



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. 2
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. 2 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. 1, the District may not issue more than \$30 million of debt; AVMD No. 2 has the following authorization: Authorized up to \$17,000,000 in streets and drainage Authorized up to \$1,000,000 in water infrastructure Authorized up to \$2,000,000 in wastewater infrastructure Authorized up to \$1,000,000 for traffic safety control Authorized up to \$7,000,000 in park and recreation Authorized up to \$1,000,000 for mosquito control Authorized up to \$500,000 for television relay Authorized up to \$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. 2 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. 1, \$30,000,000 total principal amount for the combined Districts
Voter Authorized Debt of the District:	\$30,000,000 total principal amount for the District
District Boundaries:	See attached map

Sample Calculation of Mill Levy Cap for a RESIDENTIAL Property

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

Assumptions:

Market value is \$750,000

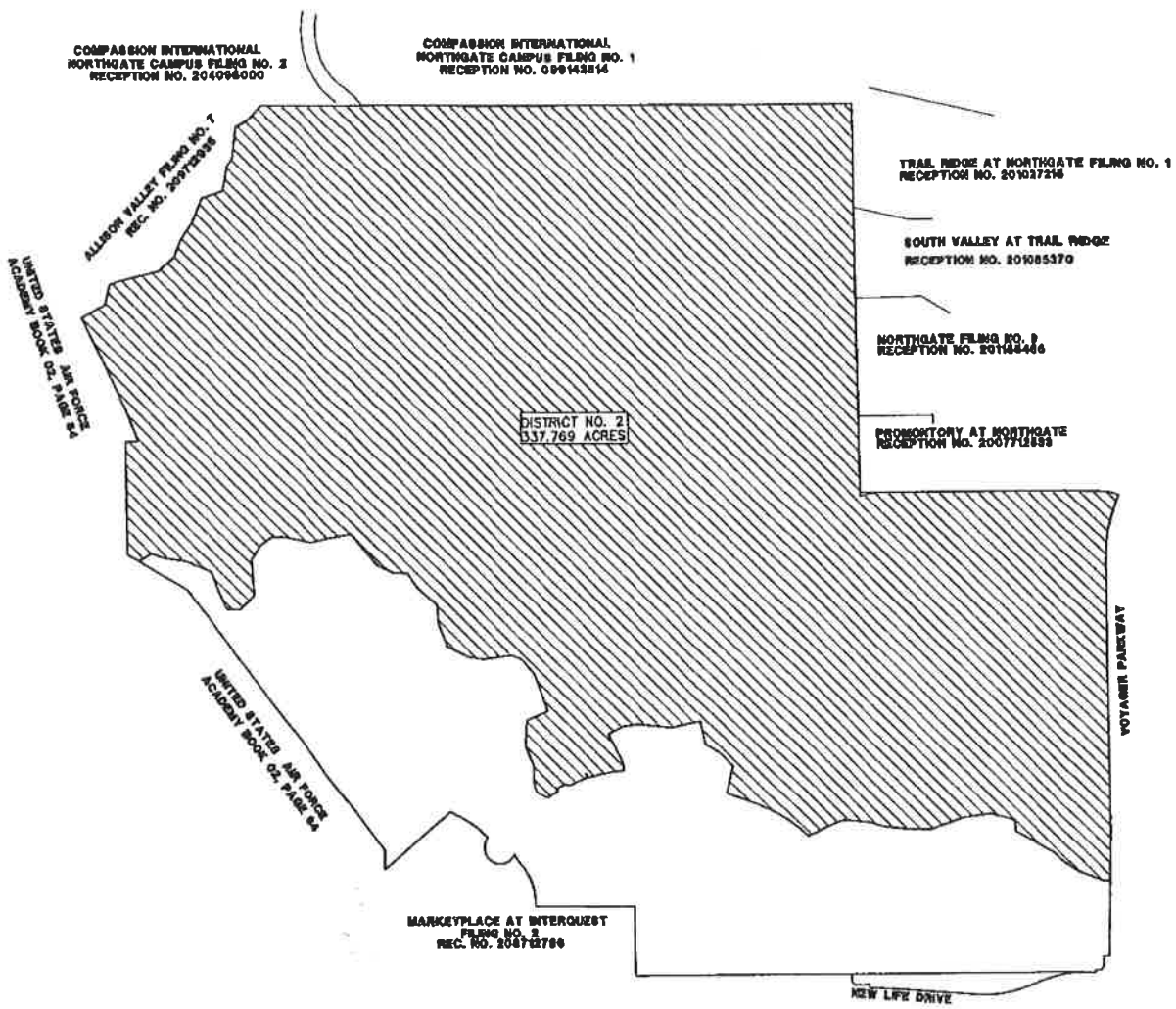
Commercial ratio number is .29

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



SCALE: 1" = 1000'

DISTRICT 2 AMENDMENT
 ALLISON VALLEY
 JOB NO. 2399.00
 JUNE 15, 2015
 SHEET 1 OF 1





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

JOB NO. 2399.00-28
JUNE 10, 2015
PAGE 1 OF 4

LEGAL DESCRIPTION: DISTRICT 2

A PARCEL 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.

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, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°33'51"E, ON THE NORTH/SOUTH CENTER LINE OF SAID SECTION 17, THE WESTERLY BOUNDARY OF SAID SOUTH VALLEY AT TRAIL RIDGE, 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;

THENCE CONTINUING S00°33'51"E, A DISTANCE OF 24.02 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S18°11'18"E, HAVING A DELTA OF 18°12'09", A RADIUS OF 480.00 FEET, A DISTANCE OF 152.49 FEET TO A POINT ON CURVE, SAID POINT BEING A POINT THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AND THE SOUTHERLY BOUNDARY OF SAID PROMONTORY AT NORTHGATE;

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 1176.14 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°11'15", A RADIUS OF 235.00 FEET AND A DISTANCE OF 99.21 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE FILING NO. 1, RECORDED IN PLAT BOOK C-4 AT PAGE 3;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. S21°11'32"W, A DISTANCE OF 46.44 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°14'50", A RADIUS OF 879.00 FEET AND A DISTANCE OF 325.96 FEET TO A POINT OF TANGENT;
3. S00°03'18"E, A DISTANCE OF 1382.40 FEET TO THE NORTHWESTERLY CORNER OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE OFFICE/WAREHOUSE CENTER FILING NO. 1, RECORDED UNDER RECEPTION NO. 099031542;

THENCE CONTINUING S00°03'18"E, ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN SAID OFFICE/WAREHOUSE CENTER FILING NO. 1, A DISTANCE OF 122.59 FEET, TO THE NORTHERLY CORNER OF TRACT J AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2, RECORDED UNDER RECEPTION NO. 208712786;

THENCE S01°37'49"W, ON THE WESTERLY BOUNDARY OF SAID TRACT J, A DISTANCE OF 247.52 FEET;

THENCE S88°09'22"W, A DISTANCE OF 38.87 FEET

THENCE N69°15'10"W, A DISTANCE OF 98.86 FEET;

THENCE N69°12'37"W, A DISTANCE OF 49.70 FEET;

THENCE N53°50'45"W, A DISTANCE OF 99.09 FEET;

THENCE N45°23'54"W, A DISTANCE OF 50.79 FEET;

THENCE N60°15'38"W, A DISTANCE OF 151.97 FEET;

THENCE N62°11'35"W, A DISTANCE OF 101.70 FEET;

THENCE N00°00'00"E, A DISTANCE OF 60.47 FEET;

THENCE N68°28'52"W, A DISTANCE OF 22.50 FEET;

THENCE N75°47'55"W, A DISTANCE OF 119.06 FEET;

THENCE S82°42'21"W, A DISTANCE OF 144.17 FEET;

THENCE S70°40'46"W, A DISTANCE OF 121.11 FEET;

THENCE S72°35'09"W, A DISTANCE OF 79.34 FEET;

THENCE N89°01'52"W, A DISTANCE OF 94.94 FEET;

THENCE N84°30'00"W, A DISTANCE OF 159.67 FEET;

THENCE N71°00'00"W, A DISTANCE OF 69.05 FEET;

THENCE N84°40'00"W, A DISTANCE OF 154.00 FEET;

THENCE S77°45'00"W, A DISTANCE OF 48.00 FEET;

THENCE S64°45'00"W, A DISTANCE OF 105.00 FEET;

THENCE S65°45'00"W, A DISTANCE OF 75.00 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN INTERQUEST MARKETPLACE FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786;

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

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S46°00'00"W, HAVING A DELTA OF 25°38'59", A RADIUS OF 740.00 FEET AND A DISTANCE OF 331.28 FEET TO A POINT OF TANGENT;
2. N69°38'49"W, A DISTANCE OF 170.00 FEET;

THENCE N14°30'00"E, A DISTANCE OF 152.00 FEET;

THENCE N44°30'00"W, A DISTANCE OF 93.00 FEET;

THENCE N56°05'00"W, A DISTANCE OF 100.00 FEET;

THENCE N10°30'00"W, A DISTANCE OF 125.00 FEET;

THENCE S79°00'00"W, A DISTANCE OF 162.00 FEET;

THENCE N84°00'00"W, A DISTANCE OF 190.00 FEET;

THENCE S82°30'00"W, A DISTANCE OF 73.00 FEET;

THENCE S64°30'00"W, A DISTANCE OF 100.00 FEET;

THENCE S26°25'00"E, A DISTANCE OF 180.00 FEET;

THENCE S04°02'09"E, A DISTANCE OF 39.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID FEDERAL DRIVE;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S04°02'09"E, HAVING A DELTA OF 13°54'06", A RADIUS OF 840.00 FEET AND A DISTANCE OF 203.81 FEET TO THE SOUTHEASTERLY 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. N17°56'15"W, A DISTANCE OF 21.00 FEET;
2. S71°49'47"W, A DISTANCE OF 7.00 FEET;
3. S18°24'11"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 THE FOLLOWING (5) FIVE COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S18°24'11"E, HAVING A DELTA OF 07°46'40", A RADIUS OF 840.00 FEET AND A DISTANCE OF 114.03 FEET TO A POINT ON CURVE;
2. N28°13'39"W, A DISTANCE OF 15.10 FEET;
3. S61°46'21"W, 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 LEFT WHOSE CENTER BEARS S30°16'27"E, HAVING A DELTA OF 04°30'00", A RADIUS OF 840.00 FEET AND A DISTANCE OF 65.97 FEET TO A POINT ON CURVE;

THENCE N65°30'00"W, A DISTANCE OF 60.00 FEET;
THENCE N29°20'00"W, A DISTANCE OF 40.00 FEET;
THENCE N06°15'00"W, A DISTANCE OF 57.00 FEET;
THENCE N04°30'00"E, A DISTANCE OF 54.00 FEET;
THENCE N23°00'00"W, A DISTANCE OF 118.00 FEET;
THENCE N04°40'00"E, A DISTANCE OF 144.00 FEET;
THENCE N66°10'00"E, A DISTANCE OF 128.00 FEET;
THENCE N20°00'00"W, A DISTANCE OF 215.00 FEET;
THENCE N39°10'00"W, A DISTANCE OF 100.00 FEET;
THENCE N65°00'00"W, A DISTANCE OF 66.00 FEET;
THENCE S81°30'00"W, A DISTANCE OF 158.00 FEET;
THENCE N81°47'00"W, A DISTANCE OF 88.00 FEET;
THENCE N63°30'00"W, A DISTANCE OF 132.00 FEET;
THENCE N20°40'00"W, A DISTANCE OF 142.00 FEET;
THENCE N01°10'00"W, A DISTANCE OF 94.00 FEET;
THENCE N48°30'00"W, A DISTANCE OF 133.00 FEET;
THENCE N34°35'00"W, A DISTANCE OF 105.00 FEET;
THENCE N87°30'00"W, A DISTANCE OF 83.00 FEET;
THENCE N63°30'00"W, A DISTANCE OF 90.00 FEET;
THENCE N40°00'00"W, A DISTANCE OF 227.00 FEET;
THENCE S78°00'00"W, A DISTANCE OF 220.00 FEET;
THENCE N78°25'00"W, A DISTANCE OF 143.00 FEET;
THENCE S90°00'00"W, A DISTANCE OF 67.00 FEET;
THENCE S56°40'00"W, A DISTANCE OF 80.00 FEET;
THENCE S33°20'00"W, A DISTANCE OF 94.00 FEET;
THENCE S03°20'00"E, A DISTANCE OF 198.00 FEET;
THENCE S45°00'00"W, A DISTANCE OF 109.00 FEET;
THENCE N87°05'00"W, A DISTANCE OF 77.00 FEET;
THENCE N22°15'00"W, A DISTANCE OF 220.00 FEET;
THENCE N66°25'00"W, A DISTANCE OF 146.00 FEET;
THENCE N82°15'00"W, A DISTANCE OF 123.00 FEET;
THENCE N69°10'00"W, A DISTANCE OF 75.00 FEET;
THENCE S59°45'01"W A DISTANCE OF 86.49 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2 AT PAGE 8;

THENCE ON THE EASTERLY BOUNDARY SAID UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK O-2 AT PAGE 84 THE FOLLOWING (5) FIVE COURSES;

1. N59°45'15"W, A DISTANCE OF 75.20 FEET;
2. N00°25'15"W, A DISTANCE OF 620.00 FEET;
3. N87°59'45"E, A DISTANCE OF 73.20 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68°10'28"W, HAVING A DELTA OF 03°33'52", A RADIUS OF 6330.00 FEET AND A DISTANCE OF 393.79 FEET TO A POINT OF TANGENT;
5. N25°23'25"W, A DISTANCE OF 344.49 FEET TO THE SOUTHWESTERLY CORNER OF ALLISON VALLEY FILING NO. 7, RECORDED UNDER RECEPTION NO. 209712935;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID ALLISON VALLEY FILING NO. 7 THE FOLLOWING
(14) FOURTEEN COURSES;

1. N60°00'00"E, A DISTANCE OF 145.00 FEET;
2. N13°30'00"E, A DISTANCE OF 110.00 FEET;
3. N65°00'00"E, A DISTANCE OF 43.00 FEET;
4. N76°30'00"E, A DISTANCE OF 250.00 FEET;
5. N48°00'00"E, A DISTANCE OF 110.00 FEET;
6. N22°00'00"E, A DISTANCE OF 100.00 FEET;
7. N35°00'00"E, A DISTANCE OF 112.00 FEET;
8. N21°00'00"E, A DISTANCE OF 145.00 FEET;
9. N72°00'00"E, A DISTANCE OF 125.00 FEET;
10. N10°00'00"E, A DISTANCE OF 130.00 FEET;
11. N35°00'00"E, A DISTANCE OF 60.00 FEET;
12. N06°00'00"E, A DISTANCE OF 170.00 FEET;
13. N60°30'00"E, A DISTANCE OF 81.80 FEET;
14. N42°00'00"E, A DISTANCE OF 101.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF
COMPASSION INTERNATIONAL'S NORTHGATE CAMPUS FILING NO. 2 RECORDED UNDER
RECEPTION NO. 204096000;

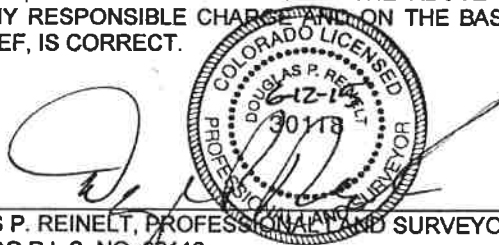
THENCE N89°54'40"E, ON SAID COMPASSION INTERNATIONAL'S NORTHGATE CAMPUS FILING NO. 2
AND THE SOUTHERLY BOUNDARY OF COMPASSION INTERNATIONAL'S NORTHGATE CAMPUS
FILING NO. 1 RECORDED UNDER RECEPTION NO. 099142814 A DISTANCE OF 3266.91 FEET TO A
POINT ON THE WESTERLY BOUNDARY OF TRAIL RIDGE AT NORTHGATE FILING NO. 1, RECORDED
UNDER RECEPTION NO. 201027215;

THENCE S00°19'12"E, WESTERLY BOUNDARY OF SAID TRAIL RIDGE AT NORTHGATE FILING NO. 1,
AND THE WESTERLY BOUNDARY OF SAID SOUTH VALLEY AT NORTHGATE A DISTANCE OF 803.70
FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 337.769 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