



**DISCLOSURE TO PURCHASERS**  
**CLOVERLEAF METROPOLITAN DISTRICT**

As required pursuant to Section X.B. of the Service Plan of Cloverleaf Metropolitan District, this Disclosure to Purchasers has been prepared by Cloverleaf Metropolitan District (the “District”) to provide information regarding the District.

1. Name of District(s):	Cloverleaf Metropolitan District, a map of the boundaries of which is attached hereto as <b>Exhibit A</b> .
2. Report for Calendar Year:	2021
3. Contact Information	c/o Icenogle Seaver Pogue, P.C. 4725 South Monaco Street, Suite 360 Denver, Colorado 80237 Attn: Jennifer Ivey (303) 867-3003 <a href="mailto:JIvey@ISP-Law.com">JIvey@ISP-Law.com</a>
4. Meeting Information	Regular meetings are held the 1 <sup>st</sup> Thursday in November via online meeting.  Posting place for notices of meetings in 2022 for purposes of § 24-6-402(2)(c), C.R.S., is as follows: <a href="http://cloverleafmetrodistrict.org">cloverleafmetrodistrict.org</a> and the north side of Crimson Clover Drive at its intersection with Cloverleaf Road for purposes of § 24-6-402(2)(c), C.R.S.
5. Type of District(s)/ Unique Representational Issues (if any)	Metropolitan District
6. Authorized Purposes of the District(s)	The Service Plan authorizes the District to provide the following facilities and services: water; sanitation; storm drainage; street improvements, transportation and safety protection; parks and recreation; mosquito control; fire protection; television relay and translation; covenant enforcement and design review; solid waste disposal; and security services.
7. Active Purposes of the District(s)	The primary active purpose of the District is to finance the construction of a part or all of various public improvements necessary and appropriate for the development of the Cloverleaf Subdivision. Additional major purposes include ongoing service and maintenance of open space, storm water quality and detention ponds, one interior non-dedicated street and trails.
8. Current Certified Mill Levies	

a. Debt Service b. Operational c. Special Purpose d. Total	a. 0.000 Mills b. 0.000 Mills c. 0.000 Mills d. 0.000 Mills
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Not applicable.
10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)  a. Debt Service b. Operational c. Special Purpose d. Total	a. 50.000 Mills b. 10.000 Mills c. 5.000 Mills d. 65.000 Mills
11. Sample Calculation of Maximum Authorized Mill Levy Caps of the District for a Residential and Commercial Property (as applicable).	Assumptions:  \$200,000.00 is the total actual value of a typical single-family home as determined by El Paso County.  Sample Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u> :  \$200,000 x .0715 = \$14,300 (Assessed Value) \$14,300 x .065000 mills = <b>\$930 per year</b> in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.  A sample Metropolitan District Maximum Mill Levy Calculation for a <u>Commercial Property</u> has not been included as the District is comprised of residential development only.
12. Current Outstanding Debt of the District (as of the end of year of this report)	None.
13. Total voter-authorized debt of the District (including current debt)	At the organizational election of the District, voters authorized a maximum principal amount of debt of \$72,000,000 for the various categories of public improvements, along with additional debt authorization for operations, refunding, intergovernmental agreements, mortgage, reimbursement agreements and construction management agreements. However, the District's Service Plan only authorizes the District to issue Debt up to \$8,000,000 in principal amount for the

	proposed completion of on and off-site public improvements serving the Cloverleaf subdivision.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	The District anticipates a 2022 debt issuance.
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	The following major facilities or infrastructure improvements were initiated or completed in 2021: none.
16. Summary of major property exclusion or inclusion activities in the past year.	There were no inclusions or exclusions of property in 2021.
17. Fees	In addition to property taxes, the District may also rely upon various other revenue sources authorized by law to offset the expenses of capital construction and district management, operations and maintenance. Pursuant to its Service Plan, the District has the power to assess fees, rates, tolls, penalties, or charges as provided in Title 32 of the Colorado Revised Statutes, as amended. For a current fee schedule, please contact District General Counsel at the contact information provided above.
18. Developer Funding Agreements	The District's Service Plan anticipates that the District may enter into Developer Funding Agreements with a Developer (as defined in the Service Plan) of the Cloverleaf subdivision whereby the Developer may fund organizational costs, the costs of capital improvements, and funding for operations and maintenance expenses of the District, subject to the Developer being repaid from future District revenues.

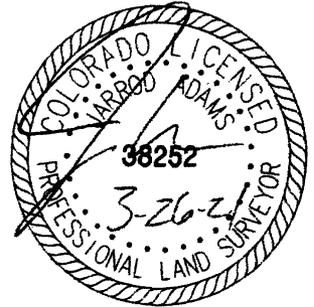
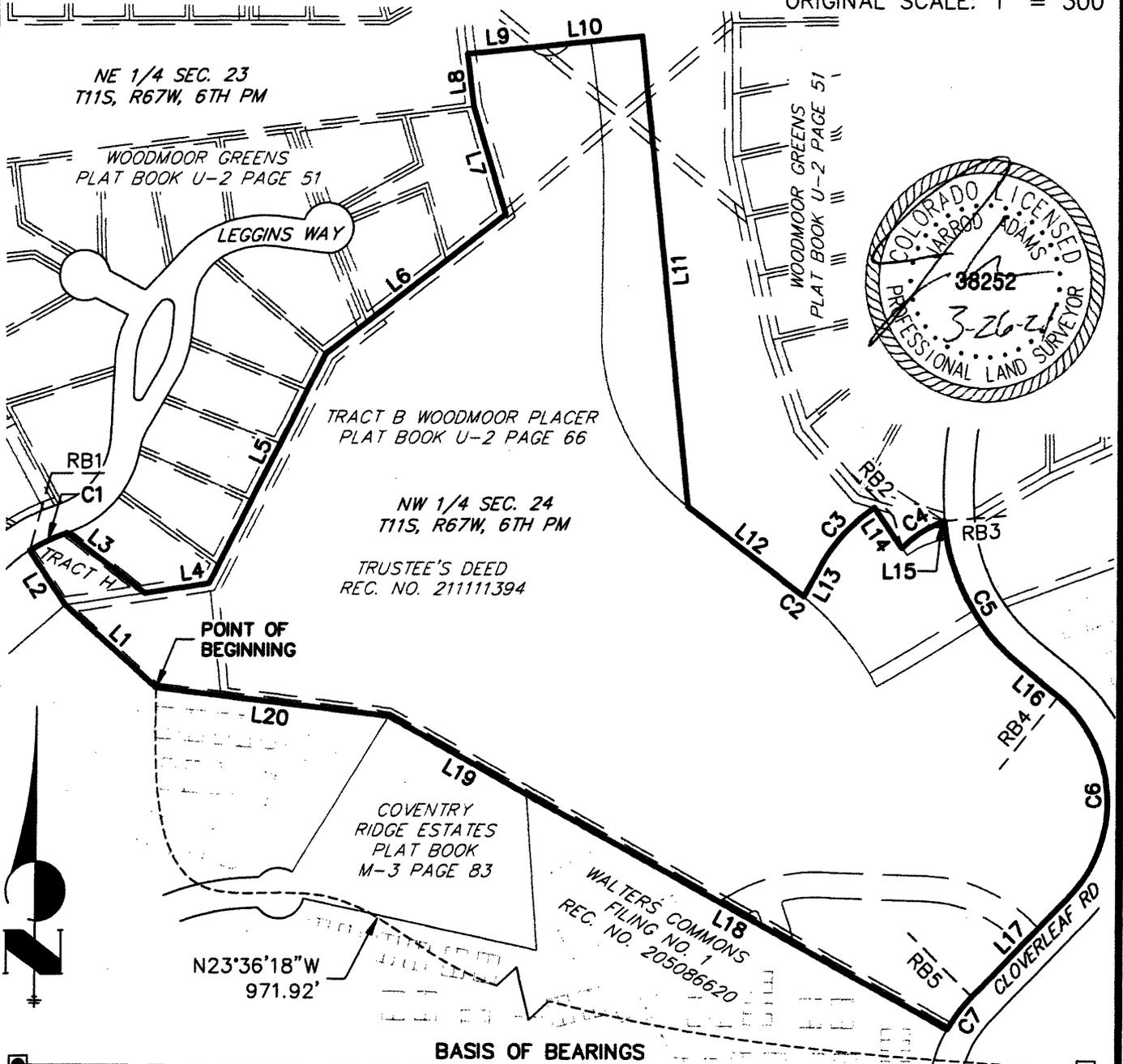
**EXHIBIT A**

**Map of District Boundaries**

# EXHIBIT A

300 150 0 150

ORIGINAL SCALE: 1" = 300'



**30.00' WITNESS CORNER**  
C1/4 CORNER SEC. 23  
T.11S, R.67W, 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "RLS 10377 1997 30.00 WC"

**BASIS OF BEARINGS**  
S89°54'49"E 2658.92'

**POINT OF COMMENCEMENT**  
30.0' REFERENCE MONUMENT  
E1/4 CORNER SEC. 23  
T.11S, R.67W, 6TH P.M.  
RECOVERED 1-1/2" ALUMINUM CAP  
STAMPED "LS 2692"

CLOVERLEAF METROPOLITAN DISTRICT  
CLOVERLEAF  
PROJECT NO.: 25186.00  
DATE: 03/26/2021

SHEET: 4 OF 5



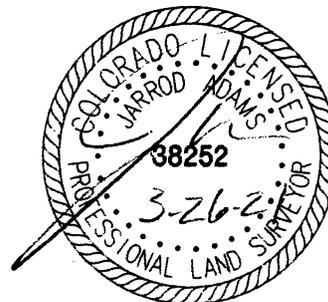
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

## EXHIBIT A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°53'03"W	244.83'
L2	N33°23'09"W	130.11'
L3	S52°28'59"E	196.68'
L4	N81°20'01"E	130.03'
L5	N26°20'33"E	511.07'
L6	N52°03'56"E	451.83'
L7	N17°03'30"W	222.24'
L8	N07°26'50"W	104.67'
L9	N84°15'58"E	126.43'
L10	N84°03'34"E	224.55'
L11	S05°52'43"E	936.00'
L12	S52°15'31"E	279.39'
L13	N28°37'11"E	67.40'
L14	S34°31'56"E	97.38'
L15	N67°15'50"E	11.14'
L16	S50°58'07"E	104.84'
L17	S44°20'00"W	278.41'
L18	N61°02'18"W	958.19'
L19	N60°38'25"W	314.83'
L20	N83°12'34"W	466.58'

RADIAL BEARING TABLE	
LINE	BEARING
RB1	S33°24'06"E
RB2	S45°14'01"E
RB3	N85°06'36"E
RB4	S39°04'09"W
RB5	S45°13'59"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°37'05"	300.00'	81.78'
C2	1°22'45"	570.00'	13.72'
C3	26°50'54"	345.00'	161.66'
C4	22°29'51"	230.00'	90.31'
C5	46°01'11"	410.00'	329.31'
C6	95°15'09"	269.73'	448.43'
C7	15°03'35"	310.00'	81.48'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

CLOVERLEAF METROPOLITAN DISTRICT  
 CLOVERLEAF  
 PROJECT NO.: 25186.00  
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**J-R ENGINEERING**  
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