

<p>Name of District(s):</p>	<p>North Vista Highlands Metropolitan District No. 2</p> <p>(North Vista Highlands Metropolitan District No. 2 was organized concurrently with North Vista Highlands Metropolitan Districts Nos. 1, 3, 4 and 5, collectively, the “Districts.”)</p>
<p>Contact Information for District:</p>	<p>Iceogle Seaver Pogue, P.C. 4725 S. Monaco St., Suite 360 Denver, Colorado 80237 (303) 291-9100</p>
<p>Type of Districts:</p>	<p>Metropolitan district organized pursuant to C.R.S. 32-1-101 <i>et seq.</i> The District will provide operating and maintenance of certain public improvements within the North Vista Highlands development, which operations and maintenance functions may be provided through intergovernmental agreements</p>
<p>Identify Districts’ Improvements Financed by Proposed Bonds:</p>	<p>Streets and safety protection improvements On and off-site utilities, including water and wastewater improvements Storm Drainage improvements Recreational facilities and park improvements, including, but not limited to, entry parks, neighborhood parks, pocket parks, trails and pools Landscaping within public right-of-way Fire protection improvements including, but limited to, a fire station Any other improvements authorized by Article 1, Title 32, C.R.S. of the Special District Act</p>
<p>Identify Services/Facilities Operated/Maintained by Districts:</p>	<p>Park and recreation related improvements, maintenance of landscaping within public right-of-way, including but not limited to street trees and streetscape improvements, the provision of covenant control and enforcement services to the extent such covenant control functions are not provided by property owners associations within the North Vista Highlands development.</p>
<p>Mill Levy Cap: <i>(Note: This District may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the District.)</i></p>	<p>Maximum Debt Mill Levy = sixty (60) mills for Districts Nos. 1, 3, 4 and 5 Maximum Debt Mill Levy = thirty-five (35) mills for District No. 2 Maximum Operating Mill Levy = No maximum – set by Board of Directors to meet annual costs</p> <p>If there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitations set forth above may be increased or decreased to reflect such changes, so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2018, are neither diminished nor enhanced as a result of such changes.</p>

Authorized Debt of the District(s) per Service Plan:	\$120,000,000.00 but limited to what may be financed by the Maximum Debt Mill Levy applicable to each District.
Voter Authorized Debt per Election for each District:	<p>\$ 120,000,000 for Street Improvements \$ 120,000,000 for Parks and Recreation Improvements \$ 120,000,000 for Water Improvements \$ 120,000,000 for Sanitation Improvements \$ 120,000,000 for Transportation Improvements \$ 120,000,000 for Mosquito Control \$ 120,000,000 for Safety Protection Improvements \$ 120,000,000 for Television Relay and Transportation Improvements \$ 120,000,000 for Security Improvements \$ 120,000,000 for Operations and Maintenance Debt \$ 240,000,000 for Refundings \$ 120,000,000 for District Intergovernmental Agreements as Debt \$ 120,000,000 for Reimbursement Agreements \$ 120,000,000 for Construction Agreements</p>
District Boundaries:	See attached legal description and map for North Vista Highlands Metropolitan District No. 2
<p>Sample Calculation of Debt Mill Levy Cap for a Residential Property</p> <p>Assumptions: Market value is \$250,000 Debt Mill levy cap is 60 mills</p> <p>Calculation: $\\$250,000 \times .072 = \\$18,000$ (Assessed Valuation) $\\$18,000 \times .060$ mills = \$1,080 per year in taxes owed solely to the Special District (does not include operations and maintenance mill levy)</p>	<p>Sample Calculation of Debt Mill Levy Cap for a Commercial, Office or Industrial Property</p> <p>Assumptions: Market value is \$750,000 Debt Mill levy cap is 35 mills</p> <p>Calculation: $\\$750,000 \times .29 = \\$217,500$ (Assessed Valuation) $\\$217,500 \times .035$ mills = \$7,613 per year in taxes owed solely to the Special District (does not include operations and maintenance mill levy)</p>

**NORTH VISTA HIGHLANDS
METROPOLITAN DISTRICT
DISTRICT 2
LAND DESCRIPTION**

A Parcel of land located in the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 64 West of the 6th P.M. in the County of Pueblo and the State of Colorado and being more particularly described as follows:

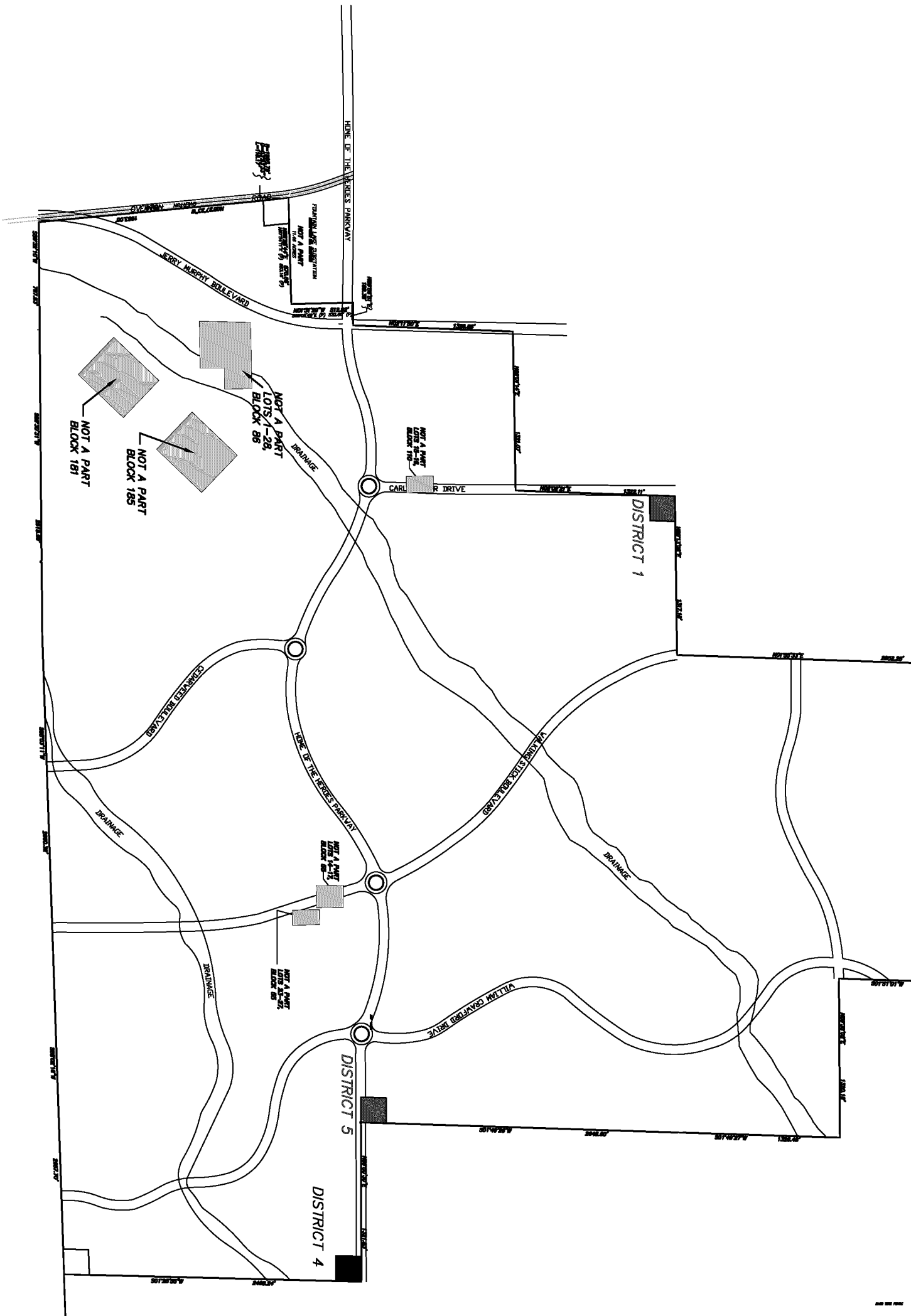
Commencing at the Northwest corner of the NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 64 West of the 6th P.M. thence proceeding South 71 degrees 28 minutes 23 seconds East a distance of 1,680.35 feet to the south west corner of the Fountain Lake Substation according to the recorded plat thereof as filed for record on at Reception No. 2067565 in the Pueblo County Records and the true point of beginning, thence proceeding North 88 degrees 28 minutes 44 seconds East along the south line of the said Fountain Lake Substation, distance of 212.94 feet; thence South 5 degrees 27 minutes 23 seconds East, distance of 209.49 feet; thence South 88 degrees 28 minutes 44 seconds West, a distance of 209.49 feet to the east line of the Overton Road right of way as presently located; thence North 5 degrees 27 minutes 23 seconds West along said east right-of-way line, a distance of 91.63 feet; thence along the arc of a curve to the left whose radius is 1,995.79 feet a distance of 118.17 feet to the true point of beginning







Containing 1.01 acres more or less.

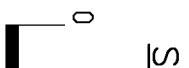
I, Michael L. Cuppy, being a licensed Professional Land Surveyor in the State of Colorado, do hereby state that this land description and exhibit, being made a part hereof, were prepared under my responsible charge and are accurate to the best of my knowledge, information and belief.



Michael L. Cuppy
Colorado P.L.S. 38485
For and on Behalf of
NorthStar Engineering and Surveying, Inc.
August 16, 2018
JN 17 009 02



- LEGEND**
-  = DISTRICT 1
 -  = DISTRICT 2
 -  = DISTRICT 3
 -  = DISTRICT 4
 -  = DISTRICT 5
 -  = FUTURE IN



NORT
ENGINEERING A
111 E. 5TH ST.
PUEBLO, CO 81003

TITLE: NVH-MD 2
SCALE: AS SHOWN
DATE: 08-16-18