZATION/SERVICE PLAN**

Property within the Painted Prairie development may be located within the boundaries of the District. The District is a quasi-municipal corporation and political subdivision of the State of Colorado, organized in the City of Aurora. The District operates pursuant to its Amended and Restated Consolidated Service Plan as approved by the City Council of the City of Aurora (the “**City**”) on July 24, 2017 (the “**Service Plan**”) and by the power authorized by Section 32-1-1004, of the Colorado Revised Statutes (the “**C.R.S.**”)

The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance certain water, sanitary sewer and storm sewer, street, park and recreation, and safety protection improvements and services as defined in the Service Plan.

The District’s Service Plan, which can be amended from time to time, includes a description of the District’s power and authority. A copy of the District’s Service plan is available from the Division of Local Government in the State Department of Local Affairs (the “**Division**”).

**DISTRICT BOARD OF DIRECTORS**

The District is governed by a five-member Board of Directors, who must be qualified as eligible electors of the District. The Board’s regular meeting dates are posted on the District’s website at <https://paintedpraiiemetrodistrict.com/> and may be obtained from the District’s legal counsel, White Bear Ankele Tanaka & Waldron, 2154 East Commons Avenue, Suite 2000, Centennial, CO 80122, (303) 858-1800.

**DEBT AUTHORIZATION**

Pursuant to its Service plan, the District, collectively with Painted Prairie Metropolitan District Nos. 2-9, has the authority to issue up to Nine Hundred Million Dollars (\$900,000,000) of debt to provide and pay for public infrastructure improvement costs.

Any debt issued by the District will be repaid through ad valorem property taxes, from a District imposed debt service mill levy on all taxable property of the District, together with any other legally available revenues of the District.

**TAXES AND FEES IMPOSED ON PROPERTIES WITHIN THE DISTRICT**

**Ad Valorem Property Taxes**

The District’s primary source of revenue is from property taxes imposed on property within the District. Along with other taxing entities, the District certifies a mill levy by December 15<sup>th</sup> of each year which determines the taxes paid by each property owner in the following year. The District imposed a total combined Mill Levy of 10.000 mills for tax collection year 2020 (as described below). The total anticipated overlapping mill levy for the property within the District for tax collection year 2020 was 203.077 (inclusive of the District’s Mill Levy), as described in the “Overlapping Mill Levy” section below).

**Debt Service Mill Levy**

The maximum debt service mill levy the District is permitted to impose under the Service Plan (“**Debt Mill Levy Cap**”) for the portion of any aggregate District’s Debt which exceeds 50 percent (50%) of the District’s assessed valuation, is fifty (50) mills less the number of mills necessary to pay unlimited mill levy Debt as described in the Service Plan for the portion of any aggregate District’s Debt which is equal to or less than fifty percent (50%) of the District’s assessed valuation. The Debt Mill Levy Cap may be adjusted due to changes in the statutory or constitutional method of assessing property tax or in the assessment ratio. The purpose of such adjustment is to assure, to the extent possible, that the actual tax revenues generated by the mill levy are neither decreased nor increased, as shown in the example below.

**Operations Mill Levy**

In addition to imposing a debt service mill levy, the District is also authorized by the Service Plan to impose a separate mill levy to generate revenues for the provision of administrative, operations and maintenance services (the “**Operations and Maintenance Mill Levy**”). The amount of the Operations and Maintenance Mill Levy may be increased as necessary, separate and apart from the Debt Mill Levy Cap.

**THE FOLLOWING EXAMPLE IS PROVIDED SOLELY FOR THE PURPOSE OF ILLUSTRATION AND IS NOT TO BE INTERPRETED AS A REPRESENTATION OF ANY ACTUAL CURRENT OR FUTURE VALUE INCLUDING, BUT NOT LIMITED TO, ANY ACTUAL VALUE, ASSESSMENT RATIO, OR MILL LEVY.**

**District Property Tax Calculation Example-Reduction in Residential Assessment Ratio**

<b>Tax Collection Year</b>	<b>Actual Value (V)</b>	<b>Assessment Ratio (R)</b>	<b>Assessed Value (AV) [V x R = AV]</b>	<b>Mill Levy<sup>1</sup>/Rate<sup>2</sup> (M)</b>	<b>Amount of District Tax Due [AV x M]</b>
(a) 2017	\$500,000	7.96%	\$39,800	10.000/1,000	\$398.00

<sup>1</sup> Based on projected mill levy, not a representation of any actual current or future mill levy.

<sup>2</sup> Each mill is equal to 1/1000<sup>th</sup> of a dollar.

(b) 2018	\$500,000	7.20%	\$36,000	11.055/1,000	\$397.98
(c) 2019	\$500,000	7.15%	\$35,750	11.113/1,000	\$398.00
(d) 2020	\$500,000	7.15%	\$35,750	11.113/1,000	\$398.00

A. If in 2017 the Actual Value of the Property is \$500,000, and the Residential Assessment Ratio established by the State Legislature for that year is 7.96%, the Assessed Value of the Property is \$39,800 (i.e.  $\$500,000 \times 7.96\% = \$39,800$ ). If the District certifies a combined debt and operations mill levy of 10.000 mills, it would generate approximately \$398 in revenue for the District.

B. If in 2018 the Actual Value of the Property remains at \$500,000, *but if the State Legislature should determine to change the Residential Assessment Ratio for that year to 7.20%*, the Assessed Value of the Property is \$36,000 (i.e.  $\$500,000 \times 7.20\% = \$36,000$ ). Therefore, the District would need to certify a 11.055 mill levy in order to generate the same revenue as 2017.

**Overlapping Mill Levies**

In addition to the District imposed mill levies for debt and operations as described above, the property located within the District is also subject to additional “overlapping” mill levies from additional taxing authorities. The anticipated overlapping mill levy **for tax collection year 2020**, for the property within the District, exclusive of the District imposed mill levies was 193.077. Mill levies are certified in December of each year, and generally published by the County by the end of the first quarter. Therefore, we are unable to provide more detailed information on the anticipated overlapping mill levy 2021 at this time. The breakdown of the estimated overlapping mill levies is as follows:

<b>Taxing Authority</b>	<b>Levy</b>
School District 28J Bond (2020)	23.000
School District 28J General (2020)	58.275
Adams County General (2020)	22.793
Adams County Retirement (2020)	0.314
Adams County Road/Bridge (2020)	1.300
Adams County Social Services (2020)	2.253
City of Aurora (2020)	8.605
Developmentally Disability (2020)	0.257
Urban Drainage & Flood (2020)	0.900
Urban Drainage & Flood (S Platte) (2020)	0.097*
Sable-Altura Fire Protection District	5.200
Painted Prairie Metropolitan District No. 2 (2020)	70.277
<b>TOTAL OVERLAPPING MILL LEVY (2020)</b>	<b>193.077</b>
Painted Prairie Metropolitan District No. 1 (2020)	10.000
<b>TOTAL WITH DISTRICT MILL LEVY</b>	<b>203.077</b>

\*Credit Levy

**Overlapping Mill Levy Property Tax Calculation Example**

<b>Tax Collection Year</b>	<b>Actual Value (V)</b>	<b>Assessment Ratio (R)</b>	<b>Assessed Value (AV) [V x R = AV]</b>	<b>Mill Levy<sup>3</sup>/Rate<sup>4</sup> (M)</b>	<b>Amount of District Tax Due [AV x M]</b>
(a) 2018	\$500,000	7.20%	\$36,000	203.077/1,000	\$7,310.77
(b) 2019	\$500,000	7.15%	\$35,750	203.077/1,000	\$7,260.00
(c) 2020	\$500,000	7.15%	\$35,750	203.077/1,000	\$7,260.00

**THE ABOVE EXAMPLE IS PROVIDED SOLELY FOR THE PURPOSE OF ILLUSTRATION AND IS NOT TO BE INTERPRETED AS A REPRESENTATION OF ANY ACTUAL CURRENT OR FUTURE VALUE INCLUDING, BUT NOT LIMITED TO, ANY ACTUAL VALUE, ASSESSMENT RATIO, OR MILL LEVY.**

If in 2021, all other overlapping entities maintain their 2020 mill levies, the total mill levy with all overlapping entities for tax collection year 2021 is anticipated to be 203.077 mills (inclusive of the District's 10.000 mill levy imposition). Note, as stated above, mill levies are certified in December of each year, therefore, we are unable to provide more detailed information regarding the 2021 overlapping mill levies at this time.

**Fees**

In addition to property taxes, the District may also rely upon various other revenue sources authorized by law to offset the expenses of capital construction and district management, operations and maintenance. Pursuant to its Service Plan, the District has the power to assess fees, rates, tolls, penalties, or charges as provided in Title 32, C.R.S., as amended. The District has adopted a Resolution imposing certain fees. For a current fee schedule, please contact the District's legal counsel at the contact information below.

**DISTRICT BOUNDARIES**

This Disclosure applies to the property within the boundaries of the District, which property is described on **Exhibit A** and **Exhibit B**, both attached hereto and incorporated herein by this reference.

**CONTACT INFORMATION**

Should you have any questions with regard to these matters, please contact:

<sup>3</sup> Based on projected mill levy, not a representation of any actual current or future mill levy.

<sup>4</sup> Each mill is equal to 1/1000<sup>th</sup> of a dollar.

White Bear Ankele Tanaka & Waldron  
2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122  
Attention: Clint Waldron, Esq.  
Phone: 303-858-1800  
Email: [cwaldron@wbapc.com](mailto:cwaldron@wbapc.com)

Dated this 14<sup>th</sup> day of January, 2021.

**EXHIBIT A**

**Map of District Boundaries**



**EXHIBIT B**

**Legal Description of District Boundaries**

ALL OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO EXCEPT  
THE FOLLOWING PARCELS:



## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP SET BY PLS 28649 IN A RANGE BOX, WHENCE THE NORTHWEST CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 25379 IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 89°55'04" WEST, A DISTANCE OF 2645.51 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 84°35'58" WEST A DISTANCE OF 776.81 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°04'47" EAST, A DISTANCE OF 705.92 FEET;

THENCE SOUTH 89°56'53" WEST, A DISTANCE OF 1114.54 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 10°27'17", AN ARC LENGTH OF 45.62 FEET, THE CHORD OF WHICH BEARS SOUTH 84°41'35" WEST, A DISTANCE OF 45.55 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 79°27'56" WEST, A DISTANCE OF 85.98 FEET;

THENCE NORTH 10°32'04" WEST, A DISTANCE OF 165.37 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 471.50 FEET, A CENTRAL ANGLE OF 35°04'34", AN ARC LENGTH OF 288.65 FEET, THE CHORD OF WHICH BEARS NORTH 06°17'23" EAST, A DISTANCE OF 284.16 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 12°44'26" WEST, A DISTANCE OF 8.87 FEET;

THENCE NORTH 21°58'53" EAST, A DISTANCE OF 69.19 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 21°58'53", AN ARC LENGTH OF 106.46 FEET, THE CHORD OF WHICH BEARS NORTH 10°59'26" EAST, A DISTANCE OF 105.81 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 103.43 FEET;

THENCE NORTH 89°55'04" EAST, A DISTANCE OF 1198.44 FEET, TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 880,159 SQUARE FEET OR 20.206 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THESE DESCRIPTIONS IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP SET BY PLS 28649 IN A RANGE BOX, WHENCE THE NORTHWEST CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 25379 IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 89°55'04" WEST, A DISTANCE OF 2645.51 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 69°35'35" WEST A DISTANCE OF 207.29 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°29'13" EAST, A DISTANCE OF 842.21 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 949.00 FEET, A CENTRAL ANGLE OF 20°43'10", AN ARC LENGTH OF 343.18 FEET, THE CHORD OF WHICH BEARS SOUTH 09°52'22" WEST, A DISTANCE OF 341.31 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 16°53'14", AN ARC LENGTH OF 308.00 FEET, THE CHORD OF WHICH BEARS SOUTH 11°47'20" WEST, A DISTANCE OF 306.89 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 338.51 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 15°22'54", AN ARC LENGTH OF 671.15 FEET, THE CHORD OF WHICH BEARS NORTH 82°39'26" WEST, A DISTANCE OF 669.14 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 74°57'59" WEST, A DISTANCE OF 190.19 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 15°41'29", AN ARC LENGTH OF 68.47 FEET, THE CHORD OF WHICH BEARS NORTH 67°07'14" WEST, A DISTANCE OF 68.25 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 59°16'29" WEST, A DISTANCE OF 191.23 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 30°43'30", AN ARC LENGTH OF 134.06 FEET, THE CHORD OF WHICH BEARS NORTH 74°38'15" WEST, A DISTANCE OF 132.46 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 100.33 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 23.31 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 659.37 FEET, A CENTRAL ANGLE OF 10°18'00", AN ARC LENGTH OF 118.54 FEET, THE CHORD OF WHICH BEARS NORTH 03°59'36" WEST, A DISTANCE OF 118.38 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 10°32'04" WEST, A DISTANCE OF 323.07 FEET;

THENCE NORTH 79°27'56" EAST, A DISTANCE OF 85.98 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 10°27'17", AN ARC LENGTH OF 45.62 FEET, THE CHORD OF WHICH BEARS NORTH 84°41'35" EAST, A DISTANCE OF 45.55 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89°56'53" EAST, A DISTANCE OF 1114.54 FEET;

THENCE NORTH 00°04'47" WEST, A DISTANCE OF 705.92 FEET;

THENCE NORTH 89°55'04" EAST, A DISTANCE OF 579.09 FEET, TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 1,602,778 SQUARE FEET OR 36.795 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THESE DESCRIPTIONS IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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