

NOTICE OF SPECIAL DISTRICT DISCLOSURE

ATTENTION HOMEBUYER: You are purchasing a home that is located within Buckley Yard Metropolitan District No. 2 and Buckley Yard Metropolitan District No. 2 Subdistrict (collectively, the “**District**”). This District has the authority to issue bonds or other debt to pay for development improvements and levy taxes and fees on all properties within the District for debt repayment and ongoing operations and maintenance.

Name of District:	Buckley Yard Metropolitan District No. 2 and Buckley Yard Metropolitan District No. 2 – Subdistrict
Contact Information for District:	White Bear Ankele Tanaka & Waldron 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122
District Website:	
District Boundaries:	See attached map.
Purpose of the District:	Metropolitan district organized pursuant to C.R.S. § 32-1-101 et seq. The District was created to assist with the planning, design, acquisition, construction, installation, operation, maintenance, relocation, and financing of certain public improvements serving the Buckley Yard project located in the City of Aurora, Colorado and described further in the District’s Service Plan. A copy of the District’s Service Plan can be found on the District’s website or by contacting the District at the District contact information above.
Authorized Types of District Taxes:	Debt Mill Levy and Operations and Maintenance Mill Levy These mill levies result in taxes you will owe to the District and are described further below.
District’s Total Debt Issuance Authorized per District’s Service Plan:	\$16,000,000
District Improvements Financed by Debt:	The District intends to, or has already issued debt to pay for all those facilities and improvements set forth in the Service Plan.
Maximum Debt Mill Levy that may be levied annually on properties within the District to pay back debt:	Maximum Debt Mill Levy: 50.000 Mills The Maximum Debt Mill Levy may adjust based on changes in the residential assessment ratio occurring after January 1, 2004.
Ongoing Operations and Maintenance Services of the District:	The District may impose an Operations and Maintenance Mill Levy to pay for ongoing administrative, operations and maintenance of public improvements.

District Fees:	The District may impose an operations fee.
Other Taxing Entities to which you will pay taxes to:	<i>Aurora School District #28J Arapaho County Developmental Disability City Of Aurora Regional Transportation Urban Drainage & Flood Urban Drainage & Flood (S Platte) W Arap Conservation District</i>

Sample Calculation of Taxes Owed for a Residential Property within the District:

Assumptions:

Average market value of home in

District is \$500,000

Debt Mill Levy is 50 mills

Operations and Maintenance Mill Levy is 10 mills

Total Metropolitan District mill levies = 60 mills

Calculation of Metropolitan District Taxes:

$\$500,000 \times .0715 = \$35,750$ (Assessed Valuation)

$\$35,750 \times .060$ mills = **\$2,145 per year in taxes owed solely to the Metro District**

Total Additional Mill Levies from Other Taxing Entities: 101.417 mills =

\$3,625.66 annual taxes

TOTAL 2021 PROPERTY TAXES FOR A HOME COSTING \$500,000 = \$5,770.66

THIS ESTIMATE ONLY PROVIDES AN ILLUSTRATION OF THE AMOUNT OF THE NEW PROPERTY TAXES THAT MAY BE DUE AND OWING AFTER THE PROPERTY HAS BEEN REASSESSED AND, IN SOME INSTANCES, RECLASSIFIED AS RESIDENTIAL PROPERTY. THIS ESTIMATE IS NOT A STATEMENT OF THE ACTUAL AND FUTURE TAXES THAT MAY BE DUE. FIRST YEAR PROPERTY TAXES MAY BE BASED ON A PREVIOUS YEAR'S TAX CLASSIFICATION, WHICH MAY NOT INCLUDE THE FULL VALUE OF THE PROPERTY AND, CONSEQUENTLY, TAXES MAY BE HIGHER IN SUBSEQUENT YEARS. A SELLER HAS COMPLIED WITH THIS DISCLOSURE STATEMENT AS LONG AS THE DISCLOSURE IS BASED UPON A GOOD-FAITH EFFORT TO PROVIDE ACCURATE ESTIMATES AND INFORMATION.

ACKNOWLEDGED AND AGREED TO BY BUYER:

Name: _____

Date: _____

**J·R ENGINEERING****EXHIBIT A****PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 RECORDED UNDER RECEPTION NO. 1991491 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTHWEST CORNER BY A 3" BRASS CAP IN A RANGE BOX AND AT THE NORTH QUARTER CORNER BY A 3" BRASS CAP IN A RANGE BOX, BEARING N89°57'02"W.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16;

THENCE S33°44'04"E A DISTANCE OF 719.99 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST ALAMEDA DRIVE, AS SHOWN ON TOLLGATE VILLAGE SUBDIVISION FILING NO. 14, RECORDED UNDER RECEPTION NO. 1991491 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) SEVEN COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S02°30'48"E, HAVING A RADIUS OF 554.84 FEET, A CENTRAL ANGLE OF 37°55'48" AND AN ARC LENGTH OF 367.31 FEET, TO A POINT OF TANGENT;
2. S54°35'00"E A DISTANCE OF 596.63 FEET;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 59°13'56" AND AN ARC LENGTH OF 304.97 FEET, TO A POINT OF TANGENT;
4. S04°38'56"W A DISTANCE OF 143.10 FEET;
5. S08°07'01"W A DISTANCE OF 165.31 FEET;
6. S04°38'56"W A DISTANCE OF 75.22 FEET;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'29" AND AN ARC LENGTH OF 39.08 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ALAMEDA PARKWAY, SAID POINT BEING A POINT OF REVERSE CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8055.00 FEET, A CENTRAL ANGLE OF 00°37'00" AND AN ARC LENGTH OF 86.68, TO A POINT OF TANGENT;
2. N86°23'35"W A DISTANCE OF 594.80 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST ALAMEDA PARKWAY RECORDED UNDER RECEPTION NO. B8000208 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES:

1. N03°36'25"E A DISTANCE OF 15.00 FEET;

2. N86°23'35"W A DISTANCE OF 154.14 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N02°58'12"W A DISTANCE OF 1049.78 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 793,120 SQUARE FEET OR 18.2075 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

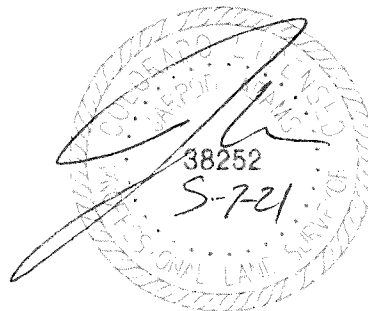
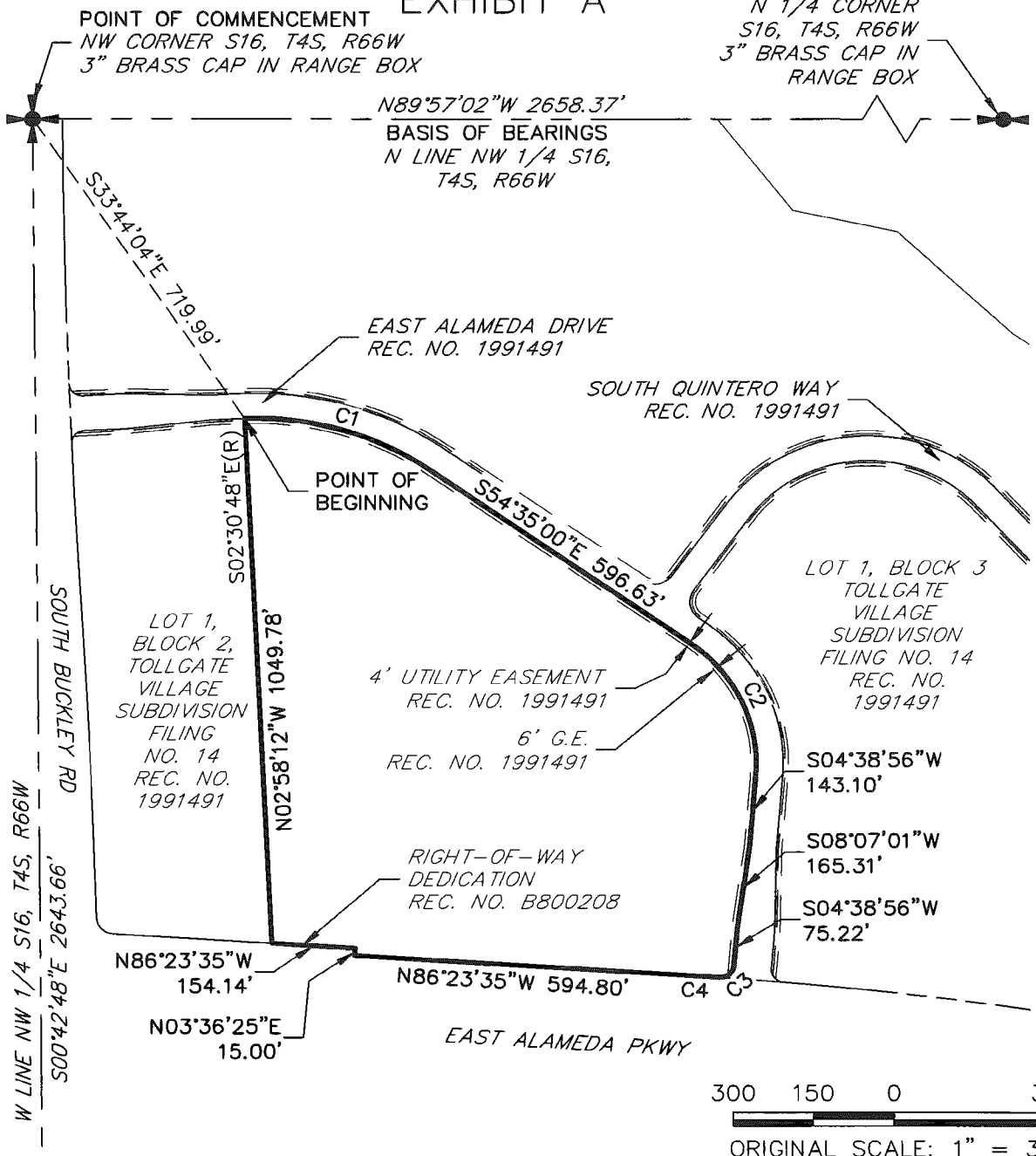
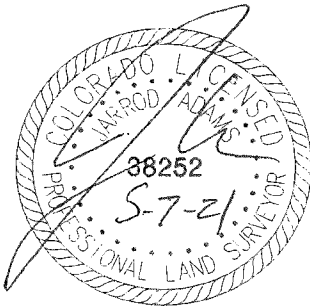


EXHIBIT A



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	37°55'48"	554.84'	367.31'
C2	59°13'56"	295.00'	304.97'
C3	89°34'29"	25.00'	39.08'
C4	0°37'00"	8055.00'	86.68'



BUCKLEY YARDS
EXHIBIT A
JOB NO. 16044.00
MAY 7, 2021
SHEET 1 OF 1



**EXHIBIT A****PROPERTY DESCRIPTION**

LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 14 RECORDED UNDER RECEPTION NO. 1991491 IN THE RECORDS OF THE APARAHOE COUNTY CLERK AND RECORDER, STATE OF COLORADO.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

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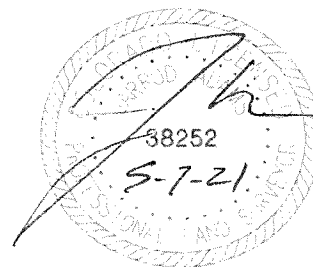
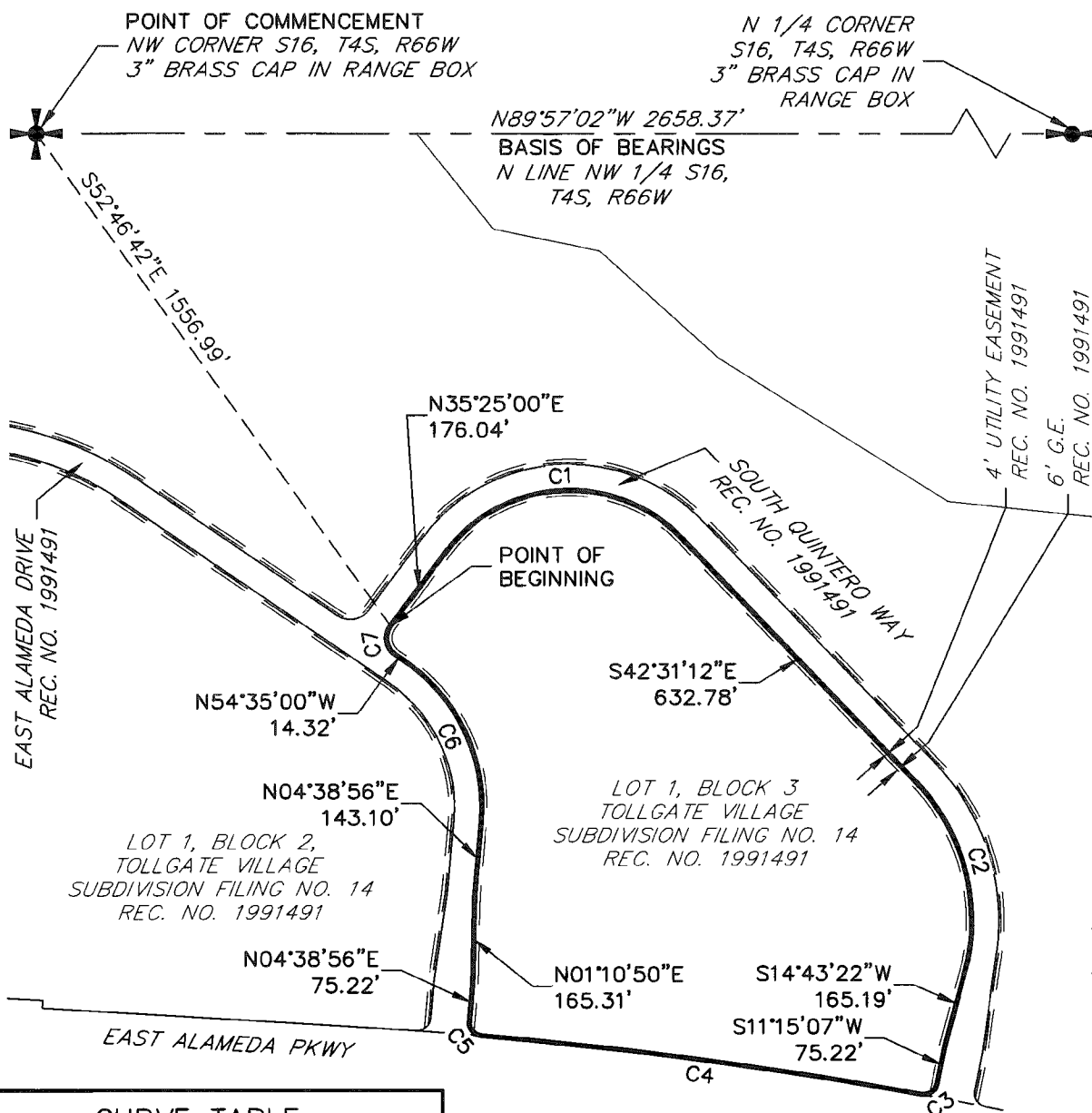
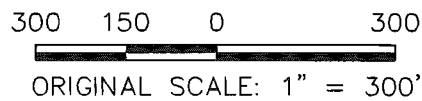


EXHIBIT A



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	102°03'48"	275.00'	489.87'
C2	53°46'19"	396.30'	371.93'
C3	89°34'28"	25.00'	39.08'
C4	5°45'08"	8055.00'	808.68'
C5	89°34'28"	25.00'	39.08'
C6	59°13'56"	345.00'	356.66'
C7	90°00'00"	40.00'	62.83'



BUCKLEY YARDS
EXHIBIT A
JOB NO. 16044.00
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SHEET 1 OF 1



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com