

FIRST CREEK RANCH METROPOLITAN DISTRICT
COUNTY OF ADAMS, COLORADO

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PUBLIC DISCLOSURE DOCUMENT

Pursuant to C.R.S. § 32-1-104.8
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The First Creek Ranch Metropolitan District (the "District"), Adams County, Colorado, is a quasi-municipal corporation and political subdivision of the State of Colorado duly organized and existing as a metropolitan district pursuant to Title 32, Colorado Revised Statutes. Except as may be limited by its service plan, as may be amended from time to time, the District shall have all of the powers of a metropolitan district as authorized pursuant to C.R.S. § 32-1-1004, as may be amended. The District's service plan, which may be amended from time to time, includes a description of the District's powers and authority and a copy of the service plan is available from the Division of Local Government in the State Department of Local Affairs. A current legal description and boundary map of the District is attached as **Exhibit A**.

The 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 operating costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), Colorado Revised Statutes, which can be found at the District's office, on the District's website, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the Clerk and Recorder of each county in which the District is located.

EXHIBIT A

(Legal Description and Boundary Map of District)

Legal Description

The First Creek Ranch Metropolitan includes the following parcels,
all located west of the Sixth Principal Meridian and in Adams
County, Colorado:

SECTION 29, T3S, R65W
N1/2, NE1/4, SECTION 30, T3S, R65W
N1/2, NW1/4, SECTION 30, T3S, R65W
E1/2, SECTION 19, T3S, R65W
W1/2, SW1/4, SECTION 19, T3S, R65W
SE1/4, SW1/4, SECTION 19, T3S, R65W
NW1/4, SECTION 18, T3S, R65W
SW1/4, SECTION 18, T3S, R65W
NW1/4, SECTION 19, T3S, R65W
SE1/4, SECTION 13, EXCEPT SW1/4,
SE1/4 SECTION 13, T3S, R66W
N1/2, NW1/4, NE1/4, SECTION 24, T3S, R66W
E1/2, NE1/4, SECTION 24, T3S, R66W

INCLUDING:

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 13, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 13 BEARS SOUTH 00°04'40" WEST, AND ALL BEARINGS ARE MADE AS REFERENCE HEREON;

THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER NORTH 89°53'37" EAST 1122.95 FEET TO THE NORTHWEST CORNER OF PARCEL TK-116 OF THE E-470 PUBLIC HIGHWAY AUTHORITY DESCRIBED IN BOOK 4667, PAGE 306 IN THE ADAMS COUNTY OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL TK-116 THE FOLLOWING SEVEN (7) COURSES:

1. DEPARTING SAID NORTHERLY LINE OF THE NORTHEAST QUARTER SOUTH 00°12'21" WEST 100.00 FEET;
2. THENCE SOUTH 86°37'51" EAST 893.46 FEET;
3. THENCE SOUTH 59°36'56" EAST 90.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 908.51 FEET AND A RADIAL BEARING OF NORTH 81°53'35" EAST;
4. THENCE SOUTHERLY ALONG SAID CURVE 132.32 FEET THROUGH A CENTRAL ANGLE OF 08°20'42";
5. THENCE TANGENT TO SAID CURVE SOUTH 16°27'07" EAST 349.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1055.92 FEET;
6. THENCE SOUTHERLY ALONG SAID CURVE 285.87 FEET THROUGH A CENTRAL ANGLE OF 15°30'43";
7. THENCE TANGENT TO SAID CURVE SOUTH 00°56'24" EAST 1700.86 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 13;

THENCE DEPARTING SAID WESTERLY BOUNDARY OF PARCEL TK-116 AND ALONG SAID SOUTHERLY LINE SOUTH 89°52'31" WEST 2293.98 FEET TO SAID CENTER QUARTER CORNER OF SECTION 13; THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 13 NORTH 00°04'40" EAST 2648.09 FEET TO THE POINT OF BEGINNING

CONTAINING 133.196 ACRES (5,802,019 SQ.FT.), MORE OR LESS.

INCLUDING:

LOT 1 BLOCK 1, WINDLER SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF GROUND CONTAINING 20.05 ACRES MORE OR LESS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 13, WHENCE THE SOUTHEAST CORNER OF SECTION 13 BEARS SOUTH 89°14'49" EAST A DISTANCE OF 1318.99 FEET, THENCE NORTH 89°14'49" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 1318.99 FEET; THENCE NORTH 00°51'11" EAST A DISTANCE OF 662.05 FEET; THENCE SOUTH 89°14'49" EAST A DISTANCE OF 1318.99 FEET; THENCE SOUTH 00°51'11" WEST A DISTANCE OF 662.05 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSES OF THIS DESCRIPTION THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 BEARS N 89°14'49" W AND IS THE BASIS OF BEARINGS.

INCLUDING:

KRAJEWSKI PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 NORTH 89°17'26" EAST 326.42 FEET TO THE EASTERLY BOUNDARY OF THE SWAIN SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 363338 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID ADAMS COUNTY;

THENCE ALONG SAID EASTERLY BOUNDARY NORTH 00°15'47" WEST 662.73 FEET TO THE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 00°15'47" WEST 662.73 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°13'59" EAST 341.44 FEET TO THE WESTERLY BOUNDARY OF DREHER SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A029747 IN SAID OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY;

THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 00°21'38" EAST 662.89 FEET TO THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1897, PAGE 51, IN SAID OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY;

THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 89°15'43" WEST 342.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.204 ACRES (226,874 SQ. FT.), MORE OR LESS.

INCLUDING:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 SOUTH 89°17'26" WEST 654.90 FEET TO THE SOUTHWEST CORNER OF LOT 1, DREHER SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A029747 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°17'26" WEST 343.69 FEET TO THE SOUTHEAST CORNER OF SWAIN SUBDIVISION RECORDED AT RECEPTION NO. 363338 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID SWAIN SUBDIVISION NORTH 00°15'47" WEST 662.73 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY NORTH 89°15'43" EAST 342.56 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1 OF DREHER SUBDIVISION;

THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 00°21'38" EAST 662.89 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.221 ACRES (227,422 SQ. FT.), MORE OR LESS

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 SOUTH 89°17'26" WEST 998.59 FEET TO THE SOUTHEAST CORNER OF SWAIN SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 363338 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID SWAIN SUBDIVISION NORTH 00°15'47" WEST 662.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 00°15'47" WEST 662.73 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG SAID NORTHERLY LINE NORTH 89°13'59" EAST 30.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 00°15'47" EAST 662.74 FEET;

THENCE SOUTH 89°15'43" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.456 ACRES (19,882 SQ. FT.), MORE OR LESS.

INCLUDING:

A PARCEL OF LAND BEING A PORTION OF LOT 2 OF DREHER SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A029747 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 SOUTH 89°17'26" WEST 328.00 FEET TO THE WESTERLY LINE OF SAID LOT 2;

THENCE ALONG SAID WESTERLY LINE OF SAID LOT 2 NORTH 00°19'47" WEST 1296.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 42ND AVENUE, AS DESCRIBED IN BOOK 2804, PAGE 863, SAID ADAMS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°13'59" EAST 328.74 FEET TO THE EASTERLY LINE OF SAID LOT 2 AND SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG SAID EASTERLY LINE OF LOT 2 AND SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 SOUTH 00°17'50" EAST 1296.45 FEET TO THE POINT OF **BEGINNING**.

CONTAINING 9.771 ACRES (425,646 SQ. FT.), MORE OR LESS.

INCLUDING:

A PARCEL OF LAND BEING A PORTION OF LOT 1 OF DREHER SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. A029747 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, NORTH 89°17'26" EAST 670.11 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 NORTH 00°21'38" WEST 1295.78 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 42ND AVENUE, AS DESCRIBED IN BOOK 2804, PAGE 863, SAID ADAMS COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°13'59" EAST 327.60 FEET TO THE EASTERLY LINE OF SAID LOT 1;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°19'47" EAST 1296.11 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID SOUTHERLY LINES SOUTH 89°17'26" WEST 326.90 FEET TO THE POINT OF **BEGINNING**.

CONTAINING 9.736 ACRES (424,086 SQ. FT.), MORE OR LESS.

EXCLUDING THEREFROM:

Parcel 4

The East Half of the Northeast Quarter of Section 24, Township 3 South, Range 66 West of the 6th Principal Meridian, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 24, Township 3 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the North Quarter Corner of Said Section 24; thence North 89 Degrees 28 Minutes 42 Seconds East, 2646.63 Feet to the Northeast Corner of Said Section 24; thence South 00 Degrees 23 Minutes 51 Seconds East 2647.94 Feet to the East Quarter Corner of Said Section 24; thence along the South Line of the Northeast Quarter of Said Section 24, South 89 Degrees 25 Minutes 56 Seconds West, 1322.56 Feet to the Southwest Corner of the East Half of the Northeast Quarter of said Section 24; thence along the West Line of the East Half of the Northeast Quarter of Said Section 24, North 00 Degrees 24 Minutes 51 Seconds West, 1986.75 Feet to the Southeast Corner of the North Half of the Northwest Quarter of the Northeast Quarter of Said Section 24; thence along the South Line of Said North Half of the Northwest Quarter of the Northeast Quarter of Section 24, South 89 Degrees 28 Minutes 00 Seconds West, 1323.13 Feet to the Southwest Corner of the Said North Half of the Northwest Quarter of the Northeast Quarter of Section 24; thence along the West Line of the Northeast Quarter of said Section 24, North 00 Degrees 25 Minutes 51 Seconds West, 662.51 Feet to the Point of Beginning.

Excepting therefrom that Portion taken by the E-470 Public Highway Authority pursuant to Rule and Order Recorded August 6, 1999, in Book 5849 at Page 596.

Parcel 5

A Parcel of Land located in a Portion of the Southeast Quarter of Section 13, Township 3 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the Center of Said Section 13; thence North 89 Degrees 30 Minutes 38 Seconds East, 2641.40 Feet to the East Quarter Corner of Said Section 13; thence South 00 Degrees 23 Minutes 26 Seconds East, 2649.05 Feet to the Southeast Corner of Said Section 13; thence along the South Line of Said Southeast Quarter of Section 13, South 89 Degrees 28 Minutes 42 Seconds West, 1318.96 Feet to the Southeast Corner of Lot 1, Block 1, Windler Subdivision; thence along the Eastern Boundary of Said Lot 1, Block 1, North 00 Degrees 25 Minutes 46 Seconds West, 662.47 Feet to the Northeast Corner of Said Lot 1, Block 1; thence North 00 Degrees 36 Minutes 55 Seconds West, 662.43 Feet to the Southeast Corner of the Northwest Quarter of Said Southeast Quarter of Section 13; thence along the South Line of the Northwest Quarter of the Southeast Quarter of Said Section 13, South 89 Degrees 29 Minutes 40 Seconds West, 1322.01 Feet to the Southwest Corner of the Northwest Quarter of Said Southeast Quarter of Section 13; thence along the West Line of Said Southeast Quarter of Section 13, North 00 Degrees 16 Minutes 39 Seconds West, 1325.28 Feet to the Point of Beginning.

Excepting therefrom that Portion Taken by the E-470 Public Highway Authority pursuant to Rule and Order Recorded August 6, 1999, in Book 5849 at Page 596.

Parcel 6

The Northwest Quarter of Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of Said Section 18; thence North 88 Degrees 57 Minutes 58 Seconds East, 2597.82 Feet to the North Quarter Corner of Said Section 18; thence South 00 Degrees 31 Minutes 04 East, 2649.04 Feet to the Center of Said Section 18; thence South 89 Degrees 00 Minutes 28 Seconds West, 2603.40 Feet to the West Quarter Corner of Said Section 18; thence North 00 Degrees 23 Minutes 48 Seconds West, 2647.20 Feet to the Point of Beginning.

Excepting therefrom that Portion taken by the E-470 Public Highway Authority pursuant to Rule and Order Recorded August 6, 1999, in Book 5849 at Page 596.

Parcel 7

The Southwest Quarter of Section 18, Township 3 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the West Quarter Corner of Said Section 18; thence North 89 Degrees 00 Minutes 28 Seconds East, 2603.40 Feet to the Center of Said Section 18; thence South 00 Degrees 31 Minutes 03 East, 2650.27 Feet to the South Quarter Corner of Said Section 18; thence South 89 Degrees 02 Minutes 09 Seconds West, 2609.26 Feet to the Southwest Corner of Said Section 18; thence North 00 Degrees 23 Minutes 26 Seconds West, 2649.05 Feet to the Point of Beginning.

Excepting therefrom that Portion taken by the E-470 Public Highway Authority Pursuant to Rule and Order Recorded August 6, 1999, in Book 5849 at Page 596.

