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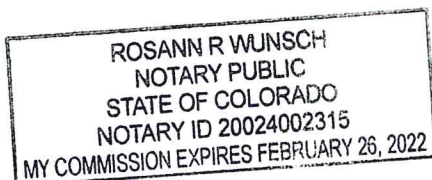
The undersigned **Nicole Maestas**  
being first duly sworn under oath, states  
and affirms as follows:  
1. He/she is the legal Advertising Reviewer  
of The Denver Post, LLC, publisher  
of The Denver Post and Your Hub.  
2. The Denver Post and Your Hub are  
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and meet the legal requisites for a legal  
newspaper under Colo. Rev. Stat. 24-70-103.  
3. The notice that is attached hereto  
is a true copy, published in The Denver Post  
on the following date(s):

May 6, 2021

*Nicole Maestas*  
Signature

Subscribed and sworn to before me this  
7 day of May, 2021.

*Rosann R Wunsch*  
Notary Public



(SEAL)

NOTICE OF FILING OF PETITION FOR THE  
INCLUSION OF REAL PROPERTY WITHIN THE LIMITS OF THE CITY OF  
COMMERCE CITY NORTHERN INFRASTRUCTURE  
GENERAL IMPROVEMENT DISTRICT

Pursuant to C.R.S. 31-25-618, notice is hereby given that a petition for the inclusion of real property within the limits of the Commerce City Northern Infrastructure General Improvement District has been filed by TRAMMELL CROW DENVER DEVELOPMENT II, INC. The legal description of the real property proposed to be included within the boundaries of the District is described as follows:

[PARCEL 1:]

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ AND IN THE EAST ½ OF THE SOUTH-  
WEST ¼ OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DE-  
SCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST ½ OF THE SOUTHWEST ¼ OF SEC-  
TION 11;

THENCE NORTH 00°07'12" WEST ALONG THE WEST LINE OF SAID EAST ½, 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 ½, 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 DIS-  
TANCE OF 2103.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTRY  
ROAD, WHICH POINT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST ¼ 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 775.09 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°10'10" 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 A 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 ½ OF SAID  
SOUTHWEST ¼;

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, COLO-  
RADO 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. 201100055465.

[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 ½ OF SECTION 11, TOWNSHIP 2  
SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, 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 SEC-  
TION 11;

THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHEAST ONE QUARTER ON AN AS-  
SUMED BEARING OF 590°00'00"W, A DISTANCE OF 870.12 FEET;

THENCE NORTHERLY AND AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SAID SOUTH-  
WEST 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°05'55", 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 AN-  
GLE 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 AN-  
GLE 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 AN-  
GLE 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 AN-  
GLE 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 AN-  
GLE 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;  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 519.95 FEET, A CENTRAL AN-  
GLE 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 THE COMMERCE CITY IN EASEMENT AND RIGHT-  
OF-WAY AGREEMENT RECORDED SEPTEMBER 9, 1997 IN BOOK 5908 AT PAGE 380 AND  
EXTENDED NORTHERLY TO THE NORTH LINE OF A PARCEL DESCRIBED IN SPECIAL WAR-  
RANTY 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

On May 17, 2021, immediately following the Commerce City City Council Meeting, the  
Board of Directors of the District shall hold a public hearing virtually via Zoom Webinar,  
at 6:00 p.m. or as soon thereafter. Attendance and registration information can be found  
at [www.c3gov.com/council](http://www.c3gov.com/council) or by phone or email requests submitted to the Board Secre-  
tary at 303-227-8701 or [db@bayer.com](mailto:db@bayer.com). Advance registration for testifying is re-  
quired. Any persons objecting to the inclusion of the property within the boundaries of  
the District shall register to appear at the hearing and show cause why the petition  
should not be granted.

DATED: May 4, 2021

/s/Jordan D. Roberts  
Ex Officio Deputy Secretary  
Commerce City Northern Infrastructure  
General Improvement District

Published in the Denver Post: May 6, 2021