

After recording, return to:  
White Bear Ankele Tanaka & Waldron  
2154 E. Commons Avenue, Suite 2000  
Centennial, CO 80122

## DISCLOSURE TO PURCHASERS OF RESIDENTIAL PROPERTY

### NEWLIN CROSSING METROPOLITAN DISTRICT

Pursuant to the Service Plan for Newlin Crossing Metropolitan District, approved by the Town of Parker, Colorado on September 20, 2021 (the “**Service Plan**”), Newlin Crossing Metropolitan District (the “**District**”) shall disclose, via written notice recorded against all of the property within the District, the total (overlapping) tax burden that could be imposed by the District. Accordingly, the District hereby discloses the following in relation to the property described in **Exhibit A**. Unless otherwise defined herein, initially capitalized terms used herein shall have the same meaning as set forth in the Service Plan.

#### 1. What does the District do?

The District was organized pursuant to the Service Plan for the purposes of planning, designing, acquiring, constructing, installing, relocating, redeveloping and financing certain public improvements within the boundaries of the District. The District is a governmental entity, governed by an elected board of directors made up of property owners and property taxpayers within the District’s boundaries.

The District’s boundaries are set forth in **Exhibit A** attached hereto. It is conceivable that additional boundary adjustments may be made within the District. Any such boundary adjustment is subject to prior approval by the owners of the property to be annexed and must be considered at a public hearing of the District’s board of directors. Further, the District may not include within its boundaries any additional property other than shown on **Exhibit A** without the prior written consent of the Town Council of the Town of Parker. The District cannot exclude any property from its boundaries if such exclusion would result, or is reasonably anticipated to result, in a detriment to the remaining residents and taxpayers in the District, or to the District’s bondholders.

Pursuant to the Service Plan, the District is authorized to plan, design, acquire, construct, install, relocate, redevelop and finance certain public projects, including but not limited to: water, sanitation, storm drainage, streets, parks and recreation, traffic and safety controls, and transportation, subject to the limitations contained in the Service Plan for the District. The District may dedicate certain public improvements to the Town of Parker or other governmental or quasi-governmental entities. The operations and maintenance of public improvements dedicated to the Town of Parker or others shall rest with the Town of Parker or such others to whom such public improvements are dedicated. The District has the authority to impose property taxes to fund the construction of all improvements identified in the Service Plan. The District is authorized to impose a Development Fee, to be paid prior to the issuance of a certificate of occupancy, as allowed and limited by Colorado law, provided that such Development Fee does not exceed \$2,000 for each single-family detached residential unit, \$1,500 for each single family attached or multi-family residential unit, or \$0.25 per square foot of structure for a structure other than a single-family or multi-family residential structure, and as further described in the Service Plan. The District is not authorized to impose any fees, rates, tolls, penalties, or charges other than the Development Fee, without first obtaining approval from the Town of Parker for an amendment to the Service Plan.

#### 2. How much property tax will the District collect to construct improvements?

The District has the authority to impose property taxes for the planning, design, acquisition, construction, installation, relocation, redeveloping and financing of the improvements identified in the Service Plan.

*Maximum Debt Mill Levy:* The District may issue bonds to provide for the costs of capital improvements within the boundaries of the District. In order to meet the debt service requirements for bonds, the District will impose a mill levy under the Service Plan. For the portion of any aggregate District Debt which exceeds 50% of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be thirty-nine (39) mills, subject to the Mill Levy Adjustment. For the portion of any aggregate District Debt which is equal to or less than 50% of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

*Maximum Debt Mill Levy Imposition Term:* The District shall not impose the Maximum Debt Mill Levy for repayment of any and all Debt (or use the proceeds of the Maximum Debt Mill Levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such Maximum Debt Mill Levy unless a majority of the Board of the District are residents of the District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56- 101, C.R.S. et seq.

The total Debt that the District shall be permitted to issue shall not exceed \$21,287,500 in aggregate principal amount.

*Operation and Maintenance Mill Levy:* The District shall impose up to five (5) mills, subject to the Mill Levy Adjustment, for the purpose of paying for the costs of ongoing administrative, accounting and legal services of the District, and, if applicable, the costs of maintaining certain regional Public Improvements.

*Infrastructure Capital Mill Levy:* The District shall impose five (5) mills, subject to the Mill Levy Adjustment, for the purposes of planning, designing and constructing Regional Infrastructure, as identified in the Intergovernmental Agreement between the District and the Town of Parker, a copy of which is available from the District or in the Town of Parker Clerk's Office.

*Town Capital and Maintenance Mill Levy:* The District shall impose five (5) mills, subject to the Mill Levy Adjustment, for the purposes of planning, design, construction and/or maintenance of the Town Infrastructure, as identified in the Intergovernmental Agreement between the District and the Town of Parker, a copy of which is available from the District or in the Town of Parker Clerk's Office.

*Mill Levy Adjustment:* If, on or after January 1, 2019, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levies described above may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2019, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

In addition, various voter limitations exist which affect the taxing powers of the District. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also provides for various legal limitations which may restrict the taxing and spending authority of the Districts.

**3. What are the advantages of metropolitan districts providing public improvements in lieu of cities or counties?**

Many areas in Colorado utilize special districts to finance public improvements. As cities and counties often do not provide water and wastewater systems, roads, or recreation facilities in new communities, special districts have been organized to build these facilities. Special districts, and the financial powers they utilize, may also permit earlier construction of recreation facilities and other amenities for the benefit of the community when compared with developments not within special districts. Where special districts are utilized, the costs of improvements within the community are generally spread over 20 to 30 years and are paid from mill levies. Special districts are governed by property owners within the community who are better able to address issues of concern to the community than could a larger city or county.

**4. How can I be assured that the District will not issue too many bonds and create unreasonably high mill levies?**

All bonds issued by the District will be governed by the controls adopted by the Colorado legislature governing the process by which bonds are issued by special districts. In addition, the organization and operation of the District are governed by the terms of the Service Plan, which limits the mill levy that may be assessed by the District for the payment of debt obligations and related expenses as set forth above, subject to adjustments to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters. The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of fifty-four (54) mills absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters.

The mill levy limits will remain in place unless and until the Service Plan is amended to permit a change in this limit for the District. This limit, as well as others existing under Colorado law and various voter approvals, are believed to be adequate to control the tax levies within the District. As noted above, however, many of the limits of the Service Plan and existing voter limits may be amended from time to time.

Market constraints on property sales by the developer also require that the mill levy within the District be comparable to mill levies in competing development areas in order to further the community as an attractive place for individuals to purchase residential property. Therefore, in the initial stages of the development, it is in the District's and the project developer's best interest to maintain mill levies in the District comparable to the total property taxes in other similar communities so that the property taxes paid for the amenities and services in the District are a good value.

**5. Who bears the risk that the community may not fully develop?**

Bondholders have or will be providing funding to the District for the District's construction of public improvements authorized by the Service Plan. These initial bonds for the District may be supported, in part, by the developer of the project. Property taxes paid by property owners on residential property will help pay the costs of all bonds issued by the District. This results in the risk of development being shared in part by bondholders, the developer, and property owners.

**6. What will my tax bill look like?**

In determining the tax liability due for residential property, the County Assessor's Office first determines the actual value of the residential property based upon market approach to appraisal. Up to five years of market activity are analyzed. The actual value of the residential property is then multiplied by the assessment rate, which is set periodically by the state legislature, to determine the assessed valuation of the residential property. The current assessment rate on residential property is 7.15%. The mill levy is then multiplied by the assessed valuation of the residential property, resulting in the assessment for the residential property. For example, residential property with an actual value of \$600,000 would have an assessed value of \$42,900 ( $\$600,000 \times 7.15\%$ ). One mill (0.001) applied to that valuation for assessment produces \$42.90 of taxes ( $\$42,900 \times 0.001$ ).

It is anticipated that the tax bill for your property will show mill levies for: the District; Douglas County RE-1 School District; Stonegate Village Metropolitan District; Douglas County Government; South Metro Rescue Fire Protection District; Douglas Public Library District; Urban Drainage and Flood Control District; Cherry Creek Basin Water Quality Authority; Urban Drainage and Flood South Platte; Regional Transportation District; and Douglas County Soil Conservation District. According to information available from the Douglas County Assessor, the total overlapping mill levy imposed upon the property within the boundaries of the District is anticipated to be 162.446. Therefore, the annual tax bill levied on a residential property with an actual value of \$600,000 would be approximately \$6,968.93 ( $\$42,900 \times .162446$ ).

The mill levy imposed anticipated to be imposed by the District for tax year 2022 for collection in 2023 is 54 mills, and the portion of the annual tax bill levied by the District on a residential property with an actual value of \$600,000 would be approximately \$2,316 ( $\$42,900 \times .054$ ).

**Exhibit B** attached hereto sets forth the approximate mill levies that are levied against the property within the District and outlines the estimated annual tax bills. Colorado taxing entities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current mill levies imposed on any property is by contacting the Douglas County Assessor's office directly. The anticipated mill levy imposed by the District for tax year 2022 for collection in 2023 is 54 mills.

**7. Where can I get additional information regarding the District?**

This document is not intended to address all issues associated with special districts generally or with the District specifically. The Service Plan for the District contains a full description of the District's purposes and functions. Prospective purchasers of property within the District are encouraged to read the Service Plan to be fully informed. A copy of the District's Service Plan is available in the Town of Parker's Clerk's Office. For additional information about the District, prospective purchasers may also contact the District's Attorney's office of White Bear Ankele Tanaka & Waldron (Clint C. Waldron, Esq., 303-858-1800 or [cwaldron@wbapc.com](mailto:cwaldron@wbapc.com)). The District's meetings are open to the public, at which time you can raise questions regarding any matter related to the activities of the District.

**EXHIBIT A**  
**TO DISCLOSURE TO PURCHASERS OF RESIDENTIAL PROPERTY**  
**NEWLIN CROSSING METROPOLITAN DISTRICT**

**DISTRICT BOUNDARIES**

## EXHIBIT A

### INITIAL BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 89°38'10" EAST, 2665.57 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. SAID POINT BEING ON THE NORTHERLY BOUNDARY OF NEWLIN CROSSING, FILING NO. 1, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019075199;

THENCE THE FOLLOWING TWENTY EIGHT (28) COURSES;

1. NORTH 89°38'10" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2005.73 FEET TO THE NORTHEAST CORNER OF SAID NEWLIN CROSSING FILING NO. 1;
2. SOUTH 00°17'07" EAST A DISTANCE OF 1292.00 FEET;
3. SOUTH 89°38'46" WEST A DISTANCE OF 130.00 FEET;
4. SOUTH 16°30'07" WEST, A DISTANCE OF 1355.77 FEET TO A POINT ON THE APPARENT NORTHERLY RIGHT OF WAY OF EAST MAINSTREET, SAID POINT ALSO BEING A POINT OF NONTANGENTIAL CURVATURE;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID APPARENT NORTHERLY RIGHT OF WAY;

5. NORTHWESTERLY A DISTANCE OF 599.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 30°09'15", A CHORD BEARING OF NORTH 62°39'27" WEST, AND A CHORD LENGTH OF 593.07 FEET;
6. NORTH 47°34'49" WEST, A DISTANCE OF 258.90 FEET;
7. NORTHWESTERLY A DISTANCE OF 635.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 28°54'39", A CHORD BEARING OF NORTH 62°02'08" WEST, AND A CHORD LENGTH OF 629.06 FEET TO A POINT OF NONTANGENCY;
8. NORTH 48°29'15" WEST A DISTANCE OF 133.94 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT H OF SAID NEWLIN CROSSING, FILING NO. 1;
9. NORTH 89°54'42" EAST, A DISTANCE OF 56.30 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT H;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLW SAID EASTERLY BOUNDARY;

10. NORTH 19°16'45" EAST, A DISTANCE OF 88.40 FEET;
11. NORTH 31°59'00" EAST, A DISTANCE OF 154.64 FEET;
12. NORTH 44°20'13" EAST, A DISTANCE OF 171.20 FEET;

13. NORTH 55°06'26" EAST, A DISTANCE OF 111.84 FEET;
14. NORTH 61°36'13" EAST, A DISTANCE OF 333.75 FEET, TO A POINT OF NONTANGENTIAL CURVATURE, SAID POINT BEING THE NORTHEASTERLY MOST CORNER OF SAID TRACT H;
15. NORTHWESTERLY A DISTANCE OF 704.22 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT H ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 45°20'09", A CHORD BEARING OF NORTH 64°14'07" WEST, AND A CHORD LENGTH OF 685.99 FEET TO A POINT OF TANGENCY;
16. NORTH 86°54'12" WEST, A DISTANCE OF 170.17 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT H, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT B OF SAID NEWLIN CROSSING, FILING NO. 1;
17. NORTH 86°54'12" WEST, A DISTANCE OF 151.55 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B;
18. NORTH 03°05'44" EAST, ALONG THE APPARENT EASTERLY BOUNDARY OF SOUTH CHAMBERS ROAD A DISTANCE OF 52.42 FEET TO A POINT OF CURVATURE;
19. CONTINUING NORTHEASTERLY ON SAID EASTERLY RIGHT OF WAY A DISTANCE OF 27.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,080.00 FEET, A CENTRAL ANGLE OF 00°09'24", A CHORD BEARING OF NORTH 03°01'02" EAST, AND A CHORD LENGTH OF 27.58 FEET TO THE NORTHWESTERLY MOST CORNER OF TRACT C OF SAID NEWLIN CROSSING FILING NO. 1;
20. SOUTH 86°54'12" EAST ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C, A DISTANCE OF 146.55 FEET TO THE SOUTHEASTERLY CORNER OF TRACT D OF SAID NEWLIN CROSSING FILING NO. 1;
21. CONTINUING SOUTH 86°54'12" EAST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 175.22 FEET, TO A POINT OF CURVATURE;
22. SOUTHEASTERLY ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 53.03 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 03°07'56", A CHORD BEARING OF SOUTH 85°20'13" EAST, AND A CHORD LENGTH OF 53.02 FEET TO THE SOUTHEASTERLY MOST CORNER OF TRACT G OF SAID NEWLIN CROSSING FILING NO. 1;
23. NORTH 06°13'45" EAST, A DISTANCE OF 242.51 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT G;
24. SOUTH 89°20'00" WEST, A DISTANCE OF 256.13 FEET TO THE NORTHWESTERLY MOST CORNER OF SAID TRACT G;
25. CONTINUING SOUTH 89°20'00" WEST, A DISTANCE OF 135.62 FEET, TO THE NORTHWESTERLY MOST CORNER OF TRACT D OF SAID NEWLIN CROSSING FILING NO. 1, SAID POINT BEING ON THE APPARENT EASTERLY RIGHT OF WAY OF SAID SOUTH CHAMBERS ROAD AND A POINT OF NONTANGENTIAL CURVATURE;
26. NORTHEASTERLY A DISTANCE OF 422.48 FEET ALONG SAID APPARENT EASTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10080.00 FEET, A CENTRAL ANGLE OF 02°24'05", A CHORD BEARING OF NORTH 00°31'00" EAST, AND A CHORD LENGTH OF 422.45 FEET TO A POINT OF TANGENCY;
27. NORTH 00°41'05" WEST, A DISTANCE OF 152.92 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH


PRINCIPAL MERIDIAN;

28. NORTH 88°20'40" EAST, ALONG SAID NORTH LINE A DISTANCE OF 128.55 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,752,721 SQUARE FEET OR 86.151 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

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

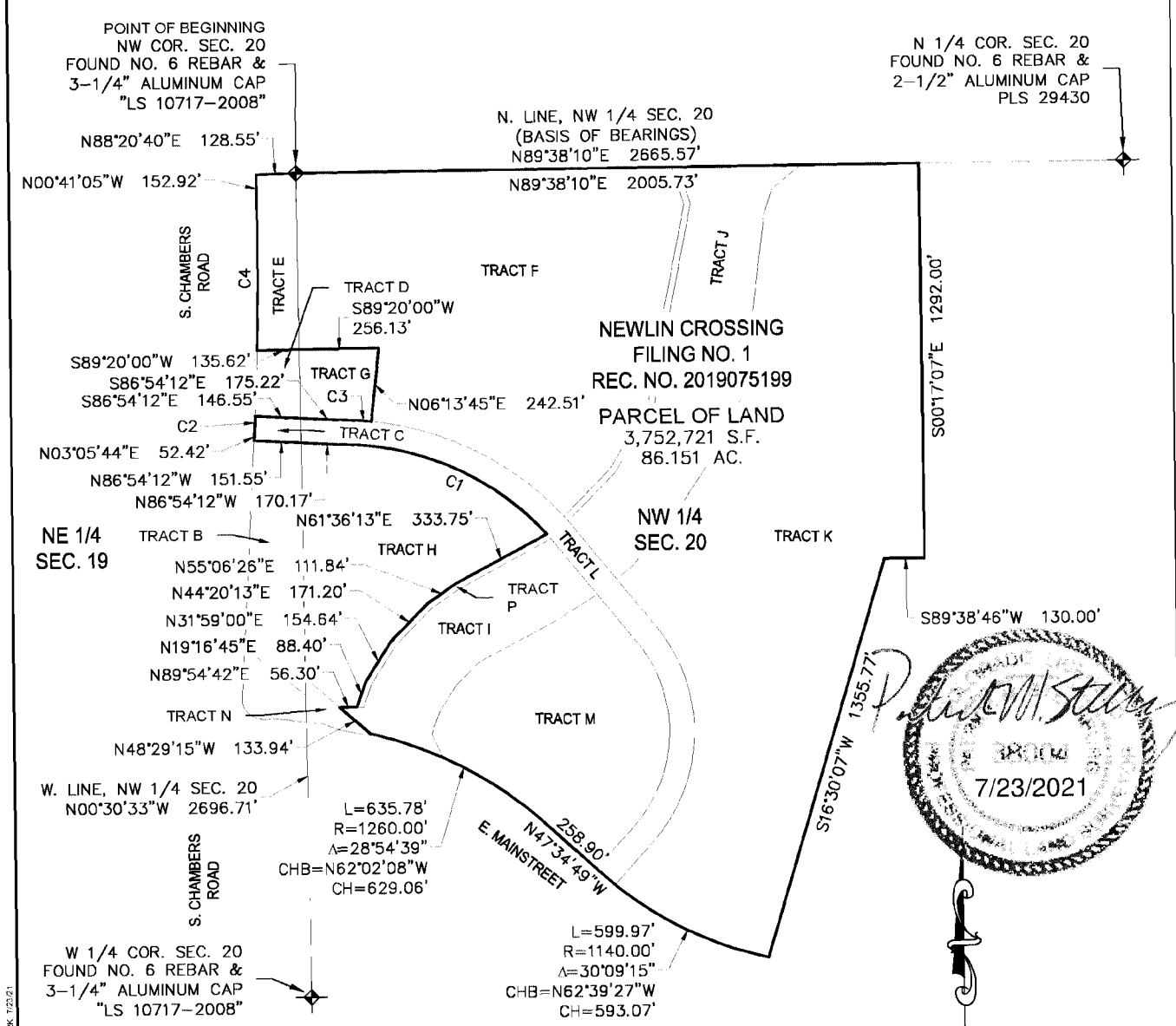
I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

  
\_\_\_\_\_  
PATRICK M. STEENBURG P.L.S. 38004  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

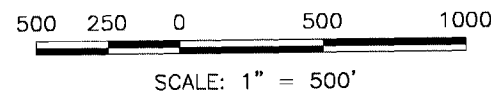




# EXHIBIT C-1 - INITIAL BOUNDARY DESCRIPTION



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	890.00'	45°20'09"	704.22'	N64°14'07"W	685.99'
C2	10080.00'	0°09'24"	27.58'	N03°01'02"E	27.58'
C3	970.00'	3°07'56"	53.03'	S85°20'13"E	53.02'
C4	10080.00'	2°24'05"	422.48'	N00°31'00"E	422.45'



THE ABOVE DESCRIBED PARCEL CONTAINS 3,752,721 SQUARE FEET OR (86.151 ACRES) MORE OR LESS.  
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

**EXHIBIT C-1 - INITIAL BOUNDARY DESCRIPTION**  
NEWLIN CROSSING FILING NO. 1  
NE 1/4 SEC. 19 & NW 1/4 SEC. 20  
T6S, R66W, 6TH P.M.



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**DOUGLAS COUNTY, COLORADO**

SHEET 1 OF 1      DATE: JULY 22, 2021

A:\PROJECTS\NEWLIN CROSSING\LEGALS\CURVE\LEGAL\NEWLIN CROSSING EXHIBIT C-1.DWG (LFPARK 1/23/21)

**EXHIBIT B**  
**TO DISCLOSURE TO PURCHASERS OF RESIDENTIAL PROPERTY**  
**NEWLIN CROSSING METROPOLITAN DISTRICT**

**ESTIMATED PROPERTY TAXES**  
Annual Tax Levied on Residential Property with \$600,000 Actual Value

<u>Taxing Entity</u>	Mill Levies (2021*)	Estimated Annual Tax Levied
Newlin Crossing Metropolitan District	54.000**	\$2,316.60**
Douglas County Re-1 School District	35.743	\$1,533.37
Stonegate Village Metropolitan District	28.704	\$1,231.40
Douglas County Government	18.524	\$794.68
South Metro Fire Rescue Fire Protection District	9.319	\$399.79
Douglas County Schools – Debt Service	8.054	\$345.52
Douglas Public Library District	4.021	\$172.50
Town of Parker	2.602	\$111.63
Urban Drainage & Flood Control District	0.900	\$38.61
Cherry Creek Basin Water Quality Authority	0.479	\$20.55
Urban Drainage & Flood South Platte	0.100	\$4.29
Douglas County Schools – Cap Reserve	0.000	\$0
Douglas County Schools – Insurance Reserve	0.000	\$0
Regional Transportation District	0.000	\$0
Douglas County Soil Conservation District	0.000	\$0
<b>TOTAL:</b>	<b>162.446</b>	<b>\$6,968.93</b>

\*This estimate of Overlapping Mill Levies is based upon mill levies certified by the Douglas County Assessor's office in December 2021 for collection in 2022, and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change and you should contact the Douglas County Assessor's office to obtain the most accurate and up to date information.

\*\*The District did not impose a mill levy in 2021 for collection in 2022. The District anticipates imposing a mill in 2022 for collection in 2023.