

AMENDED AND RESTATED SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT
LAKE BLUFF METROPOLITAN DISTRICT NO. 2
AS OF APRIL 30, 2019

As required pursuant to Section 32-1-104.8 of the Colorado Revised Statutes (“C.R.S.”) this Amended and Restated Public Disclosure Document (“**Disclosure to Purchasers**”) has been prepared by the Lake Bluff Metropolitan District No. 2 (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 Greeley (the “**City**”) on September 4, 2018 (the “**Service Plan**”), are to plan for, design, acquire, construct, install, relocate, and/or redevelop certain Public Improvements (“**Public Improvements**”), subject to the Service Plan and Intergovernmental Agreement by and between the District and the City.

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 Weld 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 Manager/District Counsel, McGeady Becher P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado 80203; (303) 592-4380.

DEBT AUTHORIZATION

Pursuant to its Service Plan, the District has authority to issue up to One Hundred and Fifty Million Dollars (\$150,000,000) 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 is authorized to impose a total combined Mill Levy of **60.000** mills for tax collection (as described below). At the time of recordation of this document, the total overlapping mill levy for the property within the District is **142.413** mills (inclusive of the District's Mill Levy), as described in the "**Overlapping Mill Levy**" section below.

Debt Service Mill Levy

According to the District's Service Plan, the Maximum Debt Mill Levy shall be sixty (60) mills less the such number of mills as is or may be imposed by the District for any other purpose such that the Maximum Aggregate Mill Levy (as defined in the District's Service Plan) is not exceeded; provided that if, on or after January 1, 2007, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Debt Mill Levy may be increased or decreased to reflect such changes, such increases or 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 Maximum Debt Mill Levy, as adjusted for changes occurring after January 1, 2007, 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. 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.

Maximum Debt Mill Levy Imposition Term for Residential Districts.

No Residential District shall impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District imposing the mill levy are homeowners residing in the District and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. et seq.

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, subject to the Maximum Aggregate Mill Levy amount.

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. The overlapping mill levy **for tax collection year 2019**, for the property within the District, exclusive of the District's imposed mill levies, is **82.413**. Mill levies are certified in December of each year, and generally published by the County by the end of the first quarter. The breakdown of the overlapping mill levies, as of the date hereof, is as follows:

Taxing Authority	Levy
AIMS JUNIOR COLLEGE	6.305
CLEARVIEW LIBRARY	3.555
GREELEY CITY	11.274
NORTHERN COLORADO WATER (NCW)	1.000
SCHOOL DIST RE4-WINDSOR	44.827
WELD COUNTY	15.038
WEST GREELEY CONSERVATION	0.414
TOTAL OVERLAPPING MILL LEVY (2018)	82.413
<i>Lake Bluff Metropolitan District No. 2</i>	<i>60.000*</i>
TOTAL WITH DISTRICT MILL LEVY	142.413

**Estimated Maximum*

Overlapping Mill Levy Property Tax Calculation Example

Tax Collection Year	Actual Value (V)	Assessment Ratio (R)	Assessed Value (AV) [V x R = AV]	Mill Levy¹/Rate² (M)	Amount of Total Property Tax Due [AV x M]
(a) 2019	\$350,000	7.20%	\$25,200	142.413/1,000 = 0.142413	\$3,588.81

¹ Based on a projected mill levy, not a representation of any actual current or future mill levy

² Each mill is equal to 1/1000th of a dollar

THE ABOVE EXAMPLE IS PROVIDED SOLELY FOR THE PURPOSE OF ILLUSTRATION AND IS NOT TO BE INTERPRETED AS A REPRESENTATION OF ANY ACTUAL CURRENT OR FUTURE VALUE INCLUDING, BUT NOT LIMITED TO, ANY ACTUAL VALUE, ASSESSMENT RATIO, OR MILL LEVY.

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. For a current fee schedule, please contact District General Counsel at the contact information provided below.

DISTRICT BOUNDARIES

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

Megan M. Becher, Esq.
450 E. 17th Avenue, Suite 400
Denver, Colorado 80203-1254
mbecher@specialdistrictlaw.com
Phone: 303-592-4380

Dated April 30, 2019.

EXHIBIT A

Legal Description of District Boundaries

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land being part of the Southeast Quarter (SE1/4) of Section One (1), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the East Quarter (E1/4) corner of said Section 1 and assuming the East line of the Southeast Quarter (SE1/4) of said Section 1, being monumentalized by a #6 rebar with a 3 1/4" diameter aluminum cap stamped "LS22098, 2002" at the North end and by a 2 3/8" diameter pipe with a 3 1/4" diameter aluminum cap stamped "LS25381, 2010" in a monument box at the South end, as bearing South 00°59'03" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance 2662.93 feet, with all other bearings contained herein relative thereto;

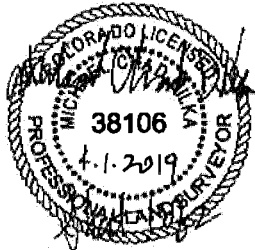
THENCE South 00°59'03" East along the East line of the Southeast Quarter (SE1/4) of said Section 1 a distance of 77.31 feet to the intersection with the Southerly line of that 75' electric transmission line easement described in that Contract and Grant of Easement recorded March 18, 1949 in Book 1244 at Page 93 as Reception No. 1054235 of the records of the Weld County Clerk and Recorder, said point being the **POINT OF BEGINNING** of said centerline;

THENCE continuing South 00°59'03" East along the East line of the Southeast Quarter (SE1/4) of said Section 1 a distance of 1881.58 feet;
THENCE South 89°00'57" West, departing from the East line of the Southeast Quarter (SE1/4) of said Section 1 a distance of 563.54 feet;
THENCE North 00°59'03" West, parallel with the East line of the Southeast Quarter (SE1/4) of said Section 1 a distance of 1171.42 feet;
THENCE North 89°06'47" East a distance of 29.65 feet;
THENCE North 00°48'44" West a distance of 711.54 feet to said Southerly line of said electric transmission line easement;
THENCE North 89°09'33" East along said Southerly line of said electric transmission line easement a distance of 531.75 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 23.850 acres, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYOR'S STATEMENT

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

JN: 20180465/2005130

EXHIBIT A

**LAKE BLUFF METRO DISTRICT
INITIAL DISTRICT BOUNDARY #2**

A parcel of land located in the Southeast Quarter (SE 1/4) of Section One (1), Township Five North (T.5N.), Range Sixty-Seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 1 and assuming the West line of said Southeast Quarter as bearing North 01°41'10" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2759.87 feet and with all other bearings contained herein relative thereto;

THENCE North 01°41'10" East along said West line a distance of 915.16 feet to the **POINT OF BEGINNING**;

THENCE continuing North 01°41'10" East along said West line a distance of 176.00 feet;

THENCE North 87°32'57" East a distance of 241.84 feet;

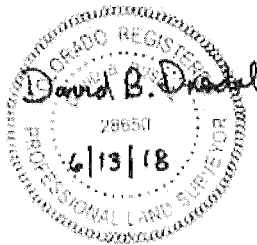
THENCE South 02°27'03" East a distance of 175.54 feet;

THENCE South 87°32'57" West a distance of 254.53 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains **43,567** Square Feet or **1.000** Acres, more or less (±).

SURVEYORS STATEMENT

I, David B. Dusdal, a Colorado Registered Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



David B. Dusdal - On Behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #28650

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EXHIBIT B

Map of District Boundaries

