



**NOTICE OF INCLUSION IN A RESIDENTIAL METROPOLITAN DISTRICT
AND POSSIBLE PROPERTY TAX CONSEQUENCES**

Legal description of the property and address:

Attached hereto as Exhibit A.

This property is located in the following metropolitan district:

Waters' Edge Metropolitan District No. 2.

In addition to standard property taxes identified on the next page, this property is subject to a metropolitan district mill levy (another property tax) of up to:

50.348 Mills.

Based on the property's inclusion in the metropolitan district, an average home sales price of \$450,000 could result in ADDITIONAL annual property taxes up to:

\$1,620

The next page provides examples of estimated total annual property taxes that could be due on this property, first if located outside the metropolitan district and next if located within the metropolitan district. **Note: property that is not within a metropolitan district would not pay the ADDITIONAL amount.**

The metropolitan district board can be reached as follows:

Waters' Edge Metropolitan District No. 2
C/O WHITE BEAR ANKELE TANAKA & WALDRON
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Phone: 303-858-1800

You may wish to consult with: (1) the Larimer County Assessor's Office, to determine the specific amount of metropolitan district taxes currently due on this property; and (2) the metropolitan district board, to determine the highest possible amount of metropolitan district property taxes that could be assessed on this property.

ESTIMATE OF PROPERTY TAXES

Annual Tax Levied on Residential Property With \$450,000 Actual Value Without the District

<u>Taxing Entity</u>	Mill Levies (2021)	Annual tax levied
Poudre R-1 General Fund	42.971	\$1,383
Larimer County	22.425	\$722
Poudre R-1 Bond Payment	11.236	\$362
City of Fort Collins	9.797	\$315
Poudre River Public Library District	3.017	\$97
Health District of Northern Larimer County	2.167	\$70
Northern Colorado Water Cons. District	1.000	\$32
Larimer County Pest Control District	0.142	\$5
Boxelder Sanitation District	0.000	\$0.00
East Larimer Water District	0.000	\$0.00
TOTAL:	92.755	\$2,986

**Annual Tax Levied on Residential Property With \$450,000 Actual Value With the District
(Assuming Maximum District Mill Levy)**

<u>Taxing Entity</u>	Mill Levies (2021)	Annual tax levied
Waters' Edge Metropolitan District No. 2	50.348	\$1,620
Poudre R-1 General Fund	42.971	\$1,383
Larimer County	22.425	\$722
Poudre R-1 Bond Payment	11.236	\$362
City of Fort Collins	9.797	\$315
Poudre River Public Library District	3.017	\$97
Health District of Northern Larimer County	2.167	\$70

Northern Colorado Water Cons. District	1.000	\$32
Larimer County Pest Control District	0.142	\$5
Boxelder Sanitation District	0.000	\$0.00
East Larimer Water District	0.000	\$0.00
TOTAL:	143.103	\$ 4,606

**This estimate of mill levies is based upon mill levies certified by the Larimer County Assessor's Office in December 2021 for collection in 2022, and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change and you should contact the Larimer County Assessor's Office to obtain accurate and current information.

FINANCIAL HEALTH OF METROPOLITAN DISTRICT

Financial information for the Waters' Edge Metropolitan District No. 2 as of December 31, 2021.

	Notes	Amount
Total Assessed Value		\$463,013
Current Mill & Annual Revenue	50.348	\$23,312
Current Debt Service Mill Levy and Annual Revenue	40.279	\$18,650
Outstanding Debt	Series 2021 ⁽³⁾	14,335,000
Anticipated Payoff Year	12/01/2051	

Additional information regarding the Waters' Edge Metropolitan District No.2 financial health and formation can be found at the City of Fort Collins website at: fcgov.com

In addition, the Colorado Department of Local Affairs may have the following materials available:

- Audited Financial Statements
- Annual Budget
- Annual Report on the Service Plan
- Certification of Election Results
- Certification of Tax Levies
- Notice of Authorization of General Obligation Debt
- Notice of Issuance of General Obligation Debt
- Transparency – Notice to Electors

Available at:

<https://dola.colorado.gov/lgis/lgfinances.jsf>

Or

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203
(303) 864-7720
Fax: (303) 864-0751

Or

Contact the District at:

Waters' Edge Metropolitan District No.2
C/O WHITE BEAR ANKELE TANAKA & WALDRON
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Phone: 303-858-1800

Exhibit A

WATERS' EDGE METROPOLITAN DISTRICT NO. 2

A parcel of land, located in the South Half (S1/2) of Section Thirty (30), Township 8 North (T.8N.), Range Sixty-Eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

Lots 1 through 345 and Tracts AA, BB, A, B, C, D, E, F, G, H, I, J, K, K-1, K-2, L, L-1, L-2, M, M-1, M-2, N, O, P, Q, R, S, T, U, V, W, X, Y and Z of Waters Edge as recorded July 19, 2010 as Reception No. 20100041008 of the records of the Larimer County Clerk and Recorder, located in the South Half (S1/2) of Section Thirty (30), Township Eight North (T.8N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

Said described parcel of land contains 88.126 acres, more or less.

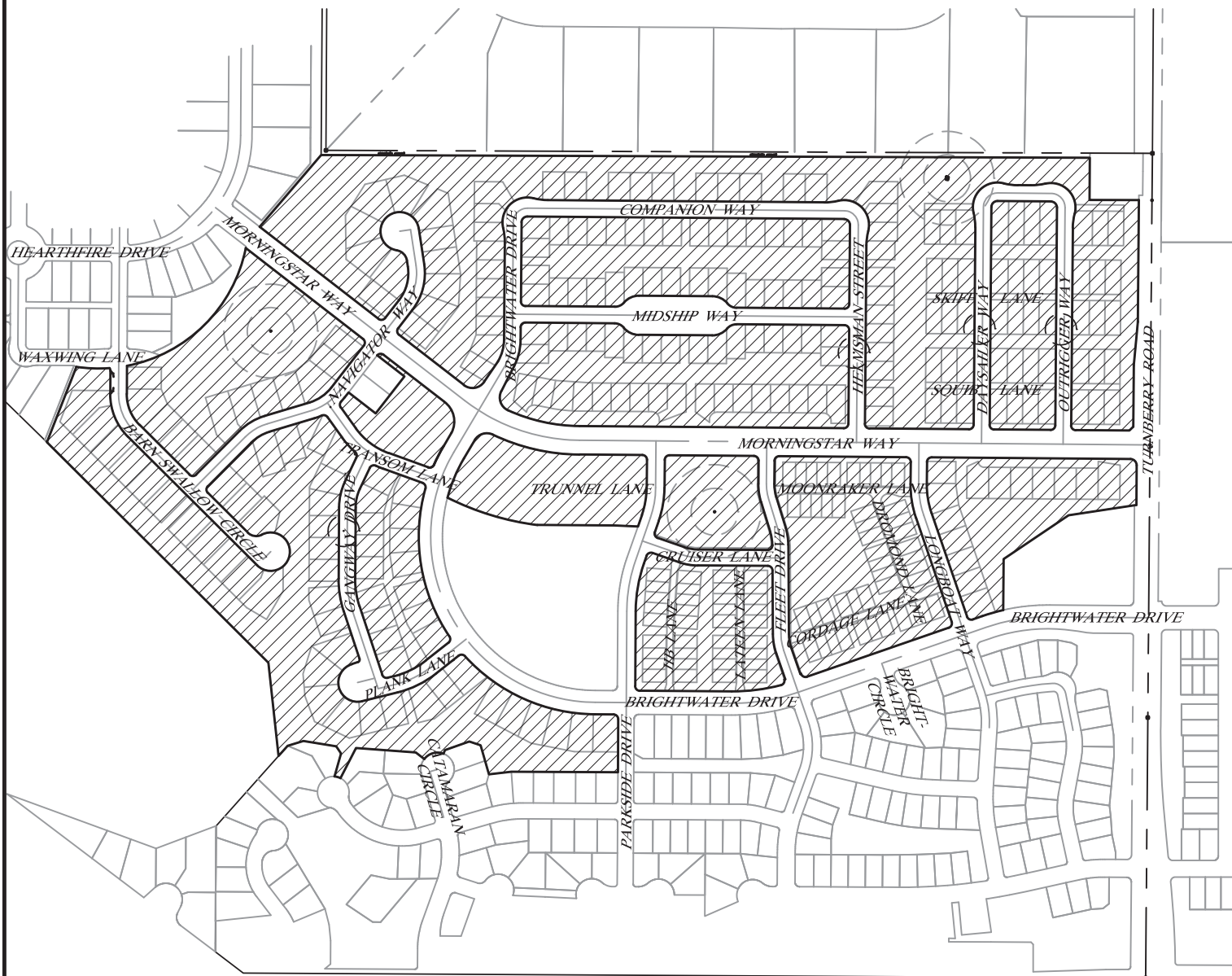
SURVEYOR'S STATEMENT

I, Steven Parks, a Colorado Licensed 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.

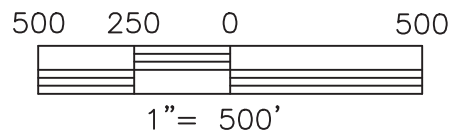


Steven Parks - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

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



NOTE: This exhibit drawing is not intended to be a
monumented land survey.



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
email: contact@KingSurveyors.com

PROJECT NO: 2015374-B
DATE: 7/20/2017
CLIENT: WATERS EDGE EAST, LLC
DWG: 2015374-B-EXH-D2-OVERALL BD
DRAWN: MM **CHECKED:** SP