

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT HELD MARCH 28, 2024

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, March 28, 2024, at 9:00 a.m., at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado, and virtually via Zoom. Links and call-in information were provided.

ATTENDANCE

Directors in attendance:

King H. Harris, Chair
Rus Heise
Brian Fennelly
Jim Chrisman
Andrew Bartlett, via Zoom

Directors absent:

Shalise Hudley, whose absence was excused

Also in attendance:

Tammi Holloway of Stapleton Development Corp.
Jan Bevier of Stapleton Development Corp.
Diane Wheeler of Simmons & Wheeler, via Zoom
Barbara Neal, Public Art Consultant
Gary Truesdale of Brookfield Properties Development
Sarah French of Brookfield Properties Development
Keven Burnett of MCA
Jack Seward of MCA
Kerry O’Connell of Mortenson Construction
Parker Moore of Mortenson Construction
Robbi Jones of Kipling Jones & Co., via Zoom
Doug Marsh of Westerly Creek Metropolitan District, via Zoom
Megan Murphy of White Bear Ankele Tanaka & Waldron, via Zoom
Paul R. Cockrel of Cockrel Ela Glesne Greher & Ruhland, P.C.
Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C.
Kristin Herndon of Cockrel Ela Glesne Greher & Ruhland, P.C., via

RECORD OF PROCEEDINGS

Zoom

NOTICE

It was noted that the agenda notice of the meeting had been properly posted as required by law.

CONFLICTS OF INTEREST

It was reported that Directors Chrisman and Fennelly had previously filed a Disclosure of Potential Conflict of Interest Statement with the Board and the Secretary of State in accordance with statutory requirements. Directors Chrisman and Fennelly's potential conflicts arise from their consulting and contract services with Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P. and its related entity, Brookfield Properties Development (collectively "Forest City"), the developer of property within the District and Westerly Creek Metropolitan District ("Westerly Creek" and together with the District, the "Districts"), including entering into various reimbursement, funding, management and service agreements with the District. Director Fennelly's potential conflict also arises from his prior position with the Master Community Association, Inc. ("MCA"), which provides property management services for the District.

Director Harris also has previously filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of State in accordance with statutory requirements. Such potential conflict arises from his director or officer position with Stapleton Development Corporation, a non-profit corporation ("SDC"), which is responsible for the disposition of the development property owned by the City and County of Denver ("City") within the Districts, including entering into agreements with the Districts and with SDC Services Corp., a subsidiary company, which provides administrative services to the District under the Professional Services Agreement.

Director Hundley and Director Bartlett noted their present director positions with the MCA, where Director Bartlett also serves as Association president, and have filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of

RECORD OF PROCEEDINGS

State in accordance with statutory requirements.

All Disclosure of Potential Conflict of Interest Statements, whether filed for this meeting or previously, are deemed continuing in nature and are incorporated into the record of the meeting.

All Directors stated that the participation of at least four of them in the meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act; that written disclosures of such potential conflicts of interest of each Director had been filed with the Board and the Secretary of State in accordance with statutory requirements; and that the nature of each Director's private interests related to their consulting, director or officer positions with either Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P, MCA, and SDC or SDC Services Corp. After each Director had summarily stated for the record the fact and nature of his private interests and had further stated that the determination to participate in voting or take any other action on any contract or other matter in which he may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned its attention to the agenda items.

MINUTES

The Board reviewed the Minutes of the February 22, 2024 regular meeting. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the regular meeting.

PUBLIC ART

The Board reviewed the Public Art Report submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal questioned the Board if she should be searching for her replacement upon her retirement. Mr. Burnett indicated that the MCA will need an expert to continue with the conservatorship of the District's artwork. Ms. Neal will provide the Board with a recommendation. Upon motion duly made, seconded and unanimously carried, the Board accepted the Public Art Report.

RECORD OF PROCEEDINGS

TREASURER'S REPORT

Ms. Bevier provided the financial report through January 31, 2024. After discussion and motion duly made, seconded and unanimously carried, the Board (i) accepted the Treasurer's Report and (ii) authorized the payment of all accounts, including current payables in conformance with budgetary appropriations, the encumbrance of all funds necessary for infrastructure projects, and the investment of any surplus funds.

Ms. Wheeler reported that a draft Audit of the District's 2023 financial statements should be ready by the end of May.

DEVELOPMENT MANAGER'S REPORT

Mr. Truesdale presented three (3) change order approval recommendations. Upon motion duly made, seconded and unanimously carried, the Board approved such change orders as shown on the attached Development Manager Report.

LEGAL REPORT

Mr. Cockrel presented the Resolution Authorizing the Conveyance of Real Property for the trunk park tracts to the City and County of Denver. Upon motion duly made, seconded and unanimously carried, the Board adopted such Resolution. Director Fennelly reported that Brookfield was working on the plan for the park tract in Filing 14, which includes a ball field, and the City Parks Department will need to approve such plan prior to construction of the improvements and conveyance of such park tract, so this tract will not be conveyed at present.

Mr. Cockrel then reported that all of the Deeds and Title Commitments for the trunk street tracts have been submitted to the City Attorney. Still no progress has been made on finalizing the transfer of streets to the City, because of delays at the City Attorney's office.

The Board discussed the continued towing issue. Upon discussion,

RECORD OF PROCEEDINGS

the Board requested Mr. Cockrel to issue an opinion letter to the towing company authorizing them to tow the abandoned vehicle, if no action has been taken after MCA has issued a violation notice and demand for removal of such vehicle.

Chair Harris then moved that the regular meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session for the sole purpose of providing direction to and receiving advice of General Counsel regarding direction on negotiations with Westerly Creek Metropolitan District as it relates to the Intergovernmental Financing and Construction Agreement, in accordance with Section 24-6-402(4)(b) and (e), C.R.S. The motion was seconded and unanimously carried. The Board temporarily adjourned the regular meeting at 9:31 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 9:54 a.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.



Secretary for the Meeting

**NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF
PARK CREEK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the regular meeting of the Board of Directors of the Park Creek Metropolitan District, City and County of Denver, Colorado, will be held on Thursday, March 28, 2024, at 9:00 a.m. at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado. The meeting will also be held virtually via Zoom. To virtually join the meeting, please visit the following link or call one of the following phone numbers:

Please click this URL to join. <https://us02web.zoom.us/j/81192655381>

Or One tap mobile:

+17193594580,,81192655381# US

+16699009128,,81192655381# US (San Jose)

Webinar ID: 811 9265 5381

AGENDA

1. Public comment.
2. Disclosure of potential conflicts of interest.
3. Approval of Minutes of February 22, 2024 regular meeting.
4. Public Art Report (Barbara Neal).
5. Treasurer’s Report (Jan Bevier and Diane Wheeler).
 - Review and acceptance of current financial statements.
6. Development Manager’s Report (Gary Truesdale).
 - Discussion and approval of project awards, contracts and change orders.
7. Attorney’s Report (Paul Cockrel).
 - Consider adoption of Resolution Authorizing the Conveyance of Real Property (Trunk Parks) to City and County of Denver.
 - Status report on transfers of street, alley and park tracts.
8. Executive Session regarding consultation with District general counsel regarding legal advice and direction on negotiations with Westerly Creek Metropolitan District as it relates to the Intergovernmental Financing and Construction Agreement, pursuant to Sections 24-6-402(4)(b) and (e), C.R.S.
9. Any other matter that may come before the Board.
10. Next Board meeting scheduled for April 25, 2024.

This meeting is open to the public.

March 21, 2024

MEMORANDUM

TO: The Board of the Park Creek Metropolitan District
FROM: Barbara Neal
Public Art Consultant for Central Park
RE: Public Art Projects Update

PUBLIC ART COMMISSIONED AND OWNED BY PCMD

Founders Fountain*

Artist(s) Artscapes (Andy Dufford and Christian Muller) (Denver, CO)
Installed: 2003
Monitor.

Central Park Boulevard Bridge Embellishments* *Geodes*

Artist: Andy Dufford (Denver, CO)
Installed 2003
Monitor

Martin Luther King Boulevard Bridge Embellishments* *Westerly Sky*

Architect: Doug Lamson (Denver, CO)
Installed: 2004

*These projects were funded in part by an allocation of \$450,000 from the public art funds provided by the Denver Urban Renewal Authority.

Ellipse I (East 29th Avenue and Xenia Street) *The Eye and the Horizon (After Monet)*

Commission: \$100,000
Artist: Ilan Averbuch (Long Island City, NY)
Installed. 2006
Monitor.
Assessed: 1/3/24

Navigator Park *Airfoils*

Commission: \$100,000
Artist: Patrick Marold (Denver, CO)
Installed at the Shops at Northfield. 2006
Deinstalled and Reinstalled in Navigator Park 2023
Monitor.
Assessed 1/4/24

Airfoil

Montview High School administration acknowledges the responsibility and the need for maintenance conservation of this Airfoil. This sculpture was installed in 2007. It has not had any previous maintenance. The school has identified the funds for this repair. They would prefer to schedule the repair after July 1st. The artist, Patrick Marold, has given them a lower estimate than the estimate from Paper Airplane Design and he would be available to do the work after July 1st. Will continue to monitor.

F15 Pool *Conditional Reflections*

Commission: \$75,000
Artists: Jeanine Centuori and Russell Rock of UrbanRock Design (Los Angeles, CA)
Installed. 2008
Deaccessioned 2013

Ellipse II (East 35th Avenue and Xenia Street) *The Picnic*

Commission: \$110,000
Artist: Gerald Heffernon (Winters, CA)
Installed. 2009
Monitor.
Assessed: 1/3/24

Central Park Boulevard Median *Prairie Reef*

Commission: \$150,000
Artist: Erick Johnson (Fort Collins, CO)
Installed. 2010
Monitor.
Assessed: 1/3/24
We will evaluate the cracks in some of the bases in the spring.

Eastbridge Town Center *Talking Parking Meters*

Commission: \$100,000
Artists: Jim Green (Denver, CO) and Ryan Elmendorf (Denver, CO)
Installed. 2017
Monitor.
Assessed: 1/3/24
The meters are functioning as intended. Noted the concrete around the Greetings meter is cracked and damaged. Advised Keven Burnett. He will determine whether repair is MCA responsibility. Followed up with Keven.

Prickly Plume Park *Open House*

Commission: \$100,000
Artist: Ty Gillespie (Paonia, CO)
Installed 2021
Monitor.
Assessed: 1/3/24

North Park *Alta*

Donation

Artist: Rodrigo Nava (Putney, VT)

Installed. 2022.

Monitor.

Assessed: 1/4/24

Alerted Arts and Venues that this artwork would need to be conveyed when the park is conveyed to Denver Parks in 2025.

ARTWORK CONVEYED TO THE CITY AND COUNTY OF DENVER

Community Garden

Garden Stories

Commission: \$75,000

Artist: Lars Stanley (Austin, TX)

Completed. 2009

Conveyed to the City and County of Denver 2009 via an Assignment of Interest.

Monitor.

Assessed: 1/3/24 Oxidation and paint

Continuing to seek a response from the Public Art Program at Arts and Venues about who did the painting and/or when maintenance and conservation of these sculptures will be scheduled. Followed up with Erica Garcia with additional information about paint specs.

Central Park Recreation Center *Staplefield and Thought Balloons*

Commission: \$250,000

Artist Team: Walczak & Heiss (Marek Walczak, NY and Wesley Heiss, PA)

Installed. 2011

Thought Balloons commissioned by Arts and Venues Denver Public Art Program

Staplefield conveyed to the City and County of Denver in 2011 via an Assignment of Interest.

Monitor.

Assessed: 1/3/24

The website, <http://thoughtballoons.org/> will continue to solicit suggestions for dialogue text indefinitely.

Westerly Creek Park

Chorus

Commission: \$155,000

Artist: Thomas Sayre (Raleigh, NC)

Installed. 2010

Conveyed to the City and County of Denver 2011 via an Assignment of Interest.

Monitor.

Assessed: 1/4/24 Paint and graffiti

Continuing to pursue the maintenance and conservation needed for the graffiti on this artwork.

Prairie Basin Park *Phantom Pavilion*

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Installed: 2018

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.
Monitor.

Assessed: 1/4/24 Graffiti

Continuing to pursue the maintenance and conservation needed for this artwork. Also reminded Arts and Venues that the curbs required for ADA compliance were still missing. Provided documentation and plans for the curbs.

Sandhills Prairie Park *Drift Inversion*

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Installed: 2017

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.
Monitor.

Assessed:1/4/24

The Bluffs Park *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Installed: 2019

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.
Monitor.

Assessed:1/4/24

PUBLIC ART IN CENTRAL PARK COMMISSIONED BY THE CITY AND COUNTY OF DENVER/ARTS AND VENUES

Fire Station # 26 *Tradition*

Artist: Joe Cipri (Westminster, CO)

Commission: \$36,000

Installed: 2007

Sam Gary Branch Public Library *LaminalLight*

Artist: Steven Appleton (Los Angeles, CA)

Commission: \$93,000

Installed 2012

Uplands Park *Woven Light*

Artist: Catherine Widgery (Cambridge, MA)
Commission: \$340,000
Installed: 2018
Assessed 1/4/24 Graffiti and broken dichroic glass
Continuing to pursue maintenance and conservation needed for this artwork.

**PUBLIC ART COMMISSIONED FOR THE CENTRAL PARK STATION ON
THE A LINE BY THE REGIONAL TRANSPORTATION DISTRICT (RTD)**

Central Park Station *Balloon Man Running*

Artist: Sean O'Meallie (Colorado Springs, CO)
Commission: \$85,000
Installed. 2016
Advised Arts and Venues of this conservation problem and to see if they could suggest a solution. Followed up but no response as yet.

Barbara Neal
Public Art Consultant for Central Park
303-519-6611 (c)
barbaraneal35@gmail.com

PARK CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended January 31, 2024

The following reports are attached to this narrative:

- 1) Statement of Net Assets (1 page)
- 2) Changes in Net Assets for All Funds Combined, General, Capital, Debt and Westerly Creek (5 pages)
- 3) Infrastructure Funding Projection Report (2 pages)
- 4) Summary Report of Trunk IFDAs (2 pages)
- 5) Summary Report of In-Tract IFDAs (2 pages)

Comments - Changes in Net Assets - All Funds Combined

- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is less than budget for the month and less than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57, MG, MH and PD. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$0k was advanced by Forest City for infrastructure.
-

Comments - Statement of Net Assets

- Accounts Receivable Taxes is the current month's property and SO tax to be received next month.
- Miscellaneous receivables are the amounts due to fund current period costs. Funding is due from DURA in the form of TIF revenue, excess revenues or D2 loan advances and Forest City in the form of advances.
- The Statement of Net Assets is presented on a modified accrual, fund accounting basis which does not reflect long term debt balances, including developer advances. Long term debt balances are reflected in a summary report included in the package. Balances and expenses in the report are on a cash basis, therefore there will be slight difference between activity on the report and activity identified above regarding accrued developer advances.

Comments - Infrastructure Funding Report:

•

General Comments:

•

Park Creek Metropolitan District
Balance Sheet Governmental Fund
January 31, 2024

	<u>Assets</u>	
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,300,262	
Miscellaneous Receivables	85,225	
Intercompany Receivable	228,775	
Clearing - Job costs	<u>(155,106)</u>	
Total Current Assets		\$ 8,459,156
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
2024 Bonds - Improvement Project	\$ 14,367,702	
2024 Bonds - COI Account	11,933	
2016A Sr bonds - revenue	186,423	
2016A Sr bonds - admin	44	
2016A Sr bonds - SO tax	189,164	
2016A COI/Surplus	7,300	
2020 Bonds - reserve acct	1,908,807	
2020 Bonds - Revenue bonds	5	
2022 Senior - Project Acct	15,218	
2024 Bonds - COI Account	<u>36,898</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 16,723,495</u>
Long Term Fund Assets		\$ 16,723,495
Prepaid Casualty Insurance	<u>\$ 57,349</u>	
Long Term Capital Assets		<u>\$ 57,349</u>
Total Long Term Assets		<u>\$ 16,780,844</u>
Total Assets		<u>\$ 25,240,000</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 1,629,928	
Accrued Expenses	<u>138,491</u>	
Total Current Liabilities		\$ 1,768,419
<u>Long Term Liabilities</u>		
Long Term Liabilities		
Total Liabilities		<u>\$ 1,768,419</u>
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 9,830,422	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>13,641,160</u>	
Total Net Assets		<u>\$ 23,471,582</u>
Total Liabilities & Net Assets		<u>\$ 25,240,000</u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 1 Month Ended January 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
1,230,965	324,737	(906,228)	Westerly Creek taxes	1,230,965	324,737	(906,228)
-	(382,524)	(382,524)	Developer Advances	-	(382,524)	(382,524)
-	58,125,000	58,125,000	Bond Proceeds	-	58,125,000	58,125,000
-	3,933,206	3,933,206	Earned Bond Premium	-	3,933,206	3,933,206
3,250	-	(3,250)	Misc Income	3,250	-	(3,250)
-	5,011	5,011	Dura rev - 2014 D2 loan	-	5,011	5,011
54,000	-	(54,000)	Aurora Use tax, etc	54,000	-	(54,000)
300,000	-	(300,000)	DURA Revenue	300,000	-	(300,000)
-	73,444	73,444	Dura revenue	-	73,444	73,444
25,084	17,490	(7,594)	Interest Income	25,084	17,490	(7,594)
<u>1,613,299</u>	<u>62,096,364</u>	<u>60,483,065</u>	Total: Revenue	<u>1,613,299</u>	<u>62,096,364</u>	<u>60,483,065</u>
<u>Expenditures</u>						
-	-	-	Trunk Total	-	-	-
300,000	93,872	206,128	Trunk Open Space Total	300,000	93,872	206,128
1,001,250	276,512	724,738	InFract Total	1,001,250	276,512	724,738
-	-	-	Recreation Center Total	-	-	-
250	31	219	Denver Water Total	250	31	219
<u>1,301,500</u>	<u>370,415</u>	<u>931,085</u>	Subtotal: Infrastructure	<u>1,301,500</u>	<u>370,415</u>	<u>931,085</u>
650,000	1,467,695	(817,695)	Bond Issuance Costs	650,000	1,467,695	(817,695)
13,350	-	13,350	Trustee Fees	13,350	-	13,350
-	609,290	(609,290)	Payment on Advances - Principal	-	609,290	(609,290)
-	45,000,000	(45,000,000)	Payment on Notes - Principal	-	45,000,000	(45,000,000)
20,000	13,780	6,220	Insurance	20,000	13,780	6,220
55,550	52,776	2,774	Other Capital Expenditures	55,550	52,776	2,774
<u>738,900</u>	<u>47,143,542</u>	<u>(46,404,642)</u>	Subtotal: Other Capital	<u>738,900</u>	<u>47,143,542</u>	<u>(46,404,642)</u>
<u>General and Administrative Expenses</u>						
781,933	137,965	643,968	Park Creek General Fund Expense	781,933	137,965	643,968
367,363	341,604	25,759	Westerly Creek Expenses	367,363	341,604	25,759
<u>1,149,296</u>	<u>479,570</u>	<u>669,726</u>	Subtotal: G&A	<u>1,149,296</u>	<u>479,570</u>	<u>669,726</u>
<u>3,189,696</u>	<u>47,993,526</u>	<u>(44,803,830)</u>	Total: Expenditures	<u>3,189,696</u>	<u>47,993,526</u>	<u>(44,803,830)</u>
<u>(1,576,397)</u>	<u>14,102,838</u>	<u>15,679,235</u>	Revenue Over/(Under) Expenditures	<u>(1,576,397)</u>	<u>14,102,838</u>	<u>15,679,235</u>
(140,000)	(265,230)	(125,230)	Transfer (To) From Bond Funds	(140,000)	(265,230)	(125,230)
140,000	265,200	125,200	Transfer (To) From General Funds	140,000	265,200	125,200
-	30	30	Transfer (To) From Capital Funds	-	30	30
-	-	-	Total: Other Financing Sources/(Uses)	-	-	-
<u>(1,576,397)</u>	<u>14,102,838</u>	<u>15,679,235</u>	Increase/(Decrease) in Net Assets	<u>(1,576,397)</u>	<u>14,102,838</u>	<u>15,679,235</u>

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
Park Creek General Fund
For the 1 Month Ended January 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
73,061	266,986	193,925	Westerly Creek Taxes - O&M and SO	73,061	266,986	193,925
84	-	(84)	Interest income	84	-	(84)
<u>73,145</u>	<u>266,986</u>	<u>193,841</u>	Total: Revenue	<u>73,145</u>	<u>266,986</u>	<u>193,841</u>
Expenditures						
<u>General and Administrative Expenditures</u>						
593	619	(26)	Staff Services	593	619	(26)
141	137	4	Office Services	141	137	4
22	22	-	Office Rent	22	22	-
-	508	(508)	Rent - Storage	-	508	(508)
1,000	2,500	(1,500)	Professional Services	1,000	2,500	(1,500)
6,250	2,653	3,597	Legal Fees	6,250	2,653	3,597
2,000	-	2,000	Accounting Services	2,000	-	2,000
15,333	-	15,333	Contingency	15,333	-	15,333
582,442	-	582,442	Reserve for Improvements	582,442	-	582,442
55,000	43,774	11,226	Insurance Expense	55,000	43,774	11,226
-	(32,000)	32,000	Public Art expenses	-	(32,000)	32,000
113,450	114,050	(600)	District MCA Maint	113,450	114,050	(600)
5,702	5,702	-	District MCA Fee	5,702	5,702	-
<u>355,703</u>	<u>341,018</u>	<u>14,685</u>	Westerly Creek Expenses	<u>355,703</u>	<u>341,018</u>	<u>14,685</u>
1,137,636	478,983	658,653	Subtotal: G&A	1,137,636	478,983	658,653
<u>1,137,636</u>	<u>478,983</u>	<u>658,653</u>	Total: Expenditures	<u>1,137,636</u>	<u>478,983</u>	<u>658,653</u>
(1,064,491)	(211,997)	852,494	Revenue Over/(Under) Expenditures	(1,064,491)	(211,997)	852,494
(140,000)	(265,200)	(125,200)	Transfer (To) From Bond Funds	(140,000)	(265,200)	(125,200)
-	-	-	Transfer (To) From Capital Funds	-	-	-
(140,000)	(265,200)	(125,200)	Total: Other Financing Sources/(Uses)	(140,000)	(265,200)	(125,200)
<u>(1,204,491)</u>	<u>(477,197)</u>	<u>727,294</u>	Increase/(Decrease) in Net Assets	<u>(1,204,491)</u>	<u>(477,197)</u>	<u>727,294</u>

Park Creek Metropolitan District
 Revenues, Expenditures and Changes in Net Assets
 Park Creek Capital Fund
 For the 1 Month Ended January 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			<u>Revenue:</u>			
	14,205,101	14,205,101	Bond Proceeds		14,205,101	14,205,101
	961,232	961,232	Earned Bond Premium		961,232	961,232
2,000	(382,555)	(382,555)	Misc Income	2,000	(382,555)	(2,000)
	31	31	Developer Advance Receipts - FC		(382,555)	(382,555)
300,000	73,444	(226,556)	Developer Advance		31	31
	5,011	5,011	DURA Revenue	300,000	73,444	(226,556)
54,000	(54,000)	(54,000)	Dura rev - 2014 D2 loan		5,011	5,011
356,000	14,862,264	14,506,264	Aurora Use tax, etc	54,000	(54,000)	(54,000)
			Total: Revenue	356,000	14,862,264	14,506,264
			<u>Expenditures</u>			
			Trunk Total			
300,000	93,872	206,128	Trunk Open Space Total	300,000	93,872	206,128
1,001,250	276,512	724,738	InTract Total	1,001,250	276,512	724,738
			Recreation Center Total			
250	31	219	Denver Water Total	250	31	219
1,301,500	370,415	931,085	Subtotal: Infrastructure	1,301,500	370,415	931,085
	358,689	(358,689)	Bond Issuance Costs		358,689	(358,689)
13,350	13,350	13,350	Trustee Fees	13,350	13,350	13,350
20,000	6,220	6,220	Insurance Expense	20,000	6,220	6,220
1,550	1,550	1,550	Accounting Services	1,550	1,550	1,550
	8,215	(8,215)	Bank Charges		8,215	(8,215)
54,000	44,562	9,439	Interim Damage Repairs	54,000	44,562	9,439
88,900	425,245	(336,345)	Subtotal: Other Capital	88,900	425,245	(336,345)
			<u>General and Administrative Expenses</u>			
			Subtotal: G&A			
1,390,400	795,660	594,740	Total: Expenditures	1,390,400	795,660	594,740
(1,034,400)	14,066,603	15,101,003	Revenue Over/(Under) Expenditures	(1,034,400)	14,066,603	15,101,003
	(30)	(30)	Transfer (To) From Bond Funds		(30)	(30)
	(30)	(30)	Transfer (To) From General Funds		(30)	(30)
	(30)	(30)	Total: Other Financing Sources/(Uses)		(30)	(30)
<u>(1,034,400)</u>	<u>14,066,574</u>	<u>15,100,974</u>	Increase/(Decrease) in Net Assets	<u>(1,034,400)</u>	<u>14,066,574</u>	<u>15,100,974</u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 1 Month Ended January 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
1,157,904	57,751	(1,100,153)	Westerly Creek Taxes - Debt Service	1,157,904	57,751	(1,100,153)
	43,919,899	43,919,899	Bond Proceeds		43,919,899	43,919,899
	2,971,974	2,971,974	Earned Bond Premium		2,971,974	2,971,974
1,250		(1,250)	Misc Income	1,250		(1,250)
<u>25,000</u>	<u>17,490</u>	<u>(7,510)</u>	Investment Income	<u>25,000</u>	<u>17,490</u>	<u>(7,510)</u>
<u>1,184,154</u>	<u>46,967,114</u>	<u>45,782,960</u>	Total: Revenue	<u>1,184,154</u>	<u>46,967,114</u>	<u>45,782,960</u>
<u>Expenditures</u>						
	460,000	(460,000)	Interest Exp notes - Lapsis		460,000	(460,000)
	1,678	(1,678)	Payment on Advances - Interest		1,678	(1,678)
650,000	1,109,006	(459,006)	Bond Issuance Costs	650,000	1,109,006	(459,006)
	<u>45,609,290</u>	<u>(45,609,290)</u>	Developer Advances Repayments		<u>45,609,290</u>	<u>(45,609,290)</u>
650,000	47,179,975	(46,529,975)	Subtotal: Other Capital	650,000	47,179,975	(46,529,975)
<u>General and Administrative Expenses</u>						
11,660	586	11,074	Payments to Westerly Creek	11,660	586	11,074
11,660	586	11,074	Subtotal: G&A	11,660	586	11,074
<u>661,660</u>	<u>47,180,561</u>	<u>(46,518,901)</u>	Total Expenditures	<u>661,660</u>	<u>47,180,561</u>	<u>(46,518,901)</u>
522,494	(213,446)	(735,940)	Revenue Over/(Under) Expenditures	522,494	(213,446)	(735,940)
140,000	265,200	125,200	Transfer (To) From General Funds	140,000	265,200	125,200
	30	30	Transfer (To) From Capital Funds		30	30
140,000	265,230	125,230	Total: Other Financing Sources/(Uses)	140,000	265,230	125,230
<u>662,494</u>	<u>51,783</u>	<u>(610,711)</u>	Increase/(Decrease) in Net Assets	<u>662,494</u>	<u>51,783</u>	<u>(610,711)</u>

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 1 Month Ended January 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
1,157,904	57,507	(1,100,397)	Property Tax - Debt	1,157,904	57,507	(1,100,397)
35,641	1,779	(33,862)	Property Tax - O&M	35,641	1,779	(33,862)
37,421	265,200	227,779	Specific Ownership tax	37,421	265,200	227,779
58	244	186	Interest Income	58	244	186
-	8	8	Interest income	-	8	8
<u>1,231,024</u>	<u>324,737</u>	<u>(906,287)</u>	Total: Revenue	<u>1,231,024</u>	<u>324,737</u>	<u>(906,287)</u>
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
341,000	341,000	-	WCMD Expenses	341,000	341,000	-
11,660	586	11,074	Treasury Commission - DS	11,660	586	11,074
361	18	343	Treasury Commission - OM	361	18	343
<u>353,021</u>	<u>341,604</u>	<u>11,417</u>	Subtotal: G&A	<u>353,021</u>	<u>341,604</u>	<u>11,417</u>
<u>353,021</u>	<u>341,604</u>	<u>11,417</u>	Total: Expenditures	<u>353,021</u>	<u>341,604</u>	<u>11,417</u>
<u>878,003</u>	<u>(16,867)</u>	<u>(894,870)</u>	Revenue Over/(Under) Expenditures	<u>878,003</u>	<u>(16,867)</u>	<u>(894,870)</u>
353,021	341,604	(11,417)	Transfers From Park Creek	353,021	341,604	(11,417)
<u>(1,230,965)</u>	<u>(324,737)</u>	<u>906,228</u>	Transfers(To) Park Creek	<u>(1,230,965)</u>	<u>(324,737)</u>	<u>906,228</u>
(877,944)	16,867	894,811	Total: Other Financing Sources/(Uses)	<u>(877,944)</u>	16,867	894,811
<u>59</u>	<u>-</u>	<u>(59)</u>	Increase/(Decrease) in Net Assets	<u>59</u>	<u>-</u>	<u>(59)</u>

Mark Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of January 31, 2024

	In-tract	TIF Funds inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds Section 10	FCS COPS Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FLNDS	CCD funds IC-IB	DPS Advances	Developer Contributions & Advances - Non GCP Funds	Total
Available balances													
System Development Fees							271,336	1,822,896					2,094,233
TIF Revenue (includes unencumbered, released and encumbered)			0			0							0
Good Citizen Payment (GCP) IFDA F3													0
Developer Contribution and Advances for IC4 from IFDA F4										16,948			16,948
CCD/CDOT funds													477,538
COPS Section 10													
DPS advances													
Total		0	0	0	477,538	0	271,336	1,822,896	0	16,948	0	0	2,588,719
Remaining to be Paid on Approved IFDA's and other approved projects													
IFDA #1 & 1A													0
IFDA #15 & 15A													450,690
IFDA #17													0
IFDA 19 - Filing 19 Earritwork													0
IFDA 32													0
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011		111,442											111,442
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)		287,214											287,214
IFDA 36 - F36 and amendment to IFDA 35 (May, 2012)													0
IFDA 40 - Filing 40													0
IFDA 41 - Filing 41													0
IFDA 42 - Filing 42													0
IFDA 44 - Filing 44													0
IFDA 45 - Filing 45													0
IFDA 47 - Filing 47													0
IFDA 48 - Filing 48													0
IFDA 49 - Filing 49													0
IFDA 52 - Filing 52		9,203,182											9,203,182
IFDA 53 - Filing 53		125,253											125,253
IFDA 54 - Filing 54		5,825											5,825
IFDA 55 - Filing 55		841,533											841,533
IFDA 56 - Filing 56		80,035											80,035
IFDA 57 - Filing 57		6,033,810											6,033,810
IFDA 59 - Filing 59		230,486											230,486
IFDA 60 - Filing 60		154,121											154,121
IFDA AB													0
IFDA AC													0
IFDA IC4 - CPB I70 Interchanges connections (IFDA F4 identifies funding sources)													0
IFDA IC4A - Feb 2011 (does not include Private Funding)													0
IFDA IC4B - Funded by CCD													0
IFDA MB													0
IFDA MC													0
IFDA MD													0
IFDA ME													0
IFDA MF													0
IFDA MG													0
IFDA MH													0
IFDA MI													0
IFDA PA - West Delantion Pond Park & Northfield Linear Park		601,928											601,928
IFDA PB		289,633											289,633
IFDA PC		522,800											522,800
IFDA PD		1,526,180											1,526,180
Approved Uses - Remaining to be Paid		3,941,277	0	0	11,914	0	0	409,617	0	0	0	0	4,362,808

Para Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of January 31, 2024

	In-tract		Trunk							Total
	Developer Advances (23,325,053)	TIF Funds inc D2 Loan Excess Rev & Encumbered Excess - PB (3,941,277)	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS Section 10 Art Funds	System Development Fees	TOS Fees - Section 10 FUNDS	CCD funds JC-4B	DPS Advances	
Funds Remaining		(3,941,277)	0	0	0	271,336	0	0	0	(1,774,089)
Anticipated near term funding sources										
Total Anticipated Funding Sources	0		0	0	0	0		0	0	0
Amount available / (required) after funding approved IFDAs	(23,325,053)	(3,941,277)	0	0	0	271,336	0	0	0	(1,774,089)
IFDA's submitted but not yet approved										
Total Pending Uses	0		0	0	0	0		0	0	0
Funding Available / (Required)	(23,325,053)	(3,941,277)	0	0	0	271,336	0	0	0	(1,774,089)
Future Projects : Cost										
Total Future Projects Before Funding Sources										
Future Projects : Funding Sources										
Total										
Total Net Future Projects										

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Trunk	Filing 15 Total IFDA 15	10,323,181	(430,123)	9,893,057	9,893,057	4,671	9,893,056	1
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40	240,101	(53,289)	186,813	166,813	(0)	186,813	(0)
Trunk	Filing 43 Total IFDA 43	125,639	(25,102)	99,537	99,537	0	99,537	0
Trunk	Filing 47 Total IFDA 47	671,755	(81,192)	590,563	590,563	0	590,563	0
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,663)	5,931,617	5,931,617	11,914	5,931,617	11,914
Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,481,767	469,923	1,481,767	469,923
Trunk	Filing 54 Total IFDA 54	412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing IC-4 Total IFDA C-4	16,803,727	(45,961)	16,757,765	16,757,765	(0)	16,757,765	(0)
Trunk	Filing IC-4A Total IFDA C-4A	1,922,816	(13,112)	1,909,705	1,909,705	(0)	1,909,705	(0)
Trunk	Filing IC-4B Total IFDA C-4B	8,400,000	114,127	8,514,127	8,514,128	(0)	8,514,128	(0)
Trunk	Filing MB Total IFDA MB	4,834,360	(1,123,3-3)	3,706,017	3,706,018	(0)	3,706,018	(0)
Trunk	Filing ME Total IFDA ME	625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	8,479	78,554
Trunk	Filing ML Total IFDA ML	13,498,494	284,676	13,498,494	12,896,565	601,928	12,896,565	601,928
Park Trunk	Filing N/F Linear Park Total IFDA P8	5,949,489	1,075,076	7,083,639	7,083,639	0	7,083,639	0
Park Trunk	Filing PA Total IFDA PA	19,242,911	1,059,421	20,302,332	20,012,699	289,633	20,012,699	289,633
Park Trunk	Filing PB Total IFDA PB	14,450,857	(914,710)	13,536,145	13,536,145	1	13,536,145	1
Park Trunk	Filing PC Total IFDA PC	10,512,911	4,926,292	11,626,292	11,626,292	134,270	11,303,462	522,800
Park Trunk	Filing PD Total IFDA PD	6,958,768	-	6,958,768	5,437,714	521,054	5,437,714	1,526,180

Park Creek Metropolitan District
 Trunk IFDAs #All Open-Filing #All Open
 Draw NAV109/NA/NA/62
 As of: 1/31/2024

Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
78,638,809	78,638,789	(3,599,255)	74,991,855	73,530,393	1,609,600	73,525,415	1,614,579
58,451,309	54,638,395	6,146,079	61,043,549	59,698,123	1,345,426	59,295,317	2,748,232
137,290,118	133,677,185	2,547,824	136,035,405	133,228,516	2,955,026	131,820,731	4,362,311
Total Trunk Job Costs							
Total Park Trunk Job Costs							
Total							

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 15 Total IFDA 15	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
		13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	Filing 17 Total IFDA 17	10,130,330	48,689	10,179,029	10,179,030	(1)	10,179,030	(1)
		10,130,330	48,689	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	Filing 32 Total Filing 34 Total IFDA 32	16,929,665	815,983	17,745,648	17,745,648	(0)	17,745,648	(0)
		370,052	(341,542)	28,511	28,511	-	28,511	-
		17,299,717	474,441	17,774,159	17,774,159	(0)	17,774,159	(0)
In-Tract	Filing 34 Total IFDA 34	8,480,866	(2)	8,480,864	7,667,526	819,509	7,549,779	937,256
		8,480,866	(2)	8,480,864	7,667,526	819,509	7,549,779	937,256
In-Tract	Filing 35 Total Filing FIK Total IFDA 35	5,404,254	(1,198,411)	4,205,843	4,205,843	(0)	4,205,843	(0)
		2,592,337	284,269	2,876,606	2,876,456	150	2,876,606	(0)
		7,996,591	(914,142)	7,082,449	7,082,299	150	7,082,449	(0)
In-Tract	Filing 36 Total IFDA 36	31,228,859	(1,467,183)	29,761,676	29,761,675	1	29,761,675	1
		31,228,859	(1,467,183)	29,761,676	29,761,675	1	29,761,675	1
In-Tract	Filing 40 Total IFDA 40	5,212,621	(277,427)	4,935,194	4,935,195	(1)	4,935,195	(1)
		5,212,621	(277,427)	4,935,194	4,935,195	(1)	4,935,195	(1)
In-Tract	Filing 42 Total IFDA 42	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
		16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
In-Tract	Filing 45 Total IFDA 45	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
		35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
In-Tract	Filing 47 Total IFDA 47	15,875,085	(1,910,392)	13,964,693	13,964,692	0	13,964,693	0
		15,875,085	(1,910,392)	13,964,693	13,964,692	0	13,964,693	0
In-Tract	Filing 48 Total IFDA 48	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
		1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
In-Tract	Filing 49 Total IFDA 49	58,653,806	-	58,653,806	49,450,624	9,203,182	49,450,624	9,203,182
		58,653,806	-	58,653,806	49,450,624	9,203,182	49,450,624	9,203,182
In-Tract	Filing 52 Total IFDA 52	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
		7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	Filing 53 Total IFDA 53	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
		1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
In-Tract	Filing 54 Total IFDA 54	53,859,266	(4,274,632)	49,584,633	48,843,776	740,857	48,743,100	841,533
		53,859,266	(4,274,632)	49,584,633	48,843,776	740,857	48,743,100	841,533
In-Tract	Filing 55 Total IFDA 55	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
		1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 56 Total IFDA 56	2,966,874	(531,983)	2,434,891	2,354,868	80,033	2,354,868	80,033
		2,966,874	(531,983)	2,434,891	2,354,868	80,033	2,354,868	80,033
In-Tract	Filing 57 Total IFDA 57	52,110,215	-	52,110,215	46,957,637	5,152,558	46,076,405	6,033,810
		52,110,215	-	52,110,215	46,957,637	5,152,558	46,076,405	6,033,810
In-Tract	Filing 59 Total IFDA 59	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486
		2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	A		B		A-B Remaining to Pay on CFN
					Contracted	Uncollected	Amount Paid		
In-Tract	Filing 60 Total IFDA 60	1,945,158	681,447	2,626,604	2,525,691	100,914	2,472,484	154,121	
In-Tract	Filing AC Total IFDA AC	1,945,158	681,447	2,626,604	2,525,691	100,914	2,472,484	154,121	
In-Tract	Filing IC-4 Total IFDA C4	5,102,392	(630,837)	4,471,555	4,471,555	0	4,471,555	0	
In-Tract	Filing IC-4A Total IFDA C4A	5,102,392	(630,837)	4,471,555	4,471,555	0	4,471,555	0	
In-Tract	Filing MB Total IFDA MB	2,306,634	(271,356)	2,035,278	2,035,278	(0)	2,035,278	(0)	
In-Tract	Filing MC Total IFDA MC	2,306,634	(271,356)	2,035,278	2,035,278	(0)	2,035,278	(0)	
In-Tract	Filing MD Total IFDA MD	2,042,680	(489,970)	1,564,584	1,564,584	0	1,564,790	0	
In-Tract	Filing ME Total IFDA ME	2,042,680	(489,970)	1,564,584	1,564,584	0	1,564,790	0	
In-Tract	Filing MF Total IFDA MF	7,851,158	(2,126,357)	5,724,802	5,724,801	0	5,724,801	0	
In-Tract	Filing MG Total IFDA MG	7,851,158	(2,126,357)	5,724,802	5,724,801	0	5,724,801	0	
In-Tract	Filing MH Total IFDA MH	8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764	(0)	
In-Tract	Filing MI Total IFDA MI	8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764	(0)	
In-Tract	Filing MJ Total IFDA MJ	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001	
In-Tract	Filing MK Total IFDA MK	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001	
In-Tract	Filing ML Total IFDA ML	7,387,006	(1,373,650)	5,951,322	5,951,322	0	5,951,322	0	
In-Tract	Filing MN Total IFDA MN	7,387,006	(1,373,650)	5,951,322	5,951,322	0	5,951,322	0	
In-Tract	Filing MO Total IFDA MO	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,605,150	503,043	
In-Tract	Filing MP Total IFDA MP	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,605,150	503,043	
In-Tract	Filing MQ Total IFDA MQ	12,740,445	-	12,740,445	11,163,525	1,576,920	9,674,540	3,065,905	
In-Tract	Filing MR Total IFDA MR	12,740,445	-	12,740,445	11,163,525	1,576,920	9,674,540	3,065,905	
In-Tract	Filing MS Total IFDA MS	3,834,747	-	3,834,747	3,685,707	149,040	2,177,941	1,656,806	
In-Tract	Filing MT Total IFDA MT	3,834,747	-	3,834,747	3,685,707	149,040	2,177,941	1,656,806	
In-Tract	Filing MU Total IFDA MU	3,013,788	373,000	3,386,789	3,347,875	38,914	3,347,892	39,097	
In-Tract	Filing MV Total IFDA MV	3,013,788	373,000	3,386,789	3,347,875	38,914	3,347,892	39,097	
	Total Job costs	420,276,930	(27,163,217)	392,601,064	373,701,846	19,105,388	369,482,349	23,325,053	

WESTERLY CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended January 31, 2024

The following reports are attached to this narrative:

- 1) Statement of Revenues, Expenditures and Changes in Net Assets - General Fund (1 page)

Changes in Fund Balance

- Monthly tax income is less than budget for the current month and less than budget for year.
-
-

General Comments:

- All tax income is transferred to Park Creek.
- All Westerly Creek expenses are funded by Park Creek.
 - Treasurers fee expense is 1% of property tax income and therefore varies inversely with the property tax income variance.
- Westerly Creek has no assets and therefore there is no Statement of Assets report.

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 1 Month Ended January 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
1,157,904	57,507	(1,100,397)	Property Tax - Debt	1,157,904	57,507	(1,100,397)
35,641	1,779	(33,862)	Property Tax - O&M	35,641	1,779	(33,862)
37,421	265,200	227,779	Specific Ownership tax	37,421	265,200	227,779
58	244	186	Interest Income	58	244	186
-	8	8	Interest income	-	8	8
<u>1,231,024</u>	<u>324,737</u>	<u>(906,287)</u>	Total: Revenue	<u>1,231,024</u>	<u>324,737</u>	<u>(906,287)</u>
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
341,000	341,000	-	WCMD Expenses	341,000	341,000	-
11,660	586	11,074	Treasury Commission - DS	11,660	586	11,074
361	18	343	Treasury Commission - OM	361	18	343
<u>353,021</u>	<u>341,604</u>	<u>11,417</u>	Subtotal: G&A	<u>353,021</u>	<u>341,604</u>	<u>11,417</u>
<u>353,021</u>	<u>341,604</u>	<u>11,417</u>	Total: Expenditures	<u>353,021</u>	<u>341,604</u>	<u>11,417</u>
<u>878,003</u>	<u>(16,867)</u>	<u>(894,870)</u>	Revenue Over/(Under) Expenditures	<u>878,003</u>	<u>(16,867)</u>	<u>(894,870)</u>
353,021	341,604	(11,417)	Transfers From Park Creek	353,021	341,604	(11,417)
<u>(1,230,965)</u>	<u>(324,737)</u>	<u>906,228</u>	Transfers (To) Park Creek	<u>(1,230,965)</u>	<u>(324,737)</u>	<u>906,228</u>
<u>(877,944)</u>	<u>16,867</u>	<u>894,811</u>	Total: Other Financing Sources/(Uses)	<u>(877,944)</u>	<u>16,867</u>	<u>894,811</u>
<u>59</u>	<u>-</u>	<u>(59)</u>	Increase/(Decrease) in Net Assets	<u>59</u>	<u>-</u>	<u>(59)</u>

Park Creek Metropolitan District

Development Manager Agenda

March 28, 2024

Change Order Approvals

IFDA 49

Loya Construction #1	\$39,446
Concrete Paving Resurface	

IFDA 57

Mortenson #1	\$497,432
Roadway Acceptance	

Loya Construction #2	\$89,073
Street Acceptance Repairs	



The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

RECEIVED MAR 15 REC'D CHANGE ORDER NO.: 1

PROJECT: Filling 49/52 Final Roadway Acceptance Repairs

DATE: 12-Mar-24

TO: Loya Construction Inc.
7070 Dahlia Street
Commerce City CO

F49/52 -
CONTRACT NO.: Maint 3

DESCRIPTION Diamond Grind Spalled Concrete Paving at 56th & Beeler 56th & Boston Court and 56th & Chester Way. Includes applying
OF CHANGE: Silane Sealer and sawing / recaulking all expansion / control joints. Includes Mobilization, Traffic Control, and Bond per
attached proposal number 831

Full and final settlement of all costs and charges, including all necessary labor, material, equipment, services, taxes, costs to maintain
schedule, bonds and insurance described in the following:

Line	Pay Item	Description	Filling 49 Tract	In Filling 52 Tract	Filling 57 In Tract	Filling 7 In Tract	Total Amount
1	100.000	Concrete Paving Resurface	\$39,446	\$0	\$0	\$0	\$39,446
2							
3							
4							
5		<i>f49 maint</i>					
6							
7							
8							
9							
10							

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$39,446	\$0	\$0	\$0	\$39,446
The original Contract Sum was	\$38,123	\$21,170	\$0	\$0	\$59,293
Net change by previously authorized Change Orders	\$0	\$0	\$0	\$0	\$0
The Contract Sum prior to this Change Order was	\$38,123	\$21,170	\$0	\$0	\$59,293
The Contract Sum will be modified in the amount of	\$39,446	\$0	\$0	\$0	\$39,446
The new Contract Sum including this Change Order will be	\$77,569	\$21,170	\$0	\$0	\$98,739

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 0 CONSECUTIVE CALENDAR DAYS
UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
8842 East 40th Avenue
Denver, CO 80238

BY (Signature)

(Printed Name)

Date

Approved by: Development Manager
Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238

BY (Signature)

Gary Truesdale Owners Rep

Date

Accepted by: Contractor/Supplier
Loya Construction Inc.
7070 Dahlia Street
Commerce City CO

BY (Signature)

(Printed Name)

Date

Approved by: Owner
The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

BY (Signature)

King H. Harris, President

Date

CONTRACTOR CHANGE ORDER BREAKOUT
Schedule C

CHANGE ORDER NO.: 1

DATE: 10-MAR-24

F49124

CONTRACT NO.: Maint 2

PROJECT: Filing 45152 Final Roadway Assistance Request

TO: Leyo Construction Inc.
7170 Dahlia Street
Commerce City CO

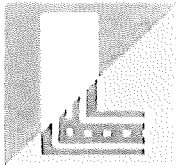
DESCRIPTION OF CHANGE: Diamond Grid Spalled Concrete Paving at 55th & Beeler 55th & Beeler Court and 55th & Chester Way, includes applying Shure Sealers and sawing, rebarbing all expansion control joints, includes Mobilization, Traffic Control, and Bond see attached proposal number 99.

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Filing 49		Filing 52		Filing 57		Total QTY	Total Cost
							in Tract	QTY	in Tract	Quantity	in Tract	Quantity		
1	100.000	Concrete Paving Resources	Roadways	See above Resources Spalled Concrete	LS	555,445.00	1.00	0.00	0.00	1.00	0.00	1.00	555,445.00	
2					LS		0.00	0.00	0.00	0.00	0.00	0.00		
3					LS		0.00	0.00	0.00	0.00	0.00	0.00		
4					LS		0.00	0.00	0.00	0.00	0.00	0.00		
5					LS		0.00	0.00	0.00	0.00	0.00	0.00		
6					LS		0.00	0.00	0.00	0.00	0.00	0.00		
7					LS		0.00	0.00	0.00	0.00	0.00	0.00		
8					LS		0.00	0.00	0.00	0.00	0.00	0.00		
9					LS		0.00	0.00	0.00	0.00	0.00	0.00		
10					LS		0.00	0.00	0.00	0.00	0.00	0.00		

Total: 555,445

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS 0 DAYS

Routing Information:
 5 originals to Contractor for Signature (from Vendor)
 5 originals returned to Construction Manager for Signature (from Contractor)
 5 originals forwarded to Development Manager for Signature (from Contractor)
 5 originals forwarded to Owner for Signature (from Development Manager)
 2 executed originals returned to Development Manager (from Owner)
 2 executed originals returned to Construction Manager (from Development Manager)
 1 executed original returned to Contractor (from Construction Manager)



LOYA

CONSTRUCTION INC.

Loya Construction Inc.
 P.O. Box 211555
 Denver, CO 80221
 720-284-3702
 www.loya-paving.com

CID# 831
 Customer M A Mortenson Company
 1621 Eighteenth Street Suite 400
 Denver, CO 80202

0
 0

303-295-2511

Jaime Fulgencio
 Pavement Specialist | Project Manager
 970-909-4911
 jaimaf@loya-paving.com

Job Name 15060020 - Park Creek - Filling 49 Diamond Grind
 8560 Northfield Blvd., Suite 1920
 Denver, CO 80238

ITEM	DESCRIPTION	QTY	UNITS	UNIT PRICE	EXTENSION
1	Diamond Grind 66th Ave and Bealer St., Boston Ct, & Chester Wy (Base on 1 day)	1	LS	\$ 9,375.00	\$ 9,375.00
2	Seal concrete with Chem-crate Pavix CCC100	1	LS	\$ 8,154.75	\$ 8,154.75
3	Saw and Re-Seal Concrete Joints with DOW 890 SL Silicone	1,164	LF	\$ 9.50	\$ 11,058.00
4	Mob Per Trip	1	EA	\$ 2,500.00	\$ 2,500.00
5	ROW Permit	1	LS	\$ 1,400.00	\$ 1,400.00
6	Traffic Control & Traffic Control Plan	3	Day	\$ 1,875.00	\$ 5,625.00
7	Safety Equipment	1	LS	\$ 2,250.00	\$ 2,250.00
8	Bond	1	LS	\$ 1,033.38	\$ 1,033.38
				Total	\$ 39,446.13

Exclusions and Notes

- Pricing above is valid for 30 Days or unless discussed by Contractor from proposal date stated below. Due to the volatility of asphalt and mix pricing escalators should be considered and are not included in pricing.
- Final Field Measurement will determine billing and payment.
- Additional mobilizations will be invoiced per each at price listed on Change Order.
- Final adjustments: manholes are \$950.00 per each, water valves are \$150.00 per each.
- All asphalt pricing above includes emulsified asphalt (slow setting).
- Price excludes surveying, listing, QC/QA, engineering, utility profiles, permits, fees, bonds, erosion control, traffic control, sawcut, sweeping, final adjustment of structures, treatment of subgrade, subgrade stabilization.
- Unless specified otherwise, this proposal is offered as-is and based on unit pricing rates and should not be considered a "lump sum" proposal. Prices based on all items quoted, any decrease in quantities are subject to.
- Access to the job site for operations to be made available by the Contractor/Owner Rep.
- Contractor will not be responsible for damaged concrete while waiting to perform our scope of work.
- Subgrade to be received 4' or - one tenth of one foot from finish grade with tapered moisture and compaction.
- Subgrade to be received with proper compaction, moisture and elevation ready to receive asphalt or concrete.
- Contractor will not be responsible for subgrade failure, additional charges will apply for repair.
- Contractor cannot guarantee complete drainage in areas with less than 2% fall.
- Prices based on 64-22 or 69-25 asphalt cement, Grade B & DX with 20% RAP.
- Prices do not include any night work.
- Contractor/Owner must provide an on-site water source.
- Prices add 4.75% to pricing above for any Payment and Performance Bonds.
- Excludes Davis Bacon Wages.

Contract Terms and Conditions:

1. ACCEPTANCE AND EXPIRATION OF PROPOSAL: The attached PROPOSAL is only an offer until authorized, once accepted, it will have contractual obligations. If the proposal is not accepted in writing by signing and returning it to a Contractor representative, within thirty (30) calendar days from the date stated in the PROPOSAL, then the PROPOSAL expires automatically. By signing and returning this PROPOSAL within thirty (30) calendar days, this document will become a contract and you are hereby authorizing Contractor to proceed with the work as identified in this PROPOSAL. The PROPOSAL is incorporated herein by reference and is made a part of this CONTRACT. The person(s) or entity(ies) accepting the PROPOSAL ("Customer") hereby represent that they own the real estate and improvements on which the work is to be done, or that they are an authorized representative of the owner, and that permission and authority is hereby granted to Contractor to perform the proposed work on the subject premises. Acceptance of this PROPOSAL gives Contractor permission and authority to check the credit history of the Owner and/or Customer.

The authorized person signing this Contract ("Person") as the Customer does, individually and personally, hereby irrevocably guarantees the full and complete performance of all terms of this Contract, including the payment of all financial obligations contemplated by this Contract ("the Guaranty"). Full content is given hereby by the Person signing this Contract to any changes, modifications, or amendments to the terms of the Contract. Notwithstanding any other term of the Contract or the Guaranty, the Person may have signed the Contract in any capacity other than in a personal or individual capacity. This Guaranty is signed by the Person post to, or simultaneously with, the signing of the Contract. This is a continuing guaranty and the Person waives any notice of defect that may occur under the Contract and any requirement that Contractor file exhaust all remedies or pursue any remedy it may have against any other person or entity that has a contractual or quasi-contractual obligation to Contractor under the Contract. The Person signing this Contract acknowledges that Contractor would not have entered into this Contract without the Person's Guaranty, and waives any defenses to the enforcement of this Guaranty on the basis of a lack of or failure of consideration. The Person signing the Contract and Guaranty acknowledges that this is a commercial not a consumer transaction.

2. PAYMENT TERMS: Customer agrees to pay all amounts set forth in this PROPOSAL and any subsequent change orders within twenty one (21) days of work completion (DUE DATE). To the extent permitted by law, no defect in, or untimeliness of, the work shall relieve the Customer of its obligation to make such payments of any amount due under this Contract per the Payment Terms. If the balance shown on any invoice is not paid by the due date stated in the PAYMENT TERMS DUE DATE, a one-time fee of \$250.00 will be assessed and simple interest will be charged at the RATE OF 2% per month (PER ANNUM OF 24%) on the previous unpaid balances. In addition, if payment is not made by the DUE DATE, Customer agrees to pay Contractor reasonable fees and costs, including, but not limited to attorney's fees and other person's fees which are incurred by Contractor, in collecting any amount due or enforcing any right or remedy under this Contract, whether or not a legal action is brought, including but not limited to fees and costs incurred in any litigation, on appeal, in bankruptcy, and for post-judgment collection actions.

The parties further agree that if payments are not made by Due Date, Contractor may in its sole discretion refuse to proceed with the work, withhold, and refuse to make deliveries and Contractor will in no way be liable for any damages whatsoever by reason of such refusal. In the event that Contractor abandons the work for non-payment, Contractor may at its option be compensated for the material supplied and work done on a time and material basis or pursue other available remedies. In either event, the Customer agrees to pay any late payment charge and any attorney's fees incurred by Contractor.



The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

CHANGE ORDER NO.: 1

RECEIVED MAR 18 REC'D

PROJECT: 2023 Maintenance - WO 198

DATE: 18-Mar-24

TO: M.A. Mortenson Company
8842 East 40th Ave
Denver, CO 80238

CONTRACT NO.: Work Order 198

DESCRIPTION
OF CHANGE:

Full and final settlement of all costs and charges, including all necessary labor, material, equipment, services, taxes, costs to maintain schedule, bonds and insurance described in the following:

Line	Pay Item	Description	Non Park Trunk Amt	Park Trunk Amt	In-Tract Amount	Denver Water Amt	Total Amount
1	700.000	Erosion Control Maintenance	\$0	\$0	\$9,800	\$0	\$9,800
2	710.000	Fees And Inspections	\$0	\$0	\$1,000	\$0	\$1,000
3	720.000	Survey & Testing	\$0	\$0	\$22,950	\$0	\$22,950
4	730.000	General Conditions	\$0	\$0	\$436,071	\$0	\$436,071
5	740.000	CM Fee 3%	\$0	\$0	\$27,611	\$0	\$27,611
6							
7							
8							
9							
10							
11							

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$497,432	\$0	\$497,432
------------------------------------	-----	-----	-----------	-----	-----------

The original Contract Sum was	\$0	\$0	\$265,297	\$0	\$265,297
Net change by previously authorized Change Orders	\$0	\$0	\$0	\$0	\$0
The Contract Sum prior to this Change Order was	\$0	\$0	\$265,297	\$0	\$265,297
The Contract Sum will be modified in the amount of	\$0	\$0	\$497,432	\$0	\$497,432
The new Contract Sum including this Change Order will be	\$0	\$0	\$762,729	\$0	\$762,729

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 0 CONSECUTIVE CALENDAR DAYS
UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
8842 East 40th Avenue
Denver, CO 80238

Accepted by: Contractor/Supplier
M.A. Mortenson Company
8842 East 40th Ave
Denver, CO 80238

BY (Signature)

(Printed Name)

BY (Signature)

(Printed Name)

3-18-24
Date

3-18-24
Date

Approved by: Development Manager
Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238

Approved by: Owner
The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

BY (Signature)
Gary Truesdale

BY (Signature)
King H. Harris, President

3/19/24
Date

Date

CONTRACTOR CHANGE ORDER BREAKOUT
Exhibit C



The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

PROJECT: 2023 Maintenance - WO 198
TO: M.A. Mortenson Company
8842 East 40th Ave
Denver, CO 80238

CHANGE ORDER NO.: 1

DATE: 18-Mar-24

CONTRACT NO.: Work Order 198

DESCRIPTION OF CHANGE:

CO # 1 2024 Maintenance Costs for all Active Filings.... Supervision Costs for Final Roadway Acceptance on Filings 49, 52,53,56. Initial Roadway Acceptance supervision Costs on Filing 57, Utility Locate Costs on all Filings

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	In-Tract QTY	Denver Water QTY	Total QTY	Total Cost
1	700.000	Erosion Control Maintenance	F 57 Maint	Weekly inspections through 12/31/24	LS	\$9,800.00	0.00	0.00	1.00	0.00	1.00	\$9,800
2	710.000	Fees And Inspections	F 57 Maint	Denver & CDPHE SWMP permits	LS	\$1,000.00	0.00	0.00	1.00	0.00	1.00	\$1,000
3	720.000	Survey & Testing	F 57 Maint	Ground Engineering Testing on Street Accept. Work	LS	\$22,950.00	0.00	0.00	1.00	0.00	1.00	\$22,950
4	730.000	General Conditions	F 57 Maint	General Conditions Staff Costs	LS	\$436,071.00	0.00	0.00	1.00	0.00	1.00	\$436,071
5	740.000	CM Fee 3%	F 57 Maint	CM Fee on GC's and Street Acceptance Contractors	LS	\$27,611.00	0.00	0.00	1.00	0.00	1.00	\$27,611
6					LS		0.00	0.00	1.00	0.00		
7					LS		0.00	0.00	1.00	0.00		
8					LS		0.00	0.00	1.00	0.00		
9					LS		0.00	0.00	1.00	0.00		
10					LS		0.00	0.00	1.00	0.00		
11					LS		0.00	0.00	1.00	0.00		
12					LS		0.00	0.00	1.00	0.00		
											Total:	\$497,432

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS 0 DAYS

- Routing Information:
- 6 originals to Contractor for Signature (from Mortenson)
 - 5 originals returned to Construction Manager for Signature (from Contractor)
 - 5 originals forwarded to Development Manager for Signature (from Construction Manager)
 - 5 originals forwarded to Owner for Signature (from Development Manager)
 - 3 executed originals returned to Development Manager (from Owner)
 - 2 executed originals returned to Construction Manager (from Development Manager)
 - 1 executed original returned to Contractor (from Construction Manager)

CO Number 1 Mortenson Work Order No 198

MORTENSON CONSTRUCTION
 8842 EAST 40TH AVENUE
 DENVER, CO 80238
 PHONE: 720.920.4300



Subject Infrastructure	Street Accept. GC's	Sitewide GC's	Fee Adjustment	Total
Erosion Control Maintenance	\$0	\$9,800	-	\$ 9,800
Fees and Inspections	\$0	\$1,000	-	\$ 1,000
Survey and Testing	\$22,950	\$0	-	\$ 22,950
General Conditions	\$269,711	\$166,360	-	\$ 436,071
Construction Management Fee 3%	\$8,780	\$5,315	13,516	\$ 27,611
Totals	\$ 301,441	\$ 182,475	\$ 13,516	\$ 497,432

Time Period: June to Sept 4 Months | June to December 7 Months



The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

RECEIVED MAR 18 2024 CHANGE ORDER NO.: 2

PROJECT: Filing 49/52 Final Roadway Acceptance Repairs

DATE: 14-Mar-24

TO: Loya Construction Inc.
7070 Dahlia Street
Commerce City CO

CONTRACT NO.: F49/52 - Main

DESCRIPTION Filing 57 East Side Street Acceptance Repairs Phases 4 through 7
OF CHANGE:

Full and final settlement of all costs and charges, including all necessary labor, material, equipment, services, taxes, costs to maintain schedule, bonds and insurance described in the following:

Line	Pay Item Description	Filing 49 Tract	In Filing 52 Tract	In Filing 57 Tract	Filing ? In Tract	Total Amount
1	700.000 R&R Curb & Gutter	\$0	\$0	\$12,040	\$0	\$12,040
2	701.000 Route & Seal Cracks	\$0	\$0	\$4,662	\$0	\$4,662
3	702.000 Asphalt Crack Seal	\$0	\$0	\$2,755	\$0	\$2,755
4	703.000 Infrared Patch	\$0	\$0	\$7,500	\$0	\$7,500
5	704.000 R&R Concrete Alley Entrance Pans 8"	\$0	\$0	\$58,232	\$0	\$58,232
6	705.000 Grinding Cut	\$0	\$0	\$390	\$0	\$390
7	706.000 Partial Depth Replacements Core & Replace HMA	\$0	\$0	\$900	\$0	\$900
8	800.000 Bond Cost 3%	\$0	\$0	\$2,594	\$0	\$2,594

f57 amount

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$89,073	\$0	\$89,073
------------------------------------	-----	-----	----------	-----	----------

The original Contract Sum was	\$38,123	\$21,170	\$0	\$0	\$59,293
Net change by previously authorized Change Orders	\$39,446	\$0	\$0	\$0	\$39,446
The Contract Sum prior to this Change Order was	\$77,569	\$21,170	\$0	\$0	\$98,739
The Contract Sum will be modified in the amount of	\$0	\$0	\$89,073	\$0	\$89,073
The new Contract Sum including this Change Order will be	\$77,569	\$21,170	\$89,073	\$0	\$187,812

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 30 CONSECUTIVE CALENDAR DAYS UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
8842 East 40th Avenue
Denver, CO 80238

Accepted by: Contractor/Supplier
Loya Construction Inc.
7070 Dahlia Street
Commerce City CO

[Signature]
BY (Signature)

[Signature]
BY (Signature)

Kathy O'Connell
(Printed Name)

Taylor Bradman
(Printed Name)

3/15/24
Date

3/18/2024
Date

Approved by: Development Manager
Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238

Approved by: Owner
The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

[Signature]
BY (Signature)

[Signature]
BY (Signature)

Charles C. Nicola Jr., Sr. Vice President
[Signature]

King H. Harris, President

3/19/24
Date

Date

Please See Attached for Routing Information



The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

PROJECT: Filing 49/52 Final Roadway Acceptance Repairs

TO: Loya Construction Inc.
7070 Dahlia Street
Commerce City CO

DESCRIPTION OF CHANGE:

Filing 57 East Side Street Acceptance Repairs Phases 4 through 7

CONTRACTOR CHANGE ORDER B.N. - KOUT
Exhibit C

CHANGE ORDER NO.: 2

DATE: 14-Mar-24

CONTRACT NO.: F49/52 - Maint 3

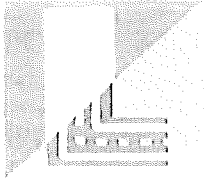
Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Filing 49 In Tract	Filing 52 In Tract	Filing 57 In Tract	Filing ? In Tract	Total QTY	Total Cost
1	700.000	R&R Curb & Gutter	Roadways		LF	\$65.97		182.50	182.50		182.50	\$12,040
2	701.000	Route & Seal Cracks	Roadways		LF	\$37.00		126.00	126.00		126.00	\$4,662
3	702.000	Asphalt Crack Seal	Roadways		LF	\$5.00		551.00	551.00		551.00	\$2,755
4	703.000	Infrared Patch	Roadways	9 locations	SF	\$7.50		1,000.00	1,000.00		1,000.00	\$7,500
5	704.000	R&R Concrete Alley Entrance	Roadways		SF	\$52.32		1,113.00	1,113.00		1,113.00	\$58,232
6	705.000	Pans 8"	Roadways		EA	\$30.00		13.00	13.00		13.00	\$390
7	706.000	Grinding Cut	Roadways		EA	\$300.00		3.00	3.00		3.00	\$900
8	800.000	Partial Depth Replacements Core & Replace HMA	Roadways		LS	\$2,594.00		1.00	1.00		1.00	\$2,594
9		Bond Cost 3%										
10												
11												
12												
13												
14												
15												
											Total:	\$89,073

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS

30 DAYS

Routing Information:

- 6 originals to Contractor for Signature (from Mortenson)
- 5 originals returned to Construction Manager for Signature (from Contractor)
- 5 originals forwarded to Development Manager for Signature (from Construction Manager)
- 5 originals forwarded to Owner for Signature (from Development Manager)
- 3 executed originals returned to Development Manager (from Owner)
- 2 executed originals returned to Construction Manager (from Development Manager)
- 1 executed original returned to Contractor (from Construction Manager)



LOYA
CONSTRUCTION INC.

Loya Construction Inc.
P.O. Box 211555
Denver, CO 80221
720-254-3702
www.loya-paving.com

CID# 831
Customer M A Mortenson Company
1621 Eighteenth Street Suite 400
Denver, CO 80202

0
0

303-295-2511

Jaime Fulgencio
Pavement Specialist | Project Manager
970-909-4811
jalmeff@loya-paving.com

Job Name Filling 67 East Side Street Acceptance - Phase 4 - 7
8560 Northfield Blvd., Suite 1920
Denver, CO 80238

ITEM	DESCRIPTION	QTY	UNITS	UNIT PRICE	EXTENSION
1	R&R Curb & Gutter	182.51	LF	\$ 65.97	\$ 12,039.99
2	Route & Seal Cracks	126	LF	\$ 37.00	\$ 4,662.00
3	Asphalt Crack Seal	551	LF	\$ 5.00	\$ 2,755.00
4	Infrared Patch	1,000	SF	\$ 7.50	\$ 7,500.00
5	R&R Concrete Alley Entrance Pans 8"	1,112.997	SF	\$ 52.32	\$ 58,232.01
6	Grinding Cut	13	EA	\$ 30.00	\$ 390.00
7	Partial Depth Replacement Core & Replace HMA	3	EA	\$ 300.00	\$ 900.00
8	Bond	1	LS	\$ 2,594.00	\$ 2,594.00
				Total	\$ 89,073.00

Exclusions and Notes

- Pricing above is valid for 30 Days or unless discussed by Contractor from proposal date stated below. Due to the volatility of asphalt and mix pricing escalators should be considered and are not included in Final Field Measurement will determine billing and payment.
- Additional mobilizations will be invoiced per each at price listed on Change Order.
- Final adjustments, manholes are \$650.00 per each, water valves are \$350.00 per each.
- All asphalt pricing above includes emulsified asphalt (slow setting).
- Price excludes surveying, testing QC/QA, engineering utility pothole, permits, fees, bonds, erosion control, traffic control, saw cut, sweeping, final adjustment of structures, treatment of subgrade subgrade
- Unless specified otherwise, this proposal is offered as, and based on unit pricing rates and should not be considered a "Lump Sum" proposal. Prices based on all items quoted, any decrease in quantities are
- Access to the job site for operations to be made available by the Contractor/Owner Rep.
- Contractor, will not be responsible for damaged concrete while crossing to perform our scope of work.
- Subgrade to be received + or - one tenth of one foot from finish grade with specified moisture and compaction.
- Subgrade to be received with proper compaction, moisture and elevation ready to receive asphalt or concrete.
- Contractor, will not be responsible for subgrade failure, additional charges will apply for repair.
- Contractor cannot guarantee complete drainage in areas with less than 2% fall.
- Prices based on 64-22 or 58-28 asphalt cement, Grade S & SX with 20% RAP.
- Prices do not include any night work.
- Contractor/Owner must provide an on site water source.
- Please add 4.75% to pricing above for any Payment and Performance Bonds.
- Excludes Davis Bacon Wages.

Contract Terms and Conditions:

1. ACCEPTANCE AND EXPIRATION OF PROPOSAL: The attached PROPOSAL is only an offer until authorized, once accepted, it will have contractual obligations. If the proposal is not accepted in writing by signing and returning it to a Contractor representative, within thirty (30) calendar days from the date stated in the PROPOSAL, then the PROPOSAL expires automatically. By signing and returning this PROPOSAL within thirty (30) calendar days, this document will become a contract and you are hereby authorizing Contractor to proceed with the work as identified in this PROPOSAL. The PROPOSAL is incorporated herein by reference and is made a part of this CONTRACT. The person(s) or entity(s) accepting the PROPOSAL ("Customer") hereby represent that they own the real estate and improvements on which the work is to be done, or that they are an authorized representative of the owner, and that permission and authority is hereby granted to Contractor to perform the proposed work on the subject premises. Acceptance of this PROPOSAL gives Contractor permission and authority to check the credit history of the Owner and/or Customer. The authorized person signing this Contract ("Person") as the Customer does, individually and personally hereby irrevocably guarantee the full and complete performance of all terms of the Contract including the payment of all financial obligations contemplated by this Contract (the Guaranty). Full consent is given hereby by the Person signing the Contract to any changes, modifications, or amendments to the terms of the Contract. Notwithstanding any other term of the Contract or the Guaranty, the Person may have signed the Contract in any capacity other than in a personal or individual capacity. This Guaranty is signed by the Person prior to or simultaneously with, the signing of the Contract. This is a continuing guaranty and the Person waives any notice of default that may occur under the Contract and any requirement that Contractor first exhaust all remedies or pursue any remedy it may have against any other person or entity that has a contractual or quasi-contractual obligation to Contractor under the Contract. The Person signing this Contract acknowledges that Contractor would not have entered into this Contract without the Person's Guaranty and waives any defense to the enforcement of this Guaranty on the basis of a lack of failure of consideration. The Person signing the Contract and Guaranty acknowledges that this is a commercial not a consumer transaction.
2. PAYMENT TERMS: Customer agrees to pay all amounts set for in this PROPOSAL and any subsequent change orders within twenty one (21) days of work completion (DUE DATE). To the extent permitted by law, no defect in, or unfitness of, the work shall relieve the Customer of its obligation to make such payments of any amount due under this Contract per the Payment Terms. If the balance shown on any invoice is not paid by the due date stated in the PAYMENT TERMS DUE DATE, a one-time fee of \$250.00 will be assessed and simple interest will be charged at the RATE OF 2% per month (PER ANNUM OF 24%) on the previous, unpaid balances. In addition, if payment is not made by the DUE DATE, Customer agrees to pay Contractor reasonable fees and costs, including, but not limited to attorney's fees and other person's fees which are incurred by Contractor in collecting any amount due or enforcing any right or remedy under this Contract, whether or not a legal action is brought including but not limited to fees and costs incurred in any litigation, on appeal, in bankruptcy, and for post-judgment collection actions. The parties further agree that if payments are not made by Due Date Contractor may in its sole discretion refuse to proceed with the work, warranties, and refuse to make deliveries and Contractor will in no way be liable for any damages whatsoever by reason of such refusal. In the event that Contractor abandons the work for non-payment, Contractor may at its option be compensated for the material supplied and work done on a time and material basis or pursue other available remedies. In either event, the Customer agrees to pay any late payment charge and any attorney's fees incurred by Contractor.

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY

WHEREAS, the Park Creek Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado, formed and operated pursuant to Article 1, Title 32, C.R.S.; and

WHEREAS, the Board of Directors of the District is empowered to dispose of real and personal property pursuant to Section 32-1-1001(1)(f), C.R.S., and to authorize its designees to act on its behalf; and

WHEREAS, the Board of Directors of the District has determined that the conveyance of the real property described on Exhibit A attached hereto and incorporated herein by this reference (“Property”) is to the public benefit, health, safety, and welfare.

NOW, THEREFORE, be it resolved by the Board of Directors of the Park Creek Metropolitan District that the Property described hereinabove shall be conveyed to the City and County of Denver, Colorado, for good and valuable consideration, and hereby authorizes Tammi Holloway to execute any and all documents required to effect such conveyance.

ADOPTED AND APPROVED this 28th day of March, 2024.

PARK CREEK METROPOLITAN
DISTRICT

By: 
King H. Harris, Chair

ATTEST:

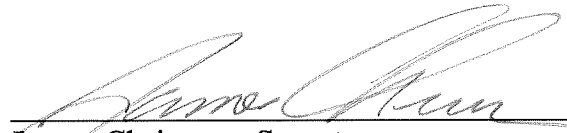

James Chrisman, Secretary

EXHIBIT A

Legal Description of Property to be Conveyed

Stapleton Filing No. 14

Tracts A and C, Stapleton Filing No. 14,
City and County of Denver

Stapleton Filing No. 36

Tract CM, Stapleton Filing No. 36,
City and County of Denver

Stapleton Filing No. 45

Tracts CV, CW, CX, CY, CZ, DA and DB,
Stapleton Filing No. 45, City and County of Denver

Stapleton Filing No. 54

Tracts CU, CV, CW, CX, CY, CZ, DA, DB,
DC, DD, DE and DK, Stapleton Filing No. 54,
City and County of Denver

Stapleton Filing No. 57

Tract CH, Stapleton Filing No. 57,
City and County of Denver

Westerly Creek Park:

PARCEL 1:

(for informational purposes only - Assessor's Parcel Number 01281-00-025-000)

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 28;
THENCE N00°28'31"W ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1640.98 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004246 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES IN PART OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. N89°40'09"E, A DISTANCE OF 70.20;
2. N02°45'12"E, A DISTANCE OF 588.83 FEET;
3. N72°03'56"W, A DISTANCE OF 184.54 FEET;
4. N62°39'49"W, A DISTANCE OF 423.32 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004242 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY LINE IN PART OF SAID PARCEL THE FOLLOWING COURSE:

1. N00°00'00"E, A DISTANCE OF 139.34 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°44'35", A RADIUS OF 91.19 FEET, AN ARC LENGTH OF 79.17 FEET (THE CHORD OF WHICH BEARS N35°00'43"W, A DISTANCE OF 76.71 FEET);
THENCE N63°11'49"W, A DISTANCE OF 21.55 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N63°11'49"W, A DISTANCE OF 92.94 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°01'13", A RADIUS OF 453.00 FEET, AN ARC LENGTH OF 71.32 FEET (THE CHORD OF WHICH BEARS N20°23'06"E, A DISTANCE OF 71.24 FEET) TO THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004242 IN SAID CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. S29°45'03"E, A DISTANCE OF 97.15 FEET TO A POINT OF CURVATURE;
2. ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°06'43", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 26.38 FEET (THE CHORD OF WHICH BEARS S22°11'41"E, A DISTANCE OF 26.30 FEET) TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE TO BEAR NORTH 00°28'31" WEST. THE EAST 1/4 CORNER OF SAID SECTION 28 IS A FOUND 31/4" ALUMINUM CAP PLS 31928 AND THE NE CORNER OF SAID SECTION 28 IS A FOUND 3-1/4" ALUMINUM CAP, PLS 31928.

PARCEL 2:

(for informational purposes only - Assessor's Parcel Number 01281-00-023-000)

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, AND THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 28;
THENCE N00°28'31"W ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1640.98 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004246 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES IN PART OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. N89°40'09"E, A DISTANCE OF 70.20;
2. N02°45'12"E, A DISTANCE OF 588.83 FEET;
3. N72°03'56"W, A DISTANCE OF 184.54 FEET;
4. N62°39'49"W, A DISTANCE OF 423.32 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004242 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE N00°00'00"E, ALONG THE EASTERLY LINE IN PART OF SAID PARCEL, A DISTANCE OF 139.34 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°44'35", A RADIUS OF 91.19 FEET, AN ARC LENGTH OF 79.17 FEET (THE CHORD OF WHICH BEARS N35°00'43", A DISTANCE OF 76.71 FEET);

THENCE N63°11'49"W, A DISTANCE OF 21.55 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004242 IN SAID CLERK AND RECORDER OFFICE;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°06'43", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 26.38 FEET (THE CHORD OF WHICH BEARS N22°11'41"W, A DISTANCE OF 26.30 FEET);
2. N29°45'03"W, A DISTANCE OF 97.15 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°09'56", A RADIUS OF 453.00 FEET, AN ARC LENGTH OF 88.28 FEET (THE CHORD OF WHICH BEARS N10°17'31"E, A DISTANCE OF 88.14 FEET) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SMITH ROAD;

THENCE S84°51'20"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.02 FEET TO SAID EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004242 IN SAID CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID EASTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. THENCE S29°44'59"E, A DISTANCE OF 16.233 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°44'59", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 83.08 FEET (THE CHORD OF WHICH BEARS S14°52'29"E, A DISTANCE OF 82.15 FEET);
3. THENCE S00°00'00"E, A DISTANCE OF 47.27 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE TO BEAR NORTH 00°28'31" WEST. THE EAST 1/4 CORNER OF SAID SECTION 28 IS A FOUND 31/4" ALUMINUM CAP PLS 31928 AND THE NE CORNER OF SAID SECTION 28 IS A FOUND 3-1/4" ALUMINUM CAP, PLS 31928.

PARCEL 3:

(for informational purposes only - Assessor's Parcel Number 01214-00-088-000)

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, AND THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 28;

THENCE N00°28'31"W ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1640.98 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004246 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES IN PART OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. N89°40'09"E, A DISTANCE OF 70.20;
2. N02°45'12"E, A DISTANCE OF 588.83 FEET;
3. N72°03'56"W, A DISTANCE OF 184.54 FEET;

4. N62°39'49"W, A DISTANCE OF 423.32 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004242 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE N00°00'00"E, ALONG THE EASTERLY LINE IN PART OF SAID PARCEL, A DISTANCE OF 68.28 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:
1. N00°00'00"E, A DISTANCE OF 118.33 FEET TO A POINT OF CURVATURE;
2. ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°44'59", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 83.08 FEET (THE CHORD OF WHICH BEARS N14°52'29"W, A DISTANCE OF 82.15 FEET);
3. N29°44'59", A DISTANCE OF 162.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SMITH ROAD;
THENCE S84°51'20"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 157.88 FEET;
THENCE S22°26'00"E, A DISTANCE OF 269.59 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED OCTOBER 30, 2006, AT RECEPTION NUMBER 2006173437 IN SAID CLERK AND RECORDER'S OFFICE;
THENCE S64°34'54"W, ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 175.47 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE TO BEAR NORTH 00°28'31" WEST. THE EAST 1/4 CORNER OF SAID SECTION 28 IS A FOUND 3 1/4" ALUMINUM CAP PLS 31928 AND THE NE CORNER OF SAID SECTION 28 IS A FOUND 3-1/4" ALUMINUM CAP, PLS 31928.

OPEN SPACE PARCEL:

(for informational purposes only - Assessor's Parcel Number 01272-00-007-000)

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 27, AND THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 28;
THENCE N00°28'31"W ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1640.98 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004246 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES IN PART OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:
1. N89°40'09"E, A DISTANCE OF 70.20;
2. N02°45'12"E, A DISTANCE OF 588.83 FEET;
3. N72°03'56"W, A DISTANCE OF 184.54 FEET;
4. N62°39'49"W, A DISTANCE OF 423.32 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1999, AT RECEPTION NUMBER 9900004242 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING COURSE:
1. N00°00'00"E, A DISTANCE OF 68.28 FEET;
THENCE N64°34'54"E, A DISTANCE OF 175.47 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2002134334 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE SOUTHERLY LINE IN PART OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:
1. S44°24'15"E, A DISTANCE OF 109.51 FEET;
2. S77°26'52"E, A DISTANCE OF 170.51 FEET;
3. S59°50'19"E, A DISTANCE OF 245.86 FEET;
4. S75°51'54"E, A DISTANCE OF 179.88 FEET;
5. S89°16'46"E, A DISTANCE OF 412.12 FEET;
THENCE S12°55'31"W, A DISTANCE OF 243.72 FEET;
THENCE N79°08'29"W, A DISTANCE OF 295.43 FEET;
THENCE N83°09'33"W, A DISTANCE OF 308.40 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE TO BEAR NORTH 00°28'31" WEST. THE EAST 1/4 CORNER OF SAID SECTION 28 IS A FOUND 3 1/4" ALUMINUM CAP PLS 31928 AND THE NE CORNER OF SAID SECTION 28 IS A FOUND 3-1/4" ALUMINUM CAP, PLS 31928.

PARCEL 4A:

(for informational purposes only - Assessor's Parcel Number 01271-00-014-000)

ALL THAT PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF DENVER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE NORTHWEST CORNER OF SECTION 27 BEARS N52°42'07"W 885.29 FEET;
THENCE N12°55'31"E 230.34 FEET;
THENCE S89°16'41"E 36.88 FEET;
THENCE S85°28'38"E 782.17 FEET;
THENCE S77°48'48"E 498.49 FEET;
THENCE S00°00'00"E 1000.47 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND KNOWN AS THE WESTERLY CREEK OPEN SPACE PARCEL-001, AS RECORDED WITH THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2003100639;
THENCE S90°00'00"W 115.00 FEET ALONG SAID NORTHERLY LINE;
THENCE, DEPARTING SAID NORTHERLY LINE, N00°00'00"W 391.38 FEET TO POINT OF NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS S89°59'58"W 380.00 FEET;
THENCE NORTHWESTERLY 524.88 FEET ALONG SAID NON-TANGENT CURVE CONCAVE THROUGH A CENTRAL ANGLE OF 79°08'29";
THENCE N79°08'29"W 948.97 FEET TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 27 BEING MONUMENTED ON THE WEST BY A FOUND 3 1/4" ALUMINUM CAP STAMPED PLS 31928 ON THE EAST BY A FOUND 3 1/4 INCH ALUMINUM CAP STAMPED PLS 11434, BEING ON ASSUMED BEARING OF N89°31'32"E.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITH TRACT E, AS SHOWN ON THE PLAT OF STAPLETON FILING NO. 19, RECORDED AUGUST 23, 2007 UNDER RECEPTION NO. 2007132339.

PARCEL 4B:

(for informational purposes only - Assessor's Parcel Number 01273-00-036-000)

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 27, BEING MONUMENTED WITH A 3 1/4" ALUMINUM CAP STAMPED PLS 20683, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 27 BEING MONUMENTED WITH A 3 1/4" ALUMINUM CAP STAMPED "PLS 11434" BEARS N00°23'53"W, A DISTANCE OF 2648.11 FEET; THENCE N32°23'42"W, A DISTANCE OF 1357.56 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2003100639 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING.

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2003100639 OF SAID CLERK'S OFFICE THE FOLLOWING TWO COURSES: 1.) N90°00'00"E, A DISTANCE OF 255.05 FEET; 2.) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2861.61 FEET, A CENTRAL ANGLE OF 12°52'56", AN ARC LENGTH OF 643.40 FEET, WHOSE CHORD BEARS S81°11'51"E, A DISTANCE OF 642.04 FEET TO A POINT ON THE WESTERLY LINE OF STAPLETON FILING NO. 12 AS RECORDED UNDER RECEPTION NO. 2004207876 IN SAID CLERK'S OFFICE;

THENCE ALONG SAID WESTERLY LINE OF SAID STAPLETON FILING N. 12, S00°00'00"W, A DISTANCE OF 551.02 FEET;

THENCE DEPARTING SAID WESTERLY LINE, ALONG THE COMMON LINE BETWEEN SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2003100639, ALONG WITH A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2007105367 AND A PORTION OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2004079037 OF SAID CLERK'S OFFICE THE FOLLOWING 10 COURSES:

1. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 105.59 FEET, A CENTRAL ANGLE OF 79°30'03", AN ARC LENGTH OF 146.51 FEET, WHOSE CHORD BEARS S40°15'39"W, A DISTANCE OF 135.03 FEET;
2. ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 133.00 FEET, A CENTRAL ANGLE OF 70°33'47", AN ARC LENGTH OF 163.80 FEET, WHOSE CHORD BEARS S35°47'11"W, A DISTANCE OF 153.64 FEET;
3. ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 419.70 FEET, A CENTRAL ANGLE OF 32°26'21", AN ARC LENGTH OF 237.62 FEET, WHOSE CHORD BEARS S54°50'53"W, A DISTANCE OF 234.46 FEET;
4. N26°04'50"W, A DISTANCE OF 53.43 FEET;
5. N39°34'03"W, A DISTANCE OF 78.84 FEET;
6. N87°26'53"W, A DISTANCE OF 184.38 FEET;
7. N05°45'42"E, A DISTANCE OF 91.11 FEET;
8. N81°17'16"W, A DISTANCE OF 13.88 FEET;
9. N56°39'55"W, A DISTANCE OF 13.74 FEET;
10. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 240.20 FEET, A CENTRAL ANGLE OF 14°01'09", AN ARC LENGTH OF 58.77 FEET, WHOSE CHORD BEARS N42°22'15"E, A DISTANCE OF 58.63 FEET;

THENCE DEPARTING SAID COMMON LINE, N89°59'55"W, A DISTANCE OF 502.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2007132339 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF STAPLETON FILING NO. 19 THE FOLLOWING 3 COURSES:

1. N00°00'00"W, A DISTANCE OF 3.00 FEET;
2. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 89°59'58", AN ARC LENGTH OF 306.31 FEET, WHOSE CHORD BEARS N45°00'01"W, A DISTANCE OF 275.77 FEET;
3. N00°00'00"E, A DISTANCE OF 639.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITH TRACT E, AS SHOWN ON THE PLAT OF STAPLETON FILING NO. 19, RECORDED AUGUST 23, 2007 UNDER RECEPTION NO. 2007132339.

EXHIBIT A

PARCEL 2A
DESCRIPTION

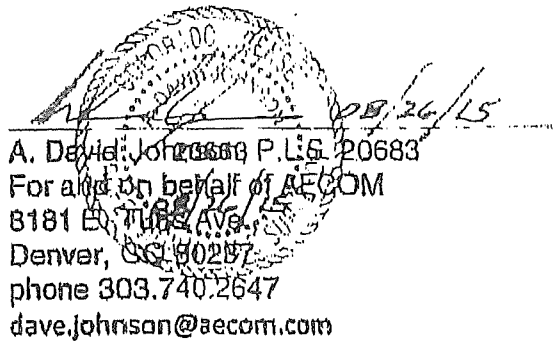
A part of the of the Northwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 10;

thence South 45°23'00" East a distance of 70.55 feet to a point that is 50.00 feet southerly of the northerly line of said Northwest Quarter of Section 10 and 50.00 feet easterly of the westerly line of said Northwest Quarter of Section 10;
thence South 00°15'13" East, parallel with and 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 2042.96 feet to the POINT OF BEGINNING;
thence North 59°57'09" East a distance of 73.75 feet to a point that is 114.00 feet easterly of said westerly line of the Northwest Quarter of Section 10;
thence North 00°15'13" West, parallel with and 114.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 1426.50 feet to a Former Fence Line;
thence South 89°25'59" West, along said Former Fence Line, a distance of 64.00 feet to a point 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10;
thence South 00°15'13" East, parallel with and 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 1462.79 feet to the POINT OF BEGINNING.

Containing 92,457 square feet or 2.122 acres, more or less.

BASIS OF BEARING: Bearings are based on the west line of the Southwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 00°15'25" West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest Corner of said Section 10 is a found 3-1/4" Aluminum Cap in Monument Box Stamped PLS 27936. The West Quarter Corner of said Section 10 is a found 3-1/4" Aluminum Cap in Monument Box Stamped: ZBS INC PLS 11434.



A. David Johnson P.L.C. 20683
For and on behalf of AECOM
8181 E. TULSA AVE.
Denver, CO 80231
phone 303.740.2647
dave.johnson@aecom.com

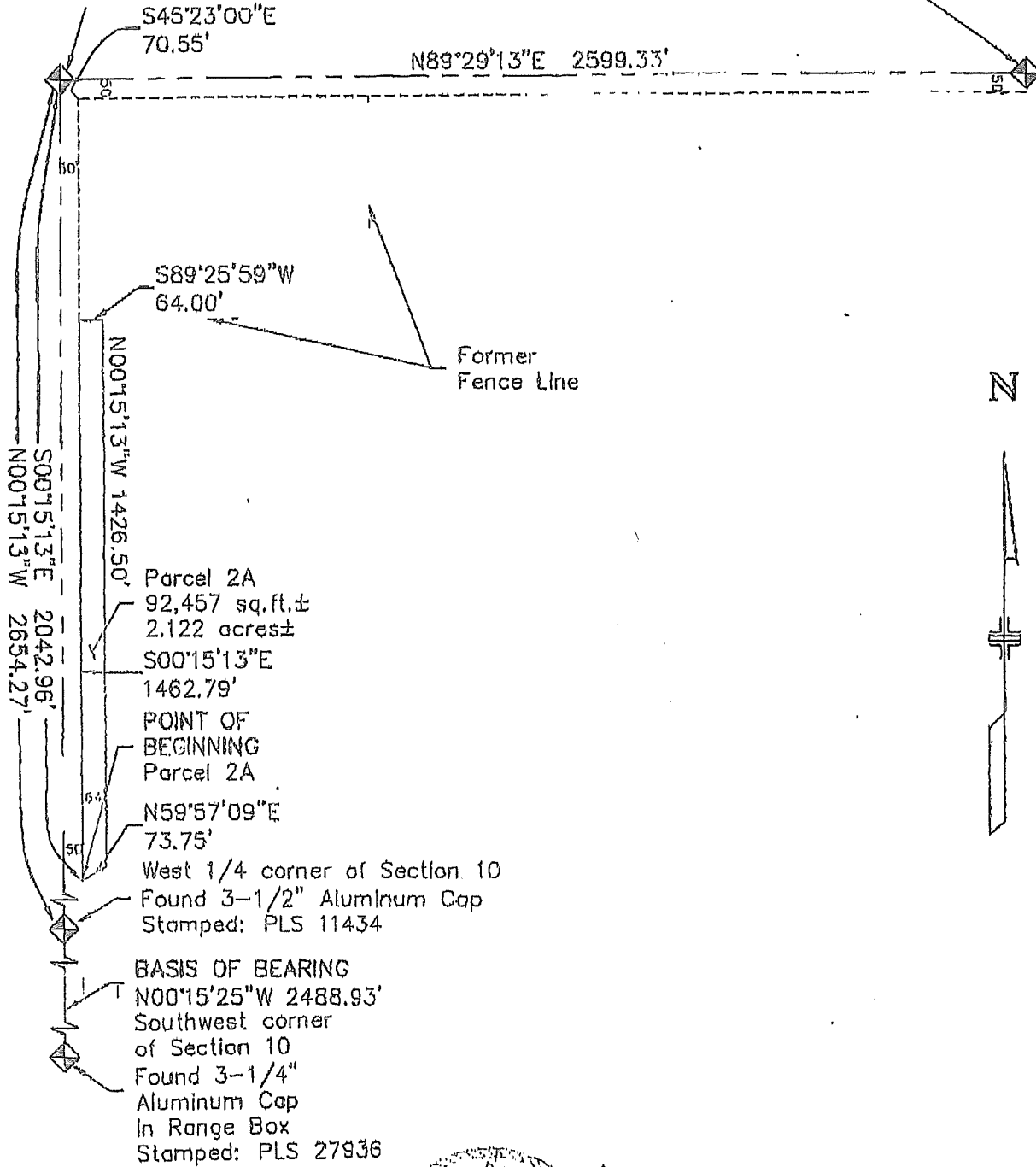
I:\PROJECTS_INF\22241109_Stapleton_Master\6.0 Projects\22243500_IDIQ_Takedown_Survey_Support\6.0 Projects\01012 ALTA for 41 Acre N&E Sec 10\ALTA for W&N Sec 10\Parcel 2A.docx

01/26/15
11/3/16

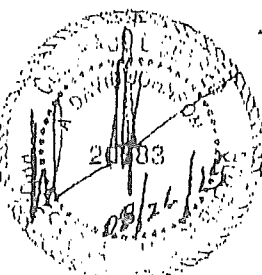
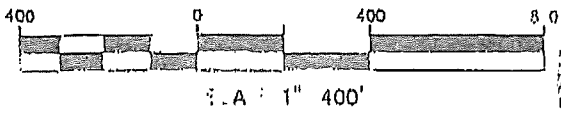
EXHIBIT-A

POINT OF COMMENCEMENT
 Northwest Corner Section 10
 Found 3-1/4" Aluminum Cap
 in Monument Box
 Stamped: ZBS INC PLS 11434

North 1/4 Corner Section 10
 Found 3-1/4" Aluminum Cap
 Stamped: ZBS INC PLS 11434



N



AZCOM
 8181 E. Tufts Ave
 Denver, CO 80237
 Tel: 303-740-2600
 Fax: 303-694-3948
 dave.johnson@azcom.com

EXHIBIT ACCOMPANYING DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
 STATE OF COLORADO

DENVER		COLORADO	
Scale	Drawn by: EBV	Sheet No. 1	Drawing Name
1" = 400'	Checked by: ADJ	of 1 Sheet(s)	Parcel 2A North Section 10.dwg

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

OK 6/13/16

EXHIBIT A

Parcel 2B
DESCRIPTION

A part of the Northwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:


COMMENCING at the Northwest Corner of said Section 10;

thence South $45^{\circ}23'00''$ East a distance of 70.55 feet to a point that is 50.00 feet southerly of the northerly line of said Northwest Quarter of Section 10 and 50.00 feet easterly of the westerly line of said Northwest Quarter of Section 10 and the POINT OF BEGINNING;

thence North $89^{\circ}29'13''$ East, parallel with and 50.00 feet southerly of said northerly line of the Northwest Quarter of Section 10, a distance of 785.50 feet to a Former Fence Line;
thence South $00^{\circ}15'00''$ East, along said Former Fence Line, a distance of 143.00 feet to a point that is 193.00 feet southerly of the northerly line of said Northwest Quarter of Section 10;
thence South $89^{\circ}29'13''$ West, parallel with and 193.00 feet southerly of said northerly line of the Northwest Quarter of Section 10, a distance of 721.49 feet to a point that is 114.00 feet easterly of said westerly line of the Northwest Quarter of Section 10;
thence South $00^{\circ}15'13''$ East, parallel with and 114.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 437.11 feet to said Former Fence Line;
thence South $89^{\circ}25'59''$ West, along said Former Fence Line, a distance of 64.00 feet to a point that is 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10;
thence North $00^{\circ}15'13''$ West, parallel with and 50.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 580.17 feet to the POINT OF BEGINNING.

Containing 140,303 square feet or 3.221 acres, more or less. -

BASIS OF BEARING: Bearings are based on the west line of the Southwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North $00^{\circ}15'25''$ West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped PLS 27936. The West Quarter Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped: ZBS INC PLS 11434.



02/26/15
A. David Johnson, P.L.E. #20683
For and on behalf of AECOM
6181 E. Orchard Ave.,
Denver, CO 80231
phone 303.740.2847
dave.johnson@aecom.com

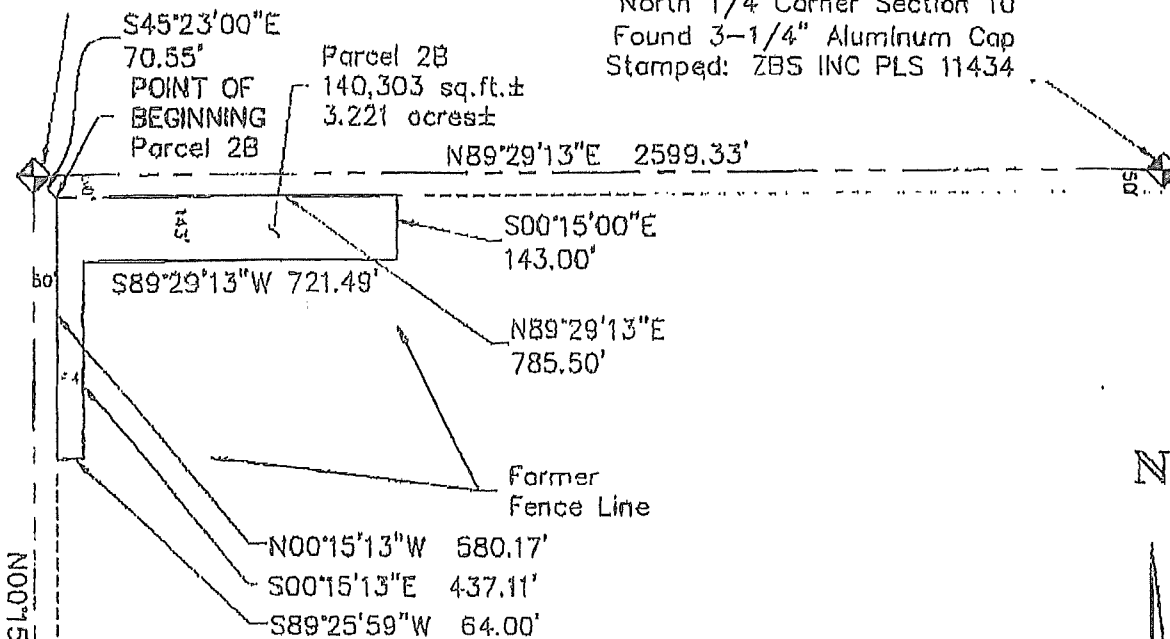
I:\PROJECTS_INF\22241109_Stapleton_Master\6.0 Projects\22243500_IDIQ_Takedown_Survey_Support\6.0 Projects\01012 ALTA for 41 Acre N&E Sec 10\ALTA for W&N Sec 10\Parcel 2B.docx

1K 2
6/13/16

EXHIBIT-A

POINT OF COMMENCEMENT
 Northwest Corner Section 10
 Found 3-1/4" Aluminum Cap
 in Monument Box
 Stamped: ZBS INC PLS 11434

North 1/4 Corner Section 10
 Found 3-1/4" Aluminum Cap
 Stamped: ZBS INC PLS 11434



N00°15'13\"/>

West 1/4 corner of Section 10
 Found 3-1/2" Aluminum Cap
 Stamped: PLS 11434

BASIS OF BEARING
 N00°15'25\"/>

Southwest corner
 of Section 10
 Found 3-1/4"
 Aluminum Cap
 in Range Box
 Stamped: PLS 27936



A-COM 8181 E. Tufts Ave
 Denver, CO 80237
 Tel: 303-740-2600
 Fax: 303-694-3946
 dave.johnson@acocom.com

EXHIBIT ACCOMPANYING DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 5TH
 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
 STATE OF CO. ORADO

DENVER		COLORADO	
Scale: 1" = 400'	Drawn by: EBV	Sheet No. 1	Drawing Name:
	Checked by: ADJ	of 1 Sheet(s)	EX Parcel 2B West Section 10.dwg

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

Handwritten notes:
 UK-6113:116

**Parcel 1
DESCRIPTION**

A part of the Northwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 10;

thence South 30°53'23" East a distance of 223.71 feet to a point that is 193.00 feet southerly of the northerly line of said Northwest Quarter of Section 10 and 114.00 feet easterly of the westerly line of said Northwest Quarter of Section 10 and the **POINT OF BEGINNING**;

thence South 00°15'13" East, parallel with and 114.00 feet easterly of said westerly line of the Northwest Quarter of Section 10, a distance of 437.11 feet to the southerly line of a Former Fence Line;

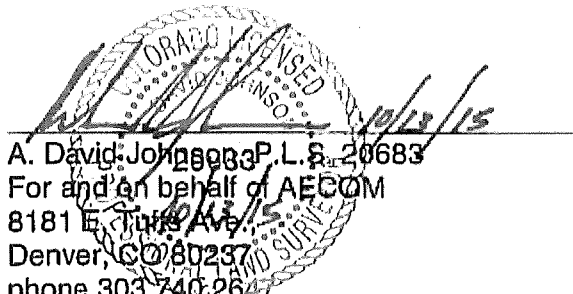
thence along said southerly and easterly Former Fence Line the following two (2) courses;

1. North 89°25'59" East, a distance of 721.46 feet;
2. North 00°15'00" West a distance of 436.44 feet to a point 193.00 feet southerly of said northerly line of the Northwest Quarter of Section 10;

thence South 89°29' 13" West, parallel with and 193.00 feet southerly of said northerly line of the Northwest Quarter of Section 10, a distance of 721.49 feet to the **POINT OF BEGINNING**.

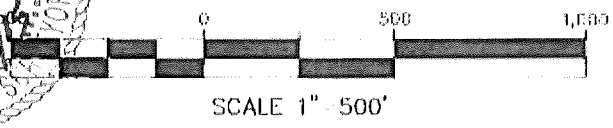
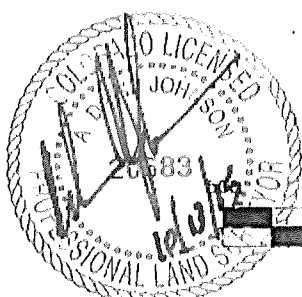
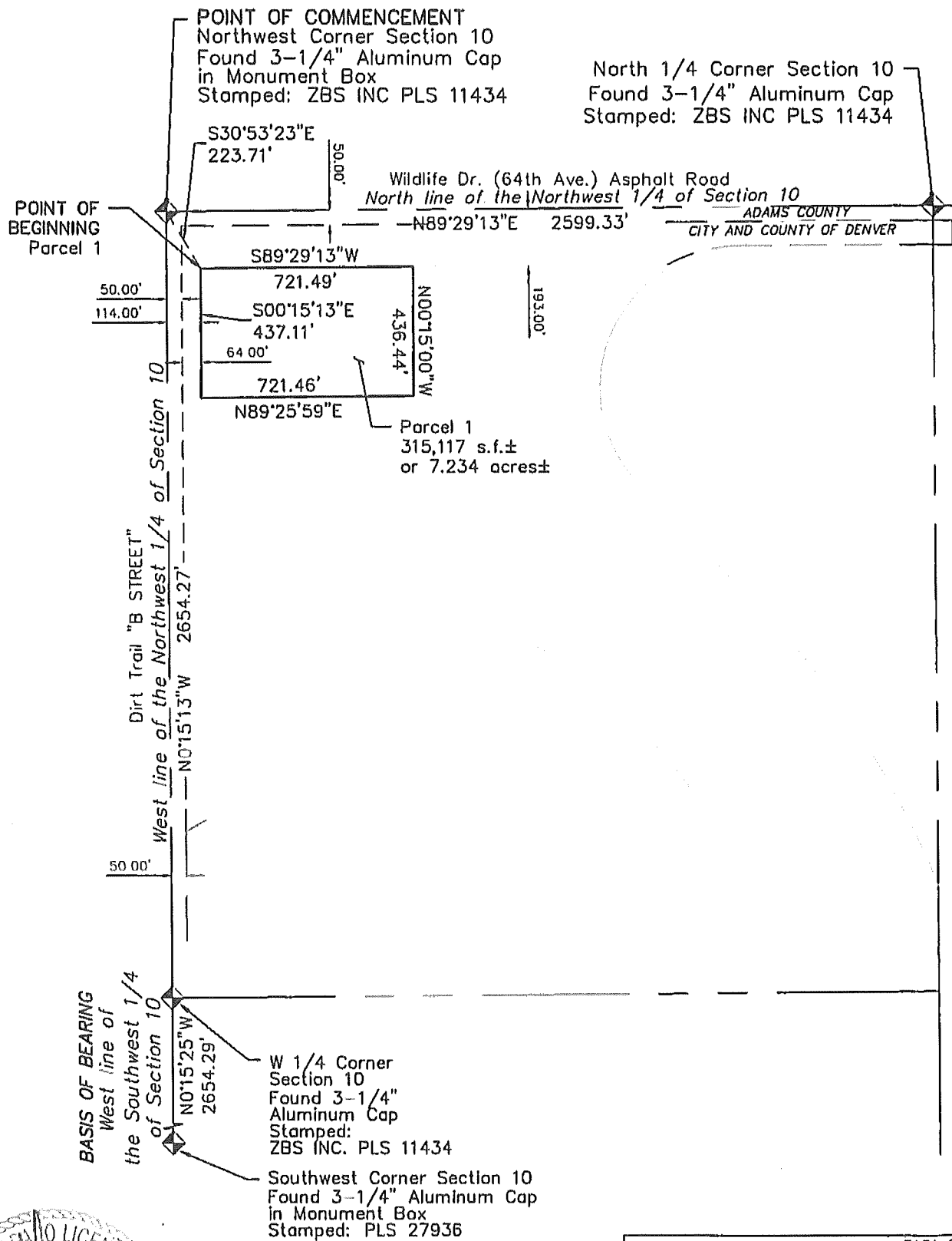
Containing 315,117 square feet or 7.234 acres, more or less.

BASIS OF BEARING: Bearings are based on the west line of the Southwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 00°15'25" West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped PLS 27936. The West Quarter Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped: ZBS INC PLS 11434.



A. David Johnson, P.E., P.L.S. 20683
For and on behalf of AECOM
8181 E. 11th Ave.
Denver, CO 80237
phone 303.740.2647
dave.johnson@aecom.com

EXHIBIT-A



This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

AECOM
8181 E. Tufts Ave.
Denver, CO 80237
Tel: 303-740-2600
Fax: 303-694-3946
dave.johnson@aecom.com

EXHIBIT ACCOMPANYING DESCRIPTION
Parcel 1: A part of the Northwest Quarter of Section 10, T.3S., R.67W., 6th P.M., City and County of Denver, State of Colorado

DENVER		COLORADO	
Scale: 1"=500'	Drawn by: EBV	Sheet No. 1	Drawing Name:
	Checked by: ADJ	of 1 Sheet(s)	SFN49 Parcel 1.dwg

EXHIBIT A

PARCEL 2C
DESCRIPTION

A part of the North Half of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 10;
thence South $84^{\circ}02'08''$ East a distance of 1710.77 feet to a point that is 193.00 feet southerly of the northerly line of the Northwest Quarter of said Section 10 and 1700.71 feet easterly of the westerly line of said Northwest Quarter of Section 10 and the POINT OF BEGINNING;

thence along the arc of a curve to the right having a radius of 523.00 feet, a central angle of $27^{\circ}56'56''$, an arc length of 255.12 feet and whose chord bears North $75^{\circ}30'45''$ East a distance of 252.60 feet to a point that is 132.00 feet southerly of said northerly line of the Northwest Quarter of Section 10;

thence North $89^{\circ}29'13''$ East, parallel with and 132.00 feet southerly of said northerly line of the Northwest Quarter of Section 10, a distance of 654.36 feet to a point that is 132.00 feet southerly of the northerly line of the Northeast Quarter of said Section 10;

thence North $89^{\circ}28'41''$ East, parallel with and 132.00 feet southerly of said northerly line of the Northeast Quarter of Section 10, a distance of 62.58 feet;

thence North $00^{\circ}31'19''$ West a distance of 82.00 feet to a point that is 50.00 feet southerly of the northerly line of said Northeast Quarter of Section 10;

thence South $89^{\circ}28'41''$ West, parallel with and 50.00 feet southerly of said northerly line of the Northeast Quarter of Section 10, a distance of 62.57 feet to a point that is 50.00 feet southerly of said northerly line of the Northwest Quarter of Section 10;

thence South $89^{\circ}29'13''$ West, parallel with and 50.00 feet southerly of said northerly line of the Northwest Quarter of Section 10, a distance of 1764.05 feet to a Former Fence Line;

thence South $00^{\circ}15'00''$ East, along said Former Fence Line, a distance of 143.00 feet to a point that is 193.00 feet southerly of said northerly line of the Northwest Quarter of Section 10;

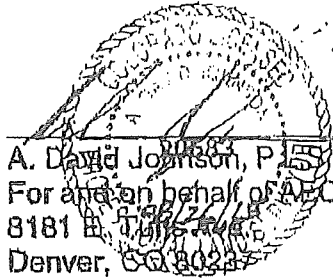
thence North $89^{\circ}29'13''$ East, parallel with and 193.00 feet southerly of said northerly line of the Northwest Quarter of Section 10, a distance of 865.23 feet to the POINT OF BEGINNING.

Containing 207,432 square feet or 4.762 acres, more or less.

OK
6/13/16

EXHIBIT A

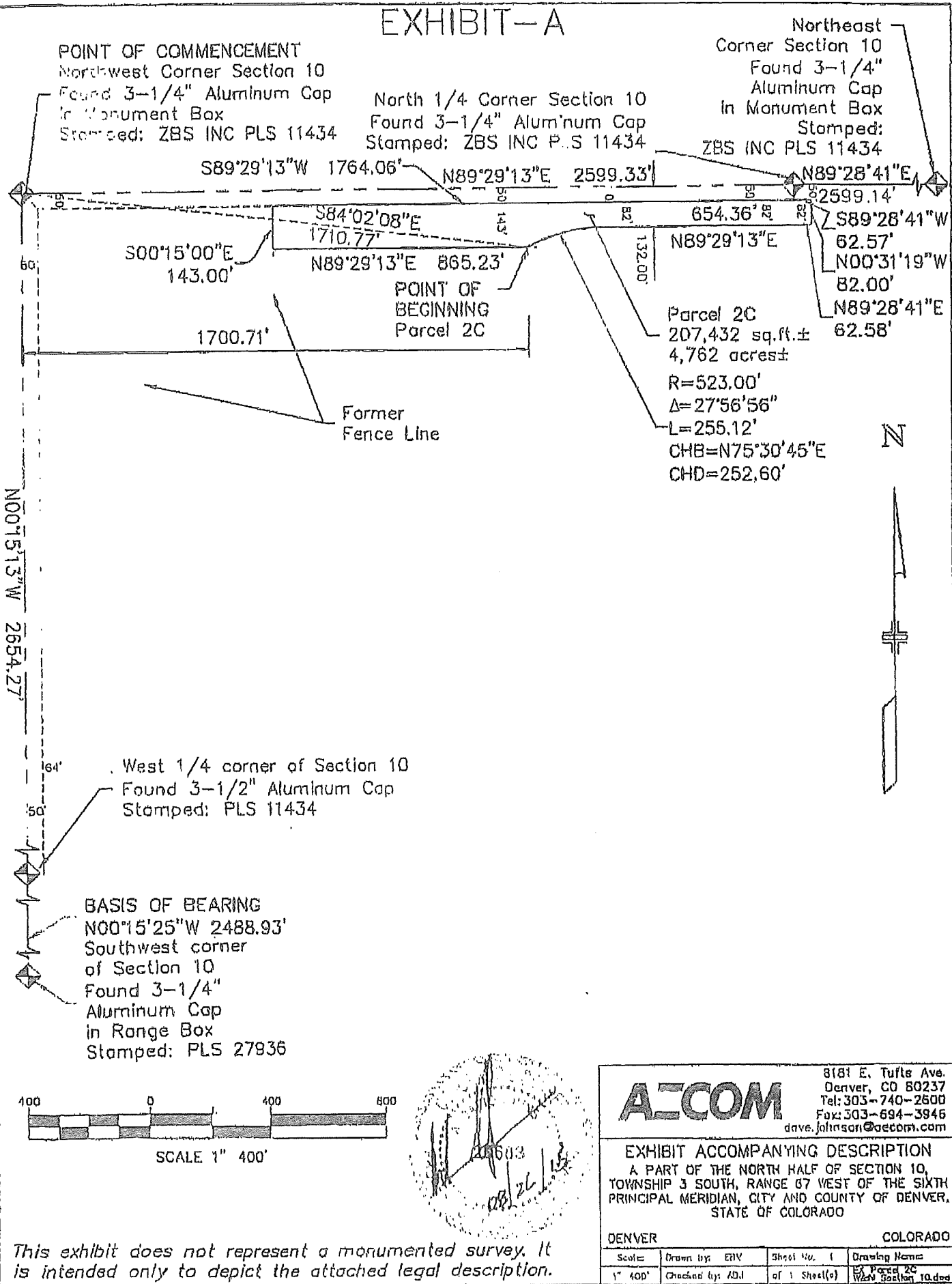
BASIS OF BEARING: Bearings are based on the west line of the Southwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North $00^{\circ}15'25''$ West based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped PLS 27936. The West Quarter Corner of said Section 10 is a Found 3-1/4" Aluminum Cap in Monument Box Stamped: ZBS INC PLS 11434.



08/26/15
A. David Johnson, P.E. 20683
For and on behalf of AECOM
8181 E. Teller Ave.
Denver, CO 80231
phone 303.740.2647
dave.johnson@aecom.com

*PK T.
6/13/16*

EXHIBIT-A



A-COM
8181 E. Tufts Ave.
Denver, CO 80237
Tel: 303-740-2600
Fax: 303-694-3946
dave.johnson@acocom.com

EXHIBIT ACCOMPANYING DESCRIPTION
A PART OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
STATE OF COLORADO

DENVER		COLORADO	
Scale	Drawn by: ERV	Sheet No. 1	Drawing Name
1" = 400'	Checked by: ADJ	of 1 Sheet(s)	EX Parcel 2C West Section 10.dwg

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

OK 6/2/16

**Parcel 6
DESCRIPTION**

A part of the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 10;
thence North 79°43'07" East a distance of 1033.45 feet to a point on the northerly line of Parcel 3 described at Reception Number 2015072859 in the Clerk and Recorder's Office of said City and County of Denver that is 34.06 feet easterly of a corner on the northerly line of said Parcel 3 and the POINT OF BEGINNING;

thence North 00°33'06" West a distance of 24.55 feet;
thence North 89°23'56" East a distance of 873.24 feet;
thence South 00°18'44" East a distance of 92.48 feet to the northerly line of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685 in said Clerk and Recorder's Office;

thence South 88°51'45" West, along said northerly line of Parcel TK-13C (LA-13 REV. 3) described at Reception Number 2010075685, a distance of 628.96 feet to the southeast corner of said Parcel 3 described at Reception Number 2015072859;


thence along the easterly and northerly lines of said Parcel 3 described at Reception Number 2015072859 the following two (2) courses:

- 1.) North 00°00'00" East a distance of 73.38 feet to the northeast corner of said Parcel 3;
- 2.) South 89°29'45" West a distance of 244.63 feet to the POINT OF BEGINNING.

OK
T.
10/12/16

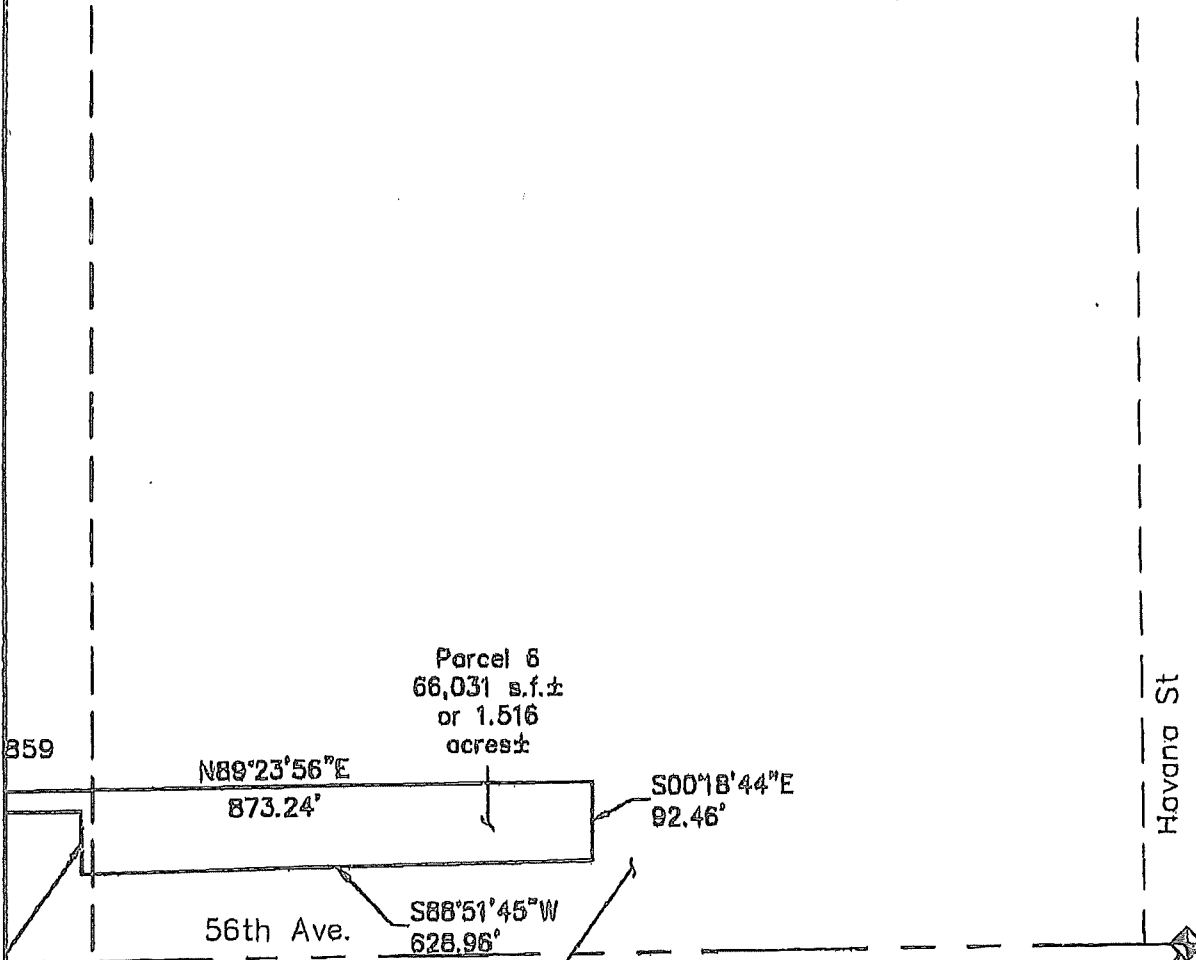
Containing 66,031 square feet or 1.516 acres, more or less.

BASIS OF BEARING: Bearings are based on the south line of the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°29'45" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The South Quarter Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped: PLS 27936. The Southeast Corner of said Section 10 is a found 3-1/4" aluminum Cap in a Monument Box Stamped ZBS INC PLS 11434.


A. David Johnson, P.L.S. 20683
For and on behalf of AECOM
6200 South Kiowa Street,
Greenwood Village, CO 80111
phone 303-440-2647
dave.johnson@aecom.com

OK
10/12/16

EXHIBIT-A PARCEL 6



Parcel 6
66,031 s.f.±
or 1.516
acres±

N89°23'56"E
873.24'

S00°18'44"E
92.46'

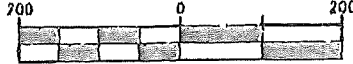
56th Ave. S88°51'45"W
628.96'

Havana St

TK-13C (LA-13 REV. 3) Southeast Corner Section 10
Rec No. 2010075675 Found 3-1/4" Aluminum Cap
Rec No. 2010075685 Stamped: ZBS INC PLS 11434

MATCHLINE
SEE PAGE 3

[Handwritten signature]
10/2/16



SCALE 1"=200'

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

AECOM			
8200 S. Quebec St. Greenwood Village, CO 80111 Tel: 303-740-2600 dove.johnson@aecom.com			
EXHIBIT ACCOMPANYING DESCRIPTION			
A PART OF THE SOUTHEAST QUARTER OF SECTION 10, T 3 S, R 67 W OF THE SIXTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.			
DENVER		COLORADO	
Sheet	Drawn by EDV	Page No. 4	Drawing Name
1-000	Checked by ADJ	of 4 Pages	5TH 64 JULY 18 18

OK
10/2/16

EXHIBIT-A PARCEL 6

TK-13D (LA-13A REV.)
Rec No. 2010075675
Rec No. 2010075685

N00°33'08"W
24.55'
POINT OF
BEGINNING
Parcel 6

Parcel 3
Rec No.
2015072859

34.06'

N79°43'07"E 1033.45'

BASIS OF BEARING
N89°29'45"E 2612.70'
South line of the
Southeast 1/4 of Section 10

56th Ave.

S89°29'45"W
244.63'
N00°00'00"E
73.38'

POINT OF COMMENCEMENT
South 1/4 Corner Section 10
Found 3-1/4" Aluminum Cap
Stamped; PLS 27936

MATCHLINE
SEE PAGE 4

[Handwritten signature]
10/27/16

N



SCALE 1" = 200'

AECOM
8200 S. Quebec St.
Greenwood Village,
CO 80111
Tel: 303-740-2600
dave.johnson@aecom.com

EXHIBIT ACCOMPANYING DESCRIPTION
A PART OF THE SOUTHEAST QUARTER OF SECTION 10,
T 3 S, R 87 W OF THE SIXTH PRINCIPAL MERIDIAN,
LOCATED IN THE CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

DENVER		COLORADO	
Scale	Drawn by	Page No. of	Showing Name
1"=200'	Checked by	of 4 Pages	SEE EXHIBIT A

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

OK
10/12/16

Parcel 3

Description

A part of the Southeast Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 10;

thence North 89°29'45" East, along the southerly line of the Southeast Quarter of said Section 10, a distance of 781.43 feet to the southerly extension of the easterly line of TK-13D (LA-13A REV.) described at Reception Numbers 2010075675 and 2010075685 in the Clerk and Recorder's Office of said City and County of Denver;

thence North 00°30'15" West, along said southerly extension of the easterly line of TK-13D (LA-13A REV.) and along the easterly line of said TK-13D (LA-13A REV.), a distance of 100.50 feet to the northerly line of TK-13C (LA-13 REV. 3) described at said Reception Numbers 2010075675 and 2010075685 and the **POINT OF BEGINNING**;

thence North 00°30'15" West, along said easterly line of TK-13D (LA-13A REV.), a distance of 25.00 feet;

thence North 89°29'45" East, parallel with and 125.50 feet northerly of said southerly line of the Southeast Quarter of Section 10, a distance of 202.50 feet;

thence North 00°00'00" East a distance of 50.00 feet;

thence North 89°29'45" East, parallel with and 175.50 feet northerly of said southerly line of the Southeast Quarter of Section 10, a distance of 278.69 feet;

thence South 00°00'00" East a distance of 73.38 feet to the northerly line of said TK-13C (LA-13 REV. 3);

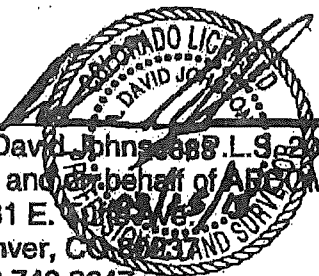
thence along the northerly line of said TK-13C (LA-13 REV. 3) the following two (2) courses:

- 1.) South 88°51'45" West a distance of 146.76 feet;
- 2.) South 89°29'45" West a distance of 334.23 feet to the **POINT OF BEGINNING**.

Containing 25,843 square feet or 0.593 acres, more or less.

OK
4/8/15

BASIS OF BEARING: Bearings are based on the south line of the Southwest Quarter of Section 10, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing North 89°29'45" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Southwest Corner of said Section 10 is a 3-1/4" aluminum cap stamped PLS 27936 in a range box. The South Quarter Corner of said Section 10 is a 3-1/4" aluminum cap stamped PLS 27936.


A. David Johnson, P.E., L.S. 20683
For and on behalf of AECOM
8181 E. 10th Ave.
Denver, CO 80231
303.740.2647
dave.johnson@aecom.com

09/25/15

*OK
D.
A/B/15*

EXHIBIT-A

N



TK-13D (LA-13A REV.)
 Rec No. 2010075675
 Rec No. 2010075685

N00°30'15"W
 25.00'

S00°00'00"E
 73.38'

Point of Beginning
 Parcel 3

N00°00'00"E
 50.00'

N89°29'45"E 278.69'

N89°29'45"E 202.50'

Parcel 3
 25,843 sq.ft. or
 0.593 Acres±

Point of
 Commencement
 Parcel 3

N00°30'15"W
 100.50'

S89°29'45"W 334.23'

S88°51'45"W 146.76'

Basis of Bearings

TK-13C (LA-13 REV. 3)
 Rec No. 2010075675
 Rec No. 2010075685

56TH AVE.

South line of the SW 1/4
 of Section 10

South line of the Southeast 1/4 of Section 10

N89°29'45"E 2612.70'

S89°29'45"W 781.43'

N89°29'45"E 2612.70'

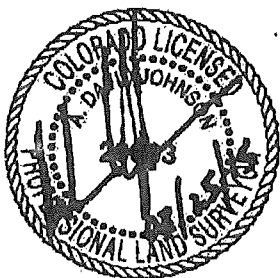
Southeast Corner of Section 10
 Found 3-1/4" Aluminum Cap
 Stamped: ZBS INC. PLS 11434

Southwest corner of Section 10
 Found 3-1/4" Aluminum Cap in Range Box
 Stamped: PLS 27936

South 1/4 corner of Section 10
 Found 3-1/4" Aluminum Cap
 Stamped: PLS 27936



SCALE 1"=100'



AECOM

8181 E. Tufts Ave.
 Denver, CO 80237
 Tel: 303-740-2600
 Fax: 303-694-3946
 dave.johnson@aecom.com

EXHIBIT ACCOMPANYING DESCRIPTION
 PARCEL 3

OK T. 11/15

DENVER		COLORADO	
Scale: 1"=100'	Drawn by: JKB	Sheet No. 1	Drawing Name:
	Checked by: ADJ	of 1 Sheet(s)	56Ave-Parcel 3

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.