

Notice of Special District Disclosure

NOTICE OF SPECIAL DISTRICT DISCLOSURE

ATTENTION BUYER: You are purchasing a unit that is located within **Mile High One Metropolitan 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:	Mile High One Metropolitan District
Contact Information for District:	Robert G. Rogers, Esq.
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 Mile High One Development located in Thornton, Adams County, 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 Operating 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:	\$25,108,500
District Improvements Financed by Debt:	The District intends to, or has already issued debt to pay for earthwork, pavement, offsite roadway improvements, concrete pavement and curbs, sanitary sewers, water lines, storm sewers, site lighting, irrigation and landscaping.
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 fluctuate based on changes to residential assessment rates. A change to the Maximum Debt Mill Levy may occur as a result of an approved amendment to the District’s Service Plan, or a resident-controlled Board may also approve a change to the mill levy.
Ongoing Operations and Maintenance Services of the District:	The District intends to impose an Operating Mill Levy to pay for administrative, operation and maintenance costs.
Maximum Operating Mill Levy that may be levied annually on properties within the District to pay for the ongoing	Maximum Operating Mill Levy: There is no Maximum Operating Mill Levy because the District is a Commercial District.

operations and maintenance described above.	The Operating Mill Levy is distinct from the Debt Mill Levy taxes and cannot be used to repay District Debt.	
Other Sources of District Revenue (Fees, Rates, Tolls, Penalties or Charges)	None.	
Other Taxing Entities to which you will pay taxes to:	Name	Mill Levy
	Adams County	26.944
	Rangeview Library District	3.667
	Regional Transportation District	0.000
	School District 12-Adams Five Star	62.705
	Thornton	10.210
	Thornton Dev Auth (North Washington)	0.000
	Urban Drainage and Flood Control District	0.900
	Urban Drainage South	0.100
	Total	104.526

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

Assumptions:

Market value of building is \$1,000,000

Debt Mill Levy is 50 mills

Operating Mill Levy is 10 mills

Total Metropolitan District mill levies = 60 mills

Calculation of Metropolitan District Taxes:

$\$1,000,000 \times .27 = \$270,000$ (Assessed Valuation)

$\$270,000 \times .060$ mills = **\$16,200 per year in taxes owed solely to the Metro District**

Total Additional Mill Levies from Other Taxing Entities: 104.526 mills = \$28,222 annual taxes

TOTAL YEAR PROPERTY TAXES FOR A BUILDING COSTING \$1,000,000 = \$44,422

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: _____