

WHEN RECORDED RETURN TO:
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

Willow Springs Estates Metropolitan District
(Jefferson County, Colorado)

SPECIAL DISTRICT PUBLIC DISCLOSURE
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Willow Springs Estates Metropolitan District ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
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.
	Willow Springs Estates 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, 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 § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, 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 special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

EXHIBIT A
District Boundary Map

Willow Springs Estates - Legal Description

PARCEL DESCRIPTION: AS SURVEYED:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 14, THENCE N89°14'33"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 14, A DISTANCE OF 547.17 FEET TO A POINT ON THE EAST LINE OF THE CDOT RIGHT-OF-WAY RECORDED IN BOOK 1477 AT PAGE 189 AND THE POINT OF BEGINNING;

THENCE CONTINUING N89°14'33"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 976.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WILLOW SPRINGS ROAD DESCRIBED BY INSTRUMENT RECORDED OCTOBER 14, 2004 AT RECEPTION NUMBER F2105606; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S25°43'49"E, A DISTANCE OF 126.11 FEET TO A POINT OF NON-TANGENT CURVE;
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 30°42'57" A CHORD WHICH BEARS S05°54'45"W, A DISTANCE OF 193.34 FEET, AND AN ARC LENGTH OF 195.67 FEET;
3. S27°16'33"W, A DISTANCE OF 289.33 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED AUGUST 23, 1996 AT RECEPTION NUMBER F0290974;

THENCE ALONG SAID NORTH LINE THE FOLLOWING NINETEEN (19) COURSES:

1. N62°47'52"W, A DISTANCE OF 10.03 FEET;
2. S40°05'38"W, A DISTANCE OF 21.49 FEET;
3. S68°59'34"W, A DISTANCE OF 171.70 FEET;
4. N73°54'56"W, A DISTANCE OF 104.55 FEET;
5. N62°43'26"W, A DISTANCE OF 28.42 FEET;
6. S60°45'16"W, A DISTANCE OF 126.01 FEET;
7. N84°24'33"W, A DISTANCE OF 104.93 FEET;
8. S84°21'24"W, A DISTANCE OF 99.49 FEET;
9. S59°58'20"W, A DISTANCE OF 57.58 FEET;
10. S65°37'57"W, A DISTANCE OF 131.04 FEET;
11. N84°21'30"W, A DISTANCE OF 23.14 FEET;
12. N54°39'32"W, A DISTANCE OF 113.88 FEET;
13. S86°26'43"W, A DISTANCE OF 104.17 FEET;
14. S72°20'15"W, A DISTANCE OF 88.14 FEET;
15. S31°36'16"W, A DISTANCE OF 104.19 FEET;
16. S52°08'57"W, A DISTANCE OF 129.18 FEET;
17. S67°05'27"W, A DISTANCE OF 98.53 FEET;
18. S37°07'42"W, A DISTANCE OF 118.81 FEET;
19. S65°06'05"W, A DISTANCE OF 12.88 FEET TO A POINT ON THE EAST LINE OF THE BARGAIN AND SALE DEED RECORDED ON DECEMBER 17, 2008 AT RECEPTION NUMBER 2008113069;

THENCE N00°02'19"E ALONG SAID EAST LINE, A DISTANCE OF 558.38 FEET TO A POINT ON THE SOUTHERLY LINE OF CDOT RIGHT-OF-WAY RECORDED IN BOOK 1477 AT PAGE 189;

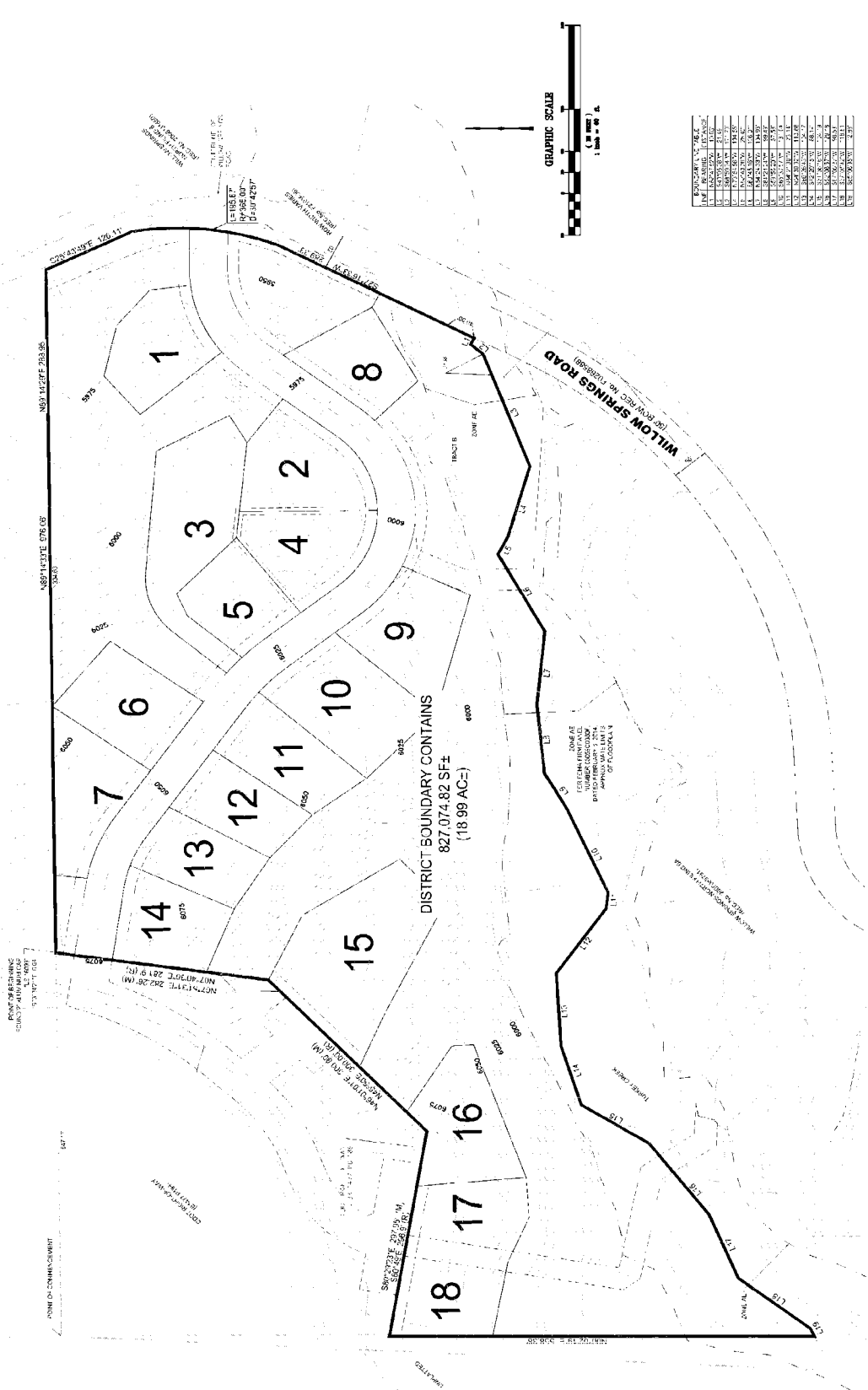
THENCE ALONG SAID CDOT RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSE;

1. S80°29'23"E, A DISTANCE OF 297.05 FEET;
2. N46°01'01"E, A DISTANCE OF 300.00 FEET;
3. N07°51'31"E, A DISTANCE OF 282.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 827,059 SQUARE FEET (18.987 ACRES) MORE OR LESS.

EXHIBIT B - DISTRICT BOUNDARY MAP

WILLOW SPRINGS NORTH FILING 11
 LOCATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 5 SOUTH,
 RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF JEFFERSON, STATE OF COLORADO



Lot #	Area (SF)	Area (Ac)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
Total	180,000	4.14

