

Return to: *UCC Metro District*
111 S. Tejon, Suite 222
Colorado Springs, CO 80903

NOTICE
Regarding Existence of Upper Cottonwood Creek
Metropolitan District No. 2

As of the date of the recording of this Notice Regarding Existence of Upper Cottonwood Creek Metropolitan District No. 2, the real property identified in Exhibit A was undeveloped and situate within the boundaries of the Upper Cottonwood Creek Metropolitan District No. 2 (the "District"). The District is a quasi-municipal corporation and political subdivision of the State of Colorado. The City of Colorado Springs has approved the Service Plan for Upper Cottonwood Creek Metropolitan District Nos. 2 - 5 (the "Service Plan").

The Service Plan states that future residents within the District are to be notified of the existence of the District, and receive a general description of the District's powers. The Notice of Special District Disclosure as required by the Service Plan is attached hereto as Exhibit B (the "Service Plan Notice").

Section IX of the Service Plan states that the District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers of property in the District regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, fees, tolls and charges.

The District was created to assist with the planning, design, acquisition, construction, installation, relocation, and financing of certain public improvements serving the Wolf Ranch project, a master-planned community within the City of Colorado Springs. From time to time, the District may provide certain public improvements of benefit to Wolf Ranch, including but not limited to: (1) water, sanitary sewer, and/or storm sewer related improvements; (2) parks or recreational related improvements, facilities or programs; (3) traffic safety controls and devices; or (4) street improvements including curbs, gutters, culverts and other drainage facilities, sidewalks, bridges, parking facilities, paving, street lighting, grading, street median landscaping.


ROBERT C. "BOB" BALINK El Paso County, CO
05/03/2006 08:15:15 AM
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Exhibit A

Upper Cottonwood Creek Metropolitan District No. 2

A portion of the Southwest Quarter of Section 25, together with a portion of the West Half of Section 35, Township 12 South, Range 66 West of the 6th P.M., together with a portion of the South Half of Section 3 and a portion of the West Half of Section 31, Township 12 South, Range 65 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

BEGINNING at the Northeast corner of Westcreek at Wolf Ranch Subdivision Filing No. 12 as recorded at Reception No. 205058003 of the records of said El Paso County; hence N62°39'13"W a distance of 559.18 feet; thence N27°20'47"E a distance of 160.00 feet; thence N62°39'13"W a distance of 14.17 feet to a point of curve; thence on said curve to the left having a central angle of 02°13'41", a radius of 780.00 feet for an arc distance of 30.33 feet to a point of reverse curve; thence on said curve to the right having a central angle of 82°59'55", a radius of 65.00 feet for an arc distance of 94.16 feet; thence N71°52'59"W a distance of 76.00 feet to a point on a curve; thence Southwesterly on said curve to the right having a central angle of 82°59'55", a radius of 65.00 feet for an arc distance of 94.16 feet, whose chord bears S59°36'58"W to a point of reverse curve; thence on said curve to the left having a central angle of 37°08'15", a radius of 780.00 feet for an arc distance of 505.57 feet; thence S63°58'41"W a distance of 508.06 feet to a point of curve; thence on said curve to the right having a central angle of 90°00'00", a radius of 65.00 feet for an arc distance of 102.10 feet; thence S63°58'41"W a distance of 14.50 feet; thence N26°01'19"W a distance of 1470.77 feet to a point of curve; thence on said curve to the left having a central angle of 02°14'07", a radius of 1033.00 feet for an arc distance of 40.30 feet; thence N28°15'26"W a distance of 1022.12 feet; thence S61°44'34"W a distance of 1383.16; thence S28°15'26"E a distance of 1000.47 feet to a point of curve; thence on said curve to the right having a central angle of 02°14'07", a radius of 970.00 feet for an arc distance of 37.84 feet; thence S26°01'19"E a distance of 1440.91 feet; thence S63°58'41"W a distance of 6.00 feet to a point on a curve; thence Southwesterly on said curve to the right having a central angle of 90°00'00", a radius of 65.00 feet for an arc distance of 102.10 feet, whose chord bears S18°58'41"W; thence S63°58'41"W a distance of 445.65 feet to a point of curve; thence on said curve to the left having a central angle of 19°01'46", a radius of 1030.00 feet for an arc distance of 342.09 feet; thence N46°22'38"W a distance of 2.78 feet; thence S43°37'22"W a distance of 121.75 feet; thence N46°22'38"W a distance of 81.45 feet to a point of curve; thence on said curve to the right having a central angle of 20°16'09", a radius of 456.50 feet for an arc distance of 161.49 feet; thence N26°06'29"W a distance of 328.33 feet to a point of curve; thence on said curve to the left having a central angle of 14°35'58", a radius of 285.00 feet for an arc distance of 72.62 feet to a point of compound curve; thence on said curve to the left having a central angle of 61°18'43", a radius of 60.00 feet for an arc distance of 64.21 feet; thence N17°14'58"W a distance of 86.83 feet to a point on a curve; thence Northeasterly on said curve to the left having a central angle of 40°13'33", a radius of 35.00 feet for an arc distance of 24.57 feet, whose chord bears N26°23'42"E to a point of compound curve; thence on said curve to the left having a central angle of 11°36'23", a radius of 485.00 feet for an arc distance of 98.25 feet to a point on a curve; thence Northwesterly on said curve to the left having a central angle of 56°08'51", a radius of 708.00 feet for an arc distance of 693.81 feet, whose chord bears N54°30'27"W; thence N00°34'41"W a distance of 2799.88 feet; thence N00°28'18"W a distance of 550.44 feet; thence S86°06'00"E a distance of 813.24 feet to a point of curve; thence on said curve to the left having a central angle of 32°09'25", a radius of 780.00 feet for an arc distance of 437.77 feet; thence N61°44'34"E a distance of 1924.97 feet to a point of curve; thence on said curve to the left having a central angle of 24°28'26", a radius of 780.00 feet for an arc distance of 333.18 feet; thence N37°16'09"E a distance of 510.08 feet to a point of curve; thence on said curve to the right having a central angle of 50°11'15", a radius of 1320.00 feet for an arc distance of 1156.23 feet; thence S00°00'00"E a distance of 1395.19 feet; thence S07°12'49"E a distance of 651.46 feet; thence S37°10'26"W a distance of 214.13 feet; thence S05°47'36"E a distance of 563.57 feet; thence S16°37'21"E a distance of 615.13 feet; thence S18°24'09"E a distance of 525.62 feet; thence S07°52'31"W a distance of 680.30 feet; thence S34°31'46"E a distance of 867.62 feet; thence S27°20'47"W a distance of 568.74 feet; thence N62°39'13"W a distance of 281.12 feet to the Point of Beginning, containing 392.903 acres of land, more or less.

JOB NO. 05-078

FILE: 05078UCC2.DWG
DATE: 1/10/06



UPPER COTTONWOOD CREEK 2 METRO DISTRICT

EXCEPTION

UCC3
28,395,864 SF
651.879 AC

UCC3 P.O.B.

UCC4 P.O.B.

UCC2
17,114,855 SF
392.903 AC

UCC2 P.O.B.

UCC4
29,151,840 SF
669.234 AC

COMM
1,106,080 SF
25.392 AC


COMM P.O.B.



SCALE 1"=1500'

JOB NO. 05-078

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DATE: 1/10/06



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UPPER COTTONWOOD CREEK METRO DISTRICTS

Exhibit B

NOTICE OF SPECIAL DISTRICT DISCLOSURE

Name of District(s):	Upper Cottonwood Creek Metropolitan District Nos. 2 – 5. District Nos. 2, 3 and 4 are Residential Districts. District No. 5 is a Commercial District.
Contact Information for District:	R.S. Wells, Attn: District Manager 6399 S. Fiddler's Green Circle, Suite 102 Greenwood Village, CO 80111-4974 303.779.4525 (main line) 303.773-2050 (fax)
Type of District(s):	Metropolitan Districts organized pursuant to CRS 32-1-101 <i>et seq.</i> The Districts will provide limited operating and maintenance of certain Public Improvements within the Project, which operations and maintenance functions may be provided through an intergovernmental agreement with the Old Ranch Metropolitan District.
Identify District(s) Improvements Financed by Proposed Bonds:	Road improvements including but not limited to Research Parkway, Briargate Parkway, Old Ranch Road realignment, and Black Forest Road On and off-site utilities, including water and wastewater improvements Recreational facilities and park improvements, including entry parks, pocket parks, trail system, Main Lake, community recreation center Landscaping within public right-of-way Drainage improvements (grade control structures, drainage way improvements, wetland improvements, drainage detention and retention facilities)
Identify Services/Facilities Operated/Maintained by District(s):	Trail system, lake, entry parks, non-potable irrigation system, drainage facilities
Mill Levy Cap: <i>(Note: This District may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the District.)</i>	Residential Districts: Maximum Debt Mill Levy = thirty (30) mills. Maximum Operating Mill Levy = ten (10) mills. Commercial District: Maximum Debt Mill Levy = fifty (50) mills. Maximum Operating Mill Levy = ten (10) mills. If there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitations set forth above may be increased or decreased to reflect such changes, so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2006, are neither diminished nor enhanced as a result of such changes.
Authorized Debt of the District(s) per Service Plan:	\$97,500,000.00, but limited to what may be financed by the Maximum Debt Mill Levy applicable to each District.
Voter Authorized Debt per Election:	\$97,500,000.00 (District No. 2, \$25,000,000; District No. 3, \$35,000,000; District No. 4, \$30,000,000; District No. 5, \$7,500,000).
District Boundaries:	See attached legal description and map

Sample Mill Levy Calculation for a Residential Property

Assumptions:

Actual Market Value (as determined by assessor) is \$250,000
Mill levy is 40 mills

Calculation:

$\$250,000 \times .0796 = \$19,900$ (Assessed Valuation)
 $\$19,900 \times .040$ mills = **\$796 per year in taxes owed solely to the Special District**

Sample Mill Levy Calculation for a Commercial, Office or Industrial Property

Assumptions:

Actual Market Value (as determined by assessor) is \$750,000
Mill levy is 60 mills

Calculation:

$\$750,000 \times .29 = \$217,500$ (Assessed Valuation)
 $\$217,500 \times .060$ mills = **\$13,050 per year in taxes owed solely to the Special District**