

SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT

NINE MILE METROPOLITAN DISTRICT

As required pursuant to Section 32-1-104.8 of the Colorado Revised Statutes (“C.R.S.”) this Public Disclosure Document has been prepared by Nine Mile Metropolitan District (the “District”) to provide information regarding the District.

DISTRICT’S POWERS

The powers of the District as authorized by Section 32-1-1004, C.R.S., and under its Service Plan, as approved by the Board of Trustees of the Town of Erie, Colorado (“Town”) on August 13, 2019, are to plan for, design, finance, acquire, construct, install, and operate and maintain certain public improvements within and without the boundaries of the District as such power and authority is described in Section 32-1-101, *et seq.*, C.R.S. (the “Special District Act”), and other applicable statutes, common law, and the Constitution, subject to the limitations set forth in the District’s Service Plan.

DISTRICT’S SERVICE PLAN

The District’s Service Plan, which can be amended from time to time, includes a description of the District’s powers and authority. A copy of the District’s Service Plan is available from the Division of Local Government in the State Department of Local Affairs (“Division”).

The Nine Mile Metropolitan District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution (“TABOR”), include issuing debt, levying taxes, and imposing fees and charges. Information concerning District directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), C.R.S., which can be found at the District office, on file at the Division, or on file at the office of the Clerk and Recorder of Boulder County.

The District expects to issue bonds that are paid by revenues produced from annual tax levies on the taxable property within the District and from other legally available revenues. Buyers of property within the District may investigate the financing plans of the District, proposed or existing mill levies of the District that are pledged to servicing such indebtedness, and the potential for an increase in such mill levies.

DISTRICT MAP

Legal descriptions and maps of both the Initial District Boundaries and the Inclusion Area Boundaries are attached hereto as **Exhibit A**.

Dated February 4, 2020.

EXHIBIT A

District Legal Descriptions and Boundary Maps

EXHIBIT "A-1"**INITIAL DISTRICT BOUNDARY
LEGAL DESCRIPTION****PROPERTY DESCRIPTION:**

LOT 1 AND TRACT A OF NINE MILE FILING NO. 1, BEING SITUATED IN BOTH THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, BEING MONUMENTED ON THE WEST BY A FOUND 2.5" ALUMINUM CAP STAMPED "PLS 29752" IN A RANGE BOX FOR THE NORTH QUARTER CORNER AND ON THE EAST END BY A FOUND 2.5" ALUMINUM CAP STAMPED "PLS 12405" FOR THE NORTHEAST SECTION CORNER, AND IS CONSIDERED TO BEAR S89°58'01"E.

COMMENCING AT THE NORTH QUARTER CORNER FOR SECTION 34, THENCE N42°41'52"E, A DISTANCE OF 82.30 FEET TO THE **POINT OF BEGINNING**:

THENCE N64°30'37"E, A DISTANCE OF 126.60 FEET;

THENCE N81°07'46"E, A DISTANCE OF 158.08 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 05°37'00", A DISTANCE OF 196.06 FEET, A CHORD BEARING OF N83°56'16"E WITH A CHORD DISTANCE OF 195.98 FEET;

THENCE N86°44'46"E, A DISTANCE OF 59.37 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 27°12'59", A DISTANCE OF 415.64 FEET, A CHORD BEARING OF S79°38'44"E WITH A CHORD DISTANCE OF 411.74 FEET;

THENCE S66°02'15"E, A DISTANCE OF 136.54 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 23°54'44", A DISTANCE OF 379.78 FEET, A CHORD BEARING OF S77°59'37"E WITH A CHORD DISTANCE OF 377.03 FEET;

THENCE S89°56'58"E, A DISTANCE OF 215.32 FEET;
THENCE S00°01'26"E, A DISTANCE OF 426.10 FEET;
THENCE N89°58'23"W, A DISTANCE OF 252.20 FEET;
THENCE S00°00'29"E, A DISTANCE OF 846.36 FEET;
THENCE S89°54'51"W, A DISTANCE OF 1377.41 FEET;
THENCE N00°23'00"W, A DISTANCE OF 1379.59 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 2,057,961 SQUARE FEET OR 47.244 ACRES, MORE OR LESS.

LESS AND EXCEPT: A PORTION OF THE ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER FOR SECTION 34, THENCE S89°58'01"E, A DISTANCE OF 56.21 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST LINE OF SAID TRACT A S00°23'00"E, A DISTANCE OF 667.24 FEET; THENCE N90°00'00"E, A DISTANCE OF 269.18 FEET TO THE **POINT OF BEGINNING:**

THENCE N90°00'00"E, A DISTANCE OF 685.13 FEET;

THENCE S00°23'00"E, A DISTANCE OF 499.77 FEET;

THENCE N90°00'00"W, A DISTANCE OF 678.20 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 28°08'02", A DISTANCE OF 1.15 FEET, A CHORD BEARING OF S75°55'59"W WITH A CHORD DISTANCE OF 1.13 FEET;

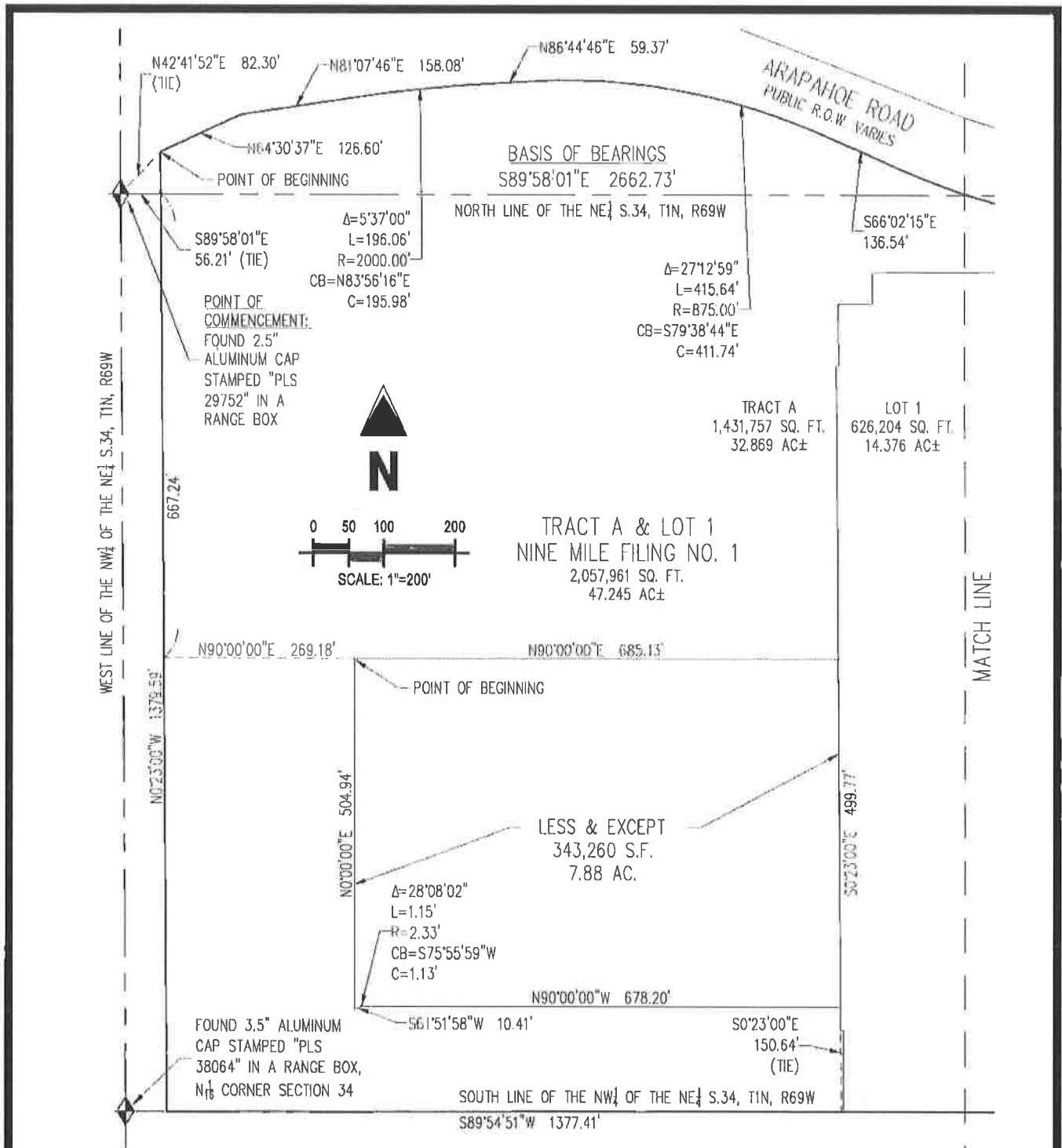
THENCE S61°51'58"W, A DISTANCE OF 10.41 FEET;

THENCE N00°00'00"E, A DISTANCE OF 504.94 FEET TO THE **POINT OF BEGINNING.**

LESS AND EXCEPT PORTION CONTAINS 343,260 SQUARE FEET OR 7.880 ACRES, MORE OR LESS.

TRACT A AND LOT 1 LESS AND EXCEPT PORTION CONTAINS 1,714,701 SQUARE FEET OR 39.36 ACRES, MORE OR LESS.

**PREPARED FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
BY: BRIAN J. DENNIS, PLS 38069
PROJECT #: EDI000018.11**



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

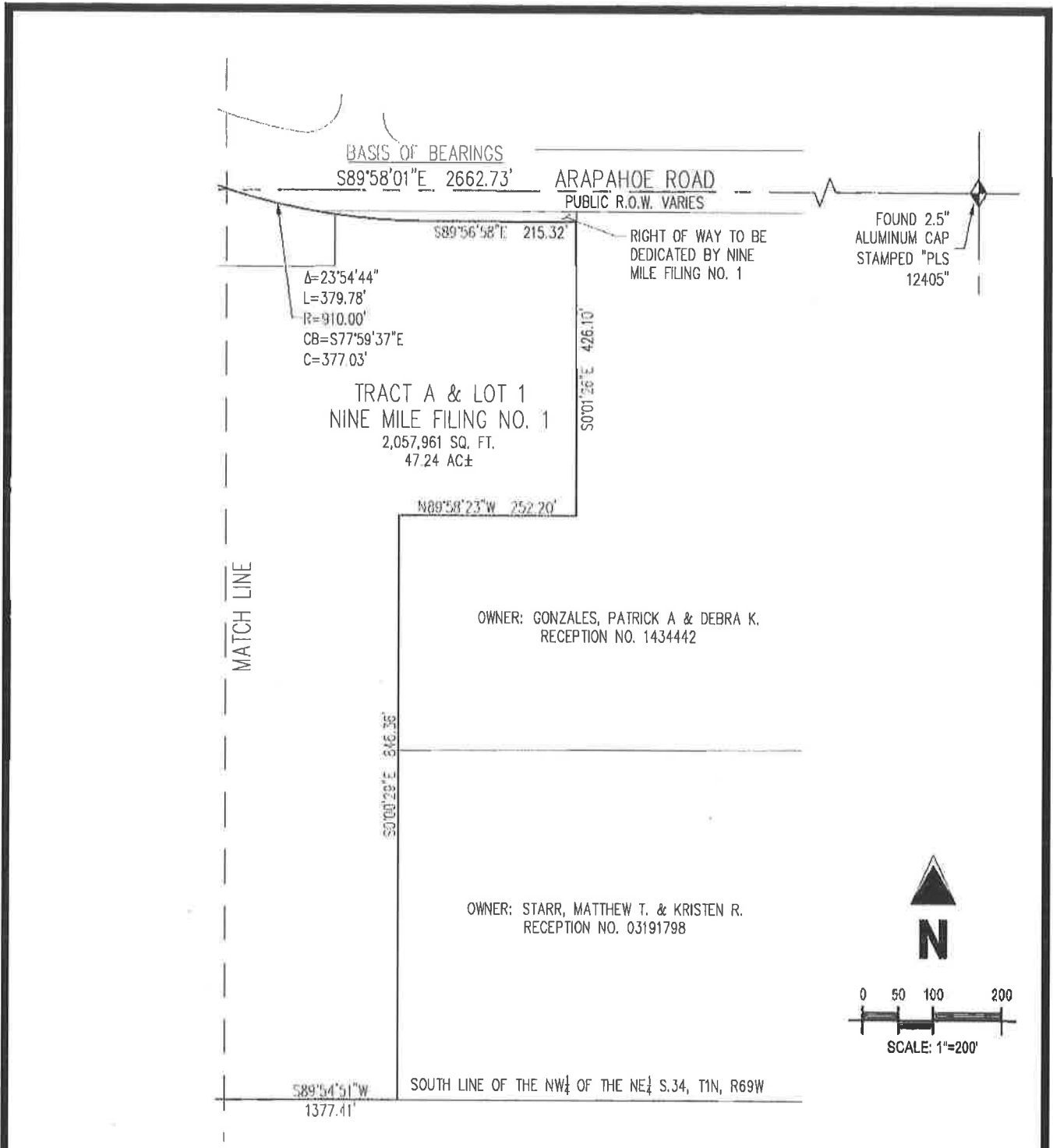
EXHIBIT A-1
INITIAL DISTRICT BOUNDARY

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

Project No:	EDI000018.10
Drawn By:	JGH
Checked By:	BJD
Date:	8.1.19

Galloway

155 Folsler Drive, Suite 107
 Colorado Springs, CO 80920
 719.500.7220
 GallowayUB.com



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

<p>EXHIBIT A-1 INITIAL DISTRICT BOUNDARY</p> <p>TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO</p>	<p>Project No: EDI000018.10</p> <p>Drawn By: JGH</p> <p>Checked By: BJD</p> <p>Date: 8.1.19</p>	<p>Galloway</p> <p>1755 Twister Drive, Suite 107 Colorado Springs, CO 80920 719.880.7220 GallowayUS.com</p>
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EXHIBIT A-2

Inclusion Area Boundary Legal Description

EXHIBIT "A-2"**INCLUSION AREA BOUNDARY
LEGAL DESCRIPTION****PROPOSED PROPERTY DESCRIPTION:**

LESS AND EXCEPT PORTION WITHIN TRACT A OF NINE MILE FILING NO. 1, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N90°00'00"E, A DISTANCE OF 685.13 FEET;

THENCE S00°23'00"E, A DISTANCE OF 499.77 FEET;

THENCE N90°00'00"W, A DISTANCE OF 678.20 FEET TO A POINT OF CURVATURE;

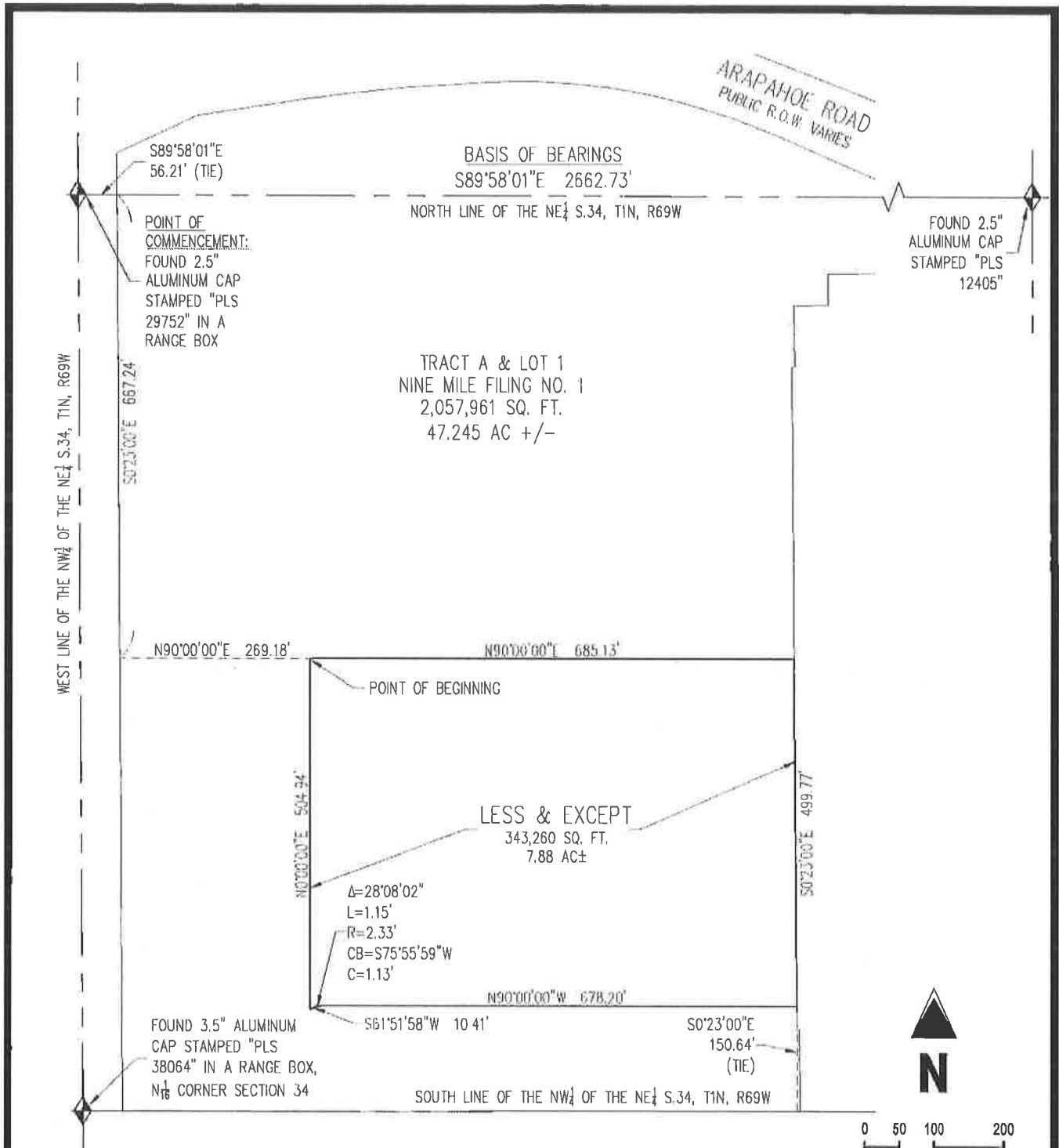
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 28°08'02", A DISTANCE OF 1.15 FEET, A CHORD BEARING OF S75°55'59"W WITH A CHORD DISTANCE OF 1.13 FEET;

THENCE S61°51'58"W, A DISTANCE OF 10.41 FEET;

THENCE N00°00'00"E, A DISTANCE OF 504.94 FEET TO **THE POINT OF BEGINNING.**

LESS AND EXCEPT PORTION CONTAINS 343,260 SQUARE FEET OR 7.880 ACRES, MORE OR LESS.

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EXHIBIT A-2
INCLUSION AREA
BOUNDARY MAP

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

Project No: EDI000018.10
 Drawn By: JGH
 Checked By: BJD
 Date: 8.1.19

Galloway

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EXHIBIT B
Erie Vicinity Map

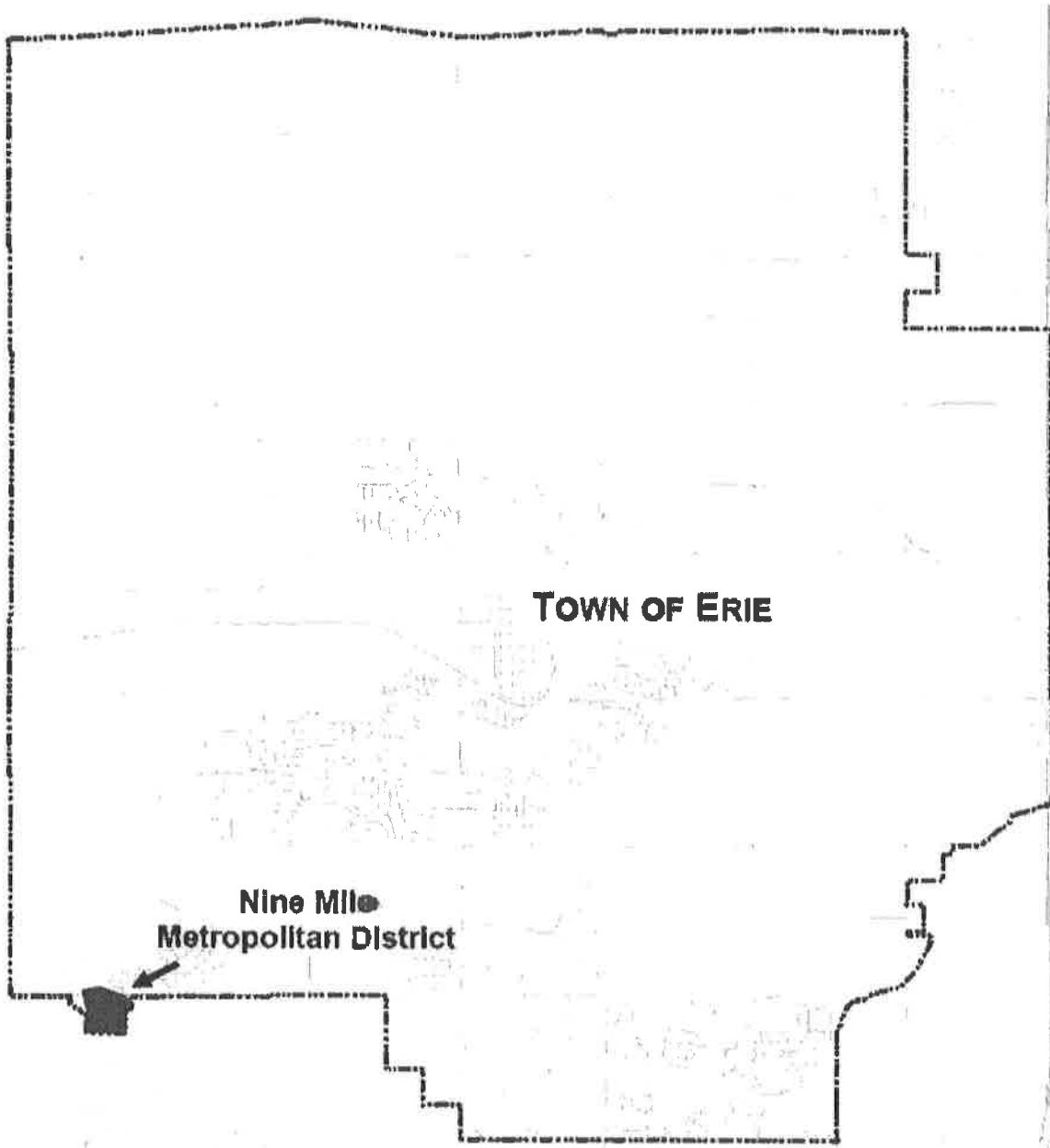


EXHIBIT C-1
Initial District Boundary Map

INITIAL DISTRICT BOUNDARY MAP



EXHIBIT C-2
Inclusion Area Boundary Map

INCLUSION AREA BOUNDARY MAP

