

Kate B. Stevenson
Attorney at Law
303.223.1280 tel
kstevenson@bhfs.com

April 28, 2021

VIA EMAIL AND FEDERAL EXPRESS

City of Commerce City Community Development Department
7887 East 60th Ave.
Commerce City, CO, 80022
Attn: Jennifer Jones

**Re: Revised Application Packet for Inclusion of Real Property in the Northern
Infrastructure General Improvement District**

Dear Jennifer:

On behalf of 104 Commerce Park 1, LLC, a Delaware limited liability company ("**Applicant**"), enclosed with this letter please find an application packet for inclusion of certain real property more particularly described in such packet (the "**Property**") in the Northern Infrastructure General Improvement District (the "**GID**"). This application and application packet is intended to replace in its entirety the application and application packet for inclusion of the Property in the GID submitted by the undersigned on behalf of Trammell Crow Denver Development II, Inc. on September 22, 2020 (the "**Original Application**"), and supplemented on February 19, 2021 (the "**Second Application**"). Notwithstanding the foregoing, Applicant paid an application fee of \$16,507.40 for the 82.537-acre portion of the Property referred to as the Applicant-Owned Property in the Project Description / Narrative enclosed herewith in connection with the Original Application (the "**Applicant-Owned Property Application Fee**") which shall also apply to the Applicant-Owned Property with respect to this application and application packet. Similarly, in connection with the Second Application and associated application packet, Applicant paid an application fee of \$1,531.00 with respect to the remainder of the Property (i.e., the 7.655-acre Burlington Entity Property as defined and described in the Project Description / Narrative enclosed herewith) (the "**Burlington Entity Property Application Fee**"). As such, the Applicant is not paying any additional application fees in connection with this third application submittal.

Please note that, since the Applicant's delivery of the Second Application, Applicant has acquired, if fee simple, that certain 7.655-acre Burlington Entity Property as defined and described in the Project Description/Narrative enclosed herewith. As a result, Applicant owns 100% of the Property which is the subject of this application.

Please reach out to the undersigned with any questions or to discuss.

Sincerely,



Kate B. Stevenson, Esq.

Enclosure

410 Seventeenth Street, Suite 2200
Denver, CO 80202
main 303.223.1100

104th & Joliet Development, City of Commerce City

**APPLICATION FOR INCLUSION OF PROPERTY IN THE
NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT
DISTRICT**

TABLE OF CONTENTS OF APPLICATION MATERIALS

- 1. Development Review Application**
- 2. Inclusion Petition with Exhibits (8 copies)**
- 3. Tax Notices (1 copy) (Note: In 2003, all of former Tax Parcel #172111000015 (Acct. #R0075224) ("Former Tax Parcel -015") and a portion of former Tax Parcel #0172111000006 (Acct. #R0075217) ("Former Tax Parcel -006") were combined to form Tax Parcel #0172111400001 (Acct. #R0153405) ("Current Tax Parcel -001"), which includes the entire portion of the Property referred to as the Applicant-Owned Property in the Project Description / Narrative enclosed herewith. The portion of the Property referred to as the Burlington Entity Property in the Project Description / Narrative was tax exempt until March 26, 2021 when the Applicant acquired the Burlington Entity Property and, therefore, no Tax Notices for the Burlington Entity Property are included in this application**
 - a. Tax Notices for Current Tax Parcel -001, Years 2003-2020**
 - b. Tax Notices for Former Tax Parcel -015, Years 1999-2002**
 - c. Tax Notices for Former Tax Parcel -006, Years 1999-2002**
- 4. Deed (Applicant-Owned Property) (1 copy)**
- 5. Deed (Burlington Entity Property) (1 copy)**
- 6. Legal description of the property (3 copies)**
- 7. Vicinity Map (8 copies)**
- 8. Proposed Site Plan (8 copies)**
- 9. Project Description / Narrative (8 copies)**
- 10. Thumb Drive with electronic copy of the foregoing documents**

DEVELOPMENT REVIEW APPLICATION

[see attached]

CITY OF COMMERCE CITY
7887 EAST 60TH AVENUE
COMMERCE CITY, CO 80022

COMMUNITY DEVELOPMENT DEPARTMENT
Telephone: 303.289.3683
Fax: 303.289.3731
Website: <http://www.c3gov.com>

DEVELOPMENT REVIEW APPLICATION

TOTAL APPLICATION FEE(S):	\$18,038.40
MISCELLANEOUS FEE(S):	

CASE NUMBER(S):	

PLEASE TYPE OR PRINT LEGIBLY

Applicant/Property Owner 1: 104 Commerce Park 1, LLC, a Delaware limited liability company Person to Contact: Taylor Nelson			
Address:	1225 17 th Street, Suite 3175 Denver	CO	80202
	Street Number	City	State Zip Code
Telephone:	303-628-7488	Fax #:	303-628-1744
Company Website Address (if applicable):	www.trammellcrow.com		
		Cell or Work #:	303-901-8652

Property Address/General Location:	North East corner of 104 th Ave. and Joliet St.
Area of Property:	90.192 acres

Property Owner 2:		Person to Contact:	
Address:			
	Street Number	City	State Zip Code
Telephone:		Fax #:	
Company Website Address (if applicable):			
		Cell or Work #:	

Person or Firm Representing Applicant/Owner:	N/A		
Address:		E-Mail	
	Street Number	City	State Zip Code
Telephone:		Fax #:	
		Cell or Work #:	

Engineering Firm:	Langan Engineering	Person to Contact:	Blake Beltrand
Address:	300 Union Blvd., Suite 405, Lakewood, CO 80228		
	Street Number	City	State Zip Code
Telephone:	281-675-7940	Fax #:	303-262-2011
		E-Mail:	bbeltrand@langan.com

APPLICATION TYPE	APPLICATION FEE
Annexation	\$630 + \$10/Acre
ZONE CHANGE, ANNEXATION ZONING, OR ZONING AMENDMENTS (Non-PUD)	\$600 + \$10/Acre
Fee to rezone nonconforming properties to R-1 or R-2 may be reduced to \$100, if rezoning is required to bring property into conformance with comprehensive plan or land development code.	
VESTED PROPERTY RIGHTS APPLICATION (in addition to rezoning or development plan application fees)	\$600 + \$10/Acre
SUBDIVISION PLAT	
Sketch Plat	\$300 + \$10/acre
Public Hearing Plat (Final or Consolidation)	\$300 + \$30/Acre
Administrative Plat (Final or Consolidation)	\$300 + \$10/Acre
Plat Correction/Lot Line Adjustment	\$250
Street Right-of-Way Vacation	\$950
PLANNED UNIT DEVELOPMENT (PUD)	
Zoning Concept Schematic (applications for PUD zoning)	\$775
Zone Document or Annexation Zoning to PUD	\$600 + \$20/Acre
Amendment to Existing Zone Document	\$600 + \$10/Acre
Concept Plan (property already with PUD zoning)	\$500
Development Permit – Administrative or Public Hearing	\$600 + \$30/Acre
Development Permit Amendment–Administrative or Public Hearing	\$500 + \$30/Acre
NON-PUD	
Concept Plan	\$500
Development Plan (Non-PUD)	\$500 + \$30/Acre
Development Plan Amendment – Public Hearing	\$600 + \$30/Acre
Development Plan Amendment - Administrative	\$500 + \$30/Acre

APPLICATION TYPE		APPLICATION FEE
VARIANCE		
R-1 and R-2 Zone Districts		\$250
All Other Zone Districts		\$350
Minor Modifications - R-1 and R-2 Zone Districts		\$200
Minor Modifications – All Other Zone Districts		\$300
USES-BY-PERMIT		
USE-BY-PERMIT		\$600
USE-BY-PERMIT – CHILD CARE CENTER (RESIDENTIAL ZONES ONLY)		\$250
OTHER		
HEIGHT EXCEPTION		\$350
FLOODPLAIN DEVELOPMENT PERMIT		\$200
CONDITION RENEWAL OR COMPLIANCE		\$250
DESIGN STANDARDS/GUIDELINES		\$500
CONDITIONAL USE PERMIT		\$1625
LAND USE PLAN AMENDMENT		\$1370
APPEALS		\$1625
OIL AND GAS PERMIT		\$2000
OUTDOOR STORAGE PERMIT		\$300
METROPOLITAN DISTRICTS		
INITIAL APPLICATION		\$2500 + city expenditures that exceed application cost
AMENDMENTS		\$1025
DERBY REVIEW BOARD		
CATALYST PROGRAM		No Fee
REDEVELOPMENT APPLICATION		No Fee
GENERAL IMPROVEMENT DISTRICTS – ALL GID FEES MUST BE PAID BY SEPARATE CHECK PAYABLE TO SPECIFIC GID.		
<input checked="" type="checkbox"/> NIGID – NORTHERN INFRASTRUCTURE		\$200/acre for first 100 acres + \$100/acre over 100 acres
ECAGID - E-470 COMMERCIAL AREA		\$200/acre for first 100 acres + \$100/acre over 100 acres
ERAGID - E-470 RESIDENTIAL AREA		\$200/acre for first 100 acres + \$100/acre over 100 acres

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property. I further understand and acknowledge that the application fee covers the first three submittal cycles of my application. Any resubmittal over three will constitute an additional fee of 1/2 of the original application amount. This fee will need to be collected prior to any additional work being performed on the application.

[APPLICANT AND OWNER SIGNATURE PAGES FOLLOW]

T O B E COMPLETED B Y CITY STAFF	
<div>Current Zoning of Subject Property: _____ Comprehensive Plan Designation: _____</div> <div>Zone Designation Requested (when applicable): _____ Subdivision Name (if applicable): _____</div> <div>Date Application Received: _____ Case Planner: _____</div> <div>Received By: _____ Date Application Complete: _____</div> <div>PIN: _____</div>	

APPLICANT/PROPERTY OWNER 1 SIGNATURE PAGE

As owner of a portion of the aforementioned property, I hereby consent to the submission of this application and authorize the applicant to act on my behalf with regard to this application.

APPLICANT/PROPERTY OWNER 1:

104 Commerce Park 1, LLC,
a Delaware limited liability company

By: Lion-TCC Development II, LLC,
a Delaware limited liability company,
Its Managing Member

By: TC Industrial Associates, Inc.,
a Delaware corporation,
its Managing Member

By: William E. Mosher
Name: William E. Mosher
Title: Vice President

STATE OF COLORADO)
) SS.
COUNTY OF Denver)

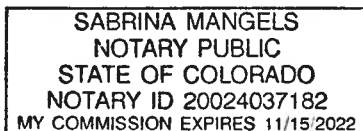
The foregoing instrument was acknowledged before me this 10th day of March, 2021, by William E. Mosher as Vice President of TC Industrial Associates, Inc., a Delaware corporation, as Managing Member of Lion-TCC Development II, LLC, a Delaware limited liability company, as Managing Member of 104 Commerce Park 1, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

My Commission expires: November 15, 2022

(SEAL)

Sabrina Mangels
Notary Public



INCLUSION PETITION WITH EXHIBITS (8 copies)

[see attached]

**PETITION
FOR THE INCLUSION OF PROPERTY INTO
THE COMMERCE CITY
NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT**

The undersigned owner of the real property described in Exhibit A, attached hereto, and depicted on the site map in Exhibit B, attached hereto (the “**Property**”), hereby petitions the City Council of City of Commerce City, Colorado, as the ex officio Board of Directors (the “**Board**”) of the Northern Infrastructure General Improvement District (the “**District**”) for inclusion of the Property into the District, pursuant to § 31-25-618, C.R.S. The undersigned further requests 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 states as follows:

1. The undersigned is the sole fee simple owner of the Property, as evidenced and set forth in the deeds attached hereto as Exhibit C.
2. This Petition is accompanied by a deposit of moneys sufficient to pay all costs of the requested inclusion proceedings.
3. As required by C.R.S. § 31-25-619, upon inclusion, the Property will thereafter be subject to the payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion.
4. This Petition meets the requirements of C.R.S. § 31-25-618 because the inclusion of the Property into the District will not impair or affect the District’s organization or its rights in or to property or any of its rights or privileges whatsoever, nor will it affect or impair or discharge any contract, obligation, lien, or charge for or upon which the District might be liable or chargeable had any such change of boundaries not been made.

WHEREFORE, the undersigned requests 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..

[Verification and Acknowledgement follows]

VERIFICATION AND ACKNOWLEDGEMENT

The undersigned, being first duly sworn on oath, verify that the facts set forth in this Petition are true to the best of the undersigned's knowledge, information and belief.

PETITIONER:

104 Commerce Park 1, LLC,
a Delaware limited liability company

By: Lion-TCC Development II, LLC,
a Delaware limited liability company,
Its Managing Member

By: TC Industrial Associates, Inc.,
a Delaware corporation,
its Managing Member

By: William E. Mosher
Name: William E. Mosher
Title: Vice President

STATE OF COLORADO)
) SS.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 30 day of April, 2021, by William E. Mosher as Vice President of TC Industrial Associates, Inc., a Delaware corporation, as Managing Member of Lion-TCC Development II, LLC, a Delaware limited liability company, as Managing Member of 104 Commerce Park 1, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

My Commission expires: April 25, 2025

(SEAL)

Modestine Robbins

Notary Public

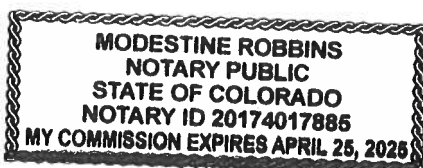


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 00°07'12" WEST ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 00°07'12" WEST CONTINUING ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1336.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 76;

THENCE NORTH 54°41'36" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11;

THENCE NORTH 89°55'50" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE O'BRIEN CANAL AS DESCRIBED IN BOOK 35 AT PAGE 112;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE FOLLOWING 5 COURSES AND DISTANCES:

1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF 38°16'37", AN ARC DISTANCE OF 790.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44°18'18" WEST, A DISTANCE OF 775.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;

2) SOUTH 25°10'00" WEST 1600.00 FEET TO A POINT OF CURVE;

3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF 36°00'00", AN ARC DISTANCE OF 362.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 43°10'00" WEST, A DISTANCE OF 356.37 FEET TO THE POINT OF TANGENT OF SAID CURVE;

4) SOUTH 61°10'00" WEST, 200.00 FEET TO A POINT OF CURVE;

5) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 41°37'32", AN ARC DISTANCE OF 232.80 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 40°21'14" WEST, A DISTANCE OF 227.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 90°00'00" WEST DEPARTING SAID NORTHWESTERLY CANAL RIGHT OF WAY LINE, A DISTANCE OF 25.70 FEET;

THENCE SOUTH 00°00'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4;

THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1043.58 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN BOOK A11 AT PAGE 422 KNOWN AS BURLINGTON DITCH;

ALSO EXCEPTING THEREFROM THE LAND CONVEYED TO CITY OF COMMERCE CITY, COLORADO IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE [41](#) AND IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. [2011000055465](#).

EXHIBIT A (CONTINUED)

LEGAL DESCRIPTION OF PROPERTY

PARCEL 2:

A 100 FOOT WIDE RIGHT OF WAY FOR THE BURLINGTON DITCH AS DESCRIBED IN BOOK A11 AT PAGE 422, BEING A PART OF THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;
THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHEAST ONE QUARTER ON AN ASSUMED BEARING OF S90°00'00"W, A DISTANCE OF 870.12 FEET;
THENCE NORTHERLY AND AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SAID SOUTHWEST ONE QUARTER ON A BEARING OF N00°00'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 137.97 FEET, A CENTRAL ANGLE OF 20°01'58", AN ARC LENGTH OF 48.24 FEET, THE CHORD OF SAID CURVE BEARS N10°17'39"W A DISTANCE OF 47.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N00°15'49"W A DISTANCE OF 65.02 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 51.48 FEET, A CENTRAL ANGLE OF 103°11'42", AND AN ARC LENGTH OF 92.72 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE S77°00'49"E A DISTANCE OF 110.00 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 424.72 FEET, A CENTRAL ANGLE OF 26°29'51", AND AN ARC LENGTH OF 196.42 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N76°29'11"E A DISTANCE OF 143.00 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 88.98 FEET, A CENTRAL ANGLE OF 80°15'20" AND AN ARC LENGTH OF 124.64 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N03°45'50"W A DISTANCE OF 502.27 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 94.40 FEET, A CENTRAL ANGLE OF 87°15'35", AND AN ARC LENGTH OF 143.77 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N83°30'00"E A DISTANCE OF 322.09 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 60°00'02", AND AN ARC LENGTH OF 188.49 FEET TO THE POINT OF TANGENT OF SAID CURVE;

[CONTINUED ON NEXT PAGE]

THENCE N23°30'00"E A DISTANCE OF 360.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 519.95 FEET, A CENTRAL ANGLE OF
50°00'19", AND AN ARC LENGTH OF 453.79 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N26°30'00"W A DISTANCE OF 428.29 FEET;
THENCE N45°20'35"W A DISTANCE OF 155.69 FEET.

THE EXTERIOR BOUNDARIES OF SAID PARCEL ARE TO BE EXTENDED SOUTHERLY TO THE NORTH
LINE OF LAND CONVEYED TO COMMERCE CITY IN EASEMENT AND RIGHT-OF-WAY AGREEMENT
RECORDED SEPTEMBER 9, 1997 IN BOOK 5098 AT PAGE [380](#) AND EXTENDED NORTHERLY TO THE
NORTH LINE OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2003 AT
RECEPTION NO. [C1201901](#), SAID NORTH LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE
OF INTERSTATE 76.

LEGAL DESCRIPTION PREPARED BY
RAYMOND W. BAYER, REG. P.L.S. NO. 6973
FOR AND ON BEHALF OF
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, CO 80234

EXHIBIT B
SITE MAP OF PROPERTY
[see attached]

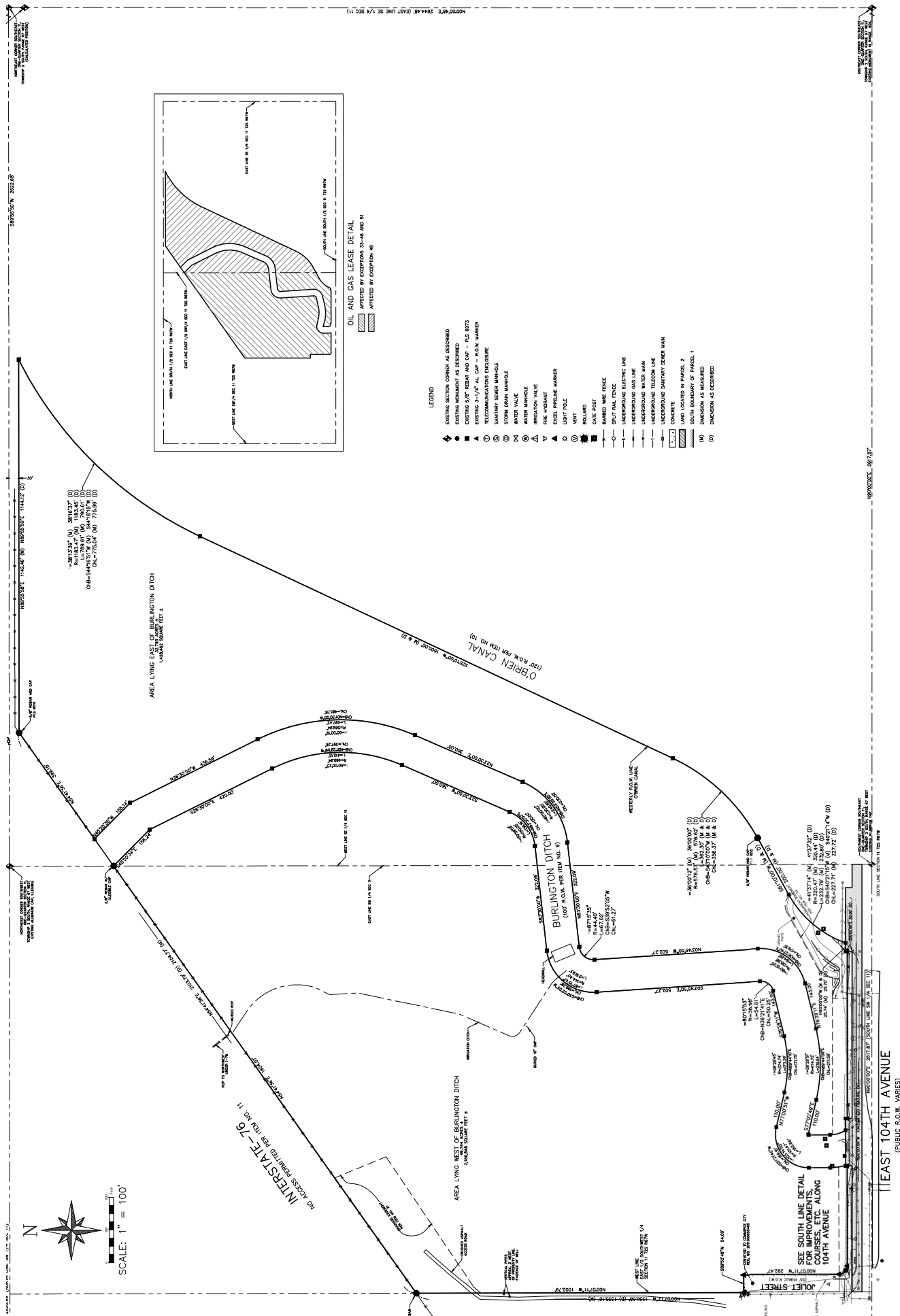


EXHIBIT C

DEEDS VESTING TITLE TO THE PROPERTY IN PETITIONER

[see attached]

AFTER RECORDING RETURN TO:

BROWNSTEIN HYATT FARBER SCHRECK, LLP
410 17TH STREET, SUITE 2200
DENVER, COLORADO 80202
ATTN: BLAIR E. LICHTENFELS

DOC FEE 1510.03

SPECIAL WARRANTY DEED

THIS DEED, made this 21 day of December, 2020, is between CANAL AVENUE PARK, LLC, a Colorado limited liability company (the "**Grantor**"), whose street address is 4880 Pearl Street, Boulder, Colorado 80301 to 104 Commerce Park 1, LLC, a Delaware limited liability company (the "**Grantee**"), whose street address is c/o Trammell Crow Company, 1225 17th Street, Suite 3175, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors, transferees and assigns forever, the real property, together with improvements, if any (collectively, the "**Real Property**"), situate, lying and being in the City of Commerce City, County of Adams, State of Colorado, described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or right to use easements relating to the Real Property, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained Real Property, with the hereditaments and appurtenances; reserving, however, unto Grantor, its successors and assigns all of Grantor's right, title and interest, if any, in and to oil, gas and other minerals located on or under the Real Property and oil, gas and mineral rights appurtenant to the Real Property (collectively, the "**Mineral Interests**"), provided that Grantor, for itself and its successors and assigns with respect to any right, title or interest of Grantor in and to either the Real Property or Mineral Interests (collectively, "**Grantor Parties**"), hereby permanently and unconditionally relinquishes and waives any rights of Grantor and any Grantor Parties to enter upon, occupy, use, possess or disturb the surface of all or part of the Real Property for any reason or purpose including, without limitation, in connection with the utilization, development, production, extraction, manufacture and/or sale of the Mineral Interests.

TO HAVE AND TO HOLD the said Real Property above bargained and described with the appurtenances, unto the Grantee, its successors, transferees and assigns forever. The Grantor, for itself, and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Real Property in the quiet and peaceable possession of the Grantee, its successors, transferees and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except and subject to the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference.

[signature page follows]

70641377

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed on the day and year first above written.

GRANTOR:

CANAL AVENUE PARK, LLC,
a Colorado limited liability company

By: *James W. Fitzgerald*
Name: James W. Fitzgerald
Title: Managing Member

STATE OF COLORADO)
COUNTY OF Boulder) ss.

The foregoing instrument was acknowledged before me this 9th day of October, 2020, by James W. Fitzgerald as the managing member of CANAL AVENUE PARK, LLC, a Colorado limited liability company

Witness my hand and official seal.

My commission expires: May 13, 2022

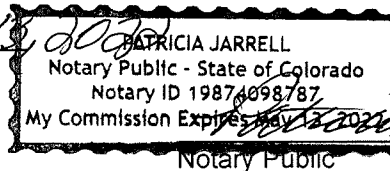


EXHIBIT "A" to the Deed

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 00°07'12" WEST CONTINUING ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1336.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 76; THENCE NORTH 54°41'36" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 89°55'50" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE O'BRIEN CANAL AS DESCRIBED IN BOOK 35 AT PAGE 112; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF 38°16'37", AN ARC DISTANCE OF 790.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44°18'18" WEST, A DISTANCE OF 775.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 2) SOUTH 25°10'00" WEST 1600.00 FEET TO A POINT OF CURVE;
- 3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF 36°00'00", AN ARC DISTANCE OF 362.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 43°10'00" WEST, A DISTANCE OF 356.37 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 4) SOUTH 61°10'00" WEST, 200.00 FEET TO A POINT OF CURVE;
- 5) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 41°37'32", AN ARC DISTANCE OF 232.80 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 40°21'14" WEST, A DISTANCE OF 227.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 90°00'00" WEST DEPARTING SAID NORTHWESTERLY CANAL RIGHT OF WAY LINE, A DISTANCE OF 25.70 FEET;

THENCE SOUTH 00°00'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1043.58 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN BOOK A11 AT PAGE 422 KNOWN AS BURLINGTON DITCH;

ALSO EXCEPTING THEREFROM THE LAND CONVEYED TO CITY OF COMMERCE CITY, COLORADO IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41 AND IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055465.

PARCEL 2:

AN EASEMENT FOR THE PURPOSES OF ACCESS, PARKING, FARMING AND LANDSCAPING AS RESERVED IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41, COUNTY OF ADAMS, STATE OF COLORADO.

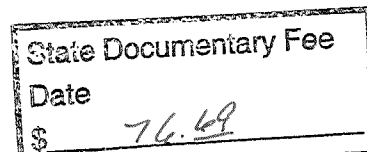
EXHIBIT "B" to the Deed

PERMITTED EXCEPTIONS

1. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE BURLINGTON DITCH, WHICH MAY BE CLAIMED BY THE OWNER OF SAID DITCH, AS DISCLOSED BY DEED RECORDED AUGUST 11, 1886 IN BOOK A11 AT PAGE 422.
3. ANY AND ALL RIGHTS RELATING TO THE O'BRIEN CANAL, WHICH IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY DEED RECORDED SEPTEMBER 20, 1909 IN BOOK 35 AT PAGE 112.
4. EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AN FROM ANY PART OF THE ADJOINING HIGHWAY AS GRANTED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN ACCESS DEED RECORDED JULY 03, 1956 IN BOOK 616 AT PAGE 470 AND DEED RECORDED JULY 19, 1956 IN BOOK 619 AT PAGE 432.
5. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 09, 1997 IN BOOK 5098 AT PAGE 380.
(AFFECTS PARCEL 2 ONLY)
6. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41.
(AFFECTS PARCEL 2 ONLY)
7. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 08, 2003, UNDER RECEPTION NO. C1122809. NONE DUE AND PAYABLE AS OF THE DATE THIS DEED IS RECORDED.
8. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SLOPE EASEMENT RECORDED JUNE 18, 2007 UNDER RECEPTION NO. 2007000058529.
9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF NON-EXCLUSIVE UTILITY EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055466.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055467.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055468.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT SLOPE EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055469.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER RESOURCES AGREEMENT RECORDED MARCH 31, 2011 UNDER RECEPTION NO. 2011000020681 and FIRST AMENDMENT TO WATER RESOURCES AGREEMENT RECORDED JANUARY 09, 2013 UNDER RECEPTION NO. 2013000002520.
ASSIGNMENT AND BILL OF SALE (GSA ERUs UNDER WATER RESOURCES AGREEMENT) RECORDED CONTEMPORANEOUSLY HERewith.
14. OIL AND GAS LEASE RECORDED JANUARY 05, 2018 UNDER RECEPTION NO. 2018000001807 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
AMENDMENT TO OIL AND GAS LEASE RELINQUISHING SURFACE ACCESS RIGHTS RECORDED CONTEMPORANEOUSLY HERewith.
15. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CANAL AVENUE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 03, 2018, UNDER RECEPTION NO. 2018000096406. NONE DUE AND PAYABLE AS OF THE DATE THIS DEED IS RECORDED.
16. OIL AND GAS RIGHTS AS RESERVED IN DEED RECORDED JULY 17, 1974 IN BOOK 1942 AT PAGE 714.
17. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED OCTOBER 7, 2020 PREPARED BY R.W. BAYER & ASSOCIATES, INC., JOB #2020-025, FILE NO. 11-27-15L:
A. TELEPHONE LINES, SANITARY SEWER LINE AND ELECTRIC LINE LOCATED ALONG THE SOUTHERLY BOUNDARY AND A PORTION OF THE WESTERLY BOUNDARY OF THE LAND, BUT NOT WITHIN A RECORDED EASEMENT FOR SUCH PURPOSES.
B. THE FENCE LOCATED NEAR THE NORTH LINE OF THE LAND DOES NOT COINCIDE WITH SAID NORTH BOUNDARY LINE.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RELATED TO REAL PROPERTY RIGHTS RECORDED SEPTEMBER 17, 2020 UNDER RECEPTION NO. 2020000092949.

AFTER RECORDING RETURN TO:
BROWNSTEIN HYATT FARBER SCHRECK, LLP
410 17TH STREET, SUITE 2200
DENVER, COLORADO 80202
ATTN: BLAIR E. LICHTENFELS



QUITCLAIM DEED

THIS DEED is dated March 26, 2021, and is made between **The Burlington Ditch Reservoir and Land Company**, a Colorado mutual ditch company, as grantor, and **104 Commerce Park 1, LLC**, a Delaware limited liability company, as grantee. Grantee's legal address is c/o Trammell Crow Company, 1225 17th Street, Suite 3175, Denver, Colorado 80202.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the City of Commerce City, County of Adams and State of Colorado, described as follows:

See Exhibit A attached hereto and incorporated herein (the "PROPERTY"),

which such Property includes the "DEVELOPER PROPERTY" described and defined in Exhibit A, and the "EXISTING CANAL SITE" also described and defined in Exhibit A; further, **excepting from the Existing Canal Site, and expressly reserved to Grantor with respect to the Existing Canal Site**, (a) all of Grantor's right, title and interest in and to (i) all water and water rights appurtenant to, on, underlying or associated with the Property, whether decreed or undecreed, whether tributary, non-tributary, or not non-tributary, and whether appropriated, conditionally appropriated, or unappropriated, and (ii) all subsurface and other rights to oil, gas, and other minerals and mineral interests, and related interests in rents, profits, royalties, and other income.

Grantor hereby agrees not to enter the surface of the Property, or permit any third parties to enter the surface of the Property, to explore, drill for, produce, extract or enjoy water, oil, gas or other minerals or for any related purpose. Grantor, for itself and its successors and assigns, hereby reserves and excepts a subsurface easement and right-of-way to drill beneath the surface of the Existing Canal Site from other lands to access water, oil, gas or other minerals located under the Existing Canal Site or to access water, oil, gas or other minerals under other lands, and nothing herein provided shall limit any and all rights which Grantor, and its successors and assigns may have to drill beneath the surface of the Existing Canal Site from other lands for the purpose of extraction of water, oil, gas or other minerals; provided that Grantor's penetration of the Existing Canal Site's subsurface shall not cause any subsidence or other disturbance negatively affecting the surface use and enjoyment of the Property.

The Property is also known by street address as: N/A
and assessor's schedule or parcel number: N/A

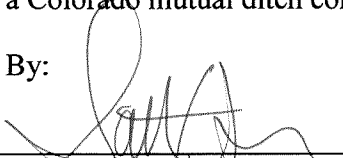


TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its General Manager, and its corporate seal to be affixed, attested by its Corporate Secretary, on the date set forth above.

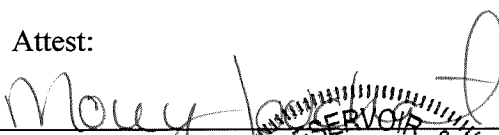
THE BURLINGTON DITCH RESERVOIR AND LAND COMPANY,
a Colorado mutual ditch company

By:



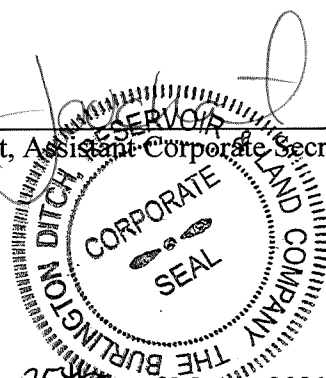
Scott Edgar, General Manager

Attest:



Molly Lockhart, Assistant Corporate Secretary

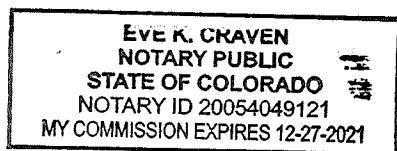
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

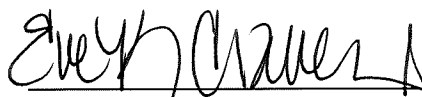


The foregoing instrument was acknowledged before me this 25 day of March, 2021, by Scott Edgar as General Manager and Molly Lockhart as Assistant Corporate Secretary of The Burlington Ditch Reservoir and Land Company, a Colorado mutual ditch company.

Witness my hand and notarial seal.

My commission expires 12-27-21.





Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

**Exhibit A
To Quitclaim Deed**

Developer Property:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 00°07'12" WEST ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE; THENCE NORTH 00°07'12" WEST CONTINUING ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1336.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 76; THENCE NORTH 54°41'36" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 89°55'50" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE O'BRIEN CANAL AS DESCRIBED IN BOOK 35 AT PAGE 112; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF 38°16'37", AN ARC DISTANCE OF 790.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44°18'18" WEST, A DISTANCE OF 775.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 2) SOUTH 25°10'00" WEST 1600.00 FEET TO A POINT OF CURVE;
- 3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF 36°00'00", AN ARC DISTANCE OF 362.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 43°10'00" WEST, A DISTANCE OF 356.37 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 4) SOUTH 61°10'00" WEST, 200.00 FEET TO A POINT OF CURVE;
- 5) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 41°37'32", AN ARC DISTANCE OF 232.80 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 40°21'14" WEST, A DISTANCE OF 227.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 90°00'00" WEST DEPARTING SAID NORTHWESTERLY CANAL RIGHT OF WAY LINE, A DISTANCE OF 25.70 FEET;
THENCE SOUTH 00°00'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1043.58 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN BOOK A11 AT PAGE 422 KNOWN AS BURLINGTON DITCH;

ALSO EXCEPTING THEREFROM THE LAND CONVEYED TO CITY OF COMMERCE CITY, COLORADO IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41 AND IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055465.

Existing Canal Site:

A 100 FOOT WIDE RIGHT OF WAY FOR THE BURLINGTON DITCH AS DESCRIBED IN BOOK A11 AT PAGE 422, BEING A PART OF THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHEAST ONE QUARTER ON AN ASSUMED BEARING OF S90°00'00"W, A DISTANCE OF 870.12 FEET;
 THENCE NORTHERLY AND AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SAID SOUTHWEST ONE QUARTER ON A BEARING OF N00°00'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE;
 THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 137.97 FEET, A CENTRAL ANGLE OF 20°01'58", AN ARC LENGTH OF 48.24 FEET, THE CHORD OF SAID CURVE BEARS N10°17'39"W A DISTANCE OF 47.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N00°15'49"W A DISTANCE OF 65.02 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 51.48 FEET, A CENTRAL ANGLE OF 103°11'42", AND AN ARC LENGTH OF 92.72 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE S77°00'49"E A DISTANCE OF 110.00 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 424.72 FEET, A CENTRAL ANGLE OF 26°29'51", AND AN ARC LENGTH OF 196.42 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N76°29'11"E A DISTANCE OF 143.00 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 88.98 FEET, A CENTRAL ANGLE OF 80°15'20" AND AN ARC LENGTH OF 124.64 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N03°45'50"W A DISTANCE OF 502.27 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 94.40 FEET, A CENTRAL ANGLE OF 87°15'35", AND AN ARC LENGTH OF 143.77 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N83°30'00"E A DISTANCE OF 322.09 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 60°00'02", AND AN ARC LENGTH OF 188.49 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N23°30'00"E A DISTANCE OF 360.00 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 519.95 FEET, A CENTRAL ANGLE OF 50°00'19", AND AN ARC LENGTH OF 453.79 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N26°30'00"W A DISTANCE OF 428.29 FEET;
 THENCE N45°20'35"W A DISTANCE OF 155.69 FEET.

THE EXTERIOR BOUNDARIES OF SAID PARCEL ARE TO BE EXTENDED SOUTHERLY TO THE NORTH LINE OF LAND CONVEYED TO COMMERCE CITY IN EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED SEPTEMBER 9, 1997 IN BOOK 5098 AT PAGE 380 AND EXTENDED NORTHERLY TO THE NORTH LINE OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2003 AT RECEPTION NO. C1201907, SAID NORTH LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76.

CONTAINS 7.655 ACRES, MORE OR LESS.



RAYMOND W. BAYER,
 REG. P.L.S. NO. 6973

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
 12170 TEJON STREET, UNIT 700
 WESTMINSTER, COLORADO 80234
 (303)452-4433

RWBYSURVEYING@HOTMAIL.COM
 CAD FILE: 20025/20025C.DWG

PAGE 1 OF 5

DATE PREPARED: AUGUST 4, 2020
 REVISED MARCH 11, 2021

TAX NOTICES

[see attached]

Tax Notices for Current Tax Parcel -001, Years 2003-2020

[see attached]

ACCOUNT # R0153405
PARCEL # 0172111400001
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2003 TAXES DUE IN 2004

RANGEVIEW LIBRARY	1.38700	0.00000	\$10.62	LAND	\$26,400	\$7,660.00
CITY OF COMMERCE CITY	3.03300	0.24700	\$23.23	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.87100	0.00000	\$6.67	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	3.85000	0.00000	\$29.49	TOTAL	\$26,400	\$7,660.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4	4.30000	0.00000	\$32.94	NET TOTAL	\$26,400	\$7,660.00
GENERAL	21.47200	0.02700	\$164.48			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.85000	0.00000	\$6.51			
ROAD/BRDGE	1.30000	0.00000	\$9.96			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$1.97			
SD 27 BOND	14.00000	0.00000	\$107.24			
SD 27 GENERAL	30.49100	0.00000	\$233.56			
SOUTH ADAMS WATER & SANITATION DI			\$24.63			
TOTAL			\$678.09			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
			\$678.09			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			0.0000000			

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN						
Additional Legal Desc. On File With Assessor						
				No		
	FIRST HALF	FEB 28, 2004	\$339.04			
	SECOND HALF	JUNE 15, 2004	\$339.05			
	FULL PAYMENT	ARP 30, 2004	\$678.09			

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2004 [] \$339.05

No

R0153405

FIRST HALF DUE BY MAR 2, 2004 [] \$339.04

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

FULL AMOUNT DUE BY APR 30, 2004 [] \$678.09

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



THE TAXING PROCESS

Assessor calculates valuation. Contact the Assessor at (720) 523-6038.
Governing boards for tax authorities determine mill levy.
Treasurer collects tax amount due.

PAYMENT DUE DATES

First Half	Second Half	Full Amount
February 28	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

PAYMENT OPTIONS:

- Online - www.adcotax.com
- Over the Phone - (720) 523-6160 Option #2
- Mail - P.O. Box 869, Brighton, Colorado 80601
- In Person - 4430 S. Adams County Parkway, Suite C2436
Brighton, Colorado 80601
(after hours Dropbox in front of building)

OR
ADAMS COUNTY HUMAN SERVICES CENTER
11860 PECOS STREET, SUITE 2481
WESTMINSTER, CO 80234
MON - THUR 7:30 am - 5 pm

WE ACCEPT:

- Cash
- E-Check
 - All E-check payments (online/phone) are FREE
 - A \$20 fee will be charged for all returned and insufficient fund E-Checks
- Checks
 - A \$20.00 fee will be charged for all returned and insufficient fund checks
- Credit Cards
 - All Credit card payments are subject to a vendor fee of 2.5% of the total payment made or minimum of \$3.95



- Money Orders

Total taxes less than \$25.00 must be paid using the Full Tax Option.

Advertising, additional fees, and other legal collection actions may occur after June 15.

Do you have a mortgage?

Please contact your mortgage company to verify that they are paying your taxes. Mortgage companies will contact the Treasurer's Office for payment information on accounts for which they are responsible.

The Delinquent Tax process:

Calculate delinquent interest on current year taxes made after due date as listed in the table below:

Required Date of Payment	Last Day of February	June 15	April 30
Month Paid	Half Tax Option		Full Tax Option*
	1st Installment	2nd Installment	
March	1%	----	----
April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

FINAL PAYMENT DATES TO AVOID PUBLICATION:

August 31 – Mobile Homes and Business Personal Property

September 1 – Real Estate

As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

ATTENTION MOBILE HOME TAXPAYERS:

This property may not be moved without a valid permit or prorated tax receipt and a transportable manufactured home permit from the county Treasurer's office. Violators shall be prosecuted.

ADDITIONAL INFORMATION

Tax bills are mailed to the property owner only at the most current address on the County's tax roll.

If this property is covered under a bankruptcy filing, keep this notice for your records. Failure to receive a tax notice does not relieve the owner's responsibility to or liability of paying taxes on time or excuse them from paying the interest due.

Receipts are available online at www.adcotax.com

Prior year taxes must be paid with cash or certified funds.

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW, SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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RANGEVIEW LIBRARY	1.39400	0.00000	\$10.68	LAND	\$26,400	\$7,660.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$25.12	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.70300	0.00000	\$5.38	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	3.51800	0.00000	\$26.95	TOTAL	\$26,400	\$7,660.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4	4.30000	0.00000	\$32.94	NET TOTAL	\$26,400	\$7,660.00
GENERAL	22.14300	0.00000	\$169.61			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.85000	0.00000	\$6.51			
ROAD/BRDGE	1.30000	0.00000	\$9.96			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$1.97			
SD 27 BOND	18.00000	0.00000	\$137.88			
SD 27 GENERAL	30.02200	0.00000	\$229.97			
SOUTH ADAMS WATER & SANITATION DI			\$25.22			
TOTAL			\$704.84			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			\$704.84			
			0.0000000			

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN				No		
Additional Legal Desc. On File With Assessor				FIRST HALF	FEB 28, 2005	\$352.42
				SECOND HALF	JUNE 15, 2005	\$352.42
				FULL PAYMENT	ARP 30, 2005	\$704.84

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2005 [] \$352.42

No

R0153405

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

FIRST HALF DUE BY MAR 2, 2005 [] \$352.42

FULL AMOUNT DUE BY APR 30, 2005 [] \$704.84

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



THE TAXING PROCESS

Assessor calculates **valuation**. Contact the Assessor at (720) 523-6038.
Governing boards for tax authorities determine **mill levy**.
Treasurer collects **tax amount due**.

PAYMENT DUE DATES

First Half	Second Half	Full Amount
February 28	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

PAYMENT OPTIONS:

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- **Over the Phone** - (720) 523-6160 Option #2
- **Mail** - P.O. Box 869, Brighton, Colorado 80601
- **In Person** - 4430 S. Adams County Parkway, Suite C2436
Brighton, Colorado 80601
(after hours Dropbox in front of building)

OR
ADAMS COUNTY HUMAN SERVICES CENTER
11860 PECOS STREET, SUITE 2481
WESTMINSTER, CO 80234
MON - THUR 7:30 am - 5 pm

WE ACCEPT:

- **Cash**
- **E-Check**
 - All E-check payments (online/phone) are **FREE**
 - A \$20 fee will be charged for all returned and insufficient fund E-Checks
- **Checks**
 - A \$20.00 fee will be charged for all returned and insufficient fund checks
- **Credit Cards**
 - All Credit card payments are subject to a vendor fee of 2.5% of the total payment made or minimum of \$3.95



- **Money Orders**

Total taxes less than \$25.00 must be paid using the Full Tax Option.

Advertising, additional fees, and other legal collection actions may occur after June 15.

Do you have a mortgage?

Please contact your mortgage company to verify that they are paying your taxes. Mortgage companies will contact the Treasurer's Office for payment information on accounts for which they are responsible.

The Delinquent Tax process:

Calculate delinquent interest on current year taxes made after due date as listed in the table below:

Required Date of Payment	Last Day of February	June 15	April 30
Month Paid	Half Tax Option		Full Tax Option*
	1st Installment	2nd Installment	
March	1%	----	----
April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

FINAL PAYMENT DATES TO AVOID PUBLICATION:

August 31 – Mobile Homes and Business Personal Property

September 1 – Real Estate

As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

ATTENTION MOBILE HOME TAXPAYERS:

This property may not be moved without a valid permit or prorated tax receipt and a transportable manufactured home permit from the county Treasurer's office. **Violators shall be prosecuted.**

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TELEPHONE NO. _____

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Change of
Address

ACCOUNT # R0153405
PARCEL # 0172111400001
TAX DISTRICT: 297

PROPERTY TAX NOTICE

2005 TAXES DUE IN 2006

RANGEVIEW LIBRARY	1.38800	0.00000	\$8.83	LAND	\$21,930	\$6,360.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$20.86	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.60700	0.00000	\$3.86	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	3.35000	0.00000	\$21.31	TOTAL	\$21,930	\$6,360.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4	4.30000	0.00000	\$27.35	NET TOTAL	\$21,930	\$6,360.00
GENERAL	22.04400	0.00000	\$140.19			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.85000	0.00000	\$5.41			
ROAD/BRDGE	1.30000	0.00000	\$8.27			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$1.63			
SD 27 BOND	11.66600	0.00000	\$74.20			
SD 27 GENERAL	27.57800	0.00000	\$175.40			
SOUTH ADAMS WATER & SANITATION DI			\$19.73			
TOTAL			\$525.80			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			\$525.80			
			0.0000000			

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND
THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW
COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE
TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH
AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH
E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN
SITUS ADDRESS: 0 COMMERCE CITY
Additional Legal Desc. On File With Assessor

	No	
FIRST HALF	FEB 28, 2006	\$262.90
SECOND HALF	JUNE 15, 2006	\$262.90
FULL PAYMENT	ARP 30, 2006	\$525.80

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2006 [] \$262.90

No

R0153405

FIRST HALF DUE BY MAR 2, 2006 [] \$262.90

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

FULL AMOUNT DUE BY APR 30, 2006 [] \$525.80

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



THE TAXING PROCESS

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PAYMENT DUE DATES

First Half	Second Half	Full Amount
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OR
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MON - THUR 7:30 am - 5 pm

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- **Credit Cards**
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Total taxes less than \$25.00 must be paid using the Full Tax Option.

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May	3%	----	1%
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June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
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August 31 – Mobile Homes and Business Personal Property

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NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

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Change of
Address

ACCOUNT # R0153405
PARCEL # 0172111400001
TAX DISTRICT: 297

PROPERTY TAX NOTICE

2006 TAXES DUE IN 2007

RANGEVIEW LIBRARY	3.65900	0.00000	\$23.27	LAND	\$21,930	\$6,360.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$20.86	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.55000	0.00000	\$3.50	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	3.22100	0.00000	\$20.49	TOTAL	\$21,930	\$6,360.00
DEBT SERV	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4	4.30000	0.00000	\$27.35	NET TOTAL	\$21,930	\$6,360.00
GENERAL	23.06400	0.00000	\$146.68			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.00000	0.00000	\$0.00			
ROAD/BRDGE	1.30000	0.00000	\$8.27			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$1.63			
SD 27 BOND	18.00000	0.00000	\$114.48			
SD 27 GENERAL	27.56200	0.00000	\$175.30			
SOUTH ADAMS WATER & SANITATION			\$19.73			
TOTAL			\$580.40			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
			\$580.40			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			0.0000000			

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND
THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW
COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE
TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH
AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH
E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN
SITUS ADDRESS: 0 COMMERCE CITY
Additional Legal Desc. On File With Assessor

	No	
FIRST HALF	FEB 28, 2007	\$290.20
SECOND HALF	JUNE 15, 2007	\$290.20
FULL PAYMENT	ARP 30, 2007	\$580.40

CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454



No

R0153405

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2007 [] \$290.20

No

R0153405

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

FIRST HALF DUE BY MAR 2, 2007 []	\$290.20
FULL AMOUNT DUE BY APR 30, 2007 []	\$580.40

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



THE TAXING PROCESS

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OR
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MON - THUR 7:30 am - 5 pm

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Change of Address

ACCOUNT # R0153405
PARCEL # 0172111400001
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2007 TAXES DUE IN 2008

RANGEVIEW LIBRARY DISTRICT	3.50400	0.15500	\$20.43	LAND	\$20,100	\$5,830.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$19.12	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.48700	0.06200	\$2.84	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	0.74600	0.55300	\$4.35	TOTAL	\$20,100	\$5,830.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4	4.30000	0.00000	\$25.07	NET TOTAL	\$20,100	\$5,830.00
GENERAL	22.98900	0.00000	\$134.02			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.00000	0.00000	\$0.00			
ROAD/BRDGE	1.30000	0.00000	\$7.58			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$1.50			
SD 27 BOND	18.00000	0.00000	\$104.94			
SD 27 GENERAL	27.26400	0.00000	\$158.95			
SOUTH ADAMS WATER & SANITATION			\$18.08			
TOTAL			\$513.92			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
			\$513.92			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			0.0000000			

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN				No		
Additional Legal Desc. On File With Assessor				FIRST HALF	FEB 28, 2008	\$256.96
				SECOND HALF	JUNE 15, 2008	\$256.96
				FULL PAYMENT	ARP 30, 2008	\$513.92

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2008 [] \$256.96

No

R0153405

R0153405
CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

FIRST HALF DUE BY MAR 2, 2008 [] \$256.96

FULL AMOUNT DUE BY APR 30, 2008 [] \$513.92

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
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- **Mail** - P.O. Box 869, Brighton, Colorado 80601
- **In Person** - 4430 S. Adams County Parkway, Suite C2436
Brighton, Colorado 80601
(after hours Dropbox in front of building)

OR
ADAMS COUNTY HUMAN SERVICES CENTER
11860 PECOS STREET, SUITE 2481
WESTMINSTER, CO 80234
MON - THUR 7:30 am - 5 pm

WE ACCEPT:

- **Cash**
- **E-Check**
 - All E-check payments (online/phone) are **FREE**
 - A \$20 fee will be charged for all returned and insufficient fund E-Checks
- **Checks**
 - A \$20.00 fee will be charged for all returned and insufficient fund checks
- **Credit Cards**
 - All Credit card payments are subject to a vendor fee of 2.5% of the total payment made or minimum of \$3.95



- **Money Orders**

Total taxes less than \$25.00 must be paid using the Full Tax Option.

Advertising, additional fees, and other legal collection actions may occur after June 15.

Do you have a mortgage?

Please contact your mortgage company to verify that they are paying your taxes. Mortgage companies will contact the Treasurer's Office for payment information on accounts for which they are responsible.

The Delinquent Tax process:

Calculate delinquent interest on current year taxes made after due date as listed in the table below:

Required Date of Payment	Last Day of February	June 15	April 30
Month Paid	Half Tax Option		Full Tax Option*
	1st Installment	2nd Installment	
March	1%	----	----
April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

FINAL PAYMENT DATES TO AVOID PUBLICATION:

August 31 – Mobile Homes and Business Personal Property

September 1 – Real Estate

As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

ATTENTION MOBILE HOME TAXPAYERS:

This property may not be moved without a valid permit or prorated tax receipt and a transportable manufactured home permit from the county Treasurer's office. **Violators shall be prosecuted.**

ADDITIONAL INFORMATION

Tax bills are mailed to the property owner only at the most current address on the County's tax roll.

If this property is covered under a bankruptcy filing, keep this notice for your records. Failure to receive a tax notice does not relieve the owner's responsibility to or liability of paying taxes on time or excuse them from paying the interest due.

Receipts are available online at www.adcotax.com

Prior year taxes must be paid with cash or certified funds.

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW, SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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Change of
Address

ACCOUNT # R0153405
PARCEL # 0172111400001
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2008 TAXES DUE IN 2009

RANGEVIEW LIBRARY DISTRICT	3.65900	0.00000	\$21.33	LAND	\$20,098	\$5,830.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$19.12	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.54000	0.01200	\$3.15	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.30600	0.00000	\$7.61	TOTAL	\$20,098	\$5,830.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4	4.30000	0.00000	\$25.07	NET TOTAL	\$20,098	\$5,830.00
GENERAL	22.89900	0.00000	\$133.51			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.00000	0.00000	\$0.00			
ROAD/BRDGE	1.30000	0.00000	\$7.58			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$1.50			
SD 27 BOND	18.00000	0.00000	\$104.94			
SD 27 GENERAL	27.21500	0.00000	\$158.66			
SOUTH ADAMS WATER & SANITATION			\$18.08			
TOTAL			\$517.72			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			\$517.72			
			0.0000000			

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN				No		
Additional Legal Desc. On File With Assessor				FIRST HALF	FEB 28, 2009	\$258.86
				SECOND HALF	JUNE 15, 2009	\$258.86
				FULL PAYMENT	ARP 30, 2009	\$517.72

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2009 [] \$258.86

No

R0153405

FIRST HALF DUE BY MAR 2, 2009 [] \$258.86

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

FULL AMOUNT DUE BY APR 30, 2009 [] \$517.72

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



THE TAXING PROCESS

Assessor calculates valuation. Contact the Assessor at (720) 523-6038.
Governing boards for tax authorities determine mill levy.
Treasurer collects tax amount due.

PAYMENT DUE DATES

First Half	Second Half	Full Amount
February 28	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

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 - All Credit card payments are subject to a vendor fee of 2.5% of the total payment made or minimum of \$3.95



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Total taxes less than \$25.00 must be paid using the Full Tax Option.

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May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
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FINAL PAYMENT DATES TO AVOID PUBLICATION:

August 31 – Mobile Homes and Business Personal Property

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NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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Change of Address

RANGEVIEW LIBRARY DISTRICT	3.65900	0.00000	\$7.10	LAND	\$6,705	\$1,940.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$6.36	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.42500	0.00000	\$0.82	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.33800	0.00000	\$2.60	TOTAL	\$6,705	\$1,940.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4	4.30000	0.00000	\$8.34	NET TOTAL	\$6,705	\$1,940.00
GENERAL	22.91400	0.00000	\$44.46			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.00000	0.00000	\$0.00			
ROAD/BRDGE	1.30000	0.00000	\$2.52			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$0.50			
SD 27 BOND	18.00000	0.00000	\$34.92			
SD 27 GENERAL	27.28400	0.00000	\$52.93			
SOUTH ADAMS WATER & SANITATION			\$6.02			
TOTAL			\$172.24			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
			\$172.24			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			0.0000000			

SECT,TWN,RNG:11-2-67	DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11	DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN			
Situs Address: 0 COMMERCE CITY					
Additional Legal Desc.: On File With Assessor					
			No		
FIRST HALF	FEB 28, 2010	\$86.12			
SECOND HALF	JUNE 15, 2010	\$86.12			
FULL PAYMENT	ARP 30, 2010	\$172.24			

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2010 [] \$86.12

No

R0153405

FIRST HALF DUE BY MAR 2, 2010 [] \$86.12

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

FULL AMOUNT DUE BY APR 30, 2010 [] \$172.24

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



THE TAXING PROCESS

Assessor calculates **valuation**. Contact the Assessor at (720) 523-6038.
Governing boards for tax authorities determine **mill levy**.
Treasurer collects **tax amount due**.

PAYMENT DUE DATES

First Half	Second Half	Full Amount
February 28	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

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WE ACCEPT:

- **Cash**
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- **Checks**
 - A \$20.00 fee will be charged for all returned and insufficient fund checks
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Total taxes less than \$25.00 must be paid using the Full Tax Option.

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IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW, SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

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Change of
Address

ACCOUNT # R0153405
PARCEL # 0172111400001
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2010 TAXES DUE IN 2011

RANGEVIEW LIBRARY DISTRICT	3.65900	0.00000	\$7.10	LAND	\$6,705	\$1,940.00
CITY OF COMMERCE CITY	3.20600	0.07400	\$6.22	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.42500	0.00000	\$0.82	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.33900	0.00000	\$2.60	TOTAL	\$6,705	\$1,940.00
FIRE DISTRICT 4	4.30000	0.00000	\$8.34	SR EXEMPTION	\$0	\$0.00
GENERAL	22.97300	0.00000	\$44.59	NET TOTAL	\$6,705	\$1,940.00
ROAD/BRDGE	1.30000	0.00000	\$2.52			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$0.50			
SD 27 BOND	18.29500	0.00000	\$35.49			
SD 27 GENERAL	27.40800	0.00000	\$53.17			
SOUTH ADAMS WATER & SANITATION	3.10200	0.00000	\$6.02			
URBAN DRAINAGE SOUTH PLATTE	0.05300	0.03100	\$0.10			
URBAN DRAINAGE & FLOOD CONTROL	0.52300	0.17300	\$1.01			
SOCIAL SERVICES			\$4.56			
TOTAL			\$173.04			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
			\$173.04			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			0.0000000			

No			
SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN	FIRST HALF	FEB 28, 2011	\$86.52
Additional Legal Desc. On File With Assessor	SECOND HALF	JUNE 15, 2011	\$86.52
	FULL PAYMENT	ARP 30, 2011	\$173.04

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

SECOND HALF DUE BY JUNE 15, 2011 [] \$86.52

BOULDER, CO 80301-2454

No

R0153405

FIRST HALF DUE BY MAR 2, 2011 [] \$86.52

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

FULL AMOUNT DUE BY APR 30, 2011 [] \$173.04

BOULDER, CO 80301-2454

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
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Change of Address

ACCOUNT # R0153405
PARCEL # 0172111400001
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2011 TAXES DUE IN 2012

RANGEVIEW LIBRARY DISTRICT	3.65900	0.00000	\$8.31	LAND	\$7,833	\$2,270.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$7.45	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	0.39200	0.00000	\$0.89	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.31900	0.00000	\$2.99	TOTAL	\$7,833	\$2,270.00
FIRE DISTRICT 4	4.30000	0.00000	\$9.76	SR EXEMPTION	\$0	\$0.00
GENERAL	22.89600	0.00000	\$51.98	NET TOTAL	\$7,833	\$2,270.00
ROAD/BRDGE	1.30000	0.00000	\$2.95			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25700	0.00000	\$0.58			
SD 27 BOND	18.32500	0.00000	\$41.60			
SD 27 GENERAL	27.30400	0.00000	\$61.98			
SOUTH ADAMS WATER & SANITATION	3.10200	0.00000	\$7.04			
URBAN DRAINAGE SOUTH PLATTE	0.05700	0.02700	\$0.13			
URBAN DRAINAGE & FLOOD CONTROL	0.56600	0.13000	\$1.28			
SOCIAL SERVICES			\$5.34			
TOTAL			\$202.28			
NET LEVY-->			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
			\$202.28			
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:			0.0000000			

			No
SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN SITUS ADDRESS: 0 COMMERCE CITY			
Additional Legal Desc. On File With Assessor	FIRST HALF	FEB 28, 2012	\$101.14
	SECOND HALF	JUNE 15, 2012	\$101.14
	FULL PAYMENT	ARP 30, 2012	\$202.28

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2012 [] \$101.14

No

R0153405

FIRST HALF DUE BY MAR 2, 2012 [] \$101.14

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

FULL AMOUNT DUE BY APR 30, 2012 [] \$202.28

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



THE TAXING PROCESS

Assessor calculates **valuation**. Contact the Assessor at (720) 523-6038.
Governing boards for tax authorities determine **mill levy**.
Treasurer collects **tax amount due**.

PAYMENT DUE DATES

First Half	Second Half	Full Amount
February 28	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

PAYMENT OPTIONS:

- **Online** - www.adcotax.com
- **Over the Phone** - (720) 523-6160 Option #2
- **Mail** - P.O. Box 869, Brighton, Colorado 80601
- **In Person** - 4430 S. Adams County Parkway, Suite C2436
Brighton, Colorado 80601
(after hours Dropbox in front of building)

OR
ADAMS COUNTY HUMAN SERVICES CENTER
11860 PECOS STREET, SUITE 2481
WESTMINSTER, CO 80234
MON - THUR 7:30 am - 5 pm

WE ACCEPT:

- **Cash**
- **E-Check**
 - All E-check payments (online/phone) are **FREE**
 - A \$20 fee will be charged for all returned and insufficient fund E-Checks
- **Checks**
 - A \$20.00 fee will be charged for all returned and insufficient fund checks
- **Credit Cards**
 - All Credit card payments are subject to a vendor fee of 2.5% of the total payment made or minimum of \$3.95



- **Money Orders**

Total taxes less than \$25.00 must be paid using the Full Tax Option.

Advertising, additional fees, and other legal collection actions may occur after June 15.

Do you have a mortgage?

Please contact your mortgage company to verify that they are paying your taxes. Mortgage companies will contact the Treasurer's Office for payment information on accounts for which they are responsible.

The Delinquent Tax process:

Calculate delinquent interest on current year taxes made after due date as listed in the table below:

Required Date of Payment	Last Day of February	June 15	April 30
Month Paid	Half Tax Option		Full Tax Option*
	1st Installment	2nd Installment	
March	1%	----	----
April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

FINAL PAYMENT DATES TO AVOID PUBLICATION:

August 31 – Mobile Homes and Business Personal Property

September 1 – Real Estate

As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

ATTENTION MOBILE HOME TAXPAYERS:

This property may not be moved without a valid permit or prorated tax receipt and a transportable manufactured home permit from the county Treasurer's office. **Violators shall be prosecuted.**

ADDITIONAL INFORMATION

Tax bills are mailed to the property owner only at the most current address on the County's tax roll.

If this property is covered under a bankruptcy filing, keep this notice for your records. Failure to receive a tax notice does not relieve the owner's responsibility to or liability of paying taxes on time or excuse them from paying the interest due.

Receipts are available online at www.adcotax.com

Prior year taxes must be paid with cash or certified funds.

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW, SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

By signing this form, I understand that all future Notices of Value, Notice of Determination (in case of a protest in value), and Property Tax Notices, as well as any other notices being sent from Adams County, will be sent to the address shown above.

Change of
Address

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Change of
Address

RANGEVIEW LIBRARY DISTRICT	3.65900	0.00000	\$8.31	LAND	\$7,833	\$2,270.00
CITY OF COMMERCE CITY	3.26900	0.01100	\$7.42	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERVANCY	1.85600	0.00300	\$4.21	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.29100	0.01900	\$2.93	TOTAL	\$7,833	\$2,270.00
FIRE DISTRICT 4	4.30000	0.00000	\$9.76	SR EXEMPTION	\$0	\$0.00
ADAMS COUNTY	26.90300	0.00000	\$61.07	NET TOTAL	\$7,833	\$2,270.00
RTD	0.00000	0.00000	\$0.00			
SD 27	45.62900	0.00000	\$103.57			
SOUTH ADAMS WATER & SANITATION	3.10200	0.00000	\$7.04			
URBAN DRAINAGE SOUTH PLATTE	0.05800	0.02600	\$0.13			
URBAN DRAINAGE & FLOOD CONTROL	0.59900	0.09700	\$1.36			

TOTAL	NET LEVY-->	\$205.80
		\$0.00
		\$0.00
		\$0.00
		\$205.80
SB 25 - In absence of State Legislative Funding, your school mill levy would have been:		0.0000000

			No
SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN SITUS ADDRESS: 0 COMMERCE CITY	FIRST HALF	FEB 28, 2013	\$102.90
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	FULL PAYMENT	ARP 30, 2013	\$205.80

CANAL AVENUE PARK LLC
4880 PEARL ST



BOULDER, CO 80301-2454

No

R0153405

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

SECOND HALF DUE BY JUNE 15, 2013 [] \$102.90

No

R0153405

FIRST HALF DUE BY MAR 2, 2013 [] \$102.90

R0153405

CANAL AVENUE PARK LLC
4880 PEARL ST

BOULDER, CO 80301-2454

FULL AMOUNT DUE BY APR 30, 2013 [] \$205.80

LISA L. CULPEPPER, JD
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601
(720) 523-6160



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NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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Change of Address



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0153405	0172111400001	May 2, 2014	Apr 30, 2014	2014-05-02- NetVantage-38649

CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

Situs Address	Payor
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0 COMMERCE CITY

Legal Description

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN CANAL TH SWLY ALG SD NWLY ROW LN AND ALG THE FOL 5 COURSES AND DIST SWLY ALG A CURVE TO LEFT HAV A RAD OF 1183/45 FT C/A OF 38D 16M ARC DIST OF 790/61 FT THE CHD OF SD CURVE BRS S 44D 18M W 775/99 FT TO THE PT OF TANG SD CURVE TH S 25D 10M W 1600 FT TO P C TH SWLY ALG A CURVE TO RT HAV RAD OF 576/62 FT C/A OF 36D 00M ARC DIST OF 362/30 FT THE CHD OF SD CURVE BRS S 43D 10M W 356/37 FT TO P T OF SD CURVE TH S 61D 10M W 200 FT TO P C TH SWLY ALG CURVE TO LEFT HAV A RAD OF 320/44 FT C/A OF 41D 37M ARC DIST OF 232/80 FT THE CHD OF SD CURVE BRS S 40D 21M W 227/72 FT TO A PT ON N ROW LN OF E 104TH AVE TH W 25/70 FT TH S 20 FT TH W 1043/58 FT M/L TO THE TRUE POB EXC THE BURLINGTON DT AND EXC RD (REC NO 2011000055465) 81/9601A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	9,974	2,890	2013	297	96.245

Payments Received

Check \$278.14
Check Number 00110089

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2013	Tax Charge	\$278.14	\$0.00	\$278.14	\$0.00
				\$278.14	\$0.00
Balance Due as of Apr 30, 2014					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION Thank you for your payment!



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R0153405	0172111400001	Apr 28, 2015	2015-04-28-NetVantage-37144

CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

Situs Address	Payor
0 COMMERCE CITY	

Legal Description

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN CANAL TH SWLY ALG SD NWLY ROW LN AND ALG THE FOL 5 COURSES AND DIST SWLY ALG A CURVE TO LEFT HAV A RAD OF 1183/45 FT C/A OF 38D 16M ARC DIST OF 790/61 FT THE CHD OF SD CURVE BRS S 44D 18M W 775/99 FT TO THE PT OF TANG SD CURVE TH S 25D 10M W 1600 FT TO P C TH SWLY ALG A CURVE TO RT HAV RAD OF 576/62 FT C/A OF 36D 00M ARC DIST OF 362/30 FT THE CHD OF SD CURVE BRS S 43D 10M W 356/37 FT TO P T OF SD CURVE TH S 61D 10M W 200 FT TO P C TH SWLY ALG CURVE TO LEFT HAV A RAD OF 320/44 FT C/A OF 41D 37M ARC DIST OF 232/80 FT THE CHD OF SD CURVE BRS S 40D 21M W 227/72 FT TO A PT ON N ROW LN OF E 104TH AVE TH W 25/70 FT TH S 20 FT TH W 1043/58 FT M/L TO THE TRUE POB EXC THE BURLINGTON DT AND EXC RD (REC NO 2011000055465) 81/9601A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	9,974	2,890	2014	297	98.357

Payments Received

Check	\$284.26
Check Number 00030013	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2014	Tax Charge	\$284.26	\$0.00	\$284.26	\$0.00
				\$284.26	\$0.00
Balance Due as of Apr 28, 2015					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION Thank you for your payment!



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0153405	0172111400001	May 2, 2016	Apr 30, 2016	2016-05-02- NetVantage-39089

CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

Situs Address	Payor
0 COMMERCE CITY	

Legal Description

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN CANAL TH SWLY ALG SD NWLY ROW LN AND ALG THE FOL 5 COURSES AND DIST SWLY ALG A CURVE TO LEFT HAV A RAD OF 1183/45 FT C/A OF 38D 16M ARC DIST OF 790/61 FT THE CHD OF SD CURVE BRS S 44D 18M W 775/99 FT TO THE PT OF TANG SD CURVE TH S 25D 10M W 1600 FT TO P C TH SWLY ALG A CURVE TO RT HAV RAD OF 576/62 FT C/A OF 36D 00M ARC DIST OF 362/30 FT THE CHD OF SD CURVE BRS S 43D 10M W 356/37 FT TO P T OF SD CURVE TH S 61D 10M W 200 FT TO P C TH SWLY ALG CURVE TO LEFT HAV A RAD OF 320/44 FT C/A OF 41D 37M ARC DIST OF 232/80 FT THE CHD OF SD CURVE BRS S 40D 21M W 227/72 FT TO A PT ON N ROW LN OF E 104TH AVE TH W 25/70 FT TH S 20 FT TH W 1043/58 FT M/L TO THE TRUE POB EXC THE BURLINGTON DT AND EXC RD (REC NO 2011000055465) 81/9601A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	12,010	3,480	2015	297	99.533

Payments Received

Check	\$346.38
Check Number 00150015	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2015	Tax Charge	\$346.38	\$0.00	\$346.38	\$0.00
				\$346.38	\$0.00
				Balance Due as of Apr 30, 2016	\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION Thank you for your payment!



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0153405	0172111400001	May 2, 2017	Apr 30, 2017	2017-05-02- NetVantage-39152

CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

Situs Address	Payor
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0 COMMERCE CITY

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Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	12,010	3,480	2016	297	100.368

Payments Received

Check \$349.28
Check Number 00070039

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2016	Tax Charge	\$349.28	\$0.00	\$349.28	\$0.00
				\$349.28	\$0.00
Balance Due as of Apr 30, 2017					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION Thank you for your payment!



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0153405	0172111400001	May 1, 2018	Apr 30, 2018	2018-05-01- NetVantage-35505

CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

Situs Address	Payor
0 COMMERCE CITY	

Legal Description

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Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	13,275	3,850	2017	297	99.233

Payments Received

Check	\$382.04
Check Number 00050054	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2017	Tax Charge	\$382.04	\$0.00	\$382.04	\$0.00
				\$382.04	\$0.00
				Balance Due as of Apr 30, 2018	\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
MON - FRI 7 AM - 5 PM

11860 PECOS STREET
WESTMINSTER CO 80234
TUE, WED, THUR 7:30 AM - 5 PM

720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0153405	0172111400001	May 1, 2019	Apr 30, 2019	2019-05-01- NetVantage-34237

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4880 PEARL ST
BOULDER, CO 80301-2454

Situs Address	Payor
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Legal Description

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Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	13,275	3,850	2018	297	105.465

Payments Received

Check \$406.04
Check Number 00100060

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2018	Tax Charge	\$406.04	\$0.00	\$406.04	\$0.00
				\$406.04	\$0.00
Balance Due as of Apr 30, 2019					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
MON - FRI 7 AM - 5 PM

11860 PECOS STREET
WESTMINSTER CO 80234
MON - THUR 7:30 AM - 5 PM

720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R0153405	0172111400001	May 4, 2020	2020-05-04-NetVantage-36634

CANAL AVENUE PARK LLC
4880 PEARL ST
BOULDER, CO 80301-2454

Situs Address	Payor
---------------	-------

0 COMMERCE CITY

Legal Description

SECT,TWN,RNG:11-2-67 DESC: PARC IN THE SE4 AND THE E2 SW4 OF SEC 11 DESC AS FOLS BEG AT THE SW COR OF THE E2 SW4 SD SEC 11 TH N 60 FT TO THE TRUE POB WHICH PT IS ON THE N ROW LN OF E 104TH AVE TH N 1336/08 FT TH N 54D 41M E 2103/79 FT TH E 1144/12 FT TO A PT ON NWLY ROW LN OF O BRIAN CANAL TH SWLY ALG SD NWLY ROW LN AND ALG THE FOL 5 COURSES AND DIST SWLY ALG A CURVE TO LEFT HAV A RAD OF 1183/45 FT C/A OF 38D 16M ARC DIST OF 790/61 FT THE CHD OF SD CURVE BRS S 44D 18M W 775/99 FT TO THE PT OF TANG SD CURVE TH S 25D 10M W 1600 FT TO P C TH SWLY ALG A CURVE TO RT HAV RAD OF 576/62 FT C/A OF 36D 00M ARC DIST OF 362/30 FT THE CHD OF SD CURVE BRS S 43D 10M W 356/37 FT TO P T OF SD CURVE TH S 61D 10M W 200 FT TO P C TH SWLY ALG CURVE TO LEFT HAV A RAD OF 320/44 FT C/A OF 41D 37M ARC DIST OF 232/80 FT THE CHD OF SD CURVE BRS S 40D 21M W 227/72 FT TO A PT ON N ROW LN OF E 104TH AVE TH W 25/70 FT TH S 20 FT TH W 1043/58 FT M/L TO THE TRUE POB EXC THE BURLINGTON DT AND EXC RD (REC NO 2011000055465) 81/9601A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	12,352	3,580	2019	145	104.269

Payments Received

Check \$373.28
Check Number 00090042

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2019	Tax Charge	\$373.28	\$0.00	\$373.28	\$0.00
				\$373.28	\$0.00
				Balance Due as of May 4, 2020	\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
MON - FRI 7 AM - 5 PM

720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

Tax Notices for Former Tax Parcel -015, Years 1999-2002

[see attached]

ACCOUNT # R0075224
PARCEL # 0172111000015
TAX DISTRICT: 297

PROPERTY TAX NOTICE
1999 TAXES DUE IN 2000

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.32600	0.06200	\$7.66	LAND	\$19,910	\$5,780.00
COMMERCE CITY	3.28000	0.00000	\$18.86	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	1.14400	0.00000	\$6.61	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.94900	0.00000	\$11.27	TOTAL	\$19,910	\$5,780.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	2.97900	0.00000	\$17.22	NET TOTAL	\$19,910	\$5,780.00
GENERAL	18.30800	2.27000	\$105.82	MESSAGES		
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.85000	0.00000	\$4.91			
ROAD/BIDGE	1.30000	0.00000	\$7.51			
RTD	0.00000	0.00000	\$0.00			
RTRD & SH	0.25700	0.00000	\$1.49			
S 27 BOND	13.82300	0.00000	\$79.80			
S 27 GEN	34.24500	0.00000	\$197.94			
URBAN DRAINAGE SOUTH PLATTE	0.07200	0.01200	\$0.42			
TOTAL	53.91800		\$485.06			
NET LEVY-->	53.91800		\$485.06			
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$485.06			
0.0000000						

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:
SECT,TWN,RNG:11-2-67 DESC: E2 SW4 EXC RD AND EXC HIWAY AND EXC PARC 54/02A	No
Contact Treasurer's Office immediately if a number appears above.	
PAYMENT	DUE DATE AMOUNT
FIRST HALF	FEB 29, 2000 \$242.53
SECOND HALF	JUNE 15, 2000 \$242.53
FULL PAYMENT	APR 30, 2000 \$485.06
SITUS ADDRESS: 0 #0	

GHA PARTNERSHIP LTD
STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to
the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY,
KEEP THIS NOTICE FOR YOUR RECORDS.

Please see page 2 of this notice for additional information.



RETAIN TOP PORTION FOR YOUR RECORDS



1999 TAXES DUE IN 2000

Unpaid prior year taxes:
No
Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 15th)

☐ Check this box for address
correction. Make changes
on reverse side.

2nd Half Coupon

2

County Treasurer is not responsible
for erroneous payments.

No personal or business checks
accepted after September 30.

Return this coupon and make check payable to:
ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2000 [] \$242.53

PAYMENTS MUST BE IN U.S. FUNDS

Unpaid prior year taxes:
No
Contact Treasurer's Office immediately if a number appears above.

1999 TAXES DUE IN 2000

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

Full Payment or 1st Half Coupon

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ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

FIRST HALF DUE BY FEB 29, 2000 [] \$242.53
FULL AMOUNT DUE BY APR 30, 2000 [] \$485.06

PAYMENTS MUST BE IN U.S. FUNDS

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE 2436
BRIGHTON, COLORADO 80601
(720) 523-6160



The Taxing Process:

Valuation X Mill Levy = Tax amount due

Assessor calculates valuation. Contact the Assessor at 720-523-6038.

Governing boards for tax authorities determine mill levy.

Treasurer collects tax amount due.

Payment due dates

First Half	Second Half	Full Amount
February 29	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

Tax bills are mailed to the property owner only at the most current address on the County's tax roll.

If this property is covered under a bankruptcy filing, keep this notice for your records.

Only half or full payments will be accepted. **Partial payments will be returned.**

Failure to receive a tax notice does not relieve the owner's responsibility to or liability of paying taxes on time or excuse them from paying the interest due

Receipts are available online at www.adcotax.com.

Payment Options:



We accept:

- Cash
- Personal or business checks until September 1

After September 1, all checks must be certified.

Checks are accepted subject to collection. A \$20.00 fee will be charged for all returned and insufficient fund checks.

- Money Orders
- Visa, MasterCard, Discover, and American Express

All credit card payments are subject to a vendor fee of 2.5% of the total payment made.

- E-check

All e-check payments are subject to a \$2.50 fee per transaction.

To make payments in person

- Please visit our office at 4430 South Adams County Parkway, Suite 2436, Brighton, Colorado 80601 or by phone at (720) 523-6160

To make payments online with a check or credit card until September 1 only:

- Please visit our website at www.adcotax.com

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Prior year taxes must be paid with cash or certified funds.

Does your mortgage company pay your property taxes?

Please contact your mortgage company to verify that they are paying your taxes.

Mortgage companies will contact the Treasurer's Office for payment information on accounts for which they are responsible.

The Delinquent Tax process:

Calculate delinquent interest on current year taxes made after due date as listed in the table below:

Required Date of Payment	Last Day of February	June 15	April 30
Month Paid	Half Tax Option		Full Tax Option*
	1st Installment	2nd Installment	
March	1%	----	----
April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

* Total taxes less than \$25.00 must be paid using the Full Tax Option.

Advertising, additional fees, and other legal collection actions may occur after June 15.

Final payment dates to avoid publication:

August 31 - Mobile Homes and Business Personal Property

September 15 - Real Estate

As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

Real Estate and some Manufactured Homes have a three year redemption period.

Mobile Homes and some Manufactured Homes have a one year redemption period.

ALL REDEMPTIONS ARE REQUIRED TO BE PAID IN CASH OR CERTIFIED FUNDS.

ATTENTION MOBILE HOME TAXPAYERS:

This property may not be moved without a valid permit or prorated tax receipt and a transportable manufactured home permit from the county Treasurer's office.

Violators shall be prosecuted.

4/6 12/22/19

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW,
SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

By signing this form, I understand that all future Notices of Value, Notice of Determination (in case of a protest in value), and Property Tax Notices, as well as any other notices being sent from Adams county, will be sent to the address shown above.

**Change of
Address**

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**Change of
Address**

ACCOUNT # R0075224
PARCEL # 0172111000015
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2000 TAXES DUE IN 2001

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.29600	0.09200	\$7.49	LAND	\$19,910	\$5,780.00
COMMERCE CITY	3.18200	0.09800	\$18.39	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	1.11700	0.00000	\$6.46	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.90000	0.00000	\$10.98	TOTAL	\$19,910	\$5,780.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	2.97900	0.00000	\$17.22	NET TOTAL	\$19,910	\$5,780.00
GENERAL	19.47200	0.86900	\$112.55	MESSAGES		
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.85000	0.00000	\$4.91			
ROAD/BIDGE	1.30000	0.00000	\$7.51			
RTD	0.00000	0.00000	\$0.00			
RTRD & SH	0.25700	0.00000	\$1.49			
S 27 BOND	17.40000	0.00000	\$100.57			
S 27 GEN	37.18100	0.00000	\$214.91			
URBAN DRAINAGE SOUTH PLATTE	0.07300	0.01100	\$0.42			
TOTAL			\$528.31			
NET LEVY-->	\$1,403.00					
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$528.31			
0.0000000						

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:
SECT,TWN,RNG:11-2-67 DESC: E2 SW4 EXC RD AND EXC HIWAY AND EXC PARC 54/02A	No
	Contact Treasurer's Office immediately if a number appears above.
	PAYMENT DUE DATE AMOUNT
	FIRST HALF FEB 29, 2001 \$264.15
	SECOND HALF JUNE 15, 2001 \$264.16
	FULL PAYMENT APR 30, 2001 \$528.31
SITUS ADDRESS: 0 #0	

GHA PARTNERSHIP LTD
STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to
the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY,
KEEP THIS NOTICE FOR YOUR RECORDS.

Please see page 2 of this notice for additional information.



RETAIN TOP PORTION FOR YOUR RECORDS

2000 TAXES DUE IN 2001



Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 15th)

☐ Check this box for address
correction. Make changes
on reverse side.

2nd Half Coupon

2

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ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2001 [] \$264.16

PAYMENTS MUST BE IN U.S. FUNDS

2000 TAXES DUE IN 2001



Unpaid prior year taxes:

No

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ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

FIRST HALF DUE BY FEB 29, 2001 [] \$264.15

FULL AMOUNT DUE BY APR 30, 2001 [] \$528.31

PAYMENTS MUST BE IN U.S. FUNDS

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE 2436
BRIGHTON, COLORADO 80601
(720) 523-6160



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April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

* Total taxes less than \$25.00 must be paid using the Full Tax Option.

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4/6 12/22/19

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW,
SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

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**Change of
Address**

ACCOUNT # R0075224
PARCEL # 0172111000015
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2001 TAXES DUE IN 2002

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.38800	0.00000	\$9.09	LAND	\$22,580	\$6,550.00
COMMERCE CITY	3.28000	0.00000	\$21.48	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	0.87100	0.00000	\$5.70	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.42800	0.00000	\$9.35	TOTAL	\$22,580	\$6,550.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	2.64300	0.00000	\$17.31	NET TOTAL	\$22,580	\$6,550.00
GENERAL	19.26300	2.95300	\$126.19	MESSAGES		
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.73700	0.11300	\$4.83			
ROAD/BRIDGE	1.12700	0.17300	\$7.38			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.22200	0.03500	\$1.45			
S 27 BOND	14.32900	0.00000	\$93.85			
S 27 GEN	32.68800	0.00000	\$214.10			
URBAN DRAINAGE SOUTH PLATTE	0.06900	0.01500	\$0.45			
TOTAL	80.72800		\$528.95			
NET LEVY-->	80.72800		\$528.95			
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$528.95			
0.0000000						

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:
SECT,TWN,RNG:11-2-67 DESC: E2 SW4 EXC RD AND EXC HIWAY AND EXC PARC 54/02A	No
Contact Treasurer's Office immediately if a number appears above.	
PAYMENT	DUE DATE AMOUNT
FIRST HALF	FEB 29, 2002 \$264.47
SECOND HALF	JUNE 15, 2002 \$264.48
FULL PAYMENT	APR 30, 2002 \$528.95
SITUS ADDRESS: 0 #0	

GHA PARTNERSHIP LTD
STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

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RETAIN TOP PORTION FOR YOUR RECORDS

2001 TAXES DUE IN 2002



Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 15th)

☐ Check this box for address
correction. Make changes
on reverse side.

2nd Half Coupon

2

County Treasurer is not responsible
for erroneous payments.

No personal or business checks
accepted after September 30.

Return this coupon and make check payable to:
ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2002 [] \$264.48

PAYMENTS MUST BE IN U.S. FUNDS

2001 TAXES DUE IN 2002



Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

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Full Payment or 1st Half Coupon

1

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ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

FIRST HALF DUE BY FEB 29, 2002 [] \$264.47

FULL AMOUNT DUE BY APR 30, 2002 [] \$528.95

PAYMENTS MUST BE IN U.S. FUNDS

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE 2436
BRIGHTON, COLORADO 80601
(720) 523-6160



The Taxing Process:

Valuation X Mill Levy = Tax amount due

Assessor calculates valuation. Contact the Assessor at 720-523-6038.

Governing boards for tax authorities determine mill levy.

Treasurer collects tax amount due.

Payment due dates

First Half	Second Half	Full Amount
February 29	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

Tax bills are mailed to the property owner only at the most current address on the County's tax roll.

If this property is covered under a bankruptcy filing, keep this notice for your records.

Only half or full payments will be accepted. **Partial payments will be returned.**

Failure to receive a tax notice does not relieve the owner's responsibility to or liability of paying taxes on time or excuse them from paying the interest due

Receipts are available online at www.adcotax.com.

Payment Options:



We accept:

- Cash
- Personal or business checks until September 1

After September 1, all checks must be certified.

Checks are accepted subject to collection. A \$20.00 fee will be charged for all returned and insufficient fund checks.

- Money Orders
- Visa, MasterCard, Discover, and American Express

All credit card payments are subject to a vendor fee of 2.5% of the total payment made.

- E-check

All e-check payments are subject to a \$2.50 fee per transaction.

To make payments in person

- Please visit our office at 4430 South Adams County Parkway, Suite 2436, Brighton, Colorado 80601 or by phone at (720) 523-6160

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Prior year taxes must be paid with cash or certified funds.

Does your mortgage company pay your property taxes?

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The Delinquent Tax process:

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May	3%	----	1%
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June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

* Total taxes less than \$25.00 must be paid using the Full Tax Option.

Advertising, additional fees, and other legal collection actions may occur after June 15.

Final payment dates to avoid publication:

August 31 - Mobile Homes and Business Personal Property

September 15 - Real Estate

As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

Real Estate and some Manufactured Homes have a three year redemption period.

Mobile Homes and some Manufactured Homes have a one year redemption period.

ALL REDEMPTIONS ARE REQUIRED TO BE PAID IN CASH OR CERTIFIED FUNDS.

ATTENTION MOBILE HOME TAXPAYERS:

This property may not be moved without a valid permit or prorated tax receipt and a transportable manufactured home permit from the county Treasurer's office.

Violators shall be prosecuted.

4/6 12/22/19

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW,
SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

By signing this form, I understand that all future Notices of Value, Notice of Determination (in case of a protest in value), and Property Tax Notices, as well as any other notices being sent from Adams county, will be sent to the address shown above.

**Change of
Address**

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**Change of
Address**

ACCOUNT # R0075224
PARCEL # 0172111000015
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2002 TAXES DUE IN 2003

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.39100	0.00000	\$9.11	LAND	\$22,580	\$6,550.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$21.48	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	0.87100	0.00000	\$5.71	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	3.85000	0.00000	\$25.22	TOTAL	\$22,580	\$6,550.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	4.30000	0.00000	\$28.17	NET TOTAL	\$22,580	\$6,550.00
GENERAL	21.11300	0.45100	\$138.27	MESSAGES		
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.83200	0.01800	\$5.45			
ROAD/BIDGE	1.27300	0.02700	\$8.34			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25200	0.00500	\$1.05			
S 27 BOND	14.71300	0.00000	\$96.37			
S 27 GEN	32.30300	0.00000	\$211.59			
URBAN DRAINAGE SOUTH PLATTE	0.07100	0.01300	\$0.47			
TOTAL			\$574.31			
NET LEVY-->	87.08000		\$574.31			
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$574.31			
0.0000000						

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:
SECT,TWN,RNG:11-2-67 DESC: E2 SW4 EXC RD AND EXC HIWAY AND EXC PARC 54/02A	No
Contact Treasurer's Office immediately if a number appears above.	
PAYMENT	DUE DATE AMOUNT
FIRST HALF	FEB 29, 2003 \$287.15
SECOND HALF	JUNE 15, 2003 \$287.16
FULL PAYMENT	APR 30, 2003 \$574.31
SITUS ADDRESS: 0 #0	

GHA PARTNERSHIP LTD
STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.

Please see page 2 of this notice for additional information.



RETAIN TOP PORTION FOR YOUR RECORDS

2002 TAXES DUE IN 2003



Unpaid prior year taxes:

No

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RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 15th)

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2nd Half Coupon

2

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ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2003 [] \$287.16

PAYMENTS MUST BE IN U.S. FUNDS

2002 TAXES DUE IN 2003



Unpaid prior year taxes:

No

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ACCOUNT NUMBER
R0075224

PROPERTY R0075224
OWNER GHA PARTNERSHIP LTD
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RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

FIRST HALF DUE BY FEB 29, 2003 [] \$287.15

FULL AMOUNT DUE BY APR 30, 2003 [] \$574.31

PAYMENTS MUST BE IN U.S. FUNDS

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE 2436
BRIGHTON, COLORADO 80601
(720) 523-6160



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- Money Orders
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- E-check

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4/6 12/22/19

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SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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Change of Address

Tax Notices for Former Tax Parcel -006, Years 1999-2002

[see attached]

ACCOUNT # R0075217
PARCEL # 0172111000006
TAX DISTRICT: 297

PROPERTY TAX NOTICE
1999 TAXES DUE IN 2000

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.32600	0.06200	\$5.53	LAND	\$14,380	\$4,170.00
COMMERCE CITY	3.28000	0.00000	\$13.68	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	1.14400	0.00000	\$4.77	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.94900	0.00000	\$8.13	TOTAL	\$14,380	\$4,170.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	2.97900	0.00000	\$12.42	NET TOTAL	\$14,380	\$4,170.00
GENERAL	18.30800	2.27000	\$76.36			
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.85000	0.00000	\$3.54			
ROAD/BRIDGE	1.30000	0.00000	\$5.42			
RTD	0.00000	0.00000	\$0.00			
RTRD & SH	0.25700	0.00000	\$1.07			
S 27 BOND	13.82300	0.00000	\$57.64			
S 27 GEN	34.24500	0.00000	\$142.80			
URBAN DRAINAGE SOUTH PLATTE	0.07200	0.01200	\$0.30			
TOTAL			\$349.94			
NET LEVY-->	53.91800		\$349.94			
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$349.94			
		0.0000000				

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:
SECT,TWN,RNG:11-2-67 DESC: SE4 EXC ROWS FOR RDS DTS AND RR AND EXC 1/551 ACRES TO STATE HWAY 135/449A	No
	Contact Treasurer's Office immediately if a number appears above.
	PAYMENT DUE DATE AMOUNT
	FIRST HALF FEB 29, 2000 \$174.97
	SECOND HALF JUNE 15, 2000 \$174.97
	FULL PAYMENT APR 30, 2000 \$349.94
SITUS ADDRESS: 0 #0	

G H A PARTNERSHIP LTD
STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

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1999 TAXES DUE IN 2000



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BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER
R0075217

PROPERTY R0075217
OWNER G H A PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2000 [] \$174.97

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September	7%	4%	5%
October	8%	5%	6%
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4/6 12/22/19

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NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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Change of Address

ACCOUNT # R0075217
PARCEL # 0172111000006
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2000 TAXES DUE IN 2001

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.29600	0.09200	\$5.40	LAND	\$14,380	\$4,170.00
COMMERCE CITY	3.18200	0.09800	\$13.27	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	1.11700	0.00000	\$4.66	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.90000	0.00000	\$7.92	TOTAL	\$14,380	\$4,170.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	2.97900	0.00000	\$12.42	NET TOTAL	\$14,380	\$4,170.00
GENERAL	19.47200	0.86900	\$81.21	MESSAGES		
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.85000	0.00000	\$3.54			
ROAD/BIDGE	1.30000	0.00000	\$5.42			
RTD	0.00000	0.00000	\$0.00			
RTRD & SH	0.25700	0.00000	\$1.07			
S 27 BOND	17.40000	0.00000	\$72.56			
S 27 GEN	37.18100	0.00000	\$155.04			
URBAN DRAINAGE SOUTH PLATTE	0.07300	0.01100	\$0.30			
TOTAL			\$381.14			
NET LEVY-->	\$1,403.00					
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$381.14			
0.0000000						

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:
SECT,TWN,RNG:11-2-67 DESC: SE4 EXC ROWS FOR RDS DTS AND RR AND EXC 1/551 ACRES TO STATE HWAY 135/449A	No
	Contact Treasurer's Office immediately if a number appears above.
	PAYMENT DUE DATE AMOUNT
	FIRST HALF FEB 29, 2001 \$190.57
	SECOND HALF JUNE 15, 2001 \$190.57
	FULL PAYMENT APR 30, 2001 \$381.14
SITUS ADDRESS: 0 #0	

G H A PARTNERSHIP LTD
STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.

Please see page 2 of this notice for additional information.



RETAIN TOP PORTION FOR YOUR RECORDS

2000 TAXES DUE IN 2001



Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 15th)

☐ Check this box for address correction. Make changes on reverse side.

2nd Half Coupon

2

County Treasurer is not responsible for erroneous payments.

No personal or business checks accepted after September 30.

Return this coupon and make check payable to:
ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER
R0075217

PROPERTY R0075217
OWNER G H A PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2001 [] \$190.57

PAYMENTS MUST BE IN U.S. FUNDS

2000 TAXES DUE IN 2001



Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

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Full Payment or 1st Half Coupon

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PROPERTY R0075217
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DENVER, CO 80202

FIRST HALF DUE BY FEB 29, 2001 [] \$190.57

FULL AMOUNT DUE BY APR 30, 2001 [] \$381.14

PAYMENTS MUST BE IN U.S. FUNDS

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE 2436
BRIGHTON, COLORADO 80601
(720) 523-6160



The Taxing Process:

Valuation X Mill Levy = Tax amount due

Assessor calculates valuation. Contact the Assessor at 720-523-6038.

Governing boards for tax authorities determine mill levy.

Treasurer collects tax amount due.

Payment due dates

First Half	Second Half	Full Amount
February 29	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR TAXES.

If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

Tax bills are mailed to the property owner only at the most current address on the County's tax roll.

If this property is covered under a bankruptcy filing, keep this notice for your records.

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Receipts are available online at www.adcotax.com.

Payment Options:



We accept:

- Cash
- Personal or business checks until September 1

After September 1, all checks must be certified.

Checks are accepted subject to collection. A \$20.00 fee will be charged for all returned and insufficient fund checks.

- Money Orders
- Visa, MasterCard, Discover, and American Express

All credit card payments are subject to a vendor fee of 2.5% of the total payment made.

- E-check

All e-check payments are subject to a \$2.50 fee per transaction.

To make payments in person

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May	3%	----	1%
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June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

* Total taxes less than \$25.00 must be paid using the Full Tax Option.

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Final payment dates to avoid publication:

August 31 - Mobile Homes and Business Personal Property

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As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

Real Estate and some Manufactured Homes have a three year redemption period.

Mobile Homes and some Manufactured Homes have a one year redemption period.

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ATTENTION MOBILE HOME TAXPAYERS:

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Violators shall be prosecuted.

4/6 12/22/19

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW,
SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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Address**

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**Change of
Address**

ACCOUNT # R0075217
PARCEL # 0172111000006
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2001 TAXES DUE IN 2002

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.38800	0.00000	\$4.61	LAND	\$11,460	\$3,320.00
COMMERCE CITY	3.28000	0.00000	\$10.89	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	0.87100	0.00000	\$2.89	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	1.42800	0.00000	\$4.74	TOTAL	\$11,460	\$3,320.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	2.64300	0.00000	\$8.77	NET TOTAL	\$11,460	\$3,320.00
GENERAL	19.26300	2.95300	\$63.95	MESSAGES		
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.73700	0.11300	\$2.45			
ROAD/BRIDGE	1.12700	0.17300	\$3.74			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.22200	0.03500	\$0.74			
S 27 BOND	14.32900	0.00000	\$47.57			
S 27 GEN	32.68800	0.00000	\$108.52			
URBAN DRAINAGE SOUTH PLATTE	0.06900	0.01500	\$0.23			
TOTAL	80.72800		\$268.11			
NET LEVY-->	80.72800		\$268.11			
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$268.11			
0.0000000						

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:	
SECT,TWN,RNG:11-2-67 DESC: SE4 EXC ROWS FOR RDS DTS AND RR AND EXC 1/551 ACRES TO STATE HWAY 135/449A	No	
Contact Treasurer's Office immediately if a number appears above.		
PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 29, 2002	\$134.05
SECOND HALF	JUNE 15, 2002	\$134.06
FULL PAYMENT	APR 30, 2002	\$268.11
SITUS ADDRESS: 0 #0		

G H A PARTNERSHIP LTD
STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to
the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY,
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RETAIN TOP PORTION FOR YOUR RECORDS

2001 TAXES DUE IN 2002



Unpaid prior year taxes:

No

Contact Treasurer's Office immediately if a number appears above.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (Due by June 15th)

☐ Check this box for address
correction. Make changes
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2nd Half Coupon

2

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for erroneous payments.

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Return this coupon and make check payable to:
ADAMS COUNTY TREASURER
P.O. BOX 869
BRIGHTON, COLORADO 80601-0869

ACCOUNT NUMBER
R0075217

PROPERTY R0075217
OWNER G H A PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2002 [] \$134.06

PAYMENTS MUST BE IN U.S. FUNDS

2001 TAXES DUE IN 2002



Unpaid prior year taxes:

No

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RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEB. 28TH) OR FULL PAYMENT (DUE APRIL 30TH)

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ACCOUNT NUMBER
R0075217

PROPERTY R0075217
OWNER G H A PARTNERSHIP LTD
OF STEVEN J HAHN
RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

FIRST HALF DUE BY FEB 29, 2002 [] \$134.05

FULL AMOUNT DUE BY APR 30, 2002 [] \$268.11

PAYMENTS MUST BE IN U.S. FUNDS

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY, SUITE 2436
BRIGHTON, COLORADO 80601
(720) 523-6160



The Taxing Process:

Valuation X Mill Levy = Tax amount due

Assessor calculates valuation. Contact the Assessor at 720-523-6038.

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Treasurer collects tax amount due.

Payment due dates

First Half	Second Half	Full Amount
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Receipts are available online at www.adcotax.com.

Payment Options:



We accept:

- Cash
- Personal or business checks until September 1

After September 1, all checks must be certified.

Checks are accepted subject to collection. A \$20.00 fee will be charged for all returned and insufficient fund checks.

- Money Orders
- Visa, MasterCard, Discover, and American Express

All credit card payments are subject to a vendor fee of 2.5% of the total payment made.

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	1st Installment	2nd Installment	
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April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
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December	10%	7%	8%

* Total taxes less than \$25.00 must be paid using the Full Tax Option.

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Final payment dates to avoid publication:

August 31 - Mobile Homes and Business Personal Property

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ATTENTION MOBILE HOME TAXPAYERS:

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Violators shall be prosecuted.

4/6 12/22/19

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW,
SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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**Change of
Address**

ACCOUNT # R0075217
PARCEL # 0172111000006
TAX DISTRICT: 297

PROPERTY TAX NOTICE
2002 TAXES DUE IN 2003

BRIGITTE GRIMM
ADAMS COUNTY TREASURER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE C2436
BRIGHTON, COLORADO 80601



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
ADAMS LIBRARY	1.39100	0.00000	\$4.62	LAND	\$11,460	\$3,320.00
CITY OF COMMERCE CITY	3.28000	0.00000	\$10.89	BUILDINGS/IMPROVE	\$0	\$0.00
CENTRAL COLO WATER CONSERV	0.87100	0.00000	\$2.89	PERSONAL	\$0	\$0.00
CENTRAL COLO GROUND WATER SUBD	3.85000	0.00000	\$12.78	TOTAL	\$11,460	\$3,320.00
DEBT SERVC	0.00000	0.00000	\$0.00	SR EXEMPTION	\$0	\$0.00
FIRE DISTRICT 4 SOUTH ADAMS	4.30000	0.00000	\$14.28	NET TOTAL	\$11,460	\$3,320.00
GENERAL	21.11300	0.45100	\$70.09	MESSAGES		
INSURANCE CLAIM	0.00000	0.00000	\$0.00			
RETIREMENT	0.83200	0.01800	\$2.76			
ROAD/BIDGE	1.27300	0.02700	\$4.23			
RTD	0.00000	0.00000	\$0.00			
DEVELOPMENTALLY DISABLED	0.25200	0.00500	\$0.04			
S 27 BOND	14.71300	0.00000	\$48.85			
S 27 GEN	32.30300	0.00000	\$107.25			
URBAN DRAINAGE SOUTH PLATTE	0.07100	0.01300	\$0.24			
TOTAL			\$291.11			
NET LEVY-->	87.08000		\$291.11			
LATE FILING FEE			\$0.00			
SPECIAL ASSESSMENT			\$0.00			
SENIOR HOMESTEAD EXEMP			\$0.00			
GRAND TOTAL			\$291.11			
0.0000000						

LEGAL DESCRIPTION OF PROPERTY	Unpaid prior year taxes:	
SECT,TWN,RNG:11-2-67 DESC: SE4 EXC ROWS FOR RDS DTS AND RR AND EXC 1/551 ACRES TO STATE HWAY 135/449A	No	
Contact Treasurer's Office immediately if a number appears above.		
PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 29, 2003	\$145.55
SECOND HALF	JUNE 15, 2003	\$145.56
FULL PAYMENT	APR 30, 2003	\$291.11
SITUS ADDRESS: 0 #0		

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STEVEN J HAHN
717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

Make Checks Payable To: Adams County Treasurer

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RETAIN TOP PORTION FOR YOUR RECORDS

2002 TAXES DUE IN 2003



Unpaid prior year taxes:

No

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2nd Half Coupon

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ACCOUNT NUMBER
R0075217

PROPERTY R0075217
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RECORD 717 SEVENTEENTH ST SUITE 1520
DENVER, CO 80202

SECOND HALF DUE BY JUNE 15, 2003 [] \$145.56

PAYMENTS MUST BE IN U.S. FUNDS

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4/6 12/22/19

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NEW ADDRESS _____

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SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____

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TELEPHONE NO. _____

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Change of Address

DEED (APPLICANT-OWNED PROPERTY)

[see attached]

AFTER RECORDING RETURN TO:

BROWNSTEIN HYATT FARBER SCHRECK, LLP
410 17TH STREET, SUITE 2200
DENVER, COLORADO 80202
ATTN: BLAIR E. LICHTENFELS

DOC FEE 1510.03

SPECIAL WARRANTY DEED

THIS DEED, made this 21 day of December, 2020, is between CANAL AVENUE PARK, LLC, a Colorado limited liability company (the "**Grantor**"), whose street address is 4880 Pearl Street, Boulder, Colorado 80301 to 104 Commerce Park 1, LLC, a Delaware limited liability company (the "**Grantee**"), whose street address is c/o Trammell Crow Company, 1225 17th Street, Suite 3175, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors, transferees and assigns forever, the real property, together with improvements, if any (collectively, the "**Real Property**"), situate, lying and being in the City of Commerce City, County of Adams, State of Colorado, described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or right to use easements relating to the Real Property, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained Real Property, with the hereditaments and appurtenances; reserving, however, unto Grantor, its successors and assigns all of Grantor's right, title and interest, if any, in and to oil, gas and other minerals located on or under the Real Property and oil, gas and mineral rights appurtenant to the Real Property (collectively, the "**Mineral Interests**"), provided that Grantor, for itself and its successors and assigns with respect to any right, title or interest of Grantor in and to either the Real Property or Mineral Interests (collectively, "**Grantor Parties**"), hereby permanently and unconditionally relinquishes and waives any rights of Grantor and any Grantor Parties to enter upon, occupy, use, possess or disturb the surface of all or part of the Real Property for any reason or purpose including, without limitation, in connection with the utilization, development, production, extraction, manufacture and/or sale of the Mineral Interests.

TO HAVE AND TO HOLD the said Real Property above bargained and described with the appurtenances, unto the Grantee, its successors, transferees and assigns forever. The Grantor, for itself, and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Real Property in the quiet and peaceable possession of the Grantee, its successors, transferees and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except and subject to the matters set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference.

[signature page follows]

70641377

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed on the day and year first above written.

GRANTOR:

CANAL AVENUE PARK, LLC,
a Colorado limited liability company

By: *James W. Fitzgerald*
Name: James W. Fitzgerald
Title: Managing Member

STATE OF COLORADO)
COUNTY OF Boulder) ss.

The foregoing instrument was acknowledged before me this 9th day of October, 2020, by James W. Fitzgerald as the managing member of CANAL AVENUE PARK, LLC, a Colorado limited liability company

Witness my hand and official seal.

My commission expires: May 13, 2022

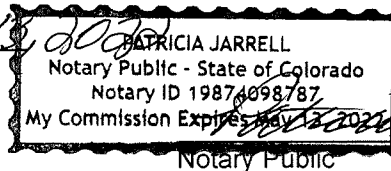


EXHIBIT "A" to the Deed

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 00°07'12" WEST ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 00°07'12" WEST CONTINUING ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1336.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 76; THENCE NORTH 54°41'36" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 89°55'50" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE O'BRIEN CANAL AS DESCRIBED IN BOOK 35 AT PAGE 112; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF 38°16'37", AN ARC DISTANCE OF 790.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44°18'18" WEST, A DISTANCE OF 775.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 2) SOUTH 25°10'00" WEST 1600.00 FEET TO A POINT OF CURVE;
- 3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF 36°00'00", AN ARC DISTANCE OF 362.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 43°10'00" WEST, A DISTANCE OF 356.37 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 4) SOUTH 61°10'00" WEST, 200.00 FEET TO A POINT OF CURVE;
- 5) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 41°37'32", AN ARC DISTANCE OF 232.80 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 40°21'14" WEST, A DISTANCE OF 227.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 90°00'00" WEST DEPARTING SAID NORTHWESTERLY CANAL RIGHT OF WAY LINE, A DISTANCE OF 25.70 FEET;

THENCE SOUTH 00°00'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1043.58 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN BOOK A11 AT PAGE 422 KNOWN AS BURLINGTON DITCH;

ALSO EXCEPTING THEREFROM THE LAND CONVEYED TO CITY OF COMMERCE CITY, COLORADO IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41 AND IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055465.

PARCEL 2:

AN EASEMENT FOR THE PURPOSES OF ACCESS, PARKING, FARMING AND LANDSCAPING AS RESERVED IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT "B" to the Deed

PERMITTED EXCEPTIONS

1. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE BURLINGTON DITCH, WHICH MAY BE CLAIMED BY THE OWNER OF SAID DITCH, AS DISCLOSED BY DEED RECORDED AUGUST 11, 1886 IN BOOK A11 AT PAGE 422.
3. ANY AND ALL RIGHTS RELATING TO THE O'BRIEN CANAL, WHICH IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY DEED RECORDED SEPTEMBER 20, 1909 IN BOOK 35 AT PAGE 112.
4. EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AN FROM ANY PART OF THE ADJOINING HIGHWAY AS GRANTED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN ACCESS DEED RECORDED JULY 03, 1956 IN BOOK 616 AT PAGE 470 AND DEED RECORDED JULY 19, 1956 IN BOOK 619 AT PAGE 432.
5. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 09, 1997 IN BOOK 5098 AT PAGE 380.
(AFFECTS PARCEL 2 ONLY)
6. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41.
(AFFECTS PARCEL 2 ONLY)
7. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 08, 2003, UNDER RECEPTION NO. C1122809. NONE DUE AND PAYABLE AS OF THE DATE THIS DEED IS RECORDED.
8. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SLOPE EASEMENT RECORDED JUNE 18, 2007 UNDER RECEPTION NO. 2007000058529.
9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF NON-EXCLUSIVE UTILITY EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055466.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055467.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055468.

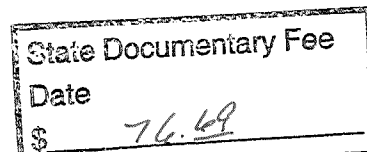
12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT SLOPE EASEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055469.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER RESOURCES AGREEMENT RECORDED MARCH 31, 2011 UNDER RECEPTION NO. 2011000020681 and FIRST AMENDMENT TO WATER RESOURCES AGREEMENT RECORDED JANUARY 09, 2013 UNDER RECEPTION NO. 2013000002520.
ASSIGNMENT AND BILL OF SALE (GSA ERUs UNDER WATER RESOURCES AGREEMENT) RECORDED CONTEMPORANEOUSLY HEREWITH.
14. OIL AND GAS LEASE RECORDED JANUARY 05, 2018 UNDER RECEPTION NO. 2018000001807 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
AMENDMENT TO OIL AND GAS LEASE RELINQUISHING SURFACE ACCESS RIGHTS RECORDED CONTEMPORANEOUSLY HEREWITH.
15. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CANAL AVENUE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 03, 2018, UNDER RECEPTION NO. 2018000096406. NONE DUE AND PAYABLE AS OF THE DATE THIS DEED IS RECORDED.
16. OIL AND GAS RIGHTS AS RESERVED IN DEED RECORDED JULY 17, 1974 IN BOOK 1942 AT PAGE 714.
17. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED OCTOBER 7, 2020 PREPARED BY R.W. BAYER & ASSOCIATES, INC., JOB #2020-025, FILE NO. 11-27-15L:
A. TELEPHONE LINES, SANITARY SEWER LINE AND ELECTRIC LINE LOCATED ALONG THE SOUTHERLY BOUNDARY AND A PORTION OF THE WESTERLY BOUNDARY OF THE LAND, BUT NOT WITHIN A RECORDED EASEMENT FOR SUCH PURPOSES.
B. THE FENCE LOCATED NEAR THE NORTH LINE OF THE LAND DOES NOT COINCIDE WITH SAID NORTH BOUNDARY LINE.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RELATED TO REAL PROPERTY RIGHTS RECORDED SEPTEMBER 17, 2020 UNDER RECEPTION NO. 2020000092949.

DEED

(BURLINGTON ENTITY PROPERTY]

[see attached]

AFTER RECORDING RETURN TO:
BROWNSTEIN HYATT FARBER SCHRECK, LLP
410 17TH STREET, SUITE 2200
DENVER, COLORADO 80202
ATTN: BLAIR E. LICHTENFELS



QUITCLAIM DEED

THIS DEED is dated March 26, 2021, and is made between **The Burlington Ditch Reservoir and Land Company**, a Colorado mutual ditch company, as grantor, and **104 Commerce Park 1, LLC**, a Delaware limited liability company, as grantee. Grantee's legal address is c/o Trammell Crow Company, 1225 17th Street, Suite 3175, Denver, Colorado 80202.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the City of Commerce City, County of Adams and State of Colorado, described as follows:

See Exhibit A attached hereto and incorporated herein (the "PROPERTY"),

which such Property includes the "DEVELOPER PROPERTY" described and defined in Exhibit A, and the "EXISTING CANAL SITE" also described and defined in Exhibit A; further, **excepting from the Existing Canal Site, and expressly reserved to Grantor with respect to the Existing Canal Site**, (a) all of Grantor's right, title and interest in and to (i) all water and water rights appurtenant to, on, underlying or associated with the Property, whether decreed or undecreed, whether tributary, non-tributary, or not non-tributary, and whether appropriated, conditionally appropriated, or unappropriated, and (ii) all subsurface and other rights to oil, gas, and other minerals and mineral interests, and related interests in rents, profits, royalties, and other income.

Grantor hereby agrees not to enter the surface of the Property, or permit any third parties to enter the surface of the Property, to explore, drill for, produce, extract or enjoy water, oil, gas or other minerals or for any related purpose. Grantor, for itself and its successors and assigns, hereby reserves and excepts a subsurface easement and right-of-way to drill beneath the surface of the Existing Canal Site from other lands to access water, oil, gas or other minerals located under the Existing Canal Site or to access water, oil, gas or other minerals under other lands, and nothing herein provided shall limit any and all rights which Grantor, and its successors and assigns may have to drill beneath the surface of the Existing Canal Site from other lands for the purpose of extraction of water, oil, gas or other minerals; provided that Grantor's penetration of the Existing Canal Site's subsurface shall not cause any subsidence or other disturbance negatively affecting the surface use and enjoyment of the Property.

The Property is also known by street address as: N/A
and assessor's schedule or parcel number: N/A

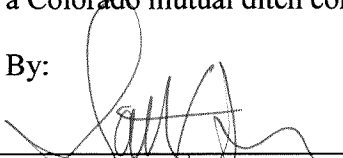


TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its General Manager, and its corporate seal to be affixed, attested by its Corporate Secretary, on the date set forth above.

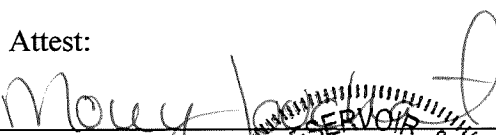
THE BURLINGTON DITCH RESERVOIR AND LAND COMPANY,
a Colorado mutual ditch company

By:



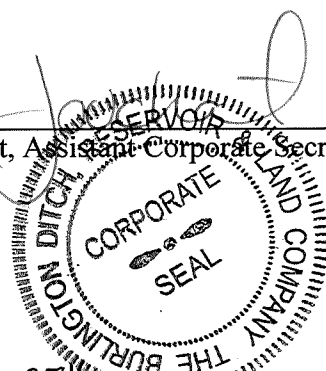
Scott Edgar, General Manager

Attest:



Molly Lockhart, Assistant Corporate Secretary

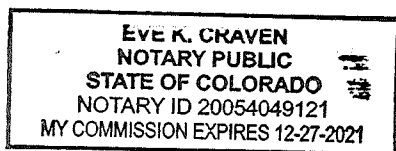
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

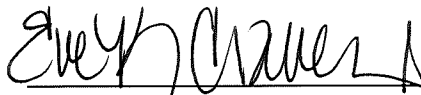


The foregoing instrument was acknowledged before me this 25 day of March, 2021, by Scott Edgar as General Manager and Molly Lockhart as Assistant Corporate Secretary of The Burlington Ditch Reservoir and Land Company, a Colorado mutual ditch company.

Witness my hand and notarial seal.

My commission expires 12-27-21.





Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

**Exhibit A
To Quitclaim Deed**

Developer Property:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 00°07'12" WEST ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;
THENCE NORTH 00°07'12" WEST CONTINUING ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1336.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 76; THENCE NORTH 54°41'36" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 89°55'50" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE O'BRIEN CANAL AS DESCRIBED IN BOOK 35 AT PAGE 112;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE FOLLOWING 5 COURSES AND DISTANCES:

- 1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF 38°16'37", AN ARC DISTANCE OF 790.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44°18'18" WEST, A DISTANCE OF 775.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 2) SOUTH 25°10'00" WEST 1600.00 FEET TO A POINT OF CURVE;
- 3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF 36°00'00", AN ARC DISTANCE OF 362.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 43°10'00" WEST, A DISTANCE OF 356.37 FEET TO THE POINT OF TANGENT OF SAID CURVE;
- 4) SOUTH 61°10'00" WEST, 200.00 FEET TO A POINT OF CURVE;
- 5) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 41°37'32", AN ARC DISTANCE OF 232.80 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 40°21'14" WEST, A DISTANCE OF 227.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 90°00'00" WEST DEPARTING SAID NORTHWESTERLY CANAL RIGHT OF WAY LINE, A DISTANCE OF 25.70 FEET;
THENCE SOUTH 00°00'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1043.58 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN BOOK A11 AT PAGE 422 KNOWN AS BURLINGTON DITCH;

ALSO EXCEPTING THEREFROM THE LAND CONVEYED TO CITY OF COMMERCE CITY, COLORADO IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE 41 AND IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. 2011000055465.

Existing Canal Site:

A 100 FOOT WIDE RIGHT OF WAY FOR THE BURLINGTON DITCH AS DESCRIBED IN BOOK A11 AT PAGE 422, BEING A PART OF THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHEAST ONE QUARTER ON AN ASSUMED BEARING OF S90°00'00"W, A DISTANCE OF 870.12 FEET;
 THENCE NORTHERLY AND AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SAID SOUTHWEST ONE QUARTER ON A BEARING OF N00°00'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE;
 THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 137.97 FEET, A CENTRAL ANGLE OF 20°01'58", AN ARC LENGTH OF 48.24 FEET, THE CHORD OF SAID CURVE BEARS N10°17'39"W A DISTANCE OF 47.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N00°15'49"W A DISTANCE OF 65.02 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 51.48 FEET, A CENTRAL ANGLE OF 103°11'42", AND AN ARC LENGTH OF 92.72 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE S77°00'49"E A DISTANCE OF 110.00 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 424.72 FEET, A CENTRAL ANGLE OF 26°29'51", AND AN ARC LENGTH OF 196.42 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N76°29'11"E A DISTANCE OF 143.00 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 88.98 FEET, A CENTRAL ANGLE OF 80°15'20" AND AN ARC LENGTH OF 124.64 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N03°45'50"W A DISTANCE OF 502.27 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 94.40 FEET, A CENTRAL ANGLE OF 87°15'35", AND AN ARC LENGTH OF 143.77 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N83°30'00"E A DISTANCE OF 322.09 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 60°00'02", AND AN ARC LENGTH OF 188.49 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N23°30'00"E A DISTANCE OF 360.00 FEET TO A POINT OF CURVE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 519.95 FEET, A CENTRAL ANGLE OF 50°00'19", AND AN ARC LENGTH OF 453.79 FEET TO THE POINT OF TANGENT OF SAID CURVE;
 THENCE N26°30'00"W A DISTANCE OF 428.29 FEET;
 THENCE N45°20'35"W A DISTANCE OF 155.69 FEET.

THE EXTERIOR BOUNDARIES OF SAID PARCEL ARE TO BE EXTENDED SOUTHERLY TO THE NORTH LINE OF LAND CONVEYED TO COMMERCE CITY IN EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED SEPTEMBER 9, 1997 IN BOOK 5098 AT PAGE 380 AND EXTENDED NORTHERLY TO THE NORTH LINE OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2003 AT RECEPTION NO. C1201907, SAID NORTH LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 76.

CONTAINS 7.655 ACRES, MORE OR LESS.



RAYMOND W. BAYER,
REG. P.L.S. NO. 6973

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433

RWBYSURVEYING@HOTMAIL.COM
CAD FILE: 20025/20025C.DWG
PAGE 1 OF 5
DATE PREPARED: AUGUST 4, 2020
REVISED MARCH 11, 2021

LEGAL DESCRIPTION

[see attached]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 00°07'12" WEST ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHICH POINT IS ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 00°07'12" WEST CONTINUING ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1336.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 76;

THENCE NORTH 54°41'36" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11;

THENCE NORTH 89°55'50" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE O'BRIEN CANAL AS DESCRIBED IN BOOK 35 AT PAGE 112;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE FOLLOWING 5 COURSES AND DISTANCES:

1) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF 38°16'37", AN ARC DISTANCE OF 790.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 44°18'18" WEST, A DISTANCE OF 775.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;

2) SOUTH 25°10'00" WEST 1600.00 FEET TO A POINT OF CURVE;

3) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 576.62 FEET, A CENTRAL ANGLE OF 36°00'00", AN ARC DISTANCE OF 362.30 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 43°10'00" WEST, A DISTANCE OF 356.37 FEET TO THE POINT OF TANGENT OF SAID CURVE;

4) SOUTH 61°10'00" WEST, 200.00 FEET TO A POINT OF CURVE;

5) SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.44 FEET, A CENTRAL ANGLE OF 41°37'32", AN ARC DISTANCE OF 232.80 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 40°21'14" WEST, A DISTANCE OF 227.72 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 104TH AVENUE;

THENCE NORTH 90°00'00" WEST DEPARTING SAID NORTHWESTERLY CANAL RIGHT OF WAY LINE, A DISTANCE OF 25.70 FEET;

THENCE SOUTH 00°00'00" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4;

THENCE NORTH 90°00'00" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1043.58 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN BOOK A11 AT PAGE 422 KNOWN AS BURLINGTON DITCH;

ALSO EXCEPTING THEREFROM THE LAND CONVEYED TO CITY OF COMMERCE CITY, COLORADO IN SPECIAL WARRANTY DEED AND AGREEMENT RECORDED MAY 17, 1999 IN BOOK 5756 AT PAGE [41](#) AND IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. [2011000055465](#).

EXHIBIT A (CONTINUED)

LEGAL DESCRIPTION OF PROPERTY

PARCEL 2:

A 100 FOOT WIDE RIGHT OF WAY FOR THE BURLINGTON DITCH AS DESCRIBED IN BOOK A11 AT PAGE 422, BEING A PART OF THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;
THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHEAST ONE QUARTER ON AN ASSUMED BEARING OF S90°00'00"W, A DISTANCE OF 870.12 FEET;
THENCE NORTHERLY AND AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SAID SOUTHWEST ONE QUARTER ON A BEARING OF N00°00'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 137.97 FEET, A CENTRAL ANGLE OF 20°01'58", AN ARC LENGTH OF 48.24 FEET, THE CHORD OF SAID CURVE BEARS N10°17'39"W A DISTANCE OF 47.99 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N00°15'49"W A DISTANCE OF 65.02 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 51.48 FEET, A CENTRAL ANGLE OF 103°11'42", AND AN ARC LENGTH OF 92.72 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE S77°00'49"E A DISTANCE OF 110.00 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 424.72 FEET, A CENTRAL ANGLE OF 26°29'51", AND AN ARC LENGTH OF 196.42 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N76°29'11"E A DISTANCE OF 143.00 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 88.98 FEET, A CENTRAL ANGLE OF 80°15'20" AND AN ARC LENGTH OF 124.64 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N03°45'50"W A DISTANCE OF 502.27 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 94.40 FEET, A CENTRAL ANGLE OF 87°15'35", AND AN ARC LENGTH OF 143.77 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N83°30'00"E A DISTANCE OF 322.09 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 60°00'02", AND AN ARC LENGTH OF 188.49 FEET TO THE POINT OF TANGENT OF SAID CURVE;

[CONTINUED ON NEXT PAGE]

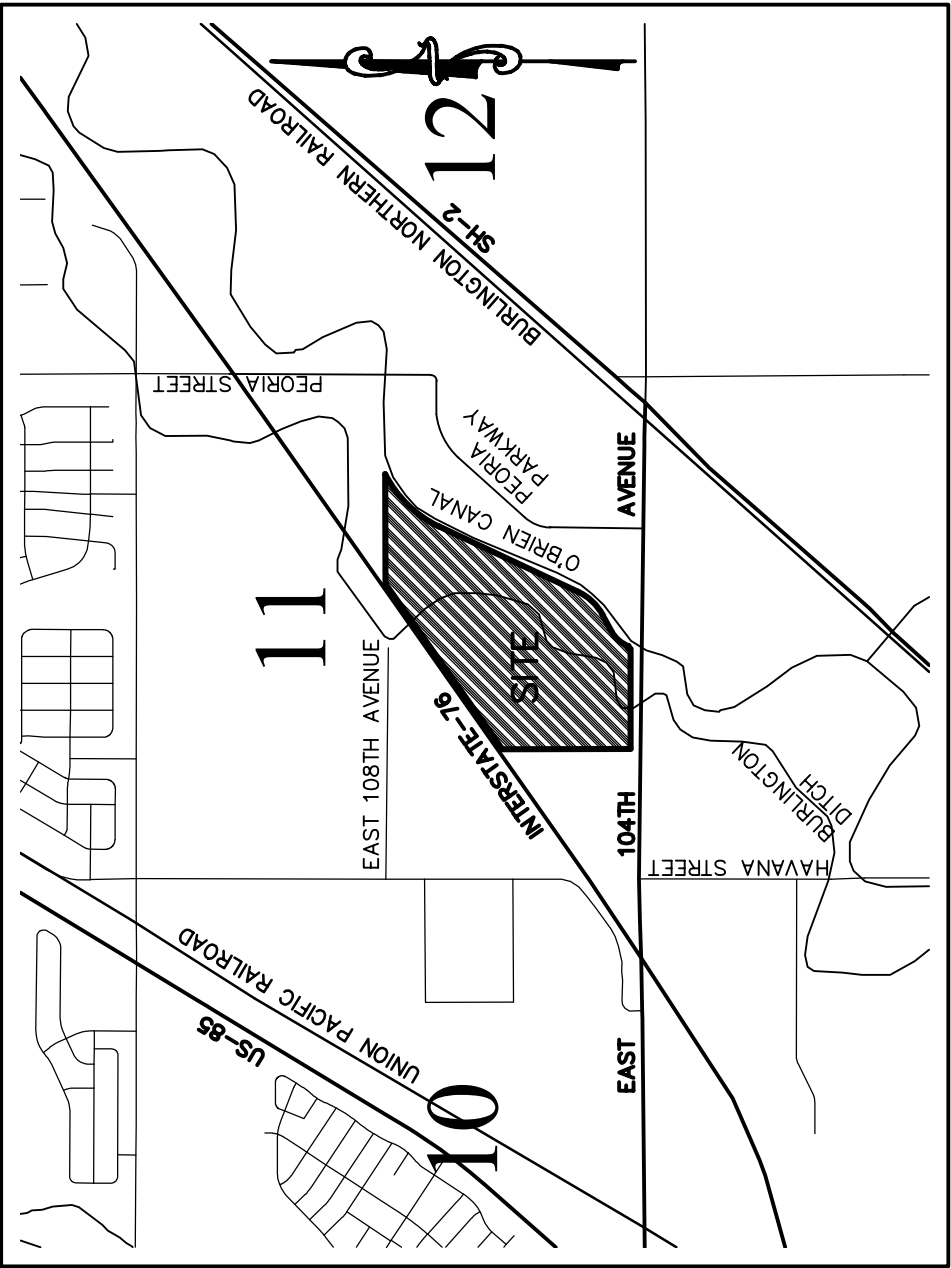
THENCE N23°30'00"E A DISTANCE OF 360.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 519.95 FEET, A CENTRAL ANGLE OF
50°00'19", AND AN ARC LENGTH OF 453.79 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE N26°30'00"W A DISTANCE OF 428.29 FEET;
THENCE N45°20'35"W A DISTANCE OF 155.69 FEET.

THE EXTERIOR BOUNDARIES OF SAID PARCEL ARE TO BE EXTENDED SOUTHERLY TO THE NORTH
LINE OF LAND CONVEYED TO COMMERCE CITY IN EASEMENT AND RIGHT-OF-WAY AGREEMENT
RECORDED SEPTEMBER 9, 1997 IN BOOK 5098 AT PAGE [380](#) AND EXTENDED NORTHERLY TO THE
NORTH LINE OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2003 AT
RECEPTION NO. [C1201901](#), SAID NORTH LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE
OF INTERSTATE 76.

LEGAL DESCRIPTION PREPARED BY
RAYMOND W. BAYER, REG. P.L.S. NO. 6973
FOR AND ON BEHALF OF
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, CO 80234

VICINITY MAP

[see attached]



VICINITY MAP

PROPOSED SITE PLAN

[see attached]

104TH COMMERCIAL PARK

PART OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF COMMERCIAL CITY, COUNTY OF ADAMS, STATE OF COLORADO. TOTAL AREA = 3.929,072 SF OR 90.20 AC. (PIN: 017211400001)
DEVELOPMENT PLAN

PROJECT STATISTICS									
104TH AND JOULET INDUSTRIAL PARK									
CITY OF COMMERCIAL CITY, COLORADO									
GROSS AREA OF SITE									
NET AREA OF SITE		177,960.20 AC		177,960.20 AC		177,960.20 AC		177,960.20 AC	
NET LANDSCAPED AREA		177,248.48 AC		177,248.48 AC		177,248.48 AC		177,248.48 AC	
WAREHOUSE 1									
FOOTAGE		3898		3898		3898		3898	
177,248.48 AC		0.38		0.38		0.38		0.38	
WAREHOUSE 2									
FOOTAGE		3596		3596		3596		3596	
177,248.48 AC		0.36		0.36		0.36		0.36	
WAREHOUSE 3									
FOOTAGE		3556		3556		3556		3556	
177,248.48 AC		0.35		0.35		0.35		0.35	
WAREHOUSE 4									
FOOTAGE		3556		3556		3556		3556	
177,248.48 AC		0.35		0.35		0.35		0.35	
WAREHOUSE 5									
FOOTAGE		3556		3556		3556		3556	
177,248.48 AC		0.35		0.35		0.35		0.35	
TOTAL									
CAR PARKING		113,020.57		113,020.57		113,020.57		113,020.57	
MINIMUM		113,020.57		113,020.57		113,020.57		113,020.57	
MAXIMUM		113,020.57		113,020.57		113,020.57		113,020.57	
PROPOSED		113,020.57		113,020.57		113,020.57		113,020.57	
REQUIRED		113,020.57		113,020.57		113,020.57		113,020.57	
PROPOSED		113,020.57		113,020.57		113,020.57		113,020.57	
WAREHOUSE 1									
142		713		176		7		9	
142		713		176		7		9	
WAREHOUSE 2									
153		768		165		8		9	
153		768		165		8		9	
WAREHOUSE 3									
189		783		251		9		9	
189		783		251		9		9	
WAREHOUSE 4									
177		755		232		8		9	
177		755		232		8		9	
WAREHOUSE 5									
177		755		232		8		9	
177		755		232		8		9	
TOTAL									
777		3967		1232		35		45	
777		3967		1232		35		45	
TOTAL OF BUILDING OCCUPANCY									
177,960.20 AC		0.38		0.38		0.38		0.38	
177,960.20 AC		0.38		0.38		0.38		0.38	
TOTAL OF BUILDING FOOTPRINT									
177,960.20 AC		0.38		0.38		0.38		0.38	
177,960.20 AC		0.38		0.38		0.38		0.38	
TOTAL OF BUILDING FOOTPRINT									
177,960.20 AC		0.38		0.38		0.38		0.38	
177,960.20 AC		0.38		0.38		0.38		0.38	
TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
177,960.20 AC		0.38		0.38		0.38		0.38	
177,960.20 AC		0.38		0.38		0.38		0.38	
TOTAL OF BUILDING FOOTPRINT									
177,960.20 AC		0.38		0.38		0.38		0.38	
177,960.20 AC		0.38		0.38		0.38		0.38	
TOTAL OF BUILDING FOOTPRINT									
177,960.20 AC		0.38		0.38		0.38		0.38	
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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TOTAL OF BUILDING FOOTPRINT									
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177,960.20 AC		0.38		0.38		0.38		0.38	
TOTAL OF BUILDING FOOTPRINT									
177,960.20 AC		0.38		0.38		0.38		0.38	
177,960.20 AC		0.38		0.38		0.38		0.38	
TOTAL OF BUILDING FOOTPRINT									
177,960.20 AC		0.38		0.38		0.38			

PROJECT DESCRIPTION/NARRATIVE

[see attached]

104th Commerce Park

RE: Project Narrative – Application to Include Property in the Northern Infrastructure General Improvement District

Site Description: The land shown totals approximately 90 acres is bounded by I-76 to the north, the O'Brien Canal to the east, 104th Avenue to the south, and the proposed extension of Joliet street to the west. As of the date of submission of this application, the Applicant owns 100% of the real property subject to this Application, which consists of two parcels: (1) a 82.537-acre portion (the “**Applicant-Owned Property**”), and (2) a 7.655-acre portion which consists of a portion of the Burlington Canal (the “**Burlington Entity Property**”).

The property is zoned I-2 which allows for medium-intensity industrial or manufacturing operations. The proposed project is allowed within this zoning but provides a less intensive use than is permitted. This 104th Commerce Park project is a speculative Class A industrial park development with five (5) proposed warehouse/distribution facilities and an anticipated floor area totaling 1,168,796 SF. The development is planned to be constructed in two phases. The first phase will include Building #1 and Building #2 (totaling 566,726 SF) and the second phase will include Building #3, Building #4, and Building #5 (totaling 602,070 SF).

Site Access: Due to the site constraints the only available access is off 104th Avenue. The project's main access will utilize the Joliet Street and 104th Avenue intersection. This intersection has a proposed signal to be installed by Commerce City. The secondary access for the site will be located on 104th Avenue between Joliet Street and the O'Brien canal and will be a right-in and right-out access.

Anticipated Use and Operation: The planned uses of the buildings will include storage, distribution, light manufacturing, e-commerce, showrooms, support office, and flex-space. There are minimal exterior yard areas that are planned to be utilized for storage, additional trailer storage, and/or additional parking as needed by tenants. The mixes of auto / vans / trucks will vary depending upon the tenants' final configurations and operations.

Site Considerations: The landscape plan includes additional landscaping buffering along the I-76 corridor to the north, the O'Brien canal/Residential to the east, and 104th Ave to the south. These proposed improvements create a visually appealing development. The project will construct, as the main access for the site, the extension of Joliet Street to follow the same design intent as is currently constructed south of the site.

Phasing & Timing: The development will be constructed in 2 phases. The two south buildings and associated infrastructure will be constructed in phase 1 and the remaining buildings and infrastructure will be constructed in phase 2. Currently, phase 1 is scheduled to commence construction in early 2021 with a proposed 12 to 14-month construction schedule. Phase 2 is scheduled to commence construction in early 2023 with a proposed 12 to 14-month construction schedule.