

Forest Trace Metropolitan District Nos. 1-3
 (In the City of Aurora, County of Arapahoe, Colorado)

DISCLOSURE TO PURCHASERS
 Pursuant to Article X of the Service Plan

Name of District, Date Organized:	Forest Trace Metropolitan District Nos. 1-3 (each a “ District ”), organized: District Nos. 1 & 3 - December 1, 2006; District No. 2 – December 5, 2006;
Contact Information for the District:	Clint Waldron, Esq. White Bear Ankele Tanaka & Waldron 2154 E. Commons Avenue, Ste. 2000 Centennial, Colorado 80122 303-858-1800
Purpose of the District:	The District will serve to provide certain public improvements and related operation and maintenance services for the use and benefit of property owners and residents within the boundaries of the District.
Proposed Public Improvements:	A general description of the facilities and improvements and types of services for which funding may be provided by the District include all those permitted under the Special District Act, including but not limited to: water, sanitation, storm drainage, streets, parks and recreation, traffic and safety controls, mosquito control, transportation, and security; subject to the limitations contained in the Service Plan for the District.
Mill Levy Cap:	Maximum Debt Service Mill Levy when the total amount of aggregate Debt exceeds fifty percent of the District’s assessed valuation is 50 mills.* The Operations and Maintenance Mill Levy is not subject to a mill levy cap. <i>*Please note that the mill levy cap may be adjusted as provided in the Service Plan once certain requirements are met. Please see the Service Plan for additional details.</i>
Sample Mill Levy Calculation:	Calculation: ▶ Assuming a \$450,000 average market value for a home: <ul style="list-style-type: none"> ◦ 60 mills (50 for debt and 10 for operations) ◦ 7.15% residential assessment ratio ◦ \$450,000 x 7.15% = \$32,172 total assessed valuation ◦ \$32,172 x 60 mills = \$ 1,930.32 taxes annually to the District
Authorized Debt of the District per Service Plan:	\$36,000,000
Fees:	The District is authorized to impose fees on each residential lot/home and other property to pay for on-going operation, maintenance, and administrative services provided by the District. Fees may be imposed from time-to-time at rates determined in the discretion of the District’s Boards of Directors. Please contact the District for current fee information.
District Boundaries:	Please see map attached as Exhibit A . Please note that the District’s boundaries may change from time-to-time. Please contact the District for the latest information.

Exhibit A

Boundary Maps for Forest Trace Metropolitan District Nos. 1-3

