



GID INCLUSION PETITION

PETITION

FOR THE INCLUSION OF PROPERTY INTO THE COMMERCE CITY

E-470 Commercial Area GENERAL IMPROVEMENT DISTRICT

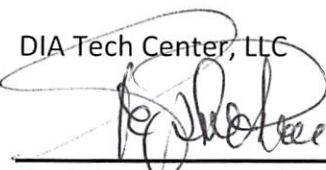
The undersigned owner(s) of the real property described in Exhibit A, attached hereto, and depicted on the site map in Exhibit B, attached hereto (the "Property"), hereby petition(s) the City Council of City of Commerce City, Colorado, as the *ex officio* Board of Directors (the "Board") of the Commerce City E-470 Commercial Area General Improvement District (the "District") for inclusion of the Property into the District, pursuant to § 31-25-618, C.R.S. The undersigned further request(s) that the Board hold a hearing in accordance with the requirements of § 31-25-618, C.R.S., at which all objections to this petition may be presented.

In support of this petition, the undersigned state(s) as follows:

1. The undersigned is/are the sole fee title owner(s) of the Property (see Exhibit C).
2. This petition is accompanied by a deposit of moneys to pay the costs of the inclusion proceedings.

WHEREFORE, the undersigned request the Board to take all steps and procedures required by law for the inclusion of the Property into the District, including the publication of notice of the filing of this petition, and to adopt an ordinance including the Property into the District.

DIA Tech Center, LLC


By: Schuck Communities, Inc, Manager

By: Stephen M. Schuck, President



NOTARY CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I, STEPHEN M. SCHUCK being first duly sworn on oath, verify that the facts set forth in this petition are true to the best of my knowledge, information and belief.

Subscribed and sworn to before me this 11th day of October, 2017

My commission expires: 8/28/2020

Steven L. Everson
Notary Public

(SEAL)





EXHIBIT A

Legal Description of Property

A PARCEL OF LAND BEING THE NORTH THIRD OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE WEST 30 FEET FOR COUNTY ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARING N 89°31'54" E, AS SHOWN ON THE CITY OF COMMERCE CITY CONTROL DIAGRAM, FROM THE WEST QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 14630" TO THE CENTER QUARTER CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 14630", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, THENCE N 89°31'54" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THAT ANNEXATION MAP NO. AN-102-89, RECORDED AT RECEPTION NO. B908599, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE N 89°31'54" E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 2620.70 FEET TO A POINT ON THE WEST LINE OF THAT ANNEXATION MAP NO. AN-226-11, RECORDED AT RECEPTION NO. 2012000006487 SAID ADAMS COUNTY RECORDS, ALSO BEING THE CENTER QUARTER CORNER OF SAID SECTION 28;

THENCE S 00°30'19" E. ALONG SAID WEST LINE OF ANNEXATION MAP NO. AN-226-11 AND ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 443.15 FEET TO A POINT ON THE NORTH LINE OF SAID ANNEXATION MAP NO. AN-102-89, AND A POINT ON THE SOUTH LINE OF THE NORTH THIRD OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE ALONG THE NORTH AND WEST LINES OF ANNEXATION MAP NO. AN-102-89 THE FOLLOWING TWO (2) COURSES:

1. S 89°31'41" W, ALONG SOUTH LINE OF THE NORTH THIRD OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2620.57 FEET TO A POINT ON A LINE BEING 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH THIRD OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALSO BEING A POINT ON THE EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY;
2. N 00°31'18" W, ALONG THE EAST LINE OF SAID BUCKLEY ROAD RIGHT-OF-WAY, A DISTANCE OF 441.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.620 ACRES, MORE OR LESS.



EXHIBIT C

Title showing applicant is sole fee title owner(s)



RECEPTION#: 2016000084999, 10/06/2016 at 01:20:28 PM, 1 OF 2, State Documentary
Fee \$55.00 TO Pgs: 2 Doc Type:SPWTY Stan Martin, Adams County, CO



Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee
Doc#:
\$55.00

THIS DEED, made on 10/5/16 by CASEY'S STE, A COLORADO GENERAL PARTNERSHIP
Grantor(s), of the County of ADAMS and State of COLORADO for the consideration of (\$55,000.00) Five Hundred Fifty
Thousand and 00/100 dollars in hand paid, hereby sells and conveys to DIA TECH CENTER, LLC, A COLORADO LIMITED
LIABILITY COMPANY Grantee(s), whose street address is 5750 SHAWNEE CIRCLE, LITTLETON, CO 80120, County of
EL PASO, and State of COLORADO, the following real property in the County of Adams, and State of Colorado, to w/c

THE NORTH 1/3 OF THE K 1/2 RW 14 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PM, ACCORDING
TO THE MILL'S PROPERTY SURVEY BY BRYANT AND ZENOTTEN SURVEY NO. 62572, RECORDED OCTOBER 21, 1962, IN
BOOK 1615 AS PAGE 313, ADAMS COUNTY, STATE OF COLORADO, RECORDS, WHEREON SAID NORTH 1/3 IS SHOWN AS
PARCEL NO. 1, EXCEPT THE WEST 31 FEET FOR COUNTY ROAD,
also known by street and number as DIA TECH CENTER DENVER

CONVEYANCE TO INCLUDE ALL SURFACE AND SUBSURFACE WATER AND MINERAL, OIL AND GAS RIGHTS APPURTENANT
THEREBY OWNED BY GRANTOR

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to general taxes for the year
2016 and those specific Exceptions in Exhibit A attached hereto

CASEY'S STE, A COLORADO GENERAL PARTNERSHIP

George R Conley Managing Partner
GEORGE R CONLEY, MANAGING PARTNER

State of COLORADO

City and County of DENVER

VALERIE L. TAPIA-RENFRO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20140318DS
MY COMMISSION EXPIRES 04/20/2018

The foregoing instrument was acknowledged before me on this day of 10/5/16
by GEORGE R CONLEY, MANAGING PARTNER FOR CASEY'S STE, A COLORADO GENERAL PARTNERSHIP

Witness my hand and official seal.
My commission expires 6/5/18

Valerie L. Tapia-Renfro
Notary Public

GRANTEE ADDRESS 2 N CASCADE AVE #1280, COLORADO SPRINGS, CO 80903

When Recorded Return to: DIA TECH CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY
5750 SHAWNEE CIRCLE - LITTLETON, CO 80120

