

**ANNUAL REPORT
FOR THE YEAR 2020 (“Report Year”)
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT
NO. 2 (“District”)**

As required by Section XI of the Service Plan for the District, approved by the City of Aurora on July 16, 2007, the following report of the District’s activities from January 1, 2020 through December 31, 2020 is hereby submitted:

- A. **Changes to the District’s boundaries as of December 31 of the prior year.** Attached hereto as **Exhibit A** is a copy of the Recorded Order of Inclusion, approximately 30.42084 acres, recorded on June 9, 2020, Ref. #2020000059799 and copy of Order for Inclusion Correction of Property Description, approximately 2.580 acres, filed on June 9, 2020.
- B. **Intergovernmental agreements entered into by the District during the prior year.**
The District did not enter into any intergovernmental agreements during the Report Year.
- C. **Rules and regulations, if any, as of December 31 of the prior year.** The District did not enact any rules and regulations during the Report Year.
- D. **Notice of any pending litigation involving the District.** The District was not involved in any litigation during the Report Year.
- E. **Status of the District’s construction of public improvements as of December 31 of the prior year.** The District did not construct any public improvements during the Report Year.
- F. **Assessed valuation of the District for the current year.** Attached hereto as **Exhibit B** is a copy of the preliminary Certification of Valuation for the District for the reporting year (2020).
- G. **Current year budget.** Attached hereto as **Exhibit C** is a copy of the District’s budget for the current year (2021).
- H. **Audited financial statements for the prior year, if required by statute, or audit exemption for such year.** Attached hereto as **Exhibit D** is a copy of the District’s Application for Exemption from Audit for the Report Year (2020).
- I. **Notice of any uncured default under any bond documents.** The District has not issued bonds, and therefore has no uncured default under any bond documents.

EXHIBIT A

DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	
DATE FILED: June 9, 2020 11:25 AM CASE NUMBER: 2007CV1256	
In the Matter of: COLO SCIENCE & TECHNOLOGY PARK MET DIST2	
△ COURT USE ONLY △	
Case Number: 2007CV1256 Division: C Courtroom:	
Order:Order for Inclusion	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 6/9/2020



RAYNA GOKLI MCINTYRE
District Court Judge

DISTRICT COURT, COUNTY OF ADAMS, COLORADO 1100 Judicial Center Drive Brighton, CO 80601 (303) 659-1161	▲ COURT USE ONLY ▲ Case Number 2007cv1256 Division: C
IN RE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO.2	
ORDER FOR INCLUSION	

THIS MATTER having come before the Court on a Motion for and Order for Inclusion, and the Court being fully advised of the premises, does hereby FIND:

1. This Court has jurisdiction over the subject matter pursuant to Section 32-1-401(1)(c)(I), C.R.S.

2. The name and address of the Petitioner and the legal description of the Property proposed to be included within the boundaries of the Colorado Science and Technology Park Metropolitan District No. 2 (the "District") are as follows:

Petitioner: Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado
12635 East Montview Boulevard, Suite 100
Aurora, CO 80045

Legal Description: Approximately **30.42084** Acres of land,
Legally Described on **Exhibit A** attached
hereto and incorporated herein ("Property").

3. Notice of the place, time and date of the public hearing of the Board of Directors of the District when the Petition requesting such inclusion would be heard was duly published pursuant to Section 32-1-401(1)(b), C.R.S.

4. In accordance with Section 32-1-401(1)(b), C.R.S., the Board of Directors of the District held a public hearing on the Petition and thereafter granted the Petition and ordered the Property be included into the boundaries of the District.

NOW, THEREFORE, THE COURT ORDERS:

1. The Property is hereby included within the boundaries of the District pursuant to Section 32-1-401(1), C.R.S.

2. Pursuant to Section 32-1-402(1)(b), C.R.S., as of the effective date of this Order, the Property shall be subject to the taxes, charges and fees as may be imposed by the District against such Property, and shall be liable for its proportionate share of existing bonded indebtedness of the District.

3. Pursuant to Section 32-1-105, C.R.S., the effective date of this Order shall be the date this Order is recorded by the Clerk and Recorder of Adams County, Colorado.

DONE IN COURT THIS _____ day of _____, 2020.

BY THE COURT:

Judge

EXHIBIT A
Legal Description of Property

(PARCEL 1 DESCRIPTION)

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED ON JULY 22, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER C057113; SAID PARCEL IS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID NORTHWEST ONE-QUARTER BEING MONUMENTED AT BOTH ENDS BY A FOUND 3" BRASS CAP IN RANGE BOX STAMPED WITH APPROPRIATE SYMBOLOGY AND "CITY OF AURORA, LS 16419" AND IS ASSUMED TO BEAR NORTH 00°29'19" EAST 2656.41 FEET;

COMMENCE AT THE SOUTH END OF SAID WEST LINE; THENCE NORTH 86°50'02" EAST, A DISTANCE OF 1,023.41 FEET; THENCE NORTH 00°16'54" EAST, A DISTANCE OF 159.30 FEET; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 509.97 FEET TO THE **POINT OF BEGINNING**;
THENCE NORTH 00°25'29" EAST, A DISTANCE OF 15.38 FEET;
THENCE SOUTH 89°39'37" EAST, A DISTANCE OF 359.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SCRANTON PARKWAY AS DEDICATED ON THE PLAT OF BIOSCIENCE III SUBDIVISION FILING NO. 1, RECORDED JUNE 21, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000050060;
THENCE SOUTH 00°16'41" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 185.73 FEET TO THE NORTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED WITHIN EXHIBIT A IN QUIT CLAIM DEED RECORDED JUNE 20, 2019 IN SAID RECORDS AT RECEPTION NO. 2019000047734;
THENCE COINCIDENT WITH THE NORTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 89°39'32" WEST, A DISTANCE OF 14.06 FEET;
2. THENCE SOUTH 56°27'38" WEST, A DISTANCE OF 0.90 FEET;
3. THENCE NORTH 89°45'59" WEST, A DISTANCE OF 344.68 FEET;

THENCE NORTH 00°25'29" EAST, A DISTANCE OF 171.49 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 67,006 SQUARE FEET (1.53825 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JEFFREY A. MILLER, PLS 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202
PH. (303)572-0200

9/24/19

**EXHIBIT A
(PARCEL 2 DESCRIPTION)**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED ON JULY 22, 1999 IN SAID RECORDS UNDER RECEPTION NUMBER C057113; SAID PARCEL IS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID NORTHWEST ONE-QUARTER BEING MONUMENTED AT BOTH ENDS BY A FOUND 3" BRASS CAP IN RANGE BOX STAMPED WITH APPROPRIATE SYMBOLOGY AND "CITY OF AURORA, LS 16419" AND IS ASSUMED TO BEAR NORTH 00°29'19" EAST 2656.41 FEET;

COMMENCE AT THE SOUTH END OF SAID WEST LINE; THENCE NORTH 86°50'02" EAST, A DISTANCE OF 1,023.41 FEET; THENCE NORTH 00°16'54" EAST, A DISTANCE OF 159.30 FEET; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 386.07 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 89°43'06" EAST A DISTANCE OF 123.91 FEET;
THENCE SOUTH 00°25'29" WEST A DISTANCE OF 171.49 FEET TO THE NORTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED WITHIN EXHIBIT A IN QUIT CLAIM DEED RECORDED JUNE 20, 2019 IN SAID RECORDS AT RECEPTION NO. 2019000047734;

THENCE NORTH 89°49'35" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 123.48 FEET TO THE EAST LINE OF PARCEL 4 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 10, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000055496;

THENCE NORTH 00°16'54" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 171.59 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 21,219 SQUARE FEET (0.48711 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

9/24/19

JEFFREY A. MILLER, PLS 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202
PH. (303)572-0200

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; ALL OF BIOSCIENCE III SUBDIVISION FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED JUNE 21, 2018 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2018000050060; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "CITY OF AURORA" "LS 16419" "1989" AND ON THE EAST END BY A FOUND 3-1/2" BRONZE CAP IN A MONUMENT BOX STAMPED "LS 37887" "2005", ASSUMED TO BEAR NORTH 89°40'29" WEST A DISTANCE OF 2623.76 FEET.

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 21°04'43" WEST A DISTANCE OF 1,567.37 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 475.32 FEET TO THE NORTH LINE OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 4, RECORDED DECEMBER 30, 2013 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2013000105991;

THENCE ALONG THE NORTH AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 52.69 FEET TO THE NORTHWEST CORNER THEREOF;
2. THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 280.37 FEET TO A 185.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 45°59'25" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 08°32'40" AN ARC DISTANCE OF 27.59 FEET TO A 115.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 52°16'22" AN ARC DISTANCE OF 104.92 FEET;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 297.06 FEET TO THE NORTH LINE OF MONTVIEW BOULEVARD AS SHOWN ON THE PLAT OF BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. C057113 IN SAID RECORDS;

THENCE NORTH 89°48'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 264.18 FEET;

THENCE NORTH $89^{\circ}43'06''$ WEST A DISTANCE OF 402.93 FEET;

THENCE NORTH $00^{\circ}16'54''$ EAST A DISTANCE OF 739.34 FEET TO A 335.00 FOOT RADIUS
TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF
 $18^{\circ}54'24''$ AN ARC DISTANCE OF 110.54 FEET;

THENCE NORTH $19^{\circ}11'17''$ EAST A DISTANCE OF 140.09 FEET;

THENCE SOUTH $70^{\circ}48'43''$ EAST A DISTANCE OF 210.00 FEET TO A 260.00 FOOT RADIUS
TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF
 $18^{\circ}54'23''$ AN ARC DISTANCE OF 85.79 FEET;

THENCE SOUTH $89^{\circ}43'06''$ EAST A DISTANCE OF 242.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 528,114 SQUARE FEET, OR 12.12383
ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

5/20/19

JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1, RECORDED JULY 22, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. C0570113, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "PLS 16419" "1989" AND ON THE EAST END BY A FOUND 3-1/2" BRONZE CAP IN A MONUMENT BOX STAMPED "PLS 37887" "2005", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2623.76 FEET.

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER OF SECTION 36; THENCE SOUTH 14°16'55" WEST A DISTANCE OF 2,508.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SCRANTON COURT AS GRANTED BY THE FINAL PLAT OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 4, RECORDED DECEMBER 20, 2013 IN SAID RECORDS AT RECEPTION NO. 2013000105991, AND **THE POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 168.83 FEET;

THENCE NORTH 89°35'14" WEST A DISTANCE OF 44.92 FEET;

THENCE NORTH 71°01'58" WEST A DISTANCE OF 1.51 FEET;

THENCE NORTH 89°46'32" WEST A DISTANCE OF 20.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SCRANTON STREET AS GRANTED BY THE FINAL PLAT OF BIOSCIENCE III SUBDIVISION FILING NO. 1, RECORDED JUNE 21, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000050060;

THENCE NORTH 00°16'54" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 168.26 FEET;

THENCE SOUTH 89°43'06" EAST A DISTANCE OF 66.16 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 11,223 SQUARE FEET (0.25765 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

4/22/19

JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202

FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING 1
TOGETHER WITH A PORTION OF UNPLATTED LAND, SITUATED IN THE NW QUARTER OF SECTION
36, T3S, R67W, 6TH P.M.,
CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE
OWNERS OF A PARCEL OF LAND SITUATED IN A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK
CENTER SUBDIVISION FILING 1 TOGETHER WITH A PORTION OF UNPLATTED LAND, SITUATED IN
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., CITY
OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 36; THENCE S36°02'51"E,
1589.05 FEET TO THE POINT OF BEGINNING; THENCE N89°51'29"E, 266.53 FEET TO A POINT OF
CURVATURE; THENCE 112.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
CENTRAL ANGLE OF 18°54'22", A RADIUS OF 340.00 FEET; AND A CHORD THAT BEARS S80°41'20"E A
DISTANCE OF 111.68 FEET; THENCE S71°14'09"E A DISTANCE OF 246.00 FEET; THENCE S18°45'51"W A
DISTANCE OF 140.09 FEET TO THE A POINT OF CURVATURE; THENCE 110.54 FEET ALONG A CURVE
TO THE LEFT HAVING A CENTRAL ANGLE OF 18°54'24", A RADIUS OF 335.00 FEET AND A CHORD
BEARING S09°18'39"W A DISTANCE OF 110.04 FEET; THENCE S00°08'31"E A DISTANCE OF 739.34 FEET;
THENCE S89°51'59"W A DISTANCE OF 75.27 FEET; THENCE S00°08'31"E A DISTANCE OF 241.49 FEET
TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MONTVIEW BOULEVARD
RECORDED AT RECEPTION NO. 2019000047734; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY
LINE THE FOLLOWING NINE (9) CONSECUTIVE COURSES: 1) S89°48'46"W A DISTANCE OF 4.70 FEET;
2) THENCE S00°07'52"E A DISTANCE OF 1.00 FEET; 3) THENCE S89°44'57"W A DISTANCE OF 51.07 FEET
TO A POINT OF CURVATURE; 4) THENCE 96.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT
HAVING A RADIUS OF 1894.59 FEET, A CENTRAL ANGLE OF 2°55'39" AND A CHORD WHICH BEARS
N88°53'07"W A DISTANCE OF 96.79 FEET; 5) THENCE N87°26'12"W A DISTANCE OF 238.48 FEET; 6)
THENCE N00°08'22"W A DISTANCE OF 7.14 FEET; 7) THENCE S89°58'39"W 8.24 FEET; 8) THENCE
S89°14'04"W A DISTANCE OF 58.50 FEET; 9) THENCE S87°52'10"W A DISTANCE OF 13.27 FEET;
THENCE N00°08'22"W, A DISTANCE OF 1,301.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 697,565 SQUARE FEET OR 16.014 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS
SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FITZSIMONS INNOVATION COMMUNITY
SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF
AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS,
AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

DISTRICT COURT, COUNTY OF ADAMS, COLORADO 1100 Judicial Center Drive Brighton, CO 80601 (303) 659-1161	▲ COURT USE ONLY ▲
IN RE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO.2	
Attorneys for Colorado Science and Technology Park Metropolitan District No.2 Gregory V. Johnson, #8338 SQUIRE PATTON BOGGS (US) LLP 1801 California Street, Suite 4900 Denver, CO 80202 Telephone: (303) 830-1776 Facsimile: (303) 894-9239 Gregory.Johnson@squirepb.com	Case Number 2007cv1256 Division: C
MOTION FOR AN ORDER FOR INCLUSION	

Colorado Science and Technology Park Metropolitan District No. 2 (the "District"), by and through its counsel and pursuant to Section 32-1-401(1)(c)(I), C.R.S., respectfully requests that the Court enter an Order for Inclusion. In support of such motion, the District states the following:

1. In accordance with Section 32-1-401(1)(a), C.R.S., on or about July 16, 2019, the Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado, (the "Petitioner"), as the 100% fee owner of the property sought to be included, filed with the Board of Directors of the District a Petition for Inclusion (the "Petition") of certain real property (the "Property") into the boundaries of the District, a copy of which Petition is attached hereto as **Exhibit A** (including Legal Description – **30.42084 Acres**) and is incorporated herein by this reference.

2. Notice of the filing of the Petition and of the place, time and date of the public meeting of the Board of Directors of the District when such Petition would be heard was duly published in accordance with Section 32-1-401(1)(b), C.R.S. Proof of Publication of the Notice is attached hereto as **Exhibit B** and is incorporated herein by this reference.

3. Counsel hereby certifies that all interested parties were notified of the hearing on

the Petition as a result of publication of the Notice.

4. The District did not receive any written objections to the Petition.

5. At the public hearing held on May 27, 2020, the Board of Directors of the District approved the Petition and ordered the Property to be included into the boundaries of the District. A copy of the Certification and Resolution of the Board of Directors of the District is attached hereto as **Exhibit C** and is incorporated herein by this reference.

6. Counsel hereby certifies that there are no opposing parties; therefore, counsel is not able to have a conference pursuant to C.R.C.P. 121, Section 1-15(8).

WHEREFORE, the District respectfully requests that the Court enter the proposed order contemporaneously filed herewith including the Property into the District pursuant to Section 32-1-401(1)(c)(I), C.R.S.

Dated: June 4, 2020.

RESPECTFULLY SUBMITTED,

/s/ Gregory V. Johnson
Gregory V. Johnson, #8338
SQUIRE PATTON BOGGS (US) LLP
1801 California Street, Suite 4900
Denver, CO 80202
Telephone: (303) 830-1776
Facsimile: (303) 894-9239
Gregory.Johnson@squirepb.com

Attorneys for Colorado Science and
Technology Park Metropolitan District No.1

*Original document signed by Gregory
Johnson on file at the offices of Squire
Patton Boggs (US) LLP*

EXHIBIT A

PETITION FOR INCLUSION

In accordance with Section 32-1-401(s)(a), C.R.S., the undersigned, **Fitzsimons Redevelopment Authority**, a governmental entity of the State of Colorado (the "Petitioner"), does hereby respectfully petition the **Colorado Science and Technology Park Metropolitan District No. 2** (the "District"), acting by and through its Board of Directors (the "Board"), for the inclusion of certain real property into the boundaries of the District, subject to the conditions herein (the "Inclusion").

The Petitioner represents to the District as follows:

1. The land to be included consists of approximately 30.43 acres, situated in the county of Adams, State of Colorado and is legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").
2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.
3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Adams County District Court including the Property into the boundaries of the District (the "Order for Inclusion"). The Petitioner acknowledges that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitation set forth herein.
4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.
6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.

7. The Petitioner agrees that it will pay or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the cost of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District and the Property shall be liable for its proportionate share of the existing bonded indebtedness of the District.

Signed this 12th day of March, 2020.

PETITIONER:

FITZSIMONS REDEVELOPMENT AUTHORITY,
a governmental entity of the State of Colorado

By: [Signature]

Name: Steve Van Nurdan

Title: President and CEO

Address of Petitioner:

12635 East Montview Boulevard, Suite 100
Aurora, CO 80045

STATE OF COLORADO)

COUNTY OF Adams)

) ss.



The foregoing instrument was acknowledged before me this 12 day of March, 2020, by Steve Van Nurdan as President and CEO of the Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado.

Witness my hand and official seal.

Anna Kaefer
Notary Public

EXHIBIT A
Legal Description of Property

**EXHIBIT A
(PARCEL 1 DESCRIPTION)**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED ON JULY 22, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER C057113; SAID PARCEL IS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID NORTHWEST ONE-QUARTER BEING MONUMENTED AT BOTH ENDS BY A FOUND 3" BRASS CAP IN RANGE BOX STAMPED WITH APPROPRIATE SYMBOLOGY AND "CITY OF AURORA, LS 16419" AND IS ASSUMED TO BEAR NORTH 00°29'19" EAST 2656.41 FEET;

COMMENCE AT THE SOUTH END OF SAID WEST LINE; THENCE NORTH 86°50'02" EAST, A DISTANCE OF 1,023.41 FEET; THENCE NORTH 00°16'54" EAST, A DISTANCE OF 159.30 FEET; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 509.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°25'29" EAST, A DISTANCE OF 15.38 FEET;

THENCE SOUTH 89°39'37" EAST, A DISTANCE OF 359.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SCRANTON PARKWAY AS DEDICATED ON THE PLAT OF BIOSCIENCE III SUBDIVISION FILING NO. 1, RECORDED JUNE 21, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000050060;

THENCE SOUTH 00°16'41" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 185.73 FEET TO THE NORTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED WITHIN EXHIBIT A IN QUIT CLAIM DEED RECORDED JUNE 20, 2019 IN SAID RECORDS AT RECEPTION NO. 2019000047734;

THENCE COINCIDENT WITH THE NORTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 89°39'32" WEST, A DISTANCE OF 14.06 FEET;
2. THENCE SOUTH 56°27'38" WEST, A DISTANCE OF 0.90 FEET;
3. THENCE NORTH 89°45'59" WEST, A DISTANCE OF 344.68 FEET;

THENCE NORTH 00°25'29" EAST, A DISTANCE OF 171.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 67,006 SQUARE FEET (1.53825 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JEFFREY A. MILLER, PLS 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202
PH. (303)572-0200

9/24/19

NW COR SEC. 36
FOUND 3" BRASS CAP IN RANGE BOX
"LS 16419"

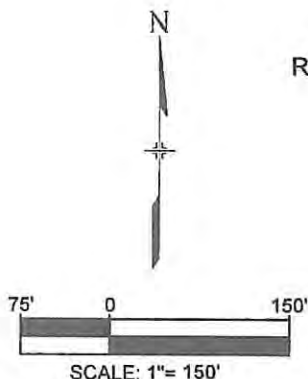
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'32"W	14.06'
L2	S56°27'38"W	0.90'

NW 1/4
SECTION 36,
TOWNSHIP 3 SOUTH,
RANGE 67 WEST

TRACT A
BIOSCIENCE III
SUBDIVISION FILING NO. 1
REC. NO. 2018000050060

PEORIA ST.

W. LINE NW 1/4 SEC. 36 N0°29'19"E 2656.41'
BASIS OF BEARINGS



PARCEL "T"
REC. NO. C1035079

N. REVERE STREET

E. 22ND AVENUE

N. SCRANTON PARKWAY

LOT 1, BLOCK 1
BIOSCIENCE III
SUBDIVISION FILING NO. 1
REC. NO. 2018000050060

N0°16'54"E
159.30'

S89°43'06"E 509.97'

POINT OF BEGINNING.

LOT 1, BLOCK 1
BIOSCIENCE PARK CENTER
SUBDIVISION FILING NO. 1
REC. NO. C057113

15.38'

S89°39'37"E 359.01'

171.49'
N0°25'29"E 186.87'

S0°16'41"W 185.73'

N86°50'02"E 1023.41' S. LINE NW 1/4 SEC. 36

N89°45'59"W 344.68'

E. MONTVIEW BLVD.

POINT OF COMMENCEMENT

W. 1/4 SEC. 36
FOUND 3" BRASS CAP IN RANGE BOX
"LS 16419"

AREA 67,006 SQ. FT. (1.53825 ACRES)



1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

LOCATED IN THE NW1/4 OF SECTION 36, TOWNSHIP 3
SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF
AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

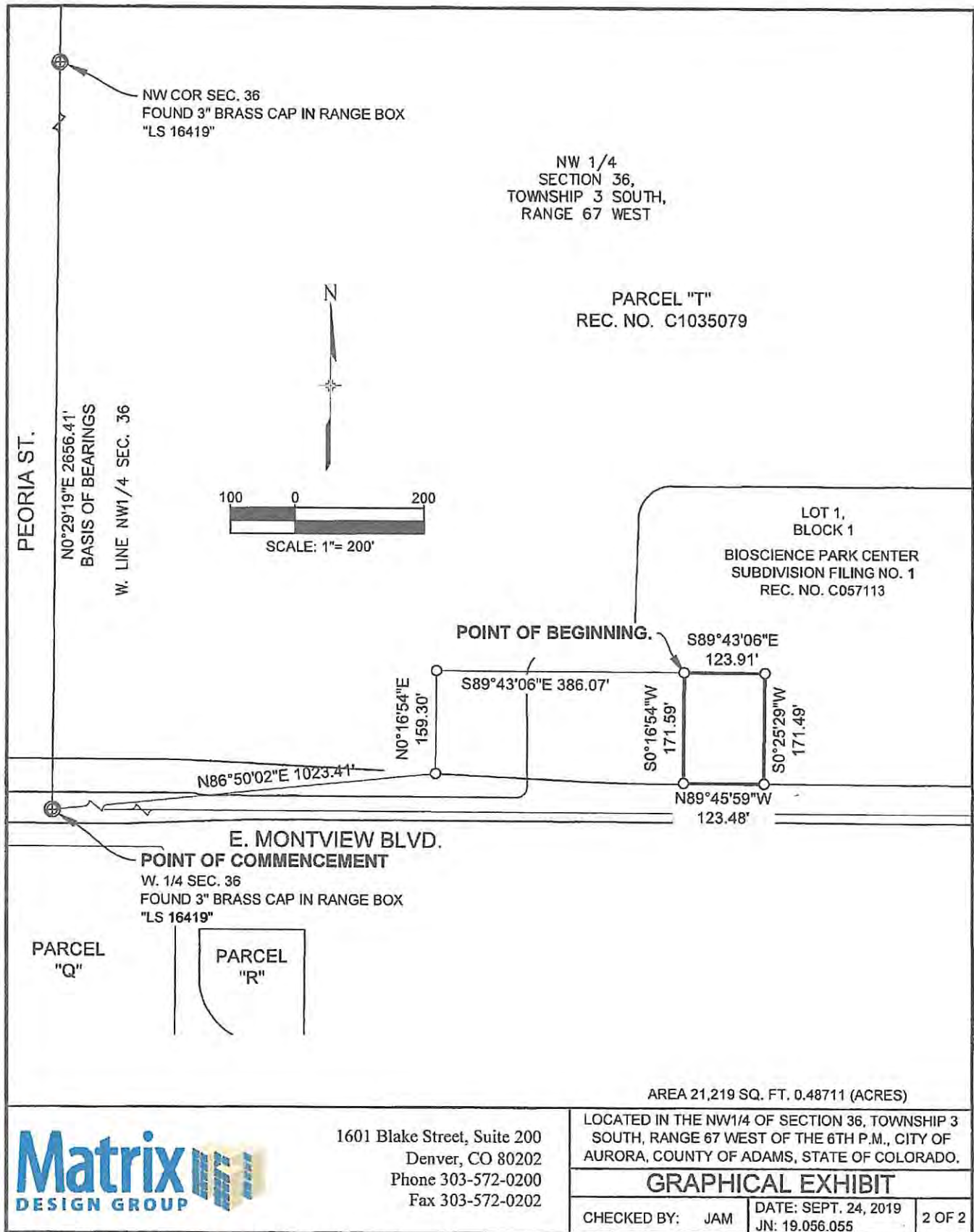
GRAPHICAL EXHIBIT

CHECKED BY: JAM

DATE: SEPT. 23, 2019
JN: 19.056.055

2 OF 2





LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; ALL OF BIOSCIENCE III SUBDIVISION FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED JUNE 21, 2018 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2018000050060; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "CITY OF AURORA" "LS 16419" "1989" AND ON THE EAST END BY A FOUND 3-1/2" BRONZE CAP IN A MONUMENT BOX STAMPED "LS 37887" "2005", ASSUMED TO BEAR NORTH 89°40'29" WEST A DISTANCE OF 2623.76 FEET.

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 21°04'43" WEST A DISTANCE OF 1,567.37 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 475.32 FEET TO THE NORTH LINE OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 4, RECORDED DECEMBER 30, 2013 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2013000105991;

THENCE ALONG THE NORTH AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 52.69 FEET TO THE NORTHWEST CORNER THEREOF;
2. THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 280.37 FEET TO A 185.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 45°59'25" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 08°32'40" AN ARC DISTANCE OF 27.59 FEET TO A 115.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 52°16'22" AN ARC DISTANCE OF 104.92 FEET;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 297.06 FEET TO THE NORTH LINE OF MONTVIEW BOULEVARD AS SHOWN ON THE PLAT OF BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. C057113 IN SAID RECORDS;

THENCE NORTH 89°48'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 264.18 FEET;

THENCE NORTH 89°43'06" WEST A DISTANCE OF 402.93 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 739.34 FEET TO A 335.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°54'24" AN ARC DISTANCE OF 110.54 FEET;

THENCE NORTH 19°11'17" EAST A DISTANCE OF 140.09 FEET;

THENCE SOUTH 70°48'43" EAST A DISTANCE OF 210.00 FEET TO A 260.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°54'23" AN ARC DISTANCE OF 85.79 FEET;

THENCE SOUTH 89°43'06" EAST A DISTANCE OF 242.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 528,114 SQUARE FEET, OR 12.12383 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

5/20/19

JEFFREY A. MILLER, PLS 38467

PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP

1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202

BIOSCIENCE III SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 TOGETHER WITH A PORTION OF UNPLATTED LAND, SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 4

NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: THE BEARINGS USED ON THIS SUBDIVISION PLAT ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "PLS 37887" "2005" AND ON THE EAST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "PLS 16419" "1999", ASSUMED TO BEAR NORTH 89°40'25" WEST A DISTANCE OF 2623.76 FEET.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENTS ARE PROHIBITED.
- TRACTS A, B AND C ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL LINEAL UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
- NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP, OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON TITLE COMMITMENT ORDER NO. A8D70598381.1 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MAY 24, 2018 AT 5:00 P.M. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ALL OWNERS OF LOTS ADJACENT TO N. REVERE STREET, N. SCRANTON STREET, N. SCRANTON COURT, E. 22ND AVENUE AND E. 23RD AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE CITY OF AURORA CITY CODE RESTRICTING THE ABILITY TO FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

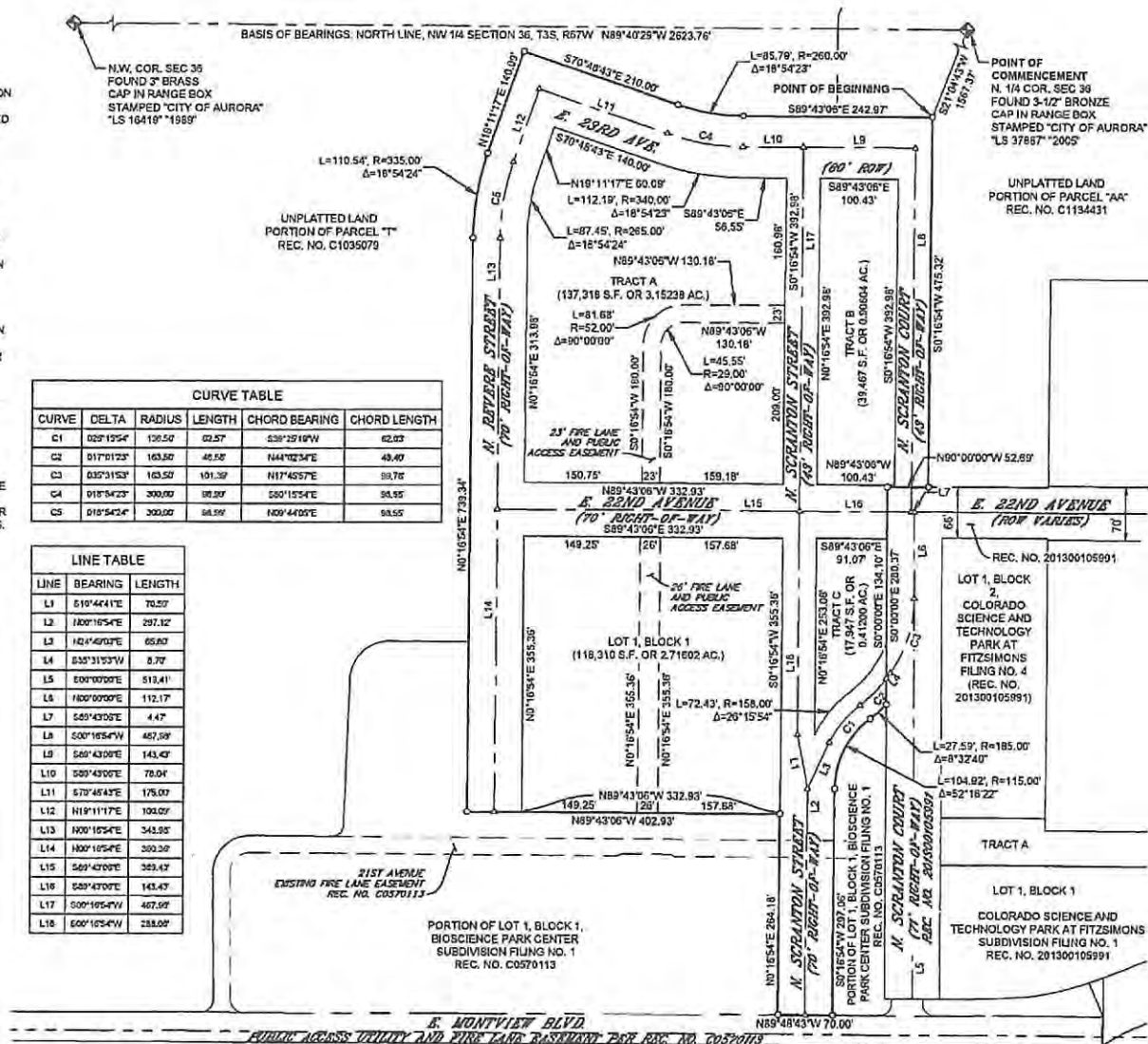
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	02°15'54"	130.50	62.57	S89°25'16"W	62.03
C2	01°17'01"	163.80	46.50	N44°02'34"E	49.40
C3	03°51'53"	103.50	101.30	N17°45'57"E	99.76
C4	01°15'42"	300.00	98.99	S80°15'54"E	98.95
C5	01°15'42"	300.00	98.99	N09°44'06"E	98.95

LINE	BEARING	LENGTH
L1	S19°44'41"E	70.59
L2	N00°16'54"E	297.12
L3	N24°46'03"E	66.80
L4	S35°31'53"W	8.70
L5	S00°00'00"E	513.41
L6	N00°00'00"E	112.17
L7	S00°43'05"E	4.47
L8	S00°16'54"W	467.99
L9	S00°43'05"E	143.47
L10	S00°43'05"E	76.04
L11	S70°48'43"E	175.09
L12	N19°11'17"E	100.09
L13	N00°16'54"E	342.85
L14	N00°16'54"E	302.30
L15	S00°43'05"E	353.47
L16	S00°43'05"E	143.47
L17	S00°16'54"W	467.99
L18	S00°16'54"W	238.00

- INDICATES A SET 3/4" REBAR, 30" LONG, WITH A 2" ALUMINUM CAP STAMPED "MATRIX PLS 38467" AT ALL EXTERIOR BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- △ INDICATES MONUMENT BOXES WITH A 3/4" REBAR, 30" LONG, WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A & B) COLORADO REVISED STATUTES.

SHEET INDEX

SHEET 1 - TITLE PAGE
SHEET 2 - NOTES AND OVERALL BOUNDARY
SHEET 3-4 - GRAPHIC DETAILS AND EASEMENTS



PREPARED BY:
Matrix
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1, RECORDED JULY 22, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. C0570113, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "PLS 16419" "1989" AND ON THE EAST END BY A FOUND 3-1/2" BRONZE CAP IN A MONUMENT BOX STAMPED "PLS 37887" "2005", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2623.76 FEET.

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER OF SECTION 36; THENCE SOUTH 14°16'55" WEST A DISTANCE OF 2,508.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SCRANTON COURT AS GRANTED BY THE FINAL PLAT OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 4, RECORDED DECEMBER 20, 2013 IN SAID RECORDS AT RECEPTION NO. 2013000105991, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 168.83 FEET;

THENCE NORTH 89°35'14" WEST A DISTANCE OF 44.92 FEET;

THENCE NORTH 71°01'58" WEST A DISTANCE OF 1.51 FEET;

THENCE NORTH 89°46'32" WEST A DISTANCE OF 20.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SCRANTON STREET AS GRANTED BY THE FINAL PLAT OF BIOSCIENCE III SUBDIVISION FILING NO. 1, RECORDED JUNE 21, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000050060;

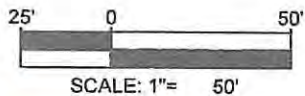
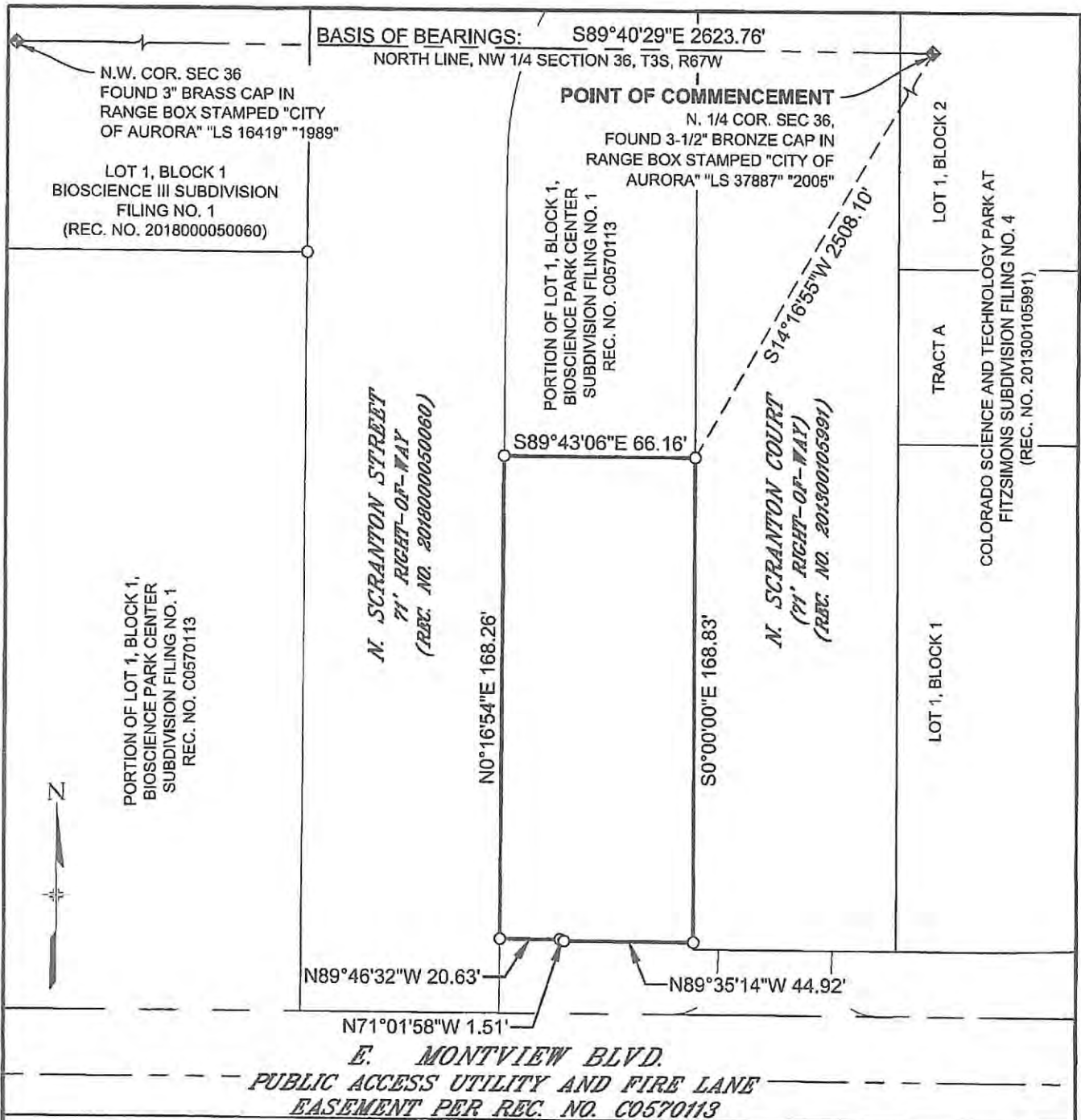
THENCE NORTH 00°16'54" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 168.26 FEET;

THENCE SOUTH 89°43'06" EAST A DISTANCE OF 66.16 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 11,223 SQUARE FEET (0.25765 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

4/22/19

JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202



AREA: 11,223 S.F. (0.25765 ACRES)



1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

LAND DESCRIPTION

EXHIBIT A

DRAWN BY: JAM DATE: APRIL 22, 2019
CHECKED BY: JAM JN: 19.056.049

2 OF 2

FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING 1 TOGETHER WITH A PORTION OF UNPLATTED LAND, SITUATED IN THE NW QUARTER OF SECTION 36, T3S, R67W, 6TH P.M., CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING 1 TOGETHER WITH A PORTION OF UNPLATTED LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 36; THENCE S36°02'51"E, 1589.05 FEET TO THE POINT OF BEGINNING; THENCE N89°51'29"E, 266.53 FEET TO A POINT OF CURVATURE; THENCE 112.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°54'22", A RADIUS OF 340.00 FEET; AND A CHORD THAT BEARS S80°41'20"E A DISTANCE OF 111.68 FEET; THENCE S71°14'09"E A DISTANCE OF 246.00 FEET; THENCE S18°45'51"W A DISTANCE OF 140.09 FEET TO THE A POINT OF CURVATURE; THENCE 110.54 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°54'24", A RADIUS OF 335.00 FEET AND A CHORD BEARING S09°18'39"W A DISTANCE OF 110.04 FEET; THENCE S00°08'31"E A DISTANCE OF 739.34 FEET; THENCE S89°51'59"W A DISTANCE OF 75.27 FEET; THENCE S00°08'31"E A DISTANCE OF 241.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MONTVIEW BOULEVARD RECORDED AT RECEPTION NO. 2019000047734; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) CONSECUTIVE COURSES: 1) S89°48'46"W A DISTANCE OF 4.70 FEET; 2) THENCE S00°07'52"E A DISTANCE OF 1.00 FEET; 3) THENCE S89°44'57"W A DISTANCE OF 51.07 FEET TO A POINT OF CURVATURE; 4) THENCE 96.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1894.59 FEET, A CENTRAL ANGLE OF 2°55'39" AND A CHORD WHICH BEARS N88°53'07"W A DISTANCE OF 96.79 FEET; 5) THENCE N87°26'12"W A DISTANCE OF 238.48 FEET; 6) THENCE N00°08'22"W A DISTANCE OF 7.14 FEET; 7) THENCE S89°58'39"W 8.24 FEET; 8) THENCE S89°14'04"W A DISTANCE OF 58.50 FEET; 9) THENCE S87°52'10"W A DISTANCE OF 13.27 FEET; THENCE N00°08'22"W, A DISTANCE OF 1,301.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 697,565 SQUARE FEET OR 16.014 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

EXHIBIT B

**NOTICE OF HEARING
CONCERNING INCLUSION
OF REAL PROPERTY**

*NOTE: given current events and current advice and directives from local, state and federal jurisdictions related to COVID-19, this meeting is being held by teleconference and virtual meeting only. Board members, consultants and members of the public may participate by teleconference or by computer/tablet by utilizing the following information:

Join GoToMeeting
**[https://global.gotomeeting.com/
join/537108941](https://global.gotomeeting.com/join/537108941)**

You can also dial in using your phone.
**United States (Toll Free): 1 877 309
2073**

Access Code: 537-108-941

NOTICE IS HEREBY GIVEN that there has been filed with the Board of Directors of the Colorado Science and Technology Park Metropolitan District No. 2 ("District"), located in the City of Aurora, Adams County, Colorado, a petition requesting the Board adopt a resolution approving the inclusion of certain property into the boundaries of such District ("Petition").

1. The name and address of the Petitioner and a general description of the area proposed for inclusion are as follows:

Petitioner: Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado, 12635 East Montview Boulevard, Suite 100, Aurora, CO 80045

Description: A parcel of land being a portion of Lot 1, Block 1, Bioscience Park Center Subdivision Filing No. 1, City of Aurora, County of Adams, State of Colorado; said parcel yields approximately 30.42084 acres of property.

2. Accordingly, pursuant to Section 32-1-401(1)(b), C.R.S., notice is hereby given that the Board of Directors of the District shall hold a public meeting to hear the Petition on May 27, 2020 at 8:30 a.m. by virtual meeting via GoToMeeting. All interested persons shall appear at such meeting and show cause in writing why such Petition should not be granted. All protests and objections shall be deemed to be waived unless submitted in writing to the District at or prior to the hearing or any continuance or postponement thereof in order to be considered.

COLORADO SCIENCE AND
TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 2,
ADAMS COUNTY, COLORADO
By: /s/ Bob Blodgett
Manager

Publication: May 21, 2020
Sentinel

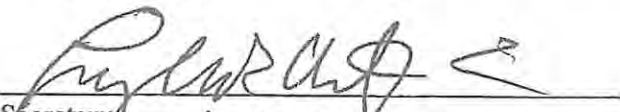
EXHIBIT C

CERTIFICATION

The undersigned hereby certifies that the attached is a true and correct copy of the Resolution of the Board of Directors of Colorado Science and Technology Park Metropolitan District No. 2 for Inclusion of Real Property.

COLORADO SCIENCE AND TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 2

Date: 29 May 2020

By: 
Secretary Lyle R. Artz

**RESOLUTION OF THE BOARD OF DIRECTORS OF
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT
NO. 2 FOR INCLUSION OF REAL PROPERTY**

WHEREAS, the Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado, ("Petitioner"), the 100% fee owner of the Property (hereinafter defined), has petitioned the Colorado Science and Technology Park Metropolitan District No. 2 (the "District") for the inclusion into the District's boundaries of the real property hereinafter described ("Property");and

WHEREAS, Public Notice has been published in accordance with law, calling for a public hearing on the request for approval of said Petition; and

WHEREAS, the statutory requirements of Section 32-1-401(1)(a), C.R.S., for submission of petitions for inclusion to the Board of Directors of the District ("Board"), including a legal description of the Property, a statement that assent to the inclusion of the Property was obtained by the 100% fee owner thereof and acknowledgment in the same manner as required for conveyances of land, were presented to and have been satisfied and approved by the Board; and

WHEREAS, the District may consider the enlargement or extension of its facilities in the exercise of discretion as governmental function in the interest of public health, safety and welfare; and

WHEREAS, the District is capable of serving the Property with facilities of the District.

NOW, THEREFORE, BE IT RESOLVED;

1. That the Board of Directors of the District shall and hereby does order the inclusion of the Property described herein within the boundaries of the District.
2. The name and address of the Petitioner and the legal description of the Property are as follows:

Petitioner:	Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado 12635 East Montview Boulevard, Suite 100 Aurora, CO 80045
-------------	---

Legal Description:	Approximately 30.42084 Acres of land, legally Described on Exhibit A attached hereto and Incorporated herein by this reference.
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3. That approval of this inclusion is further subject to the following:

- (a) On and after the effective date of this inclusion (which shall be the date of recording of the Court Order approving the inclusion by the Clerk and Recorder of Adams County, Colorado, unless otherwise specified in the Court Order), Petitioner shall be subject to the rules and regulation of the District, and the payment of any and all taxes, fees, rates and charges of the District.

APPROVED AND ADOPTED this 27th day of May, 2020

COLORADO SCIENCE AND TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 2

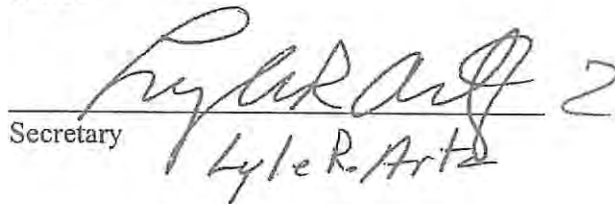
By:



President

Attest:

Secretary



Lyle R. Artz

EXHIBIT A
Legal Description of Property

**EXHIBIT A
(PARCEL 1 DESCRIPTION)**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED ON JULY 22, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER C057113; SAID PARCEL IS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID NORTHWEST ONE-QUARTER BEING MONUMENTED AT BOTH ENDS BY A FOUND 3" BRASS CAP IN RANGE BOX STAMPED WITH APPROPRIATE SYMBOLOGY AND "CITY OF AURORA, LS 16419" AND IS ASSUMED TO BEAR NORTH 00°29'19" EAST 2656.41 FEET;

COMMENCE AT THE SOUTH END OF SAID WEST LINE; THENCE NORTH 86°50'02" EAST, A DISTANCE OF 1,023.41 FEET; THENCE NORTH 00°16'54" EAST, A DISTANCE OF 159.30 FEET; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 509.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°25'29" EAST, A DISTANCE OF 15.38 FEET;

THENCE SOUTH 89°39'37" EAST, A DISTANCE OF 359.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SCRANTON PARKWAY AS DEDICATED ON THE PLAT OF BIOSCIENCE III SUBDIVISION FILING NO. 1, RECORDED JUNE 21, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000050060;

THENCE SOUTH 00°16'41" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 185.73 FEET TO THE NORTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED WITHIN EXHIBIT A IN QUIT CLAIM DEED RECORDED JUNE 20, 2019 IN SAID RECORDS AT RECEPTION NO. 2019000047734;

THENCE COINCIDENT WITH THE NORTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 89°39'32" WEST, A DISTANCE OF 14.06 FEET;
2. THENCE SOUTH 56°27'38" WEST, A DISTANCE OF 0.90 FEET;
3. THENCE NORTH 89°45'59" WEST, A DISTANCE OF 344.68 FEET;

THENCE NORTH 00°25'29" EAST, A DISTANCE OF 171.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 67,006 SQUARE FEET (1.53825 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JEFFREY A. MILLER, PLS 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202
PH. (303)572-0200

9/24/19

NW COR SEC. 36
FOUND 3" BRASS CAP IN RANGE BOX
"LS 16419"

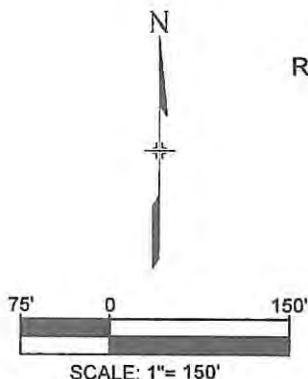
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°39'32"W	14.06'
L2	S56°27'38"W	0.90'

NW 1/4
SECTION 36,
TOWNSHIP 3 SOUTH,
RANGE 67 WEST

TRACT A
BIOSCIENCE III
SUBDIVISION FILING NO. 1
REC. NO. 2018000050060

PEORIA ST.

W. LINE NW 1/4 SEC. 36 N0°29'19"E 2656.41'
BASIS OF BEARINGS



PARCEL "T"
REC. NO. C1035079

N. REVERE STREET

E. 22ND AVENUE

N. SCRANTON PARKWAY

LOT 1, BLOCK 1
BIOSCIENCE III
SUBDIVISION FILING NO. 1
REC. NO. 2018000050060

N0°16'54"E
159.30'

S89°43'06"E 509.97'

POINT OF BEGINNING.

LOT 1, BLOCK 1
BIOSCIENCE PARK CENTER
SUBDIVISION FILING NO. 1
REC. NO. C057113

15.38'

S89°39'37"E 359.01'

171.49'
N0°25'29"E 186.87'

S0°16'41"W 185.73'

N86°50'02"E 1023.41' S. LINE NW 1/4 SEC. 36

N89°45'59"W 344.68'

E. MONTVIEW BLVD.

POINT OF COMMENCEMENT

W. 1/4 SEC. 36
FOUND 3" BRASS CAP IN RANGE BOX
"LS 16419"

AREA 67,006 SQ. FT. (1.53825 ACRES)



1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

LOCATED IN THE NW1/4 OF SECTION 36, TOWNSHIP 3
SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF
AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

GRAPHICAL EXHIBIT

CHECKED BY: JAM

DATE: SEPT. 23, 2019
JN: 19.056.055

2 OF 2

**EXHIBIT A
(PARCEL 2 DESCRIPTION)**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED ON JULY 22, 1999 IN SAID RECORDS UNDER RECEPTION NUMBER C057113; SAID PARCEL IS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SAID NORTHWEST ONE-QUARTER BEING MONUMENTED AT BOTH ENDS BY A FOUND 3" BRASS CAP IN RANGE BOX STAMPED WITH APPROPRIATE SYMBOLOGY AND "CITY OF AURORA, LS 16419" AND IS ASSUMED TO BEAR NORTH 00°29'19" EAST 2656.41 FEET;

COMMENCE AT THE SOUTH END OF SAID WEST LINE; THENCE NORTH 86°50'02" EAST, A DISTANCE OF 1,023.41 FEET; THENCE NORTH 00°16'54" EAST, A DISTANCE OF 159.30 FEET; THENCE SOUTH 89°43'06" EAST, A DISTANCE OF 386.07 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°43'06" EAST A DISTANCE OF 123.91 FEET;

THENCE SOUTH 00°25'29" WEST A DISTANCE OF 171.49 FEET TO THE NORTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED WITHIN EXHIBIT A IN QUIT CLAIM DEED RECORDED JUNE 20, 2019 IN SAID RECORDS AT RECEPTION NO. 2019000047734;

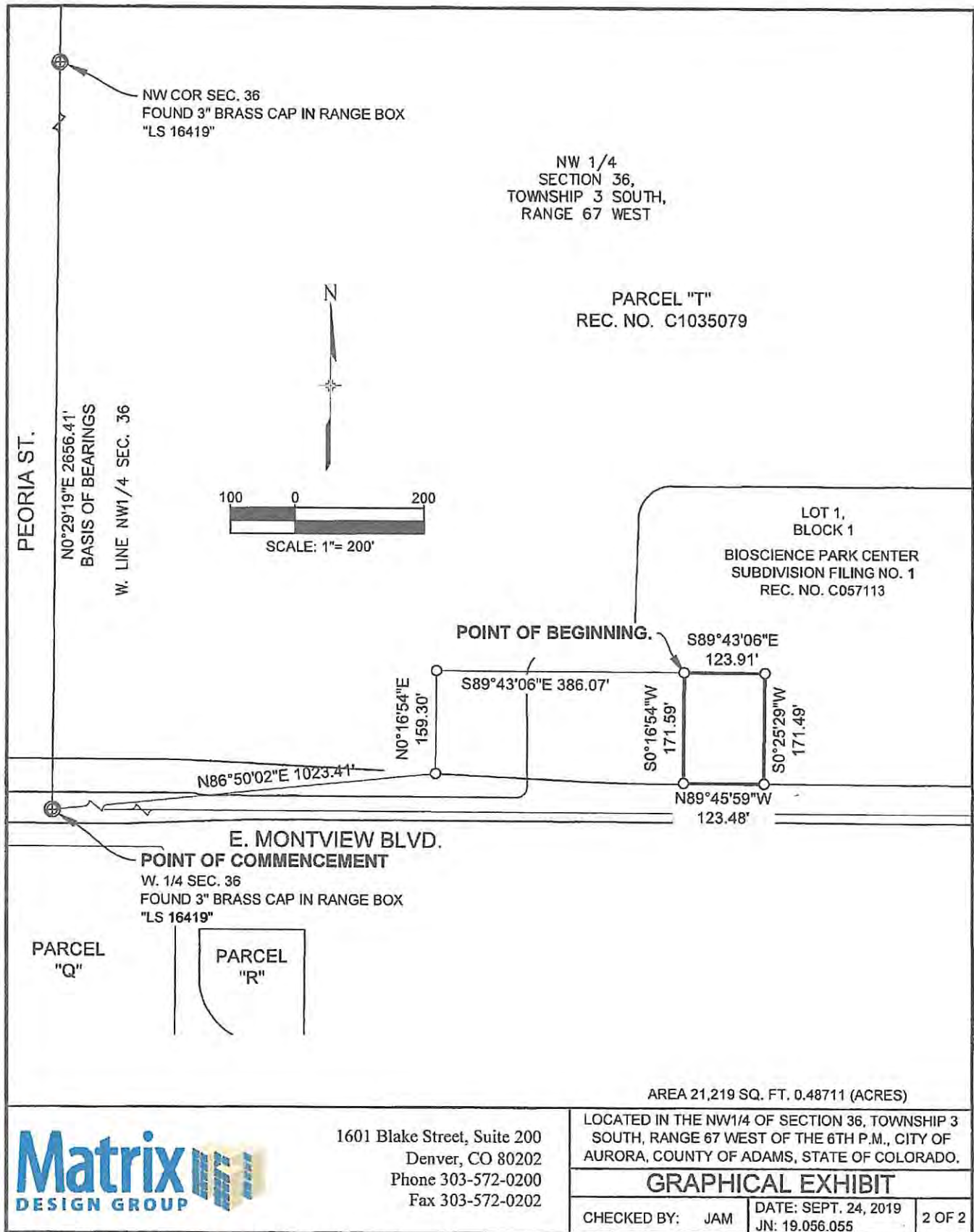
THENCE NORTH 89°49'35" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 123.48 FEET TO THE EAST LINE OF PARCEL 4 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 10, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000055496;

THENCE NORTH 00°16'54" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 171.59 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 21,219 SQUARE FEET (0.48711 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

9/24/19

JEFFREY A. MILLER, PLS 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202
PH. (303)572-0200



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; ALL OF BIOSCIENCE III SUBDIVISION FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED JUNE 21, 2018 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2018000050060; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "CITY OF AURORA" "LS 16419" "1989" AND ON THE EAST END BY A FOUND 3-1/2" BRONZE CAP IN A MONUMENT BOX STAMPED "LS 37887" "2005", ASSUMED TO BEAR NORTH 89°40'29" WEST A DISTANCE OF 2623.76 FEET.

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 21°04'43" WEST A DISTANCE OF 1,567.37 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 475.32 FEET TO THE NORTH LINE OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS SUBDIVISION FILING NO. 4, RECORDED DECEMBER 30, 2013 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2013000105991;

THENCE ALONG THE NORTH AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 52.69 FEET TO THE NORTHWEST CORNER THEREOF;
2. THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 280.37 FEET TO A 185.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 45°59'25" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 08°32'40" AN ARC DISTANCE OF 27.59 FEET TO A 115.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 52°16'22" AN ARC DISTANCE OF 104.92 FEET;

THENCE SOUTH 00°16'54" WEST A DISTANCE OF 297.06 FEET TO THE NORTH LINE OF MONTVIEW BOULEVARD AS SHOWN ON THE PLAT OF BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. C057113 IN SAID RECORDS;

THENCE NORTH 89°48'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET;

THENCE NORTH 00°16'54" EAST A DISTANCE OF 264.18 FEET;

THENCE NORTH $89^{\circ}43'06''$ WEST A DISTANCE OF 402.93 FEET;

THENCE NORTH $00^{\circ}16'54''$ EAST A DISTANCE OF 739.34 FEET TO A 335.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $18^{\circ}54'24''$ AN ARC DISTANCE OF 110.54 FEET;

THENCE NORTH $19^{\circ}11'17''$ EAST A DISTANCE OF 140.09 FEET;

THENCE SOUTH $70^{\circ}48'43''$ EAST A DISTANCE OF 210.00 FEET TO A 260.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $18^{\circ}54'23''$ AN ARC DISTANCE OF 85.79 FEET;

THENCE SOUTH $89^{\circ}43'06''$ EAST A DISTANCE OF 242.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 528,114 SQUARE FEET, OR 12.12383 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

5/20/19

JEFFREY A. MILLER, PLS 38467

PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP

1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202

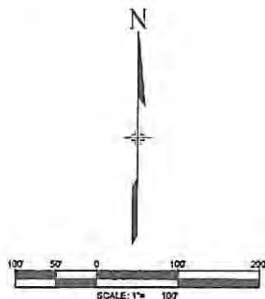
A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 TOGETHER WITH A PORTION OF UNPLATTED LAND,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE."
2. BASIS OF BEARINGS: THE BEARINGS USED ON THIS SUBDIVISION PLAT ARE BASED UPON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "PLS 37867" "2005" AND ON THE EAST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "PLS 14169" "1089", ASSUMED TO BEAR NORTH 85°40'29" WEST A DISTANCE OF 2623.76 FEET.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENTS ARE PROHIBITED.
4. TRACTS A, B AND C ARE SEPARATELY OWNED AND MAINTAINED.
5. ALL LINEAL UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
6. NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP, OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON TITLE COMMITMENT ORDER NO. AB070569361.1 PREPARED BY LAND TITLE ASSURE COMPANY P.A. ON 04/24/2014 AT 5:00 P.M.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
8. ALL OWNERS OF LOTS ADJACENT TO N. REVERE STREET, N. SCRANTON STREET, N. SCRANTON COURT, E. 22ND AVENUE AND E. 23RD AVENUE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TYPE AND SIZE OF THE FENCE CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	029°19'54"	120.50'	62.57'	S39°25'10"W	62.03
C2	017°01'23"	163.50'	46.58'	N44°02'34"E	45.47
C3	035°31'53"	163.50'	101.30'	N17°45'57"E	99.76
C4	019°54'23"	300.00'	98.00'	S50°15'54"E	94.95
C5	019°54'23"	300.00'	98.99'	N50°44'00"E	93.55

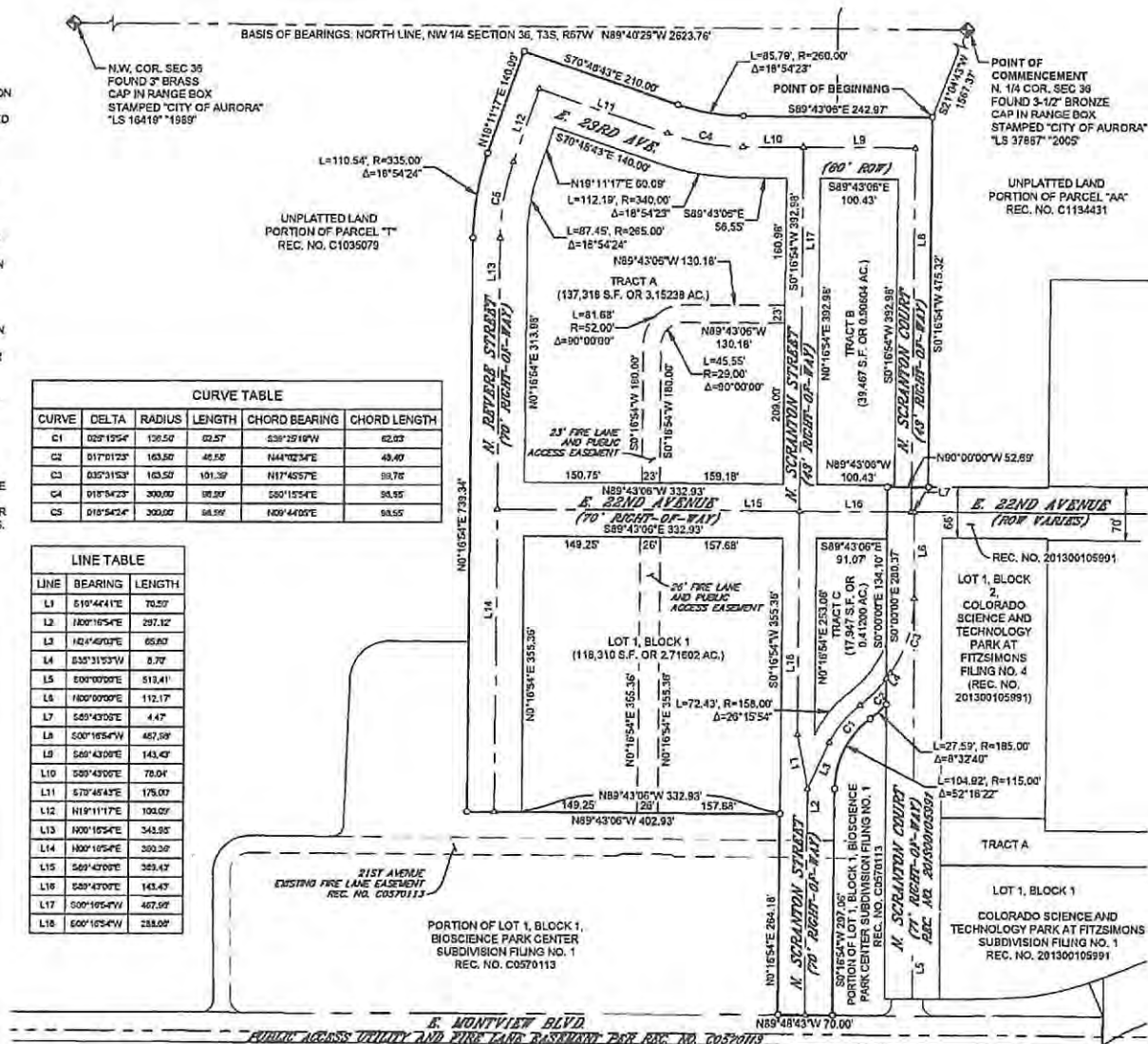
LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°44'41"E	70.57
L2	S10°16'54"E	297.32
L3	S25°47'02"E	65.83
L4	S51°31'53"W	8.79
L5	E00°00'00"E	518.41
L6	N60°00'00"E	112.17
L7	S45°43'02"E	4.47
L8	S00°16'54"W	467.59
L9	S65°43'00"E	143.49
L10	S50°16'54"E	76.94
L11	S73°45'47"E	175.03
L12	N19°11'17"E	100.05
L13	N00°16'54"E	343.85
L14	N00°16'54"E	300.39
L15	S65°47'00"E	363.47
L16	S45°43'02"E	143.49
L17	S00°16'54"W	467.59
L18	S00°16'54"W	238.07



- Δ INDICATES MONUMENT BOXES WITH A 3/4" REBAR, 30" LONG, WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9 (A & B) COLORADO REVISED STATUTES.

SHEET 1 - TITLE PAGE
SHEET 2 - NOTES AND OVERALL BOUNDARY
SHEET 3-4 - GRAPHIC DETAILS AND EASEMENTS

R:\17.052.022 (file science III)\Survey\Org\Flat\Bioscience 3 Flat_R4.dwg



PREPARED BY: Matrix Design Group
1801 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1, RECORDED JULY 22, 1999 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. C0570113, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A FOUND 3" BRASS CAP IN A MONUMENT BOX STAMPED "PLS 16419" "1989" AND ON THE EAST END BY A FOUND 3-1/2" BRONZE CAP IN A MONUMENT BOX STAMPED "PLS 37887" "2005", ASSUMED TO BEAR SOUTH 89°40'29" EAST A DISTANCE OF 2623.76 FEET.

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER OF SECTION 36; THENCE SOUTH 14°16'55" WEST A DISTANCE OF 2,508.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SCRANTON COURT AS GRANTED BY THE FINAL PLAT OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMONS FILING NO. 4, RECORDED DECEMBER 20, 2013 IN SAID RECORDS AT RECEPTION NO. 2013000105991, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 168.83 FEET;

THENCE NORTH 89°35'14" WEST A DISTANCE OF 44.92 FEET;

THENCE NORTH 71°01'58" WEST A DISTANCE OF 1.51 FEET;

THENCE NORTH 89°46'32" WEST A DISTANCE OF 20.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH SCRANTON STREET AS GRANTED BY THE FINAL PLAT OF BIOSCIENCE III SUBDIVISION FILING NO. 1, RECORDED JUNE 21, 2018 IN SAID RECORDS AT RECEPTION NO. 2018000050060;

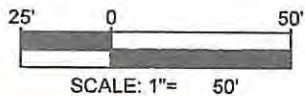
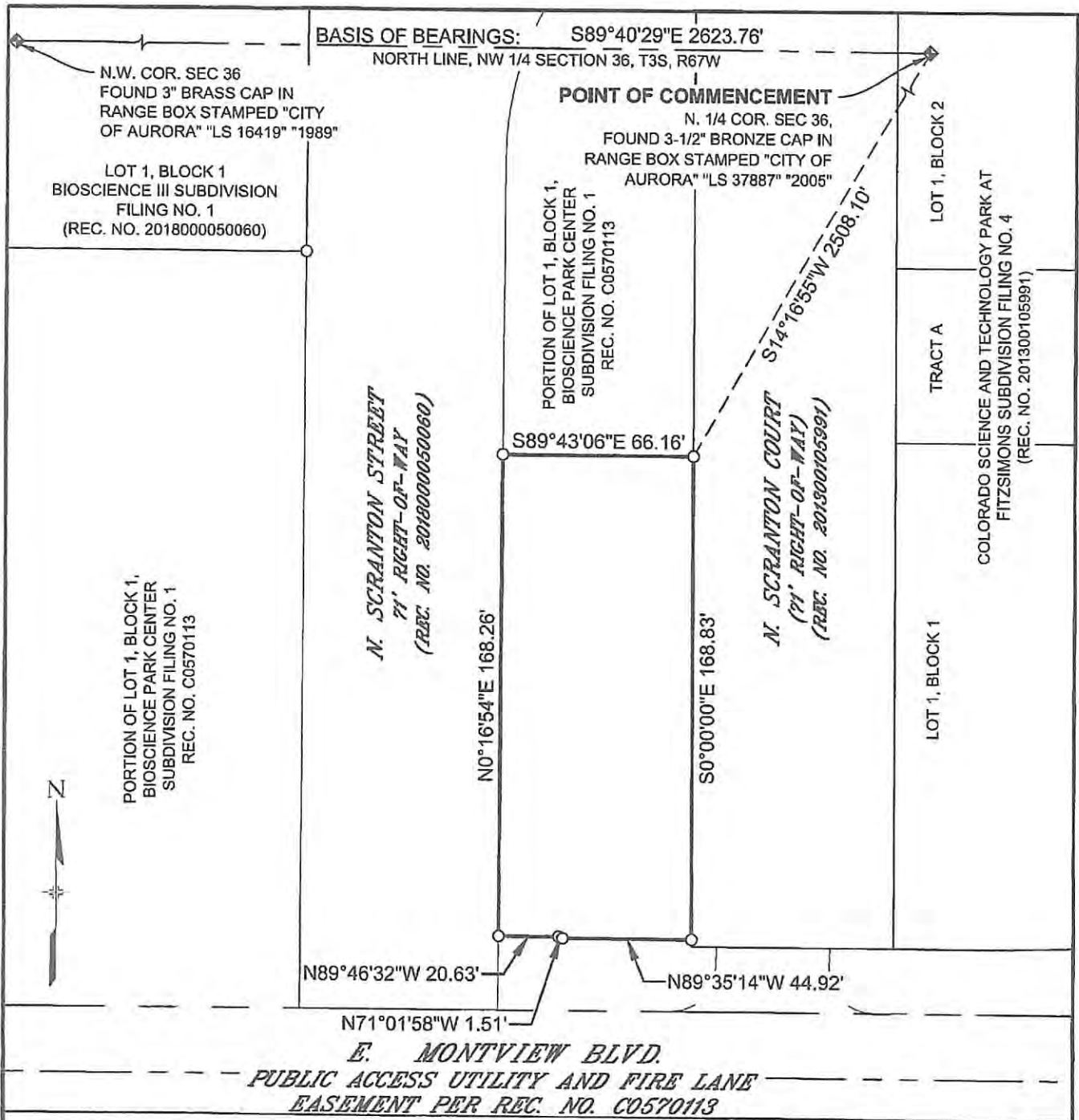
THENCE NORTH 00°16'54" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 168.26 FEET;

THENCE SOUTH 89°43'06" EAST A DISTANCE OF 66.16 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 11,223 SQUARE FEET (0.25765 ACRES), MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

4/22/19

JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200 – DENVER, COLORADO 80202



AREA: 11,223 S.F. (0.25765 ACRES)



1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

LAND DESCRIPTION

EXHIBIT A

DRAWN BY: JAM DATE: APRIL 22, 2019
CHECKED BY: JAM JN: 19.056.049

2 OF 2

FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING 1 TOGETHER WITH A PORTION OF UNPLATTED LAND, SITUATED IN THE NW QUARTER OF SECTION 36, T3S, R67W, 6TH P.M., CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN A PORTION OF LOT 1, BLOCK 1, BIOSCIENCE PARK CENTER SUBDIVISION FILING 1 TOGETHER WITH A PORTION OF UNPLATTED LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M., CITY OF AURORA, AND COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 36; THENCE S36°02'51"E, 1589.05 FEET TO THE POINT OF BEGINNING; THENCE N89°51'29"E, 266.53 FEET TO A POINT OF CURVATURE; THENCE 112.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°54'22", A RADIUS OF 340.00 FEET; AND A CHORD THAT BEARS S80°41'20"E A DISTANCE OF 111.68 FEET; THENCE S71°14'09"E A DISTANCE OF 246.00 FEET; THENCE S18°45'51"W A DISTANCE OF 140.09 FEET TO THE A POINT OF CURVATURE; THENCE 110.54 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°54'24", A RADIUS OF 335.00 FEET AND A CHORD BEARING S09°18'39"W A DISTANCE OF 110.04 FEET; THENCE S00°08'31"E A DISTANCE OF 739.34 FEET; THENCE S89°51'59"W A DISTANCE OF 75.27 FEET; THENCE S00°08'31"E A DISTANCE OF 241.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MONTVIEW BOULEVARD RECORDED AT RECEPTION NO. 2019000047734; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) CONSECUTIVE COURSES: 1) S89°48'46"W A DISTANCE OF 4.70 FEET; 2) THENCE S00°07'52"E A DISTANCE OF 1.00 FEET; 3) THENCE S89°44'57"W A DISTANCE OF 51.07 FEET TO A POINT OF CURVATURE; 4) THENCE 96.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1894.59 FEET, A CENTRAL ANGLE OF 2°55'39" AND A CHORD WHICH BEARS N88°53'07"W A DISTANCE OF 96.79 FEET; 5) THENCE N87°26'12"W A DISTANCE OF 238.48 FEET; 6) THENCE N00°08'22"W A DISTANCE OF 7.14 FEET; 7) THENCE S89°58'39"W 8.24 FEET; 8) THENCE S89°14'04"W A DISTANCE OF 58.50 FEET; 9) THENCE S87°52'10"W A DISTANCE OF 13.27 FEET; THENCE N00°08'22"W, A DISTANCE OF 1,301.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 697,565 SQUARE FEET OR 16.014 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

DISTRICT COURT, ADAMS COUNTY, COLORADO		DATE FILED: June 9, 2020 11:26 AM CASE NUMBER: 2007CV1256
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601		
In the Matter of: COLO SCIENCE & TECHNOLOGY PARK MET DIST2		△ COURT USE ONLY △ Case Number: 2007CV1256 Division: C Courtroom:
Order: Order for Inclusion Correction of Property Description		

The motion/proposed order attached hereto: GRANTED.

Issue Date: 6/9/2020



RAYNA GOKLI MCINTYRE
District Court Judge

DISTRICT COURT, COUNTY OF ADAMS, COLORADO 1100 Judicial Center Drive Brighton, CO 80601 (303) 659-1161	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
IN RE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO.2	Case Number 2007cv1256 Division: C
<p style="text-align: center;">ORDER FOR INCLUSION - CORRECTION OF PROPERTY DESCRIPTION</p>	

THIS MATTER having come before the Court on a Motion for and Order for Inclusion, and the Court being fully advised of the premises, does hereby FIND:

1. This Court has jurisdiction over the subject matter pursuant to Section 32-1-401(1)(c)(I), C.R.S.
2. The name and address of the Petitioner and the legal description of the Property proposed to be included within the boundaries of the Colorado Science and Technology Park Metropolitan District No. 2 (the "District") are as follows:

Petitioner: Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado
12635 East Montview Boulevard, Suite 100
Aurora, CO 80045

Legal Description: Approximately 2.580 Acres of land, Legally Described on **Exhibit A** attached hereto and incorporated herein ("Property").

THIS ORDER IS BEING ENTERED BY THE COURT TO CORRECT THE DESCRIPTION OF THE PROPERTY IN A PRIOR ORDER

3. Notice of the place, time and date of the public hearing of the Board of Directors of the District when the Petition requesting such inclusion would be heard was duly published pursuant to Section 32-1-401(1)(b), C.R.S.
4. In accordance with Section 32-1-401(1)(b), C.R.S., the Board of Directors of the District held a public hearing on the Petition and thereafter granted the Petition and ordered the Property be included into the boundaries of the District.

NOW, THEREFORE, THE COURT ORDERS:

1. The Property is hereby included within the boundaries of the District pursuant to Section 32-1-401(1), C.R.S.
2. Pursuant to Section 32-1-402(1)(b), C.R.S., as of the effective date of this Order, the Property shall be subject to the taxes, charges and fees as may be imposed by the District against such Property, and shall be liable for its proportionate share of existing bonded indebtedness of the District.
3. Pursuant to Section 32-1-105, C.R.S., the effective date of this Order shall be the date this Order is recorded by the Clerk and Recorder of Adams County, Colorado.

DONE IN COURT THIS _____ day of _____, 2020.

BY THE COURT:

Judge

EXHIBIT A
Legal Description of Property

PARCEL F

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE
N77°39'40"E A DISTANCE OF 1044.96 FEET TO THE POINT OF BEGINNING; THENCE
N00°08'31"W A DISTANCE OF 70.00 FEET; THENCE N89°51'29"E A DISTANCE OF 620.93 FEET;
THENCE S08°08'31"E A DISTANCE OF 70.00 FEET; THENCE S89°51'29"W A DISTANCE OF
320.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22,465 SQUARE FEET (0.516 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE
SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE
NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH P.M. BEING MONUMENTED
BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND
A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215
303 431-6100
JUNE 12, 2019

PARCEL G

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N03°25'25"E A DISTANCE OF 717.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PEORIA STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°04'03"E A DISTANCE OF 161.81 FEET; THENCE N89°51'29"E A DISTANCE OF 555.25 FEET; THENCE S08°08'31"E A DISTANCE OF 161.81 FEET; THENCE S89°51'29"W A DISTANCE OF 555.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 89,893 SQUARE FEET (2.064 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215
303 431-6100
JUNE 17, 2019

DISTRICT COURT, COUNTY OF ADAMS, COLORADO 1100 Judicial Center Drive Brighton, CO 80601 (303) 659-1161	▲ COURT USE ONLY ▲
IN RE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO.2	
Attorneys for Colorado Science and Technology Park Metropolitan District No.2 Gregory V. Johnson, #8338 SQUIRE PATTON BOGGS (US) LLP 1801 California Street, Suite 4900 Denver, CO 80202 Telephone: (303) 830-1776 Facsimile: (303) 894-9239 Gregory.Johnson@squirepb.com	Case Number 2007cv1256 Division: C
MOTION FOR AN ORDER FOR INCLUSION	

Colorado Science and Technology Park Metropolitan District No. 2 (the "District"), by and through its counsel and pursuant to Section 32-1-401(1)(c)(I), C.R.S., respectfully requests that the Court enter an Order for Inclusion. In support of such motion, the District states the following:

1. In accordance with Section 32-1-401(1)(a), C.R.S., on or about July 16, 2019, the Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado, (the "Petitioner"), as the 100% fee owner of the property sought to be included, filed with the Board of Directors of the District a Petition for Inclusion (the "Petition") of certain real property (the "Property") into the boundaries of the District, a copy of which Petition is attached hereto as **Exhibit A** (including Legal Description – **2.580 Acres**) and is incorporated herein by this reference.

2. Notice of the filing of the Petition and of the place, time and date of the public meeting of the Board of Directors of the District when such Petition would be heard was duly published in accordance with Section 32-1-401(1)(b), C.R.S. Proof of Publication of the Notice is attached hereto as **Exhibit B** and is incorporated herein by this reference.

3. Counsel hereby certifies that all interested parties were notified of the hearing on

the Petition as a result of publication of the Notice.

4. The District did not receive any written objections to the Petition.

5. At the public hearing held on May 27, 2020, the Board of Directors of the District approved the Petition and ordered the Property to be included into the boundaries of the District. A copy of the Resolution of the Board of Directors of the District is attached hereto as **Exhibit C** and is incorporated herein by this reference.

6. Counsel hereby certifies that there are no opposing parties; therefore, counsel is not able to have a conference pursuant to C.R.C.P. 121, Section 1-15(8).

WHEREFORE, the District respectfully requests that the Court enter the proposed order contemporaneously filed herewith including the Property into the District pursuant to Section 32-1-401(1)(c)(I), C.R.S.

Dated: June 4, 2020.

RESPECTFULLY SUBMITTED,

/s/ Gregory V. Johnson
Gregory V. Johnson, #8338
SQUIRE PATTON BOGGS (US) LLP
1801 California Street, Suite 4900
Denver, CO 80202
Telephone: (303) 830-1776
Facsimile: (303) 894-9239
Gregory.Johnson@squirepb.com

Attorneys for Colorado Science and
Technology Park Metropolitan District No.1

*Original document signed by Gregory
Johnson on file at the offices of Squire
Patton Boggs (US) LLP*

EXHIBIT A

PETITION FOR INCLUSION – CORRECTION OF REAL ESTATE DESCRIPTION

In accordance with Section 32-1-401(s)(a), C.R.S., the undersigned, **Fitzsimons Redevelopment Authority**, a governmental entity of the State of Colorado (the “Petitioner”), does hereby respectfully petition the **Colorado Science and Technology Park Metropolitan District No. 2** (the “District”), acting by and through its Board of Directors (the “Board”), for the inclusion of certain real property into the boundaries of the District, subject to the conditions herein (the “Inclusion”).

The Petitioner represents to the District as follows:

1. The land to be included consists of approximately 2.580 acres, situated in the county of Adams, State of Colorado and is legally described on Exhibit A attached hereto and incorporated herein by this reference (the “Property”). This petition is filed by the Petitioner with the District to correct the real estate description contained in an earlier petition by the Petitioner. The real estate description contained in Exhibit A shall replace and supersede in all respects the prior description of the Property.
2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.
3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Adams County District Court including the Property into the boundaries of the District (the “Order for Inclusion”). The Petitioner acknowledges that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitation set forth herein.
4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.
7. The Petitioner agrees that it will pay or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the cost of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

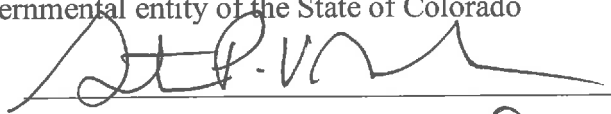
The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District and that the District file a motion for an order to be entered in the District Court, County of Adams, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District and the Property shall be liable for its proportionate share of the existing bonded indebtedness of the District.

Signed this 24 day of March, 2020.

PETITIONER:

FITZSIMONS REDEVELOPMENT AUTHORITY,
a governmental entity of the State of Colorado

By:



Name:

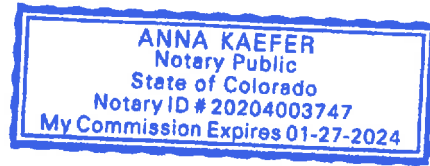
Steve Von Murden

Title:

President and CEO

Address of Petitioner:

12635 East Montview Boulevard, Suite 100
Aurora, CO 80045



STATE OF COLORADO)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 12 day of March, 2020, by Steve VanNurden as President and CEO of the Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado.

Witness my hand and official seal.

Anna Kaefter,
Notary Public

EXHIBIT A
Legal Description of Property

EXHIBIT A
Legal Description of Property

PARCEL F

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N77°39'40"E A DISTANCE OF 1044.96 FEET TO THE POINT OF BEGINNING; THENCE N00°08'31"W A DISTANCE OF 70.00 FEET; THENCE N89°51'29"E A DISTANCE IF 620.93 FEET; THENCE S08°08'31"E A DISTANCE OF 70.00 FEET; THENCE S89°51'29"W A DISTANCE OF 320.93 FEET TO THE POINT OF BEGINNING.

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PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215
303 431-6100
JUNE 12, 2019

PARCEL G

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

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303 431-6100
JUNE 17, 2019

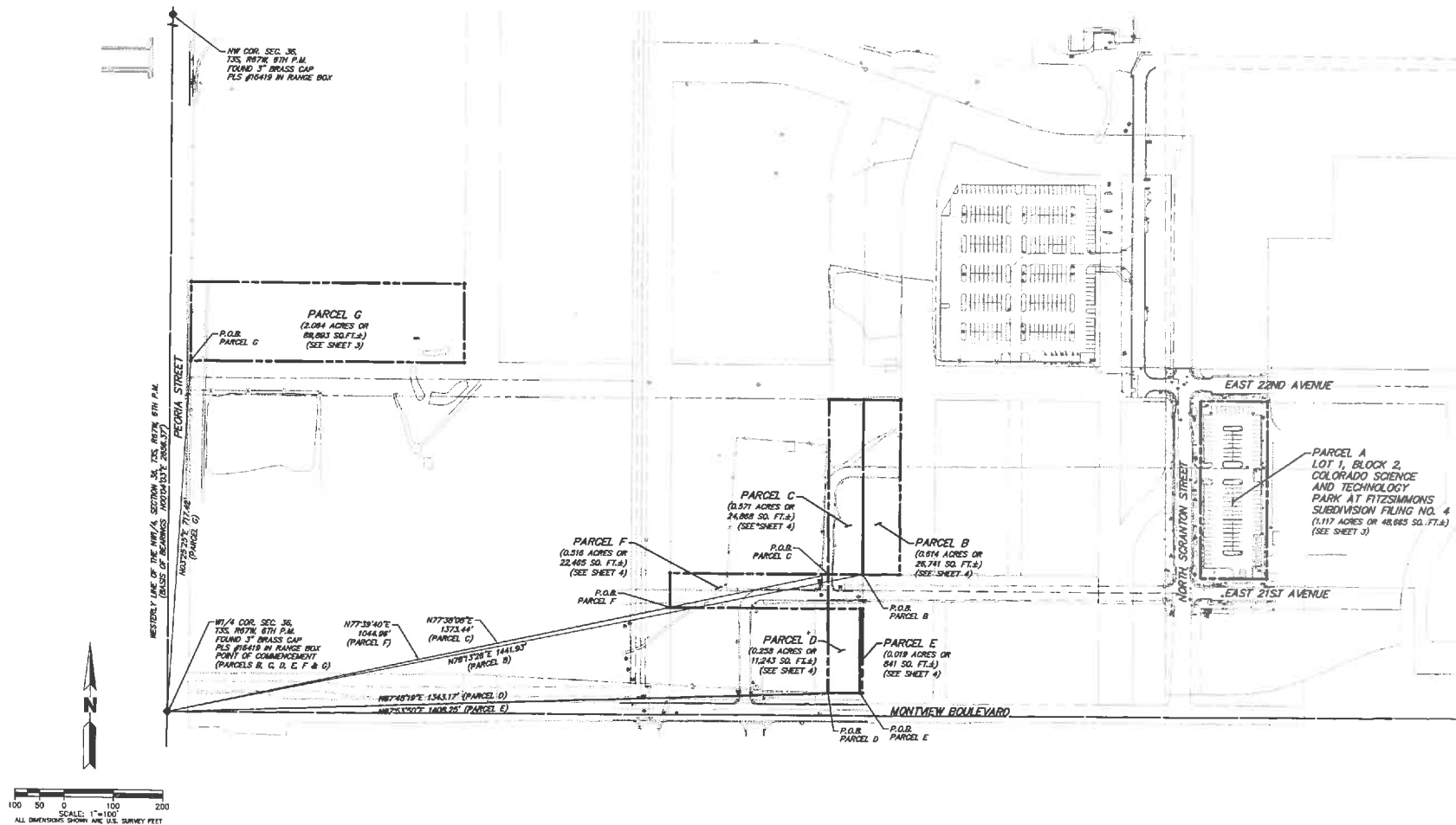
SHEET 1 OF 4

FITZSIMMONS - TRANSFER PARCELS ALTA/12.0015.C.0571 OF

FITZSIMMONS - TRANSFER PARCELS

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 2 OF 4



Project Manager: B. J. Jorgensen Location: Yonkers, NY
 Surveyed By: _____ Job Number: 19.0015C.00
 Drawn By: _____ Sheet Number: 2 of 4

Plat Date: 06/17/19 Arrest:

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

REV. JUNE 17, 2019
JUNE 06, 2019









































12409 WEST COLFAR AVENUE, LAKEWOOD, COLORADO 80232
 PHONE 303.431.6100 MARTINMARTIN.COM
 SUBVEY@MARTINMARTIN.COM

FITYSIMMONS - TRANSFER PARCELS ALTA 219 18115 C 8673 75

SHEET 3 OF 4



	PROPERTY LINE		WATER MANHOLE
	RIGHT-OF-WAY		WATER VALVE
	EASEMENT		WATER METER
	CURB AND GUTTER		FIRE STAND PIPE
 5500'	CONTOUR		CLEAN OUT
 55'	SANITARY SEWER		CURB MAN HOLE
 55'	STORM SEWER		ARCH INLET
 55'	WATER LINE	 (E)	TELEPHONE BOX
 E	ELECTRIC LINE	 (E)	ELECTRIC BOX
 5500'	OVERHEAD UTILITY LINE	 (E)	CABLE TV BOX
 5500'	TELEPHONE CABLE		IRRIGATION BOX
 5500'	FIBER OPTIC LINE		GAS METER
 5500'	GAS LINE		SIGN
 5500'	CABLE TV		PROPERTY CORNER
 5500'	FIRE HYDRANT		DEODOROUS TREE
 5500'	LIGHT POLE-METAL		TRUNK TREE
 5500'	UTILITY POLE		RUSH/SHRUB
 5500'	SANITARY MANHOLE		SET #4 REGARD W/
 5500'	STORM MANHOLE		CAP LPS 323099

REV. JUNE 17, 2019
JUNE 06, 2019



MARTIN/MARTIN
CONSULTING ENGINEERS

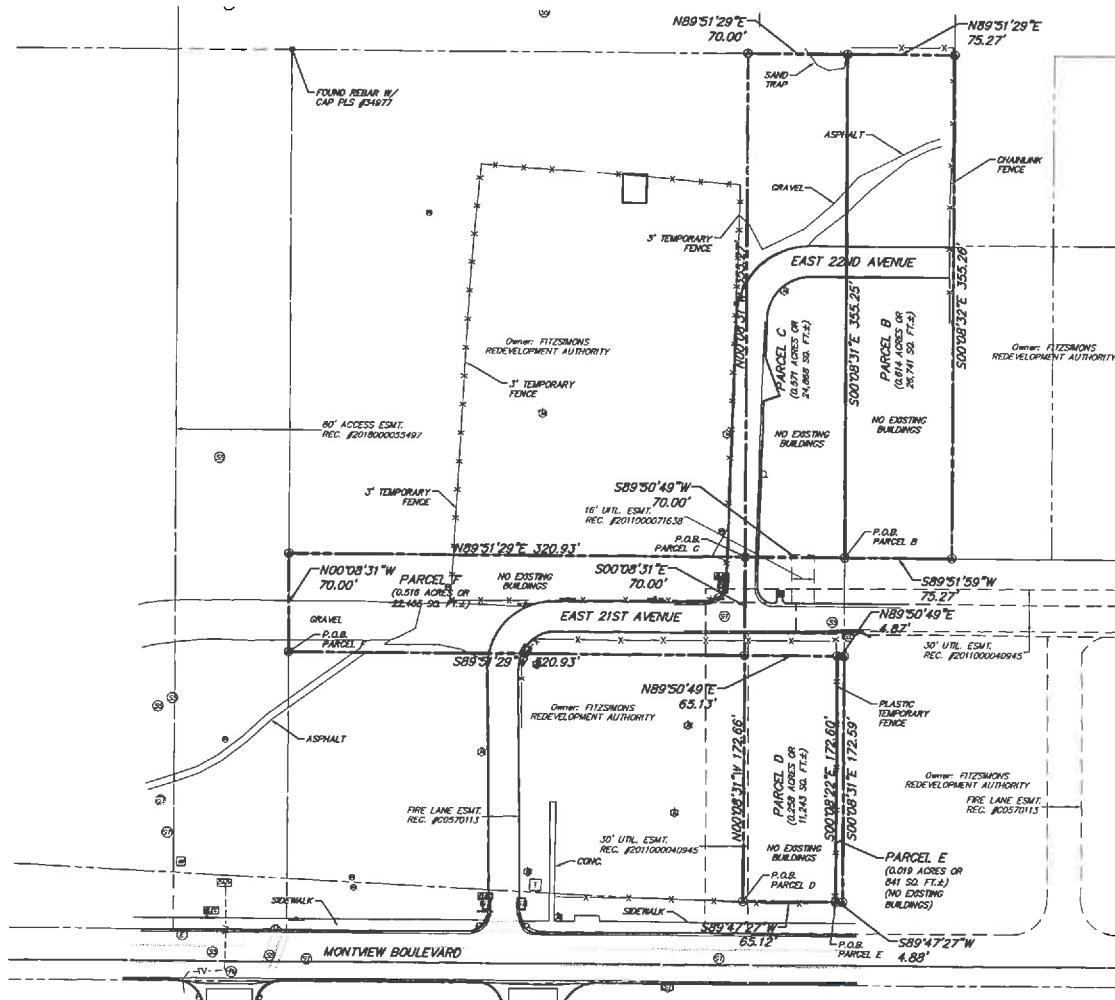
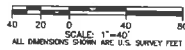
12499 WEST COVAT AVENUE, LAKEWOOD, COLORADO 80125
 PHONE 303.431.6100 MARTINMARTIN.COM
 SURVEY@MARTINMARTIN.COM

FITZSIMMONS - TRANSFER PARCELS ALTA/18.0015 C MAZT OF

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

LEGEND

- | | |
|-------|-----------------------|
| _____ | PROPERTY LINE |
| _____ | RIGHT-OF-WAY |
| _____ | EASEMENT |
| _____ | CURB AND GUTTER |
| _____ | CONTOUR |
| SS | SANITARY SINKHOLE |
| SS | STORM SINKHOLE |
| W | WATER LINE |
| E | ELECTRIC LINE |
| OW | OVERHEAD UTILITY LINE |
| FO | TELEPHONE CABLE |
| FO | CABLE TV CABLE |
| G | GAS LINE |
| TV | FLUE |
| FF | FIRE HYDRANT |
| LM | LIGHT POLE-METAL |
| UL | UTILITY POLE |
| SM | SANITARY MANHOLE |
| ST | STORM MANHOLE |
| WM | WATER MANHOLE |
| WV | WATER VALVE |
| WP | WATER METER |
| FS | FIRE STAND PIPE |
| CU | CURB CUT |
| RI | RAIN INLET |
| AI | AREA INLET |
| TD | TELEPHONE BOX |
| CTV | CABLE TV BOX |
| IRB | IRRIGATION BOX |
| GM | GAS METER |
| S | SEWER |
| P | PROPERTY CORNER |
| DT | DECIDUOUS TREE |
| PT | PHOE TREE |
| BS | BUSH/SHRUB |
| SR | SET BACK REBAR WALL |



Project Manager: R. JORDEN
Surveyed By: _____
Drawn By: _____
Location: \\\mskml.morris.local\vol1\SOIL APP\19.0015-Flintcreek S\SURVEY\19.0015-10\19.0015-19.dwg
Job Number: 19.0015.C86
Sheet Number: 4 of 4

Plot Date: 06/17/19 Areshort

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

REV. JUNE 17, 2019
JUNE 06, 2019



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
 ABBBY 303.431.4700 MARTIN@MARTIN.COM
 SURVEY@MARTINMARTIN.COM

FITZSIMMONS - TRANSFER PARCELS ALTA 719 MILE 5 8574 DE

EXHIBIT B

**NOTICE OF HEARING
CONCERNING INCLUSION
OF REAL PROPERTY**

*NOTE: given current events and current advice and directives from local, state and federal jurisdictions related to COVID-19, this meeting is being held by teleconference and virtual meeting only. Board members, consultants and members of the public may participate by teleconference or by computer/tablet by utilizing the following information:

Join GoToMeeting
**[https://global.gotomeeting.com/
join/537108941](https://global.gotomeeting.com/join/537108941)**
You can also dial in using your phone.
United States (Toll Free): 1 877 309
2073
Access Code: 537-108-941

NOTICE IS HEREBY GIVEN that there has been filed with the Board of Directors of the Colorado Science and Technology Park Metropolitan District No. 2 ("District"), located in the City of Aurora, Adams County, Colorado, a petition requesting the Board adopt a resolution approving the inclusion of certain property into the boundaries of such District ("Petition").

1. The name and address of the Petitioner and a general description of the area proposed for inclusion are as follows:

Petitioner: Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado, 12635 East Montview Boulevard, Suite 100, Aurora, CO 80045

Description: Northwest quarter of Section 36, Township 3 South, Range 67 West of the Sixth Principal Meridian, City of Aurora, County of Adams, State of Colorado; approximately 2.580 acres of property.

2. Accordingly, pursuant to Section 32-1-401(1)(b), C.R.S., notice is hereby given that the Board of Directors of the District shall hold a public meeting to hear the Petition on May 27, 2020 at 8:30 a.m. by virtual meeting via GoToMeeting. All interested persons shall appear at such meeting and show cause in writing why such Petition should not be granted. All protests and objections shall be deemed to be waived unless submitted in writing to the District at or prior to the hearing or any continuance or postponement thereof in order to be considered.

COLORADO SCIENCE
AND TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 2,
ADAMS COUNTY, COLORADO
By: /s/ Bob Blodgett
Manager

Publication: May 21, 2020
Sentinel


EXHIBIT C

CERTIFICATION

The undersigned hereby certifies that the attached is a true and correct copy of the Resolution of the Board of Directors of Colorado Science and Technology Park Metropolitan District No. 2 for Inclusion of Real Property.

COLORADO SCIENCE AND TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 2

Date: 29 May 2020

By: 
Secretary Lyle R. Artz

**RESOLUTION OF THE BOARD OF DIRECTORS OF
COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT
NO. 2 FOR INCLUSION OF REAL PROPERTY – RESOLUTION TO CORRECT THE
PROPERTY DESCRIPTION CONTAINED IN A PRIOR INCLUSION RESOLUTION
DATED JULY 16, 2019**

WHEREAS, the Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado, (“Petitioner”), the 100% fee owner of the Property (hereinafter defined), has petitioned the Colorado Science and Technology Park Metropolitan District No. 2 (the “District”) for the inclusion into the District’s boundaries of the real property hereinafter described (“Property”); and

WHEREAS, the Board previously considered and adopted a resolution of inclusion with respect to the Property on July 16, 2019; and it has come to the attention of the Board that the property description contained therein concerning the property needs to be corrected; and

WHEREAS, Public Notice has been published in accordance with law, calling for a public hearing on the request for approval of said Petition; and

WHEREAS, the statutory requirements of Section 32-1-401(1)(a), C.R.S., for submission of petitions for inclusion to the Board of Directors of the District (“Board”), including a corrected legal description of the Property, a statement that assent to the inclusion of the Property was obtained by the 100% fee owner thereof and acknowledgment in the same manner as required for conveyances of land, were presented to and have been satisfied and approved by the Board; and

WHEREAS, the District may consider the enlargement or extension of its facilities in the exercise of discretion as governmental function in the interest of public health, safety and welfare; and

WHEREAS, the District is capable of serving the Property with facilities of the District.

NOW, THEREFORE, BE IT RESOLVED;

1. That the Board of Directors of the District shall and hereby does order the inclusion of the Property described herein within the boundaries of the District. The property description contained herein shall replace and supersede the description of the Property contained in the July 16, 2018 Resolution of the Board.
2. The name and address of the Petitioner and the legal description of the Property are as follows:

Petitioner:	Fitzsimons Redevelopment Authority, a governmental entity of the State of Colorado 12635 East Montview Boulevard, Suite 100
-------------	---

Aurora, CO 80045

Legal Description:

Approximately **2.580** Acres of land, legally
Described on **Exhibit A** attached hereto and
Incorporated herein by this reference.


3. That approval of this inclusion is further subject to the following:

- (a) On and after the effective date of this inclusion (which shall be the date of recording of the Court Order approving the inclusion by the Clerk and Recorder of Adams County, Colorado, unless otherwise specified in the Court Order), Petitioner shall be subject to the rules and regulation of the District, and the payment of any and all taxes, fees, rates and charges of the District.

APPROVED AND ADOPTED this 27th day of May, 2020

COLORADO SCIENCE AND TECHNOLOGY PARK
METROPOLITAN DISTRICT NO. 2

By:


President

Attest:

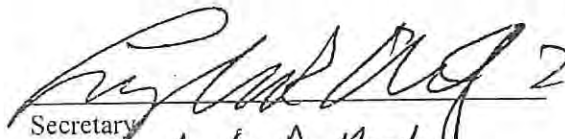

Secretary
Lyle R. Artz

EXHIBIT A
Legal Description of Property

PARCEL F

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N77°39'40"E A DISTANCE OF 1044.96 FEET TO THE POINT OF BEGINNING; THENCE N00°08'31"W A DISTANCE OF 70.00 FEET; THENCE N89°51'29"E A DISTANCE OF 620.93 FEET; THENCE S08°08'31"E A DISTANCE OF 70.00 FEET; THENCE S89°51'29"W A DISTANCE OF 320.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22,465 SQUARE FEET (0.516 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215
303 431-6100
JUNE 12, 2019

PARCEL G

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N03°25'25"E A DISTANCE OF 717.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PEORIA STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°04'03"E A DISTANCE OF 161.81 FEET; THENCE N89°51'29"E A DISTANCE OF 555.25 FEET; THENCE S08°08'31"E A DISTANCE OF 161.81 FEET; THENCE S89°51'29"W A DISTANCE OF 555.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 89,893 SQUARE FEET (2.064 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215
303 431-6100
JUNE 17, 2019

ALTA/NSPS LAND TITLE SURVEY FITZSIMMONS - TRANSFER PARCELS

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 1 OF 4



LEGAL DESCRIPTION

PARCEL A:

LOT 1, BLOCK 2, COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMMONS SUBDIVISION, PLING NO. 4, RECORDED DECEMBER 20, 2010 UNDER RECEPTION NO. 201000005894, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N78°13'28"E A DISTANCE OF 1441.03 FEET TO THE POINT OF BEGINNING; THENCE N00°09'31"W A DISTANCE OF 355.25 FEET; THENCE N09°51'22"E A DISTANCE OF 75.27 FEET; THENCE S00°00'01"E A DISTANCE OF 355.25 FEET; THENCE S89°51'29"W A DISTANCE OF 75.27 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N77°38'09"E A DISTANCE OF 1374.44 FEET TO THE POINT OF BEGINNING; THENCE N00°09'31"W A DISTANCE OF 355.25 FEET; THENCE N09°51'22"E A DISTANCE OF 75.27 FEET; THENCE S00°00'01"E A DISTANCE OF 355.25 FEET; THENCE S89°51'29"W A DISTANCE OF 75.27 FEET TO THE POINT OF BEGINNING.

PARCEL D:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N67°48'10"E A DISTANCE OF 1343.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONTVIEW BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°09'31"W A DISTANCE OF 172.68 FEET; THENCE N69°04'42"E A DISTANCE OF 65.13 FEET; THENCE S00°00'01"E A DISTANCE OF 172.30 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'27"W A DISTANCE OF 65.12 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N67°48'10"E A DISTANCE OF 1343.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONTVIEW BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°09'31"W A DISTANCE OF 172.68 FEET; THENCE N69°04'42"E A DISTANCE OF 65.13 FEET; THENCE S00°00'01"E A DISTANCE OF 172.30 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°47'27"W A DISTANCE OF 65.12 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N77°38'09"E A DISTANCE OF 1374.44 FEET TO THE POINT OF BEGINNING; THENCE N00°09'31"W A DISTANCE OF 75.27 FEET; THENCE N09°51'22"E A DISTANCE OF 355.25 FEET; THENCE S00°00'01"E A DISTANCE OF 355.25 FEET; THENCE S89°51'29"W A DISTANCE OF 75.27 FEET TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N03°25'25"E A DISTANCE OF 717.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PEDRA STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PEDRA STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N07°00'01"E A DISTANCE OF 181.81 FEET; THENCE N69°51'29"E A DISTANCE OF 555.25 FEET; THENCE S00°00'01"E A DISTANCE OF 181.81 FEET; THENCE S89°51'29"W A DISTANCE OF 555.84 FEET TO THE POINT OF BEGINNING.

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN CONSULTING ENGINEERS. EXISTING AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. A8070921221, WITH AN EFFECTIVE DATE OF MAY 23, 2016 AT 5:09 P.M.
- FIELD WORK WAS DONE MAY 2019.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, CONSTITUTES A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-800, C.R.S.
- NO ADDRESS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

- PROPERTY IS SUBJECT TO ANY EXISTING LEASES AND TENANCIES, IF ANY, (AFFECTS ALL PARCELS) (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDMENT ORDINANCE RECORDED SEPTEMBER 19, 1955 IN BOOK 570 AT PAGE 28 AND MAP THERE TO RECORDED SEPTEMBER 19, 1955 IN BOOK 570 AT PAGE 31. (AFFECTS ALL PARCELS)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN REZONING ORDINANCE 1987-78 RECORDED DECEMBER 31, 1988 IN BOOK 5597 AT PAGE 384. (AFFECTS ALL PARCELS) (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FITZSIMMONS/ARMY MEDICAL CENTER DEVELOPMENT PLAN MAPS RECORDED FEBRUARY 17, 1999 UNDER RECEPTION NO. C0304796 AND ORDINANCE NO. 2007-01 RECORDED FEBRUARY 26, 2008 UNDER RECEPTION NO. 200800000123. (AFFECTS ALL PARCELS) (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS OF THE RESERVED EASEMENTS, RESERVED RIGHTS, EXCEPTION AS TO THIRD PARTY INTERESTS, COVENANTS, AND ACCESS AS SET FORTH IN DEEDS FROM THE UNITED STATES OF AMERICA RECORDED APRIL 21, 1999 IN BOOK 5703 AT PAGE 687 UNDER RECEPTION NO. C0304796, AUGUST 17, 1999 IN BOOK 5859 AT PAGE 514; OCTOBER 6, 2002 UNDER RECEPTION NO. C1035079 AND APRIL 29, 2003 UNDER RECEPTION NO. C1134431. (AFFECTS ALL PARCELS)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND CHAINT IN EASEMENT FOR GAS AND ELECTRIC DISTRIBUTION SYSTEMS RECORDED JULY 01, 1999 IN BOOK 5809 AT PAGE 120 AS RECEPTION NO. C0582516. ASSIGNMENT RECORDED JULY 1, 1999 IN BOOK 5809 AT PAGE 188. ASSIGNMENT/UTILITY EASEMENTS RECORDED JULY 1, 1999 IN BOOK 5809 AT PAGE 188 AND CONSENT RECORDED JULY 1, 1999 IN BOOK 5809 AT PAGE 188. (AFFECTS ALL PARCELS)
- OUTLAIN DEEDS RELEASING PORTIONS OF EASEMENTS RECORDED JUNE 24, 2009 UNDER RECEPTION NO. 200900040089790; JULY 6, 2009 UNDER RECEPTION NO. 200900000081090; FEBRUARY 23, 2008 UNDER RECEPTION NO. 20080000214544; JUNE 18, 2008 UNDER RECEPTION NO. 2008000048883; SEPTEMBER 3, 2008 UNDER RECEPTION NO. 200800003376; MARCH 20, 2009 UNDER RECEPTION NO. 2009000019847; MARCH 20, 2009 UNDER RECEPTION NO. 2009000019848; AND JULY 25, 2018 UNDER RECEPTION NO. 2018000059782. (AFFECTS PARCELS B THROUGH F)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BIOSCIENCE PARK CENTER SUBDIVISION FILING NO. 1 RECORDED JULY 22, 1999 UNDER RECEPTION NO. C0370113. THE TELECOM EASEMENT SHOWN ON SAID PLAT WAS TERMINATED BY BARGAIN AND SALE DEED RECORDED JULY 10, 2018 UNDER RECEPTION NO. 2018000054485. A PORTION OF THE LAND EASEMENT TERMINATED BY QUIT CLAIM DEED RECORDED JULY 25, 2018 UNDER RECEPTION NO. 2018000059782. (AFFECTS PARCELS B THROUGH F)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND CHAINT IN EASEMENT FOR PORTIONS OF STEAM DISTRIBUTION SYSTEM RECORDED AUGUST 09, 1999 IN BOOK 5851 AT PAGE 242 UNDER RECEPTION NO. C0377013. BARGAIN AND SALE DEED RELEASING PORTIONS OF SAID EASEMENT RECORDED JULY 10, 2018 UNDER RECEPTION NO. 2018000054483. (AFFECTS PARCEL A)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND CHAINT IN EASEMENT FOR WATER DISTRIBUTION, STORM AND SANITARY SEWER UTILITY SYSTEMS RECORDED AUGUST 17, 1999 IN BOOK 5859 AT PAGE 545 UNDER RECEPTION NO. C0360472. CONSENT TO ASSIGNMENT RECORDED AUGUST 17, 1999 IN BOOK 5859 AT PAGE 603 UNDER RECEPTION NO. C0360473. ASSIGNMENT AND CONSENT RECORDED AUGUST 17, 1999 IN BOOK 5859 AT PAGE 625. ASSIGNMENT RECORDED AUGUST 17, 1999 IN BOOK 5859 AT PAGE 626. OUTLAIN DEEDS RELEASING PORTIONS OF EASEMENTS RECORDED NOVEMBER 18, 2005 UNDER RECEPTION NO. 2005118001276330; JULY 12, 2009 UNDER RECEPTION NO. 20090071200704250; JANUARY 18, 2008 UNDER RECEPTION NO. 2008000004741; MARCH 5, 2009 UNDER RECEPTION NO. 2009000015926; APRIL 15, 2009 UNDER RECEPTION NO. 2009000025328; FEBRUARY 18, 2010 UNDER RECEPTION NO. 2010000009077; MARCH 8, 2012 UNDER RECEPTION NO. 2012000001677; AND JUNE 20, 2008 UNDER RECEPTION NO. 2008000052633; JULY 25, 2018 UNDER RECEPTION NO. 2018000059782. (AFFECTS PARCELS B THROUGH F)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY AND PUBLIC ACCESS EASEMENT RECORDED JUNE 04, 2008 UNDER RECEPTION NO. 20080000059494. (AFFECTS PARCELS B THROUGH F)
- QUIT CLAIM DEED FROM THE CITY OF AURORA RECORDED JULY 24, 2014 UNDER RECEPTION NO. 2014000048978. (AFFECTS PARCEL A)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF ENVIRONMENTAL LIMITATIONS RECORDED OCTOBER 13, 2008 UNDER RECEPTION NO. 2008000096853. (AFFECTS PARCEL A)
- PROPERTY IS SUBJECT TO THE EFFECT OF ORDINANCE NO. 2007-01 BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE CITY GENERAL DEVELOPMENT PLAN, RECORDED FEBRUARY 26, 2008 UNDER RECEPTION NO. 2008000015123. (AFFECTS ALL PARCELS) (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE MAP OF FITZSIMMONS/ARMY MEDICAL CENTER GENERAL DEVELOPMENT PLAN AMENDMENT #5 RECORDED FEBRUARY 21, 2008 UNDER RECEPTION NO. 20080000067816. (AFFECTS ALL PARCELS). (NO EASEMENTS CREATED)

NOTES

- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN VESTING DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF AURORA, COLORADO AND FITZSIMMONS REDEVELOPMENT AUTHORITY RECORDED MARCH 06, 2009 UNDER RECEPTION NO. 2009000018230. ORDINANCE 2009-03 APPROVING SAID AGREEMENT RECORDED MARCH 6, 2009 UNDER RECEPTION NO. 2009000018232. (AFFECTS ALL PARCELS)
- PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO CITY OF AURORA, COLORADO, FOR WATER, SEWER AND STORM DRAINAGE TRANSMISSION MAINS, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 28, 2011, UNDER RECEPTION NO. 2011000040845. (AFFECTS PARCEL F) (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESCINDABLE LICENSE RECORDED OCTOBER 07, 2011 UNDER RECEPTION NO. 201100000040845. (AFFECTS PARCELS B THROUGH F)
- PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO CITY OF AURORA, COLORADO, FOR WATER, SEWER AND STORM DRAINAGE TRANSMISSION MAINS, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 01, 2011, UNDER RECEPTION NO. 2011000071838. (AFFECTS PARCELS B, C AND F) (SHOWN)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE MAP OF BIO SCIENCE PARK CENTER EXPANSION RECORDED NOVEMBER 25, 2011 UNDER RECEPTION NO. 2011000077721. (AFFECTS PARCELS B THROUGH F) (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STORMWATER MAINTENANCE AGREEMENT RECORDED JUNE 28, 2012 UNDER RECEPTION NO. 2012000004518. (AFFECTS PARCELS A THROUGH F)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMMONS SUBDIVISION FILING NO. 4 RECORDED DECEMBER 20, 2013 UNDER RECEPTION NO. 201300000000000. QUIT CLAIM DEED RECORDED JULY 24, 2014 UNDER RECEPTION NO. 2014000004883. (AFFECTS PARCEL A)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF USE RESTRICTIONS AND COVENANTS RECORDED FEBRUARY 3, 2014 UNDER RECEPTION NO. 2014000008788. (AFFECTS PARCEL A)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER COVENANTS OF COLORADO SCIENCE & TECHNOLOGY PARK AT FITZSIMMONS RECORDED FEBRUARY 3, 2014 UNDER RECEPTION NO. 2014000008787. (AFFECTS ALL PARCELS) (BLANKET)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SITE DEVELOPMENT COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 4, 2014 UNDER RECEPTION NO. 2014000007248. (AFFECTS PARCEL A) (NOT PLOTTABLE)
- PROPERTY IS SUBJECT TO THE LEASE BETWEEN THE REGENTS OF THE UNIVERSITY OF COLORADO, LESSOR, AND FITZSIMMONS REDEVELOPMENT AUTHORITY, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED MAY 06, 2014, UNDER RECEPTION NO. 2014000027054. (AFFECTS PARCEL A). (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SITE PLAN OF BIOSCIENCE 2 AT COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMMONS RECORDED JULY 11, 2014 UNDER RECEPTION NO. 2014000045050. (AFFECTS PARCEL A) (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO ANY TAX, LEND, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COLORADO SCIENCE & TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY ORDER FOR INCLUSION RECORDED JANUARY 06, 2015, UNDER RECEPTION NO. 2015000000081, AND ORDER GRANTING ORDER FOR INCLUSION RECORDED APRIL 23, 2015 UNDER RECEPTION NO. 20150000032109. (AFFECTS PARCEL A) (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COLORADO SCIENCE AND TECHNOLOGY PARK AT FITZSIMMONS SITE PLAN NO. 4 - ROW RECORDED MAY 27, 2015 UNDER RECEPTION NO. 20150000039221. (AFFECTS PARCEL A). (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE 2016-01 AMENDING MEDICAL CENTER GENERAL DEVELOPMENT PLAN RECORDED OCTOBER 18, 2016 AT RECEPTION NO. 2016000008586. (AFFECTS ALL PARCELS). (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE MAP OF FITZSIMMONS/ARMY MEDICAL CENTER GENERAL DEVELOPMENT PLAN AMENDMENT #5 RECORDED JANUARY 10, 2017 UNDER RECEPTION NO. 20170000000421. (AFFECTS ALL PARCELS) (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO ANY TAX, LEND, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENTS RECORDED APRIL 23, 2015, UNDER RECEPTION NO. 20150000032110. (AFFECTS PARCELS B, C, D AND E) (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF FARRING COVENANTS, CONDITIONS AND RESTRICTION RECORDED JULY 10, 2018 UNDER RECEPTION NO. 2018000055497. (AFFECTS PARCELS B, C, D AND E) (SHOWN)

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FOR THE FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF ARAPAHO, STATE OF COLORADO, MAP NUMBERS 0800C00077K AND 0800C00039K, 0800C0178K, DATED DECEMBER 17, 2010.

BASIS OF BEARING

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N04°03'E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS #81818 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS #8419 IN RANGE BOX AT THE WEST QUARTER CORNER.

INDEXING CERTIFICATION

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____, RECEPTION NUMBER _____.

THE REGENTS OF THE UNIVERSITY OF COLORADO, A BODY CORPORATE, AS TO PARCEL A, AND THAT PART DESCRIBED IN DEED RECORDED JULY 10, 2018 UNDER RECEPTION NO. 2018000054486 AND AFFIDAVIT RECORDED JANUARY 17, 2019 UNDER RECEPTION NO. 2019000000418 AND FITZSIMMONS REDEVELOPMENT AUTHORITY, A GOVERNMENTAL ENTITY CREATED PURSUANT TO THE LAWS OF THE STATE OF COLORADO, AS TO THE REMAINDER

SURVEYOR'S CERTIFICATION

TO: THE REGENTS OF THE UNIVERSITY OF COLORADO, A BODY CORPORATE, AS TO PARCEL A, AND THAT PART DESCRIBED IN DEED RECORDED JULY 10, 2018 UNDER RECEPTION NO. 2018000054486 AND AFFIDAVIT RECORDED JANUARY 17, 2019 UNDER RECEPTION NO. 2019000000418 AND FITZSIMMONS REDEVELOPMENT AUTHORITY, A GOVERNMENTAL ENTITY CREATED PURSUANT TO THE LAWS OF THE STATE OF COLORADO, AS TO THE REMAINDER AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 ANNUAL STANDARDS TABLE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 10, 2019.

DATE OF PLAT MAP: JUNE 08, 2019

RICHARD A. NORME
P.L.S. #23869
FOR AND ON BEHALF OF
MARTIN/MARTIN
06/11/19

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THIS CERTIFICATION SHOWN HEREON.

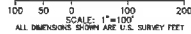
REV. JUNE 17, 2019
JUNE 05, 2019



FITZSIMMONS - TRANSFER PARCELS ALTA/NSPS C.86/1 OF 4

Project Manager: R. NORME
Drawn By: R. NORME
Surveyed By: R. NORME
Location: 15000 South Main Street, Suite 100, Aurora, CO 80012
Job Number: 15000-0001
Sheet Number: 1 of 4
Date: 06/11/19

SHEET 2 OF 4



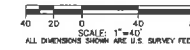
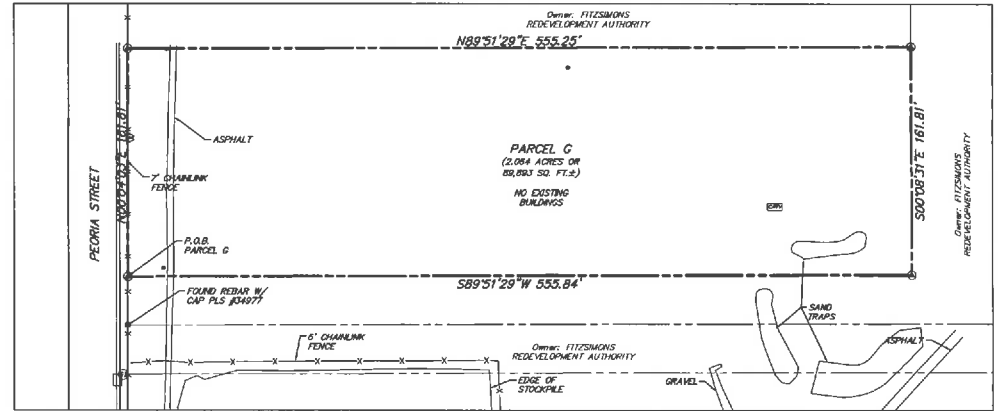
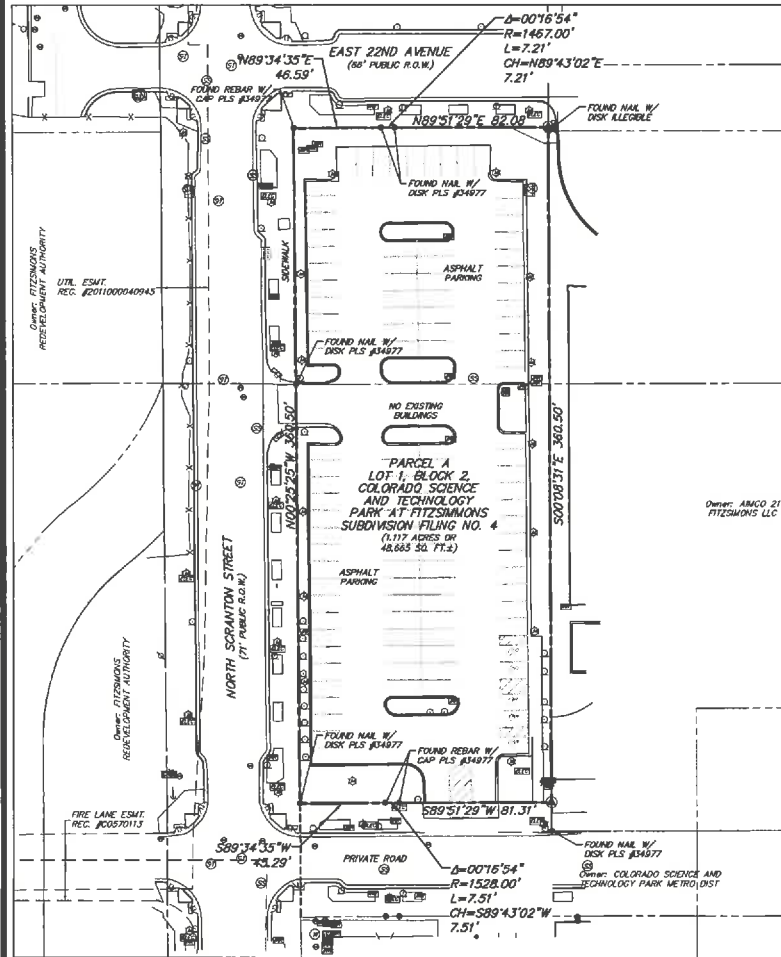
MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the locations of all utilities prior to the commencement of any construction.

MARTIN/MARTIN
CONSULTING ENGINEERS
1,499 WEST COULAX AVENUE, LAKEWOOD, COLORADO 80215
PHONE 303-431-5100 MARTIN/MARTIN.COM
SHIRLEY@MARTINMARTIN.COM

ALTA/NSPS LAND TITLE SURVEY FITZSIMMONS - TRANSFER PARCELS

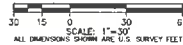
PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 3 OF 4



LEGEND

---	PROPERTY LINE	⊙	WATER MANHOLE
- - -	RIGHT-OF-WAY	⊙	WATER VALVE
- - -	EASEMENT	⊙	WATER METER
- - -	CURB AND GUTTER	⊙	FIRE STAND PIPE
- - -	CONTOUR	⊙	CLEAN OUT
- - -	SANITARY SEWER	⊙	CURB INLET
- - -	STORM SEWER	⊙	AREA INLET
- - -	WATER LINE	⊙	TELEPHONE BOX
- - -	ELECTRIC LINE	⊙	ELECTRIC BOX
- - -	OVERHEAD UTILITY LINE	⊙	CABLE TV BOX
- - -	TELEPHONE CABLE	⊙	IRRIGATION BOX
- - -	FIBER OPTIC LINE	⊙	GAS METER
- - -	GAS LINE	⊙	SIGN
- - -	CABLE TV	⊙	PROPERTY CORNER
- - -	FIRE HYDRANT	⊙	DECEASED TREE
- - -	LIGHT POLE-METAL	⊙	PINE TREE
- - -	UTILITY POLE	⊙	BUSH/SHRUB
- - -	SANITARY MANHOLE	⊙	SET #4 REBAR W/
- - -	STORM MANHOLE	⊙	CAP PLS #23869



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the utilities shown on this drawing have been plotted from the
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MARTIN/MARTIN
CONSULTING ENGINEERS
1499 WEST CENTRAL AVENUE, LAURELWOOD, COLORADO 80125
WWW.S24242.S24242.MARTINMARTIN.COM
SUEVE@MARTINMARTIN.COM

REV. JUNE 17, 2019
JUNE 06, 2018

TRANSFER PARCELS ALTA/NSPS C.B. 67/3 OF 4

ALTA/NSPS LAND TITLE SURVEY

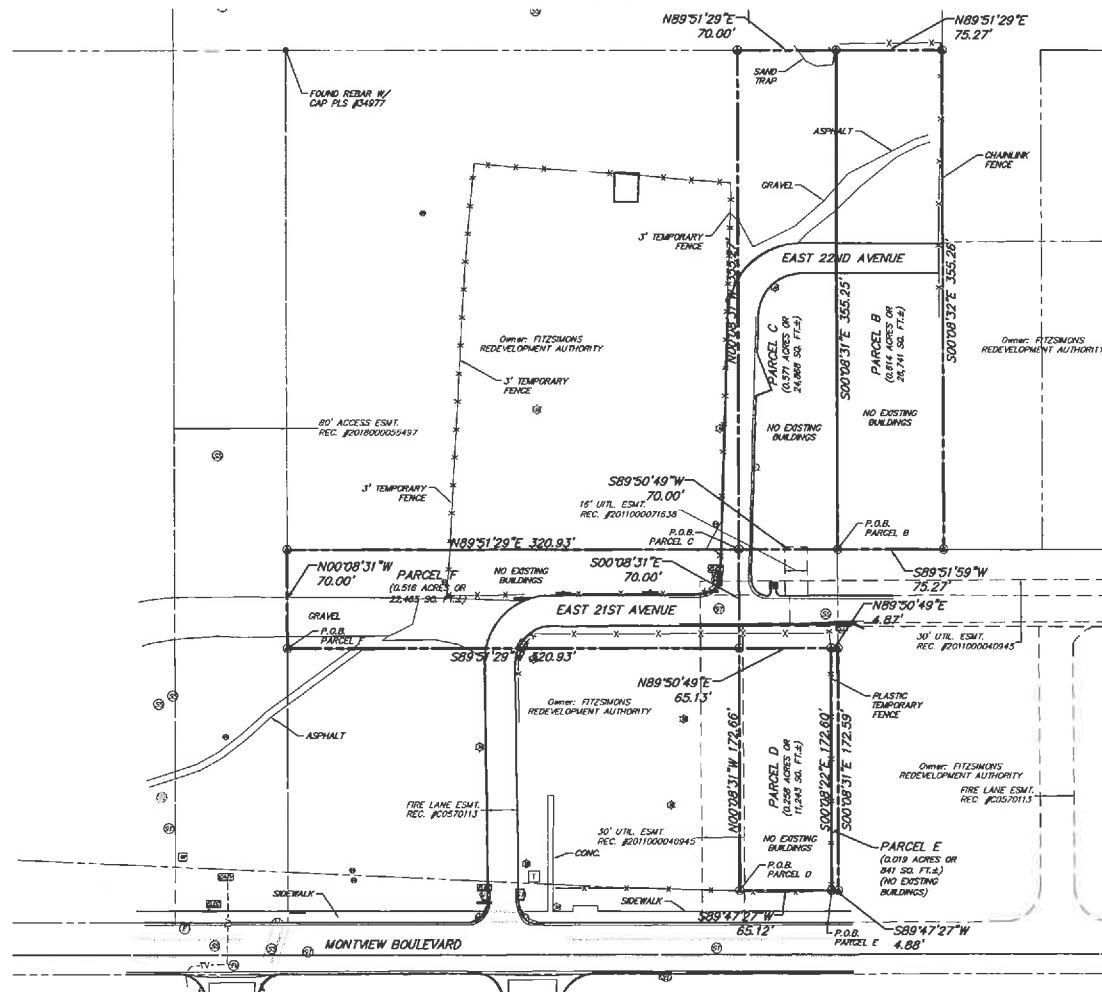
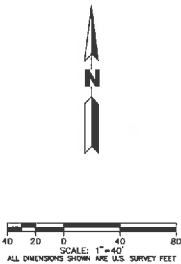
FITZSIMMONS - TRANSFER PARCELS

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 4 OF 4

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT
---	CURB AND GUTTER
---	CONTOUR
---	SANITARY SEWER
---	STORM SEWER
---	WATER LINE
---	ELECTRIC LINE
---	OVERHEAD UTILITY LINE
---	TELEPHONE CABLE
---	FIBER OPTIC LINE
---	GAS LINE
---	CABLE TV
---	FIRE HYDRANT
---	LIGHT POLE-METAL
---	UTILITY POLE
---	SANITARY MANHOLE
---	STORM MANHOLE
---	WATER MANHOLE
---	WATER VALVE
---	WATER METER
---	FIRE STAND PIPE
---	CLEAN OUT
---	CURB INLET
---	AREA INLET
---	TELEPHONE BOX
---	ELECTRIC BOX
---	CABLE TV BOX
---	IRRIGATION BOX
---	GAS METER
---	SIGN
---	PROPERTY CORNER
---	DECIDUOUS TREE
---	PINE TREE
---	BUSH/SHRUB
---	SETBACK REBAR W/ CAP PLS #23089



Project Manager: Location: Altitude: 5,000 ft. (15,245 m)
 E. JOHNSON Job Number: 10001000000000000000 Sheet Number: 4
 Drawn By: 10001000000000000000 Surveyed By: 10001000000000000000

Plot Date: 08/17/19 Author: 10001000000000000000

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MARTIN/MARTIN
 CONSULTING ENGINEERS
 1400 WEST COX FAY AVENUE, LAFAYETTE, COLORADO 80025
 303.441.1111 FAX 303.441.1112
 SURVEY@MARTINMARTIN.COM

REV. JUNE 17, 2019
 JUNE 06, 2019

17 SANRAVS - TRANSFER PARCELS ALTA/NSPS 19.0015.C.06/4 OF 4

EXHIBIT B

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **334 - COLO SCIENCE TECH METRO NO 2**

IN ADAMS COUNTY ON 11/29/2020

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$335,940
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$7,020,680
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$6,763,900
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$256,780
5. NEW CONSTRUCTION: **	\$2,658,430
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$292,790.99

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2020

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$102,185,313
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$36,483,157
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 11/29/2020

EXHIBIT C

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2021

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/19/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	9,269	6,084	15,407
Specific ownership taxes	31,678	61,000	29,486
Other revenue	-	-	3,000
Total revenues	40,947	67,084	47,893
Total funds available	40,947	67,084	47,893
EXPENDITURES			
General Fund	7,136	11,014	8,482
Debt Service Fund	33,811	56,070	39,411
Total expenditures	40,947	67,084	47,893
Total expenditures and transfers out requiring appropriation	40,947	67,084	47,893
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/19/21

ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
----------------	-------------------	----------------

ASSESSED VALUATION

Total Assessed Valuation	\$ 6,585,250	\$ 14,342,090	\$ 7,020,680
TIF	(6,430,750)	(14,006,150)	(6,763,900)
Certified Assessed Value	<u>\$ 154,500</u>	<u>\$ 335,940</u>	<u>\$ 256,780</u>

MILL LEVY

General	10.000	10.000	10.000
Debt Service	50.000	50.000	50.000
Total mill levy	<u>60.000</u>	<u>60.000</u>	<u>60.000</u>

PROPERTY TAXES

General	\$ 1,545	\$ 3,359	\$ 2,568
Debt Service	7,724	16,797	12,839
Levied property taxes	9,269	20,156	15,407
Adjustments to actual/rounding	-	(14,072)	-
Budgeted property taxes	<u>\$ 9,269</u>	<u>\$ 6,084</u>	<u>\$ 15,407</u>

BUDGETED PROPERTY TAXES

General	\$ 1,545	\$ 1,014	\$ 2,568
Debt Service	7,724	5,070	12,839
	<u>\$ 9,269</u>	<u>\$ 6,084</u>	<u>\$ 15,407</u>

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/19/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	1,545	1,014	2,568
Specific ownership taxes	5,591	10,000	4,914
Other revenue	-	-	1,000
Total revenues	<u>7,136</u>	<u>11,014</u>	<u>8,482</u>
Total funds available	<u>7,136</u>	<u>11,014</u>	<u>8,482</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	23	23	39
Contingency	-	-	1,000
Abatement/refunds	-	1,687	-
Transfers to CSTP MD No. 1	7,113	9,304	7,443
Total expenditures	<u>7,136</u>	<u>11,014</u>	<u>8,482</u>
Total expenditures and transfers out requiring appropriation	<u>7,136</u>	<u>11,014</u>	<u>8,482</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,

1/19/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	7,724	5,070	12,839
Specific ownership taxes	26,087	51,000	24,572
Other revenue	-	-	2,000
Total revenues	<u>33,811</u>	<u>56,070</u>	<u>39,411</u>
Total funds available	<u>33,811</u>	<u>56,070</u>	<u>39,411</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	116	118	196
Transfers to CSTP MD No. 1	33,695	47,520	37,215
Abatement/refunds	-	8,432	-
Contingency	-	-	2,000
Total expenditures	<u>33,811</u>	<u>56,070</u>	<u>39,411</u>
Total expenditures and transfers out requiring appropriation	<u>33,811</u>	<u>56,070</u>	<u>39,411</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Colorado Science and Technology Park Metropolitan District No. 2 (District), a quasi- municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Adams on November 20, 2007, concurrently with two other districts, Colorado Science and Technology Park Metropolitan Districts No. 1 and 3, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Aurora on July 16, 2007. The District's service area is located in the City of Aurora in Adams County, Colorado. The District was established to provide financing for the construction and installation of public improvements, including water, sanitary sewer, streets, parks and recreation, transportation, traffic and safety, mosquito control, television relay and translation, security and, upon an intergovernmental agreement with the City, fire protection.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget document using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected on the gross assessed values.

**COLORADO SCIENCE AND TECHNOLOGY PARK METROPOLITAN DISTRICT NO. 2
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Transfers to District No. 1

On December 28, 2018, the District entered into the Capital Pledge Agreement with Colorado Science and Technology Park Metropolitan District No. 1 (District No. 1). Pursuant to this Agreement, the District agreed to impose a debt mill levy and pledge the tax revenues generated from such debt mill levy, including (i) specific ownership taxes attributable to such debt mill levy and (ii) increment property taxes, for the repayment of bonds issued by District No. 1 in 2018. The proceeds of bonds issued by District No. 1 was used for construction and acquisition of public improvements within the District.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Debt and Leases

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District has not provided for an emergency reserve equal to at least 3% of fiscal year spending for 2021, as defined under TABOR, because tax revenue is transferred to District No. 1, the Operating District, which provides for the required reserve amount.

This information is an integral part of the accompanying budget.

EXHIBIT D

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

Colorado Science and Technology Park Metropolitan District No. 2

8390 E Crescent Parkway

Suite 300

Greenwood Village, CO 80111

CONTACT PERSON

Gigi Pangindian

PHONE

303-779-5710

EMAIL

Gigi.Pangindian@claconnect.com

FAX

303-779-0348

For the Year Ended
12/31/20
or fiscal year ended:

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:

Gigi Pangindian

TITLE

Accountant for the District

FIRM NAME (if applicable)

CliftonLarsonAllen LLP

ADDRESS

8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111

PHONE

303-779-5710

DATE PREPARED

March 15, 2021

PREPARER (SIGNATURE REQUIRED)

SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT

Please indicate whether the following financial information is recorded
using Governmental or Proprietary fund types

GOVERNMENTAL
(MODIFIED ACCRUAL BASIS)



PROPRIETARY
(CASH OR BUDGETARY BASIS)



PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 6,085	
2-2	Specific ownership	\$ 63,152	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 69,237	

PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 142	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify): Abated interest	\$ 10,119	
3-24	Transfer to Colorado Science and Technology Park Metropolitan District No. 1	\$ 58,976	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 69,237	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No																																								
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">The District currently has no debt.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A. See comments in 4-2.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																								
4-4	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers) </div> <div style="width: 45%; text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 15%;">Outstanding at end of prior year*</th> <th style="width: 15%;">Issued during year</th> <th style="width: 15%;">Retired during year</th> <th style="width: 15%;">Outstanding at year-end</th> </tr> </thead> <tbody> <tr> <td>General obligation bonds</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Revenue bonds</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Notes/Loans</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Leases</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Developer Advances</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>Other (specify):</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> </tbody> </table> </div> </div>		Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end	General obligation bonds	\$ -	\$ -	\$ -	\$ -	Revenue bonds	\$ -	\$ -	\$ -	\$ -	Notes/Loans	\$ -	\$ -	\$ -	\$ -	Leases	\$ -	\$ -	\$ -	\$ -	Developer Advances	\$ -	\$ -	\$ -	\$ -	Other (specify):	\$ -	\$ -	\$ -	\$ -	TOTAL	\$ -	\$ -	\$ -	\$ -		
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end																																							
General obligation bonds	\$ -	\$ -	\$ -	\$ -																																							
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Developer Advances	\$ -	\$ -	\$ -	\$ -																																							
Other (specify):	\$ -	\$ -	\$ -	\$ -																																							
TOTAL	\$ -	\$ -	\$ -	\$ -																																							

*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ 18,750,000,000.00</div> Date the debt was authorized: <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">11/6/2007 and 5/6/2014</div>		
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ -</div>		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ -</div>		
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased? <div style="border: 1px solid black; height: 15px; margin-left: 10px;"></div> What is the original date of the lease? <div style="border: 1px solid black; height: 15px; margin-left: 10px;"></div> Number of years of lease? <div style="border: 1px solid black; height: 15px; margin-left: 10px;"></div> Is the lease subject to annual appropriation? <div style="border: 1px solid black; height: 15px; margin-left: 10px;"></div> What are the annual lease payments? <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 10px;">\$ -</div>	<input type="checkbox"/>	<input type="checkbox"/>

Please use this space to provide any explanations or comments:

Pursuant to their Service Plans, the District, together with Colorado Science and Technology Metropolitan District Nos. 1 and 3, are permitted to issue aggregate indebtedness of up to \$750,000,000.

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2	Certificates of deposit	\$ -	
	Total Cash Deposits		\$ -
	Investments (if investment is a mutual fund, please list underlying investments):		
		\$ -	
		\$ -	
5-3		\$ -	
		\$ -	
	Total Investments		\$ -
	Total Cash and Investments		\$ -

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

PART 6 - CAPITAL ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes

No

6-1 Does the entity have capital assets?

☐☒

6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:

☐☒

The District currently has no capital assets.

6-3

Complete the following capital assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

Please use this space to provide any explanations or comments:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

7-1 Does the entity have an "old hire" firemen's pension plan?

☐☒

7-2 Does the entity have a volunteer firemen's pension plan?

☐☒

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):

\$ -

State contribution amount:

\$ -

Other (gifts, donations, etc.):

\$ -

TOTAL

\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan

\$ -

Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

N/A

8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?

☒☐☐

8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:

☒☐☐

If yes: Please indicate the amount budgeted for each fund for the year reported:

Fund Name	Budgeted Expenditures/Expenses
General Fund	\$ 15,833
Debt Service Fund	\$ 76,165

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box		Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? <small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If no, MUST explain:

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.		Yes	No
10-1	Is this application for a newly formed governmental entity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	Date of formation: <input type="text"/>		
10-2	Has the entity changed its name in the past or current year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	Please list the NEW name & PRIOR name: <input type="text"/>		
10-3	Is the entity a metropolitan district? Please indicate what services the entity provides: <input type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10-4	Does the entity have an agreement with another government to provide services? List the name of the other governmental entity and the services provided: <input type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10-5	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during Date Filed: <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10-6	Does the entity have a certified Mill Levy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	Please provide the following mills levied for the year reported (do not report \$ amounts):		
	Bond Redemption mills		50.000
	General/Other mills		10.000
	Total mills		60.000

Please use this space to provide any explanations or comments:

PART 11 - GOVERNING BODY APPROVAL			
Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1	Michael Komppa	<p>I, <u>Michael Komppa</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____ Date: <u>3/22/2021</u> My term Expires: <u>May 2022</u></p> <p><small>DocuSigned by: Michael Komppa 7C29CE768E18105</small></p>
Board Member 2	Lyle R. Artz	<p>I, <u>Lyle R. Artz</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____ Date: <u>3/22/2021</u> My term Expires: <u>May 2023</u></p> <p><small>DocuSigned by: Lyle R. Artz 3A3F838EAP910A...</small></p>
Board Member 3	Steve VanNurden	<p>I, <u>Steve VanNurden</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____ Date: <u>3/22/2021</u> My term Expires: <u>May 2022</u></p> <p><small>DocuSigned by: Steve VanNurden 7E2AA2BF4F3A432...</small></p>
Board Member 4	Terri Velasquez	<p>I, <u>Terri Velasquez</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____ Date: <u>3/22/2021</u> My term Expires: <u>May 2023</u></p> <p><small>DocuSigned by: Terri Velasquez 650B0375B40A131...</small></p>
Board Member 5	Terri C. Carrothers	<p>I, <u>Terri C. Carrothers</u>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____ Date: <u>3/22/2021</u> My term Expires: <u>May 2022</u></p> <p><small>DocuSigned by: Terri Carrothers 4B69C8CFD1B3165...</small></p>
Board Member 6		<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____ Date: _____ My term Expires: _____</p>
Board Member 7		<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.</p> <p>Signed _____ Date: _____ My term Expires: _____</p>



CliftonLarsonAllen LLP
www.CLACONnect.com

Accountant's Compilation Report

Board of Directors
Colorado Science and Technology Park Metropolitan District No. 2
Adams County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Colorado Science and Technology Park Metropolitan District No. 2 as of and for the year ended December 31, 2020, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Colorado Science and Technology Park Metropolitan District No. 2.

CliftonLarsonAllen LLP

Greenwood Village, Colorado
March 15, 2021

Certificate Of Completion

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Status: Completed

Subject: Please DocuSign: CSTPMD2 2020 Audit Exemption.pdf

Client Name: Colorado Science and Technology Park Metropolitan District No. 2

Client Number: 011-045840-00

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Ladiella Henderson

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Suite 300

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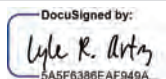
Signer Events

Lyle R. Artz

lartz@colobio.com

Security Level: Email, Account Authentication
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Signature

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Signed: 3/22/2021 5:09:22 PM

Electronic Record and Signature Disclosure:

Accepted: 3/22/2021 5:08:24 PM

ID: fe15c3f9-4046-447c-aa68-0b5c4a471d71

Michael Komppa

mike.komppa@corumrealestate.com

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

Accepted: 3/22/2021 6:31:57 PM

ID: 26c4c456-93e3-4ea5-8e6b-01560a301ae7

Steve VanNurden

svannurden@colobio.com

Security Level: Email, Account Authentication
(None)

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Signed: 3/22/2021 5:55:33 PM

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Signer Events	Signature	Timestamp
Terri Carrothers TERRI.CARROTHERS@CUANSCHUTZ.EDU Executive Vice Chancellor, university of Colorado Anschutz University Of Colorado School of Medicine Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 5/19/2020 10:37:56 AM ID: 224d8544-0106-4831-93a0-50c61cafbed0	 Signature Adoption: Pre-selected Style Using IP Address: 140.226.13.225	Sent: 3/22/2021 5:02:15 PM Viewed: 3/22/2021 11:49:53 PM Signed: 3/22/2021 11:50:03 PM
Terri Velasquez tvelasqu@auroragov.org Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 3/22/2021 5:47:22 PM ID: 3c2888c1-f56a-4aed-8690-bea416a06f76	 Signature Adoption: Pre-selected Style Using IP Address: 50.237.6.50	Sent: 3/22/2021 5:02:15 PM Viewed: 3/22/2021 5:47:22 PM Signed: 3/22/2021 5:47:55 PM
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/22/2021 5:02:15 PM
Certified Delivered	Security Checked	3/22/2021 5:47:22 PM
Signing Complete	Security Checked	3/22/2021 5:47:55 PM
Completed	Security Checked	3/22/2021 11:50:03 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.