

**PAINTED PRAIRIE METROPOLITAN DISTRICT NO. 2**  
**DISCLOSURE TO PURCHASERS**

This Disclosure to Purchasers has been prepared by Painted Prairie Metropolitan District No. 2 (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 Districts’ website at <https://paintedpraiemetrodistrict.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. 1 and 3-9, 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 70.277 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**

Tax Collection Year	Actual Value (V)	Assessment Ratio (R)	Assessed Value (AV) [V x R = AV]	Mill Levy <sup>1</sup> /Rate <sup>2</sup> (M)	Amount of District Tax Due [AV x M]
(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 x 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 x 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 132.800. 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. 1 (2020)	10.000
<b>TOTAL OVERLAPPING MILL LEVY (2020)</b>	<b>132.800</b>
Painted Prairie Metropolitan District No. 2 (2020)	70.277
<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) 2020	\$500,000	7.15%	\$35,750	203.077/1,000	\$7,260

**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 70.277 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 of the Colorado Revised Statutes, 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:

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)

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

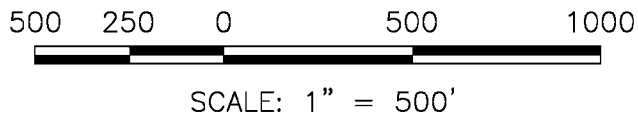
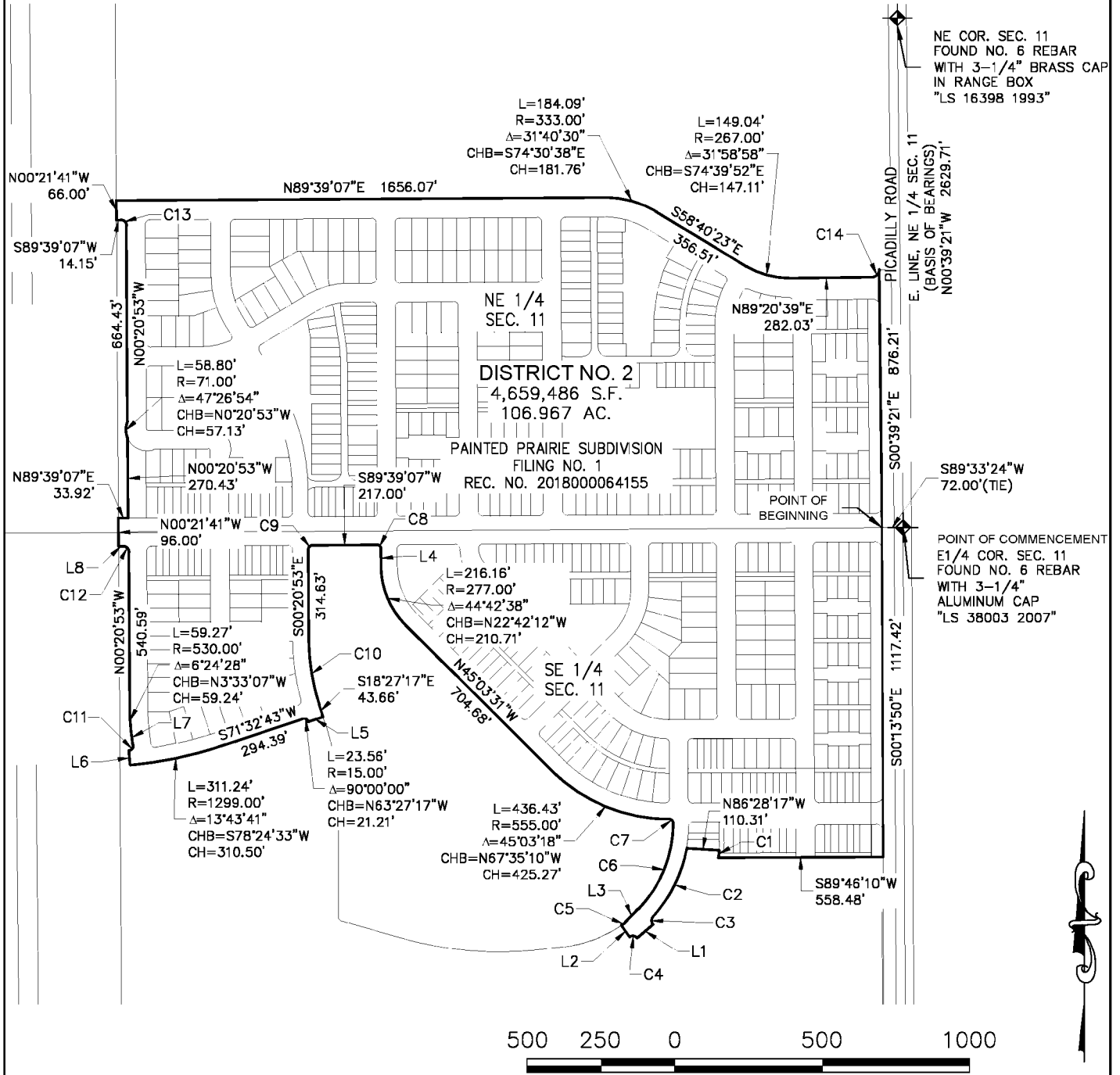
<sup>4</sup> Each mill is equal to 1/1000<sup>th</sup> of a dollar.

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

**EXHIBIT A**

**Map of District Boundaries**

# ILLUSTRATION FOR EXHIBIT A



THE ABOVE DESCRIBED PARCEL CONTAINS 4,659,486 SQUARE FEET OR (106.967 ACRES) MORE OR LESS.  
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

## CITY OF AURORA, COLORADO

A PARCEL SITUATED IN THE EAST HALF OF SECTION 11, T3S, R66W, 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

DRAWN BY: MJP	SCALE: 1" = 500'	R.O.W. FILE NUMBER
CHECKED BY: KJK	DATE: 9/24/2019	JOB NUMBER: 8130155402

N:\PROJECTS\PAINTED PRAIRIE\CAD\SURVEY\LEGAL\DISTRICT 2.DWG, MICHAEL P. 9/25/19

## ILLUSTRATION FOR EXHIBIT A

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S48°52'00"W	70.00'
L2	N34°53'58"W	49.00'
L3	N44°05'16"E	64.61'
L4	N00°20'53"W	60.83'
L5	S71°32'43"W	54.00'
L6	N04°43'36"W	49.00'
L7	N06°45'21"W	56.50'
L8	S89°39'07"W	15.90'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	425.00'	3°21'15"	24.88'	N05°12'20"E	24.88'
C2	469.00'	31°55'02"	261.26'	S26°13'33"W	257.90'
C3	20.00'	83°56'02"	29.30'	S00°13'02"W	26.75'
C4	20.00'	83°08'59"	29.02'	N83°19'28"W	26.54'
C5	420.00'	2°09'47"	15.86'	N54°01'09"E	15.85'
C6	415.00'	44°15'17"	320.54'	N21°57'38"E	312.63'
C7	15.00'	89°56'49"	23.55'	N45°08'25"W	21.20'
C8	15.00'	90°00'00"	23.56'	N45°20'53"W	21.21'
C9	15.00'	90°00'00"	23.56'	S44°39'07"W	21.21'
C10	679.00'	18°06'24"	214.58'	S09°24'05"E	213.69'
C11	15.00'	92°01'45"	24.09'	N39°15'32"E	21.59'
C12	20.00'	90°00'00"	31.42'	N45°20'53"W	28.28'
C13	20.00'	90°00'00"	31.42'	N45°20'53"W	28.28'
C14	25.00'	90°00'00"	39.27'	N44°20'39"E	35.36'

THE ABOVE DESCRIBED PARCEL CONTAINS 4,659,486 SQUARE FEET OR (106.967 ACRES) MORE OR LESS.  
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

CITY OF AURORA, COLORADO			A PARCEL SITUATED IN THE EAST HALF OF SECTION 11, T3S, R66W, 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.
DRAWN BY:	SCALE: 1" = 500'	R.O.W. FILE NUMBER	
CHECKED BY:	DATE: 9/24/2019	JOB NUMBER: 8130155402	



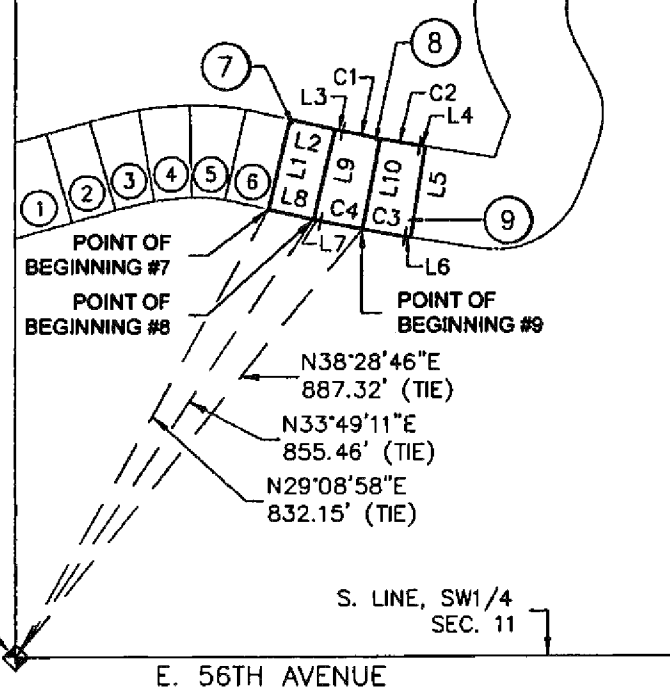
## PAINTED PRAIRIE METROPOLITAN DISTRICTS 1-9 INITIAL DISTRICT BOUNDARY MAP

W1/4 COR. SEC. 11  
 REBAR & 3-1/4" ALUM. CAP  
 "LS 25379 1998"

(BASIS OF BEARINGS)  
 N00°17'08"W 2651.52'  
 W. LINE, SW 1/4, SEC. 11

HIGHLINE CANAL  
 BOOK 343, PAGE 257

- ① PAINTED PRAIRIE METROPOLITAN DIST. #1  
REC. NO. 20060524000534590
- ② PAINTED PRAIRIE METROPOLITAN DIST. #2  
REC. NO. 20060524000534600
- ③ PAINTED PRAIRIE METROPOLITAN DIST. #3  
REC. NO. 20060524000534610
- ④ PAINTED PRAIRIE METROPOLITAN DIST. #4  
REC. NO. 20060524000534620
- ⑤ PAINTED PRAIRIE METROPOLITAN DIST. #5  
REC. NO. 20060524000534630
- ⑥ PAINTED PRAIRIE METROPOLITAN DIST. #6  
REC. NO. 20060524000534640
- ⑦ PAINTED PRAIRIE METROPOLITAN DIST. #7
- ⑧ PAINTED PRAIRIE METROPOLITAN DIST. #8
- ⑨ PAINTED PRAIRIE METROPOLITAN DIST. #9



POINT OF COMMENCEMENT  
 SW COR. SEC. 11  
 REBAR & 3-1/4" ALUM. CAP  
 "LS 33204 2010"

S. LINE, SW1/4  
 SEC. 11

E. 56TH AVENUE

300 150 0 300 600

SCALE: 1" = 300'

OWNER:  
 64TH HOLDINGS, LLC.  
 5600 GREENWOOD PLAZA BLVD., STE 220  
 GREENWOOD VILLAGE, CO 80111

This illustration does not represent a monumented survey. It is intended only to depict the initial district boundary parcels.

CITY OF AURORA, COLORADO

PARCELS OF LAND SITUATED WITHIN THE  
 SOUTHWEST QUARTER OF SECTION 11, T3S,  
 R66W, 6TH P.M., CITY OF AURORA, ADAMS  
 COUNTY, COLORADO.

DRAWN BY:	SCALE: 1" = 300'	R.O.W. FILE NUMBER
MJP		
CHECKED BY:	DATE:	JOB NUMBER:
WFH	6/6/2017	30155402

**PAINTED PRAIRIE METROPOLITAN DISTRICTS 1-9  
 INITIAL DISTRICT BOUNDARY MAP**

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N12°46'26"E	150.00'
L2	S77°13'34"E	72.60'
L3	S77°13'34"E	11.53'
L4	S81°10'34"E	8.92'
L5	S08°49'26"W	150.00'
L6	N81°10'34"W	8.92'
L7	N77°13'34"W	11.53'
L8	N77°13'34"W	72.60'
L9	S12°46'26"W	150.00'
L10	S10°50'25"W	150.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1809.95'	1°56'01"	61.09'	S78°11'34"E	61.08'
C2	1809.95'	2°00'59"	63.70'	S80°10'05"E	63.69'
C3	1959.95'	2°00'59"	68.97'	S80°10'05"E	68.97'
C4	1959.95'	1°56'01"	66.15'	S78°11'34"E	66.15'

OWNER:  
 64TH HOLDINGS, LLC.  
 5600 GREENWOOD PLAZA BLVD., STE 220  
 GREENWOOD VILLAGE, CO 80111

<b>CITY OF AURORA, COLORADO</b>			PARCELS OF LAND SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11, T3S, R66W, 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.
DRAWN BY: MJP	SCALE: 1" = 300'	R.O.W. FILE NUMBER	
CHECKED BY: WFH	DATE: 6/6/2017	JOB NUMBER: 30155402	

**EXHIBIT B**

**Legal Description of District Boundaries**

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE EAST HALF 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 EAST QUARTER 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 38003, WHENCE THE NORTHEAST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER BRASS CAP SET BY PLS 16398 IN A RANGE BOX IS ASSUMED TO BEAR NORTH 00°39'21" WEST, 2629.71 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°33'24" WEST A DISTANCE OF 72.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°13'50" EAST, A DISTANCE OF 1117.42 FEET;

THENCE SOUTH 89°46'10" WEST, A DISTANCE OF 558.48 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 03°21'15", AN ARC LENGTH OF 24.88 FEET, THE CHORD OF WHICH BEARS NORTH 05°12'20" EAST, A DISTANCE OF 24.88 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 86°28'17" WEST, A DISTANCE OF 110.31 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 469.00 FEET, A CENTRAL ANGLE OF 31°55'02", AN ARC LENGTH OF 261.26 FEET, THE CHORD OF WHICH BEARS SOUTH 26°13'33" WEST, A DISTANCE OF 257.90 FEET , TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 83°56'02", AN ARC LENGTH OF 29.30 FEET, THE CHORD OF WHICH BEARS SOUTH 00°13'02" WEST, A DISTANCE OF 26.75 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 48°52'00" WEST, A DISTANCE OF 70.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 83°08'59", AN ARC LENGTH OF 29.02 FEET, THE CHORD OF WHICH BEARS NORTH 83°19'28" WEST, A DISTANCE OF 26.54 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 34°53'58" WEST, A DISTANCE OF 49.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 02°09'47", AN ARC LENGTH OF 15.86 FEET, THE CHORD OF WHICH BEARS NORTH 54°01'09" EAST, A DISTANCE OF 15.85 FEET , TO A POINT OF NON-TANGENCY;

THENCE NORTH 44°05'16" EAST, A DISTANCE OF 64.61 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 44°15'17", AN ARC LENGTH OF 320.54 FEET, THE CHORD OF WHICH BEARS NORTH 21°57'38" EAST, 312.63 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°56'49", AN ARC LENGTH OF 23.55 FEET, THE CHORD OF WHICH BEARS NORTH 45°08'25" WEST, 21.20 FEET, TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 45°03'18", AN ARC LENGTH OF 436.43 FEET, THE CHORD OF WHICH BEARS NORTH 67°35'10" WEST, 425.27 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 45°03'31" WEST, A DISTANCE OF 704.68 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.00 FEET, A CENTRAL ANGLE OF 44°42'38", AN ARC LENGTH OF 216.16 FEET, THE CHORD OF WHICH BEARS NORTH 22°42'12" WEST, 210.71 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 60.83 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 45°20'53" WEST, 21.21 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 217.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 44°39'07" WEST, 21.21 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 00°20'53" EAST, A DISTANCE OF 314.63 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 679.00 FEET, A CENTRAL ANGLE OF 18°06'24", AN ARC LENGTH OF 214.58 FEET, THE CHORD OF WHICH BEARS SOUTH 09°24'05" EAST, 213.69 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 18°27'17" EAST, A DISTANCE OF 43.66 FEET;

THENCE SOUTH 71°32'43" WEST, A DISTANCE OF 54.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 63°27'17" WEST, 21.21 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 71°32'43" WEST, A DISTANCE OF 294.39 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1299.00 FEET, A CENTRAL ANGLE OF 13°43'41", AN ARC LENGTH OF 311.24 FEET, THE CHORD OF WHICH BEARS SOUTH 78°24'33" WEST, 310.50 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 04°43'36" WEST, A DISTANCE OF 49.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°01'45", AN ARC LENGTH OF 24.09 FEET, THE CHORD OF WHICH BEARS NORTH 39°15'32" EAST, 21.59 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 06°45'21" WEST, A DISTANCE OF 56.50 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 06°24'28", AN ARC LENGTH OF 59.27 FEET, THE CHORD OF WHICH BEARS NORTH 03°33'07" WEST, 59.24 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 540.59 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°20'53" WEST, 28.28 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 15.90 FEET;

THENCE NORTH 00°21'41" WEST, A DISTANCE OF 96.00 FEET;

THENCE NORTH 89°39'07" EAST, A DISTANCE OF 33.92 FEET;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 270.43 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 47°26'54", AN ARC LENGTH OF 58.80 FEET, THE CHORD OF WHICH BEARS NORTH 00°20'53" WEST, 57.13 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°20'53" WEST, A DISTANCE OF 664.43 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 45°20'53" WEST, 28.28 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 89°39'07" WEST, A DISTANCE OF 14.15 FEET;

THENCE NORTH 00°21'41" WEST, A DISTANCE OF 66.00 FEET;

THENCE NORTH 89°39'07" EAST, A DISTANCE OF 1656.07 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, A CENTRAL ANGLE OF 31°40'30", AN ARC LENGTH OF 184.09 FEET, THE CHORD OF WHICH BEARS SOUTH 74°30'38" EAST, 181.76 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 58°40'23" EAST, A DISTANCE OF 356.51 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 31°58'58", AN ARC LENGTH OF 149.04 FEET, THE CHORD OF WHICH BEARS SOUTH 74°39'52" EAST, 147.11 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89°20'39" EAST, A DISTANCE OF 282.03 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°20'39" EAST, 35.36 FEET, TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°39'21" EAST, A DISTANCE OF 876.21 FEET, TO THE **POINT OF BEGINNING**.

THE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 4,659,486 SQUARE FEET OR 106.967 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

## EXHIBIT A-1

### PAINTED PRAIRIE METROPOLITAN DISTRICT No. 2 INITIAL INCLUSION AREA BOUNDARIES

#### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N 89°43'01" E;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;  
 THENCE N 07°01'22" E, A DISTANCE OF 710.24 FEET TO THE POINT OF BEGINNING;

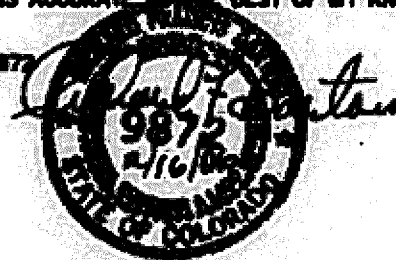
THENCE N 18° 10'12" W, A DISTANCE OF 150.00 FEET;  
 THENCE N 73°48'48" E, A DISTANCE OF 72.80 FEET;  
 THENCE S 18°10'12" E, A DISTANCE OF 150.00 FEET TO A POINT, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 11 BEARS S 12°11'02" W, A DISTANCE OF 741.84 FEET;  
 THENCE S 73°48'48" W, A DISTANCE OF 72.80 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 10,800 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.


#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD F. BARTON, PLS 9472  
 FOR AND ON BEHALF OF  
 STANTEC CONSULTING INC.



V:\52871\loc-404090\drawing\text\title2r parcel 1 04090.dwg, L 2, 2/19/2008 1:15:29 PM, 1:1

 <b>Stantec</b>	Stantec Consulting Inc. 2138 South Cherry St. Ste 310 Denver, CO 80222 Tel. 303.758.4088 Fax. 303.758.4828 www.stantec.com	<b>PAINTED PRAIRIE METRO.                  DIST. NO. 2                  INCLUSION AREA BOUNDARIES</b>  SE 1/4 OF SECTION 11 T 3 S, R 66 W OF THE 6TH PM CITY OF AURORA COUNTY OF ADAMS STATE OF COLORADO	PROJECT NO: 1871 04090
			DATE: 02/16/08
			CAD OPN.: SDW
			SHEET: 1 OF 2