

SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT
DISCLOSURE TO PURCHASERS

EAST CREEK METROPOLITAN DISTRICT NO. 1

This Disclosure to Purchasers has been prepared by East Creek Metropolitan District No. 1 (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 POWERS

The powers of the District as authorized by Section 32-1-1004, C.R.S. and under its Service Plan, as approved by the City Council of the City of Aurora (the “**City**”) on March 5, 2018 (the “**Service Plan**”), are to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of certain public improvements, including, but not limited to, water, sanitation, street, safety protection, park and recreation improvements, transportation and mosquito control improvements, and covenant enforcement and design review services to the District.

DISTRICT’S SERVICE PLAN

The District’s Service Plan, which can be amended from time to time, includes a description of the District’s powers 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**”).

The District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution (“**TABOR**”), include issuing debt, levying taxes, and imposing fees and charges. Information concerning District directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), C.R.S., which can be found at the office of General Counsel for the District, on file at the Division, or on file at the office of the Clerk and Recorder of Arapahoe County.

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 may be obtained from the District’s Manager, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228; (303) 987-0835.

DEBT AUTHORIZATION

Pursuant to its Service Plan, the District has authority to issue up to Nine Million Seven Hundred Thirty-Seven Thousand Four Hundred Seventy-Nine Dollars (\$9,737,479) 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 15th of each year which determines the taxes paid by each property owner in the following year. The District imposed a total Mill Levy of **65.277** mills for tax collection year 2019 (as described below). The total anticipated overlapping mill levy for the property within the District for tax collection year 2019 is 171.017 mills (inclusive of the District's Mill Levy), as described in the "Overlapping Mill Levy" section below.

Debt Service Mill Levy

For the portion of any aggregate District's Debt which exceeds fifty percent (50%) of the District's assessed valuation, the maximum debt service mill levy the District is permitted to impose under the Service Plan, for such portion of Debt, shall be fifty (50) mills less the number of mills necessary to pay any unlimited mill levy Debt (the "**Debt Mill Levy Cap**").

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 District operates in place of an owners' association and with the imposition of the Operations and Maintenance Mill Levy to pay for the costs associated with covenant enforcement and design review services, as well as providing for the operation and maintenance of certain public improvements. The District's ability to increase its mill levy for provision of operation and maintenance services without an election is constrained by statutory and constitutional limits.

In addition, each unit will be subject to an additional monthly fee, which fee is subject to amendment by the District Board of Directors from time to time, to supplement the District's Operational and administrative expenditures.

Overlapping Mill Levies

In addition to the District's 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 as described above.

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 approximates additional fees for calendar year 2019 to cover the costs associated with the District's operational and administrative expenditures. These fees can be amended by Resolution of the District Board of Directors from time to time.

DISTRICT BOUNDARIES

This Disclosure shall apply to the property within the boundaries of the District, which property is depicted on **Exhibit A** and legally described on **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:

District Counsel:
McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203
Phone: 303-592-4380

Dated this 26th day of March, 2019.

EXHIBIT A

District Map

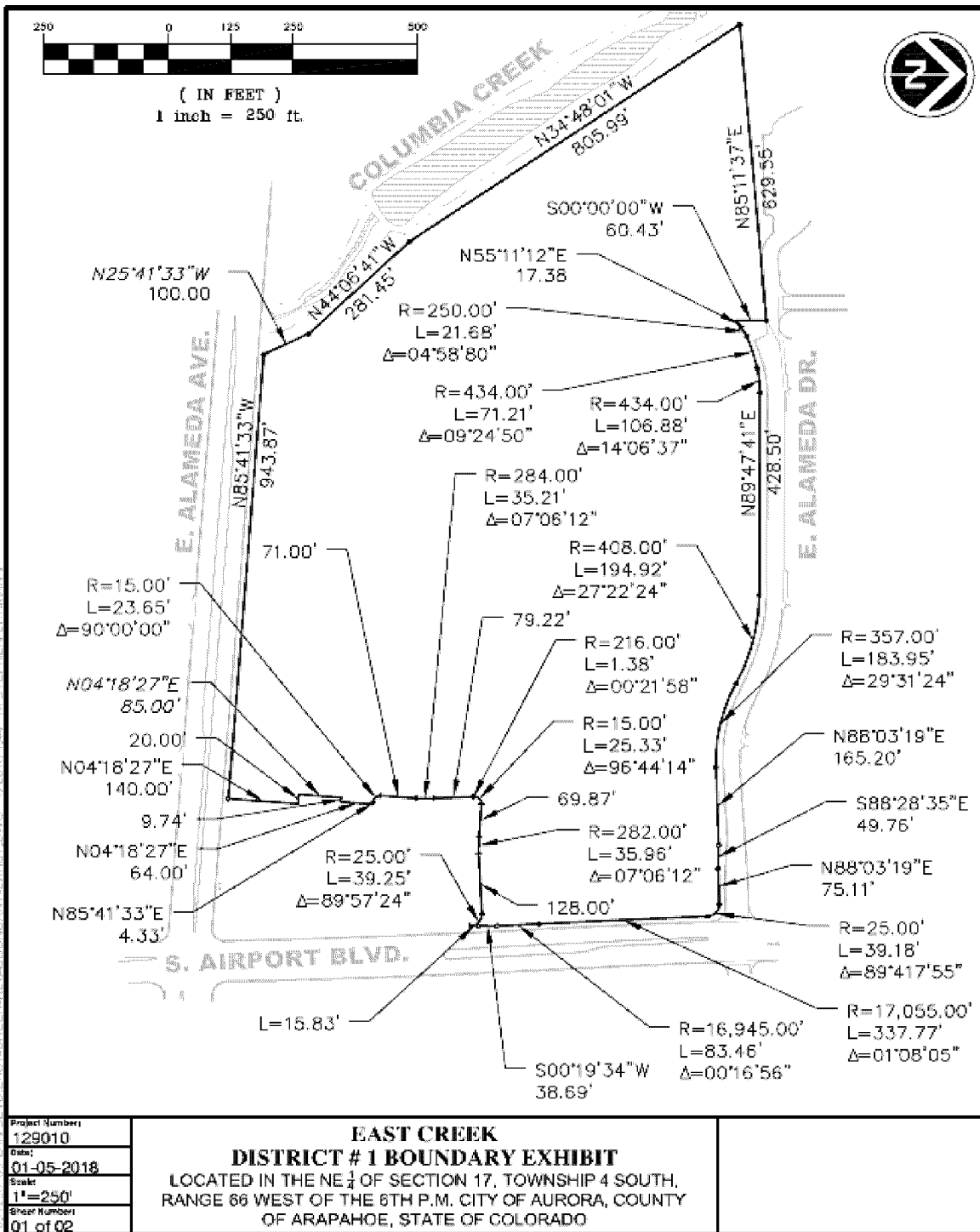


EXHIBIT B**Legal Description**

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 17, FROM WHICH THE NORTH LINE OF SAID NORTHEAST 1/4 BEARS NORTH 89°47'41" WEST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE, SAID NORTH LINE ALSO BEING THE NORTH LINE OF LEVY BROTHERS CONDOMINIUMS, PER THE MAP RECORDED JUNE 23, 2016 AT RECEPTION NO. D6066268, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, NORTH 89°47'41" WEST, A DISTANCE OF 1305.00 FEET TO THE NORTHWEST CORNER OF SAID LEVY BROTHERS CONDOMINIUMS; THENCE ALONG THE WEST LINE OF SAID LEVY BROTHERS CONDOMINIUMS, SOUTH 00°00'00" WEST, A DISTANCE OF 539.79 FEET TO THE SOUTHWESTERLY CORNER OF SAID LEVY BROTHERS CONDOMINIUMS AND THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00°00'00" WEST ALONG THE SOUTHERLY PROLONGATION OF SAID WEST LINE, A DISTANCE OF 60.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST ALAMEDA DRIVE, PER THE WARRANTY DEED RECORDED JANUARY 18, 1994 IN BOOK 730 AT PAGE 742 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 55°11'12" EAST, A DISTANCE OF 17.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET;
- 2) NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°58'08", AN ARC LENGTH OF 21.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 434.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 21°36'32" EAST;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 09°24'05", AN ARC LENGTH OF 71.21 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 243.00 FEET; THENCE EASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 12°24'46", AN ARC LENGTH OF 52.64 FEET; THENCE SOUTH 89°47'41" EAST, A DISTANCE OF 428.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 408.00 FEET; THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°22'24", AN ARC LENGTH OF 194.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 357.00 FEET; THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 29°31'24", AN ARC LENGTH OF 183.95 FEET; THENCE NORTH 88°03'19" EAST, A DISTANCE OF 165.20 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF EAST ALAMEDA DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 88°28'35" EAST, A DISTANCE OF 49.76 FEET;
- 2) NORTH 88°03'19" EAST, A DISTANCE OF 75.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;
- 3) SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 89°47'55", AN ARC LENGTH OF 39.18 FEET TO THE WESTERLY RIGHT-OF-WAY OF AIRPORT BOULEVARD, PER THE DEED RECORDED MARCH 13, 1978 IN BOOK 2739 AT PAGE 488 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 17,055.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 87°51'14" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°08'05", AN ARC LENGTH OF 337.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 16,945.00 FEET;

2) SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}16'56''$, AN ARC LENGTH OF 83.46 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH $00^{\circ}19'34''$ WEST, A DISTANCE OF 38.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 16,942.80 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH $87^{\circ}07'55''$ WEST; THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}03'13''$, AN ARC LENGTH OF 15.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH $87^{\circ}09'40''$ WEST; THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}57'24''$, AN ARC LENGTH OF 39.25 FEET; THENCE SOUTH $87^{\circ}12'15''$ WEST, A DISTANCE OF 128.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 282.00 FEET; THENCE WESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF $07^{\circ}06'12''$, AN ARC LENGTH OF 34.96 FEET; THENCE NORTH $85^{\circ}41'33''$ WEST, A DISTANCE OF 69.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF $96^{\circ}44'14''$, AN ARC LENGTH OF 25.33 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 216.00 FEET; THENCE SOUTHERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}21'58''$, AN ARC LENGTH OF 1.38 FEET; THENCE SOUTH $02^{\circ}47'45''$ EAST, A DISTANCE OF 79.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 284.00 FEET; THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF $07^{\circ}06'12''$, AN ARC LENGTH OF 35.21 FEET; THENCE SOUTH $04^{\circ}18'27''$ WEST, A DISTANCE OF 71.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH $85^{\circ}41'33''$ EAST, A DISTANCE OF 4.33 FEET; THENCE SOUTH $04^{\circ}18'27''$ WEST, A DISTANCE OF 64.00 FEET; THENCE NORTH $85^{\circ}41'33''$ WEST, A DISTANCE OF 9.74 FEET; THENCE SOUTH $04^{\circ}18'27''$ WEST, A DISTANCE OF 85.00 FEET; THENCE SOUTH $85^{\circ}41'33''$ EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH $04^{\circ}18'27''$ WEST, A DISTANCE OF 140.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST ALAMEDA PARKWAY, PER THE DEED RECORDED MARCH 13, 1978 IN BOOK 2739 AT PAGE 484 IN SAID RECORDS OF THE CLERK AND RECORDER; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH $85^{\circ}41'33''$ WEST, A DISTANCE OF 943.87 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3538 AT PAGE 524 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- 1) NORTH $25^{\circ}41'33''$ WEST, A DISTANCE OF 100.00 FEET;
- 2) NORTH $44^{\circ}06'41''$ WEST, A DISTANCE OF 281.45 FEET;
- 3) NORTH $34^{\circ}48'01''$ WEST, A DISTANCE OF 805.99 FEET TO THE INTERSECTION OF SAID EASTERLY LINE AND THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. D1008865 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY LINE, NORTH $85^{\circ}11'37''$ EAST, A DISTANCE OF 629.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,427,879 SQUARE FEET OR 32.780 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC
6551 SO. REVERE PARKWAY, SUITE 165
CENTENNIAL, CO 80111