



## NOTICE OF SPECIAL DISTRICT DISCLOSURE

(to be provided to every purchaser of real property within the boundaries of the District)

Name of District:	Allison Valley Metropolitan District No. 1
Contact Information for District:	Don Gravette Allison Valley Metropolitan District 1755 Telstar Drive, Suite 211 Colorado Springs, CO 80920 719-260-7477
Type of District: (i.e. if dual or three districts concept – insert language regarding limited rights of property owners)	AVMD District No. 1 is classified as a residential district, but may also include commercial uses. The District will impose mill levies and issue bonds.
Identify Districts' Improvements Financed by Proposed Bonds (List by major categories, i.e. Roads – Powers Blvd):	Together with Allison Valley Metropolitan District No. 2, the District may not issue more than \$30 million of debt; AVMD No. 1 has the following authorization: Authorized up to \$47,000,000 in streets and drainage Authorized up to \$31,000,000 in water infrastructure Authorized up to \$32,000,000 in wastewater infrastructure Authorized up to \$31,000,000 for traffic safety control Authorized up to \$37,000,000 in park and recreation Authorized up to \$31,000,000 for mosquito control Authorized up to \$30,500,000 for television relay Authorized up to \$30,500,000 for transportation
Identify Services/Facilities Operated/Maintained by District:	Parks, recreation, landscaping, entrance features, ponds, waterways, open space, trails and bridges.
Mill Levy Cap: (Describe Procedure for any Adjustments to Mill Levy Cap) <i>(Note: These Districts may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the Districts.)</i>	The mill levy on District No. 1 is expected to be 30 mills for debt and 10 mills for operations. The mill levies may be adjusted for changes in law. The State of Colorado may adjust the ratio of valuation for assessment of real property. Should adjustments take place to this ratio, mill levies may be modified in a manner to offset the change in the ratio.
Authorized Debt of the District per Service Plan:	Together with Allison Valley Metropolitan District No. 2, \$30,000,000 total principal amount for the combined Districts
Voter Authorized Debt of the District:	\$270,000,000 total principal amount for the District
District Boundaries:	See attached map

**Sample Calculation of Mill Levy Cap for a RESIDENTIAL Property (3/1/2017)**

**Assumptions:**

**Residential Market value is \$500,000**

**Residential ratio number is .0796**

**Mill levy cap is 40 mills**

**Calculation:**

**$\$500,000 \times .0796 = \$39,800$  (Residential Assessed Valuation)**

**$\$39,800 \times .040 = \$1,592$  per year in taxes owed solely to the Special District**

**Sample Calculation of Mill Levy Cap for a COMMERCIAL, OFFICE OR INDUSTRIAL Property (3/1/2017)**

**Assumptions:**

Market value is \$750,000

Commercial ratio number is .29

Mill levy cap is 40 mills

**Calculation:**

$\$750,000 \times .29 = \$217,500$  (Commercial Assessed Valuation)

$\$217,500 \times .040 = \$8,700$  per year in taxes owed solely to the Special District

COMPASSION INTERNATIONAL  
NORTHGATE CAMPUS FILING NO. 2  
RECEPTION NO. 204086000

COMPASSION INTERNATIONAL  
NORTHGATE CAMPUS FILING NO. 1  
RECEPTION NO. 099142814

ALLISON VALLEY FILING NO. 7  
REC. NO. 209728232

UNIFIED & TATED AIR FORCE  
ACADEMY BOOK 02, PLAT 04

TRAIL RIDGE AT NORTHGATE FILING NO. 1  
RECEPTION NO. 201027216

SOUTH VALLEY AT TRAIL RIDGE  
RECEPTION NO. 201083370

NORTHGATE FILING NO. 8  
RECEPTION NO. 201183446

PROMONTORY AT NORTHGATE  
RECEPTION NO. 200771233  
DISTRICT NO. 1  
1,191 S.F.

UNIFIED & TATED AIR FORCE  
ACADEMY BOOK 02, PLAT 04

DISTRICT NO. 1  
107.725 ACRES

MARKETPLACE AT INTERQUEST  
FILING NO. 2  
REC. NO. 20870798

NEW LANE DRIVE

VOYAGER PARKWAY



1000 50 0 1000 2000

SCALE: 1" = 1000'

DISTRICT 1 AMENDMENT  
ALLISON VALLEY  
JOB NO. 2399.00  
JUNE 15, 2015  
SHEET 1 OF 1



5385 Corporate Drive, Suite 101  
Colorado Springs, Colorado 80919

(719)765-0790  
(719)765-0799 (Fax)



6385 Corporate Drive  
Colorado Springs, Colorado 80919  
(719)785-0790 (719)785-0799(fax)

JOB NO. 2399.00-27  
JUNE 10, 2015  
PAGE 1 OF 4

#### **LEGAL DESCRIPTION: DISTRICT 1**

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** A PORTION OF THE WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201027215 RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, BEING A PORTION OF THE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "RLS 32820" AND AT THE SOUTHERLY END (CENTER QUARTER OF SECTION 17) BY 3 1/4 INCH ALUMINUM CAP STAMPED "PLS 22573" IS ASSUMED TO BEAR S00°19'12"E A DISTANCE OF 803.70 FEET.

#### **PARCEL 1**

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S00°33'51"E, ON THE NORTH/SOUTH CENTER LINE OF SAID SECTION 17, THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 20108537, THE WESTERLY BOUNDARY OF NORTHGATE FILING NO. 9, RECORDED UNDER RECEPTION NO. 201155466 AND THE WESTERLY BOUNDARY OF PROMONTORY AT NORTHGATE RECORDED UNDER RECEPTION NO. 207712533, A DISTANCE OF 1322.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER BEING ALSO THE SOUTHWESTERLY CORNER OF SAID PROMONTORY AT NORTHGATE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°59'09"E, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AND THE SOUTHERLY BOUNDARY OF SAID PROMONTORY AT NORTHGATE A DISTANCE OF 150.18 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S00°00'51" W, HAVING A DELTA OF 18°12'09", A RADIUS OF 480.00 FEET, A DISTANCE OF 152.49 FEET TO A POINT ON CURVE;

THENCE N00°33'51"W, A DISTANCE OF 24.02 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,191 SQUARE FEET.

**PARCEL 2**

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S19°06'38"E, A DISTANCE OF 4098.96 FEET TO THE NORTHEASTERLY CORNER OF TRACT I AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID TRACT I THE FOLLOWING (5) FIVE COURSES;

1. S89°56'42"W, A DISTANCE OF 32.49 FEET;
2. S00°03'18"E, A DISTANCE OF 60.00 FEET;
3. S44°57'47"W, A DISTANCE OF 24.68 FEET;
4. S89°57'47"W, A DISTANCE OF 28.54 FEET;
5. S00°03'18"E, A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°57'47"W, ON SAID SOUTH LINE, A DISTANCE OF 1237.05 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE S89°58'28"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1287.69 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO 208712786;

THENCE ON THE BOUNDARY OF SAID LOT 1 THE FOLLOWING (5) FIVE COURSES;

1. N00°06'02"E, A DISTANCE OF 379.99 FEET;
2. N89°53'58"W, A DISTANCE OF 548.50 FEET;
3. N00°06'02"E, A DISTANCE OF 29.90 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 43°55'24", A RADIUS OF 322.00 FEET AND A DISTANCE OF 246.85 FEET TO A POINT OF REVERSE CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°22'55", A RADIUS OF 75.00 FEET AND A DISTANCE OF 37.15 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N65°14'41"W, HAVING A DELTA OF 193°20'41", A RADIUS OF 90.00 FEET AND A DISTANCE OF 303.71 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 1, SAID POINT BEING A POINT ON CURVE;

THENCE ON NORTHERLY BOUNDARY OF SAID LOT 1, THE FOLLOWING (3) THREE COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S47°33'56"W, HAVING A DELTA OF 22°03'28", A RADIUS OF 483.00 FEET AND A DISTANCE OF 185.95 FEET TO A POINT OF REVERSE CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°14'36", A RADIUS OF 717.00 FEET AND A DISTANCE OF 65.62 FEET TO A POINT ON CURVE;
3. S49°06'02"W, A DISTANCE OF 480.45 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING ON THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2 AT PAGE 84;

THENCE ON THE EASTERLY BOUNDARY SAID UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2 AT PAGE 84 THE FOLLOWING (3) THREE COURSES;

1. N00°15'03"W, A DISTANCE OF 112.54 FEET;
2. N36°37'18"W, A DISTANCE OF 1768.66 FEET;
3. N59°45'15"W, A DISTANCE OF 316.97 FEET;

THENCE N59°45'01"E A DISTANCE OF 86.49 FEET;  
THENCE S69°10'00"E, A DISTANCE OF 75.00 FEET;  
THENCE S82°15'00"E, A DISTANCE OF 123.00 FEET;  
THENCE S66°25'00"E, A DISTANCE OF 146.00 FEET;  
THENCE S22°15'00"E, A DISTANCE OF 220.00 FEET;  
THENCE S87°05'00"E, A DISTANCE OF 77.00 FEET;  
THENCE N45°00'00"E, A DISTANCE OF 109.00 FEET;  
THENCE N03°20'00"W, A DISTANCE OF 198.00 FEET;  
THENCE N33°20'00"E, A DISTANCE OF 94.00 FEET;  
THENCE N56°40'00"E, A DISTANCE OF 80.00 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 67.00 FEET;  
THENCE S78°25'00"E, A DISTANCE OF 143.00 FEET;  
THENCE N78°00'00"E, A DISTANCE OF 220.00 FEET;  
THENCE S40°00'00"E, A DISTANCE OF 227.00 FEET;  
THENCE S63°30'00"E, A DISTANCE OF 90.00 FEET;  
THENCE S87°30'00"E, A DISTANCE OF 83.00 FEET;  
THENCE S34°35'00"E, A DISTANCE OF 105.00 FEET;  
THENCE S48°30'00"E, A DISTANCE OF 133.00 FEET;  
THENCE S01°10'00"E, A DISTANCE OF 94.00 FEET;  
THENCE S20°40'00"E, A DISTANCE OF 142.00 FEET;  
THENCE S63°30'00"E, A DISTANCE OF 132.00 FEET;  
THENCE S81°47'00"E, A DISTANCE OF 88.00 FEET;  
THENCE N81°30'00"E, A DISTANCE OF 158.00 FEET;  
THENCE S65°00'00"E, A DISTANCE OF 66.00 FEET;  
THENCE S39°10'00"E, A DISTANCE OF 100.00 FEET;  
THENCE S20°00'00"E, A DISTANCE OF 215.00 FEET;  
THENCE S66°10'00"W, A DISTANCE OF 128.00 FEET;  
THENCE S04°40'00"W, A DISTANCE OF 144.00 FEET;  
THENCE S23°00'00"E, A DISTANCE OF 118.00 FEET;  
THENCE S04°30'00"W, A DISTANCE OF 54.00 FEET;  
THENCE S06°15'00"E, A DISTANCE OF 57.00 FEET;  
THENCE S29°20'00"E, A DISTANCE OF 40.00 FEET;  
THENCE S65°30'00"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE THE FOLLOWING (5) FIVE COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°46'27"E, HAVING A DELTA OF 04°30'00", A RADIUS OF 840.00 FEET AND A DISTANCE OF 65.97 FEET;
2. N28°13'39"W, A DISTANCE OF 15.10 FEET;
3. N61°46'21"E, A DISTANCE OF 60.00 FEET;
4. S28°13'39"E, A DISTANCE OF 15.10 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S26°10'51"E, HAVING A DELTA OF 07°46'40", A RADIUS OF 840.00 FEET AND A DISTANCE OF 114.03 FEET TO THE SOUTHWESTERLY CORNER OF TRACT B AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON THE BOUNDARY OF SAID TRACT B THE FOLLOWING (3) THREE COURSES;

1. N18°24'11"W, A DISTANCE OF 21.00 FEET;
2. N71°49'47"E, A DISTANCE OF 7.00 FEET;
3. S17°58'15"E, A DISTANCE OF 21.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S17°56'15"E, HAVING A DELTA OF 13°54'06", A RADIUS OF 840.00 FEET AND A DISTANCE OF 203.81 FEET TO A POINT ON CURVE;  
THENCE N04°02'09"W, A DISTANCE OF 39.45 FEET;  
THENCE N26°25'00"W, A DISTANCE OF 180.00 FEET;  
THENCE N64°30'00"E, A DISTANCE OF 100.00 FEET;  
THENCE N82°30'00"E, A DISTANCE OF 73.00 FEET;  
THENCE S84°00'00"E, A DISTANCE OF 190.00 FEET;  
THENCE N79°00'00"E, A DISTANCE OF 162.00 FEET;  
THENCE S10°30'00"E, A DISTANCE OF 125.00 FEET;  
THENCE S56°05'00"E, A DISTANCE OF 100.00 FEET;  
THENCE S44°30'00"E, A DISTANCE OF 93.00 FEET;  
THENCE S14°30'00"W, A DISTANCE OF 152.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE THE FOLLOWING (2) TWO COURSES;

1. S69°38'49"E, A DISTANCE OF 170.00 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°38'59", A RADIUS OF 740.00 FEET AND A DISTANCE OF 331.28 FEET TO A POINT ON CURVE;

THENCE N65°45'00"E, A DISTANCE OF 75.00 FEET;  
THENCE N64°45'00"E, A DISTANCE OF 105.00 FEET;  
THENCE N77°45'00"E, A DISTANCE OF 48.00 FEET;  
THENCE S84°40'00"E, A DISTANCE OF 154.00 FEET;  
THENCE S71°00'00"E, A DISTANCE OF 69.05 FEET;  
THENCE S84°30'00"E, A DISTANCE OF 159.67 FEET;  
THENCE S89°01'52"E, A DISTANCE OF 94.94 FEET;  
THENCE N72°35'09"E, A DISTANCE OF 79.34 FEET;  
THENCE N70°40'46"E, A DISTANCE OF 121.11 FEET;  
THENCE N82°42'21"E, A DISTANCE OF 144.17 FEET;  
THENCE S75°47'55"E, A DISTANCE OF 119.06 FEET;  
THENCE S68°28'52"E, A DISTANCE OF 22.50 FEET;  
THENCE S00°00'00"W, A DISTANCE OF 60.47 FEET;  
THENCE S62°11'35"E, A DISTANCE OF 101.70 FEET;  
THENCE S60°15'38"E, A DISTANCE OF 151.97 FEET;  
THENCE S45°23'54"E, A DISTANCE OF 50.79 FEET;  
THENCE S53°50'45"E, A DISTANCE OF 99.09 FEET;  
THENCE S69°12'37"E, A DISTANCE OF 49.70 FEET;  
THENCE S69°15'10"E, A DISTANCE OF 98.86 FEET;  
THENCE N88°09'22"E, A DISTANCE OF 38.87 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT J AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;  
THENCE S01°37'49"W, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 415.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 107.725 ACRES

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

  
  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

JUNE 12, 2015  
DATE