

**NOTICE TO PURCHASERS REGARDING
THE LAKES METROPOLITAN DISTRICT NO. 4
(Notice of Inclusion in Metropolitan District and Possible
Property Tax Consequences)**

Legal description of the property;

See Exhibit A attached hereto and incorporated by reference

This property is located in the following metropolitan district:

The Lakes Metropolitan District No. 4 (the "District")

In addition to standard property tax identified on the next page, this property is subject to a metropolitan district mill levy (another property tax) of up to:

The District may impose a Maximum Debt Service Mill Levy of 50.000 mills, as adjusted, in addition to an Operations and Maintenance Mill Levy. The maximum combined mill levy (including the Debt Service Mill Levy and the Operations and Maintenance Mill Levy, may not exceed 60.000 mills, subject to the Mill Levy Adjustment pursuant to the First Amended and Restated Service Plan for the District (the "Service Plan"), as may be amended from time to time.

For the budget/fiscal year 2023, the Debt Service Mill Levy was 56.484 and the Operations and Maintenance Mill Levy was 11.297, for a total mill levy of 67.781. This combined mill levy may change from year-to-year, subject to the provisions of the Service Plan.

Based on the property's inclusion in the metropolitan district, a commercial parcel with a sale price of \$100,000 could result in ADDITIONAL annual property taxes up to:

\$ NA,

In addition to property taxes (mill levies), the District may also rely upon various other revenue sources authorized by law to offset the expense of capital construction, services, programs, facilities, district management, operations and maintenance. The District has the power to assess these fees, rates, tolls, penalties or charges pursuant to the District's Service Plan and as provided in Title 32 of the Colorado Revised Statutes, as amended.

At the time of the recording of this Notice, the District imposes a Capital Facilities Fee in the amount of \$2,000 per unit (paid at initial lot closing) and imposes a monthly Operations and Maintenance Fee of \$0.00 for developed lots without alleyways and \$51.00 for Duplex lots with alleyways, and \$65.00 for Single Family lots with alleyways, as further identified in the District's fee resolutions, which are available on the District's website at <https://thelakesmetrodistricts.com>. The fee resolutions may be amended from time-to-time by the District.

The next page provides examples of estimated total annual property taxes that could be due on this property, first if located outside the District and next if located within the District. **Note: property that is not within the District would not pay the ADDITIONAL amount.**

The District's Board of Directors can be reached as follows:

White Bear Ankele Tanaka & Waldron, PC
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
303.858.1800
hhartung@wbapc.com

You may wish to consult with: (1) the Adams County Assessor's Office to determine the specific amount of District property taxes currently due on this property; and (2) the District's website (<https://thelakesmetrodistricts.com>) to determine if the District's Service Plan has been amended.

ESTIMATE OF PROPERTY TAXES

Annual Tax Levied on Residential Property with \$400,000 Actual Value Without the District Mill Levy:

Taxing Entity	Mill Levies (2023**)	Annual Tax Levied
City of Brighton	6.65	\$178.22
Rangeview Library District	3.615	\$96.88
Central CO Water Conservancy A	1.068	\$28.62
Central CO Ground Water S	1.582	\$42.40
Brighton Fire District No. 6	15.32	\$410.58
General	22.843	\$612.19
Retirement	0.314	\$8.42
Road/Bridge	1.3	\$34.84
School District No. 27 – Bond	22.069	\$591.45
School District No. 27 – General	34.221	\$917.12
Urban Drainage South Platte	0.1	\$2.68
Urban Drainage and Flood Control	0.9	\$24.12
Social Services	2.253	\$60.38
TOTAL	112.235	\$ 3,007.90

Annual Tax Levied on Residential Property with \$400,000 Actual Value With the District Mill Levy (Assuming Maximum District Mill Levy):

Taxing Entity	Mill Levies (2023**)	Annual Tax Levied
City of Brighton	6.65	\$178.22
Rangeview Library District	3.615	\$96.88
Central CO Water Conservancy A	1.068	\$28.62
Central CO Ground Water S	1.582	\$42.40
Brighton Fire District No. 6	15.32	\$410.58
General	22.843	\$612.19
Retirement	0.314	\$8.42
Road/Bridge	1.3	\$34.84
School District No. 27 – Bond	22.069	\$591.45
School District No. 27 – General	34.221	\$917.12
Urban Drainage South Platte	0.1	\$2.68
Urban Drainage and Flood Control	0.9	\$24.12
Social Services	2.253	\$60.38
Lakes MD No. 4	67.781	\$1,816.53
TOTAL	180.016	\$ 4,824.43

**This estimate of mill levies is based upon mill levies certified by the Adams County Assessor's Office in December 2022 for collection in 2023 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change and you should contact the Adams County Assessor's Office to obtain accurate and current information.

EXHIBIT A
TO NOTICE OF INCLUSION IN METROPOLITAN DISTRICT

The Property

