

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 HELD OCTOBER 8, 2018

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the Colorado International Center Metropolitan District No. 13 (referred to hereafter as the "District") was convened on Monday, the 8th day of October, 2018, at 10:00 A.M., at the offices of Westside Investment Partners, Inc., 4100 East Mississippi Avenue, Suite 500, Glendale, Colorado.

ATTENDANCE

Directors In Attendance Were:

Kevin Smith
Otis Moore, III
Theodore Laudick

Following discussion, upon motion duly made by Director Smith, seconded by Director Laudick and, upon vote, unanimously carried, the absence of Director Klein was excused.

Also In Attendance Were:

Ashley B. Frisbie; Special District Management Services, Inc.

Megan Becher, Esq.; McGeady Becher P.C.

Debra Sedgely; CliftonLarsonAllen, LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Frisbie requested that the Directors review the Agenda for the meeting and advised the Board of any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Frisbie distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Laudick, seconded by Director Moore and, upon vote, unanimously carried, the Agenda was approved, as amended.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Laudick, seconded by Director Moore and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location, which is within 20 miles of the District. The Board further noted that notice of the time, date and location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

Resignation and Appointment of Secretary to the Board: The Board considered the resignation of Ann E. Finn as Secretary to the Board and the appointment of Ashley B. Frisbie as Secretary to the Board.

Following discussion, upon motion duly made by Director Moore, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the resignation of Ann E. Finn as Secretary to the Board and appointed Ashley B. Frisbie as Secretary to the Board.

Minutes: The Board reviewed the Minutes of the May 14, 2018 Regular Meeting.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Minutes of the May 14, 2018 Regular Meeting.

Appointment of Officers: Upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Andrew Klein
Treasurer	Kevin Smith
Secretary	Ashley B. Frisbie
Assistant Secretary	Otis Moore, III
Assistant Secretary	Theodore Laudick

RECORD OF PROCEEDINGS

Board Vacancy: The Board entered into discussion regarding the vacancy on the Board of Directors. It was noted that there were no interested eligible candidates at this time.

Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices: The Board discussed Resolution No. 2018-10-01; Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices.

Following discussion, upon motion duly made by Director Moore, seconded by Director Smith and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-10-01; Resolution Establishing 2019 Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices, subject to confirmation of regular meeting dates. A copy of the resolution is attached hereto and incorporated herein.

§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification: The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2019.

Following discussion, the Board determined to post the required information to the SDA website.

Insurance Coverage: Ms. Frisbie discussed with the Board insurance renewal, insurance schedules, and renewal of the Special District Association membership. Following discussion, the Board directed Ms. Frisbie to take the necessary actions to renew the District's insurance and Special District Association membership.

**PUBLIC
COMMENT**

There was no public comment.

**FINANCIAL
MATTERS**

2019 Budget Preparation: The Board discussed the preparation of the 2019 Budget.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board ratified the appointment of the District Accountant to prepare the 2019 Budget.

RECORD OF PROCEEDINGS

2018 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2018 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2018 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following discussion, it was determined that a 2018 Budget Amendment was not necessary.

2019 Budget Hearing: The President opened the public hearing to consider the proposed 2019 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2019 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Ms. Sedgeley reviewed the estimated 2018 expenditures and the proposed 2019 expenditures.

Following discussion, the Board considered the adoption of the Resolutions to Adopt the 2019 Budget and Appropriate Sums of Money and Set Mill Levies (for the General Fund at 11.056 mills, the Debt Service Fund at 55.278 mills, and the Capital Projects Fund - Regional at 15.000 mills, for a total mill levy of 81.334 mills). Upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2018. Ms. Frisbie was authorized to transmit the Certification of Mill Levies to the City Council of the City and County of Denver not later than December 15, 2018, and to the Division of Local Government not later than January 30, 2019. Ms. Frisbie was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2019. Copies of the adopted Resolutions are attached to these minutes and incorporated herein by this reference.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the City Council of the City and County of Denver and other interested parties.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Laudick, seconded by Director Smith and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the City Council of the City and County of Denver and other interested parties.

LEGAL MATTERS

Joint Resolution of the Board of Directors of the Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 13 Concerning the Imposition of Regional Development Fee: The Board discussed Resolution No. 2018-10-11; Joint Resolution of the Board of Directors of the Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 13 Concerning the Imposition of Regional Development Fee.

Following discussion, upon motion duly made by Director Laudick, seconded by Director Klein and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-10-11; Joint Resolution of the Board of Directors of the Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 13 Concerning the Imposition of Regional Development Fee. A copy of the Resolution is attached hereto and incorporated herein by this reference.

CONSTRUCTION MATTERS

Status of Construction Projects: Director Laudick updated the Board on the status of current construction projects within the District.

OTHER BUSINESS

Annual Meeting pursuant to the District's Service Plan: The annual meeting pursuant to the District's Service Plan was conducted. Ms. Frisbie reported that the 2018 Annual Meeting Notice was published on August 16, 2018. No property owners were in attendance.


Respectfully submitted,

By 
Secretary for the Meeting

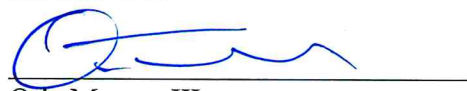
RECORD OF PROCEEDINGS

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 8, 2018
MINUTES OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN
DISTRICT NO. 13 BY THE BOARD OF DIRECTORS SIGNING BELOW:

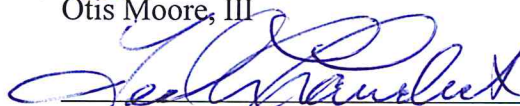
Andrew Klein



Kevin Smith



Otis Moore, III



Theodore Laudick

RESOLUTION NO. 2018-10-01

JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF
DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO
INTERNATIONAL CENTER METROPOLITAN DISTRICT NOS. 13 & 14
ESTABLISHING REGULAR MEETING DATES, TIME AND LOCATION, AND
DESIGNATING LOCATIONS FOR POSTING OF 72-HOUR AND 24-HOUR NOTICES

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 24-6-402(2)(c), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the place at which notice will be posted at least 24 hours prior to each meeting.

C. Pursuant to Section 32-1-903, C.R.S., special districts are required to post notices of regular and special meetings at three (3) public places within the district and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting.

D. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

E. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Boards of Directors of the Denver High Point at DIA Metropolitan District and the Colorado International Center Metropolitan District Nos. 13 & 14 of the City and County of Denver, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Boards of Directors (each the "District Board") have determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the Directors and consultants of the District in that they live and/or work outside the twenty (20) mile radius requirement.

3. That regular meetings of the District Board of the Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District Nos. 13 & 14 for the year 2019 shall be held on February 11, May 13, July 8, and October 14, 2019 at 10:00 a.m., at the offices of Westside Investment Partners, Inc., 4100 East Mississippi Avenue, Suite 500, Glendale, Colorado.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each Director.

5. That, until circumstances change and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s), location(s) and any such objections shall be considered by the District Board in setting future meetings.

7. Notice of Meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the following location:

- (a) Denver High Point at DIA Metropolitan District: The northeast corner of 70th Avenue and Argonne Street.
- (b) Colorado International Center Metropolitan District No. 13: The northwest corner of East 64th Avenue and North Dunkirk Street.
- (c) Colorado International Center Metropolitan District No. 14: The northeast corner of East 64th Avenue and Tower Road.

8. Notices of regular and special meetings required to be posted at three (3) public places within the District and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting shall be made pursuant to Section 32-1-903, C.R.S., at the following locations:

9. At two other points along the east side of Argonne St., south of 71st Avenue and North of 70th Avenue, to be chosen by the person posting.

10. Ted Laudick, or his/her designee, is hereby appointed to post the above-referenced notices.

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RESOLUTION APPROVED AND ADOPTED on October 8, 2018.

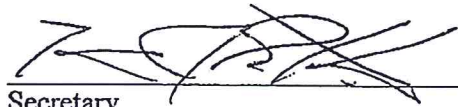
DENVER HIGH POINT AT DIA
METROPOLITAN DISTRICT AND
COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NOS. 13 &
14

By:



President

Attest:



Secretary

EXHIBIT A
Posting Map

RESOLUTION NO. 2018 - 10 - 02

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
TO ADOPT THE 2019 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Colorado International Center Metropolitan District No. 13 ("District") has appointed the District Accountant to prepare and submit a proposed 2019 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2018, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 8, 2018, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Colorado International Center Metropolitan District No. 13:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Colorado International Center Metropolitan District No. 13 for the 2019 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 8th day of October, 2018.

Ashley Justice
Secretary



EXHIBIT A
(Budget)



CliftonLarsonAllen

CliftonLarsonAllen LLP
www.CLAconnect.com

Accountant's Compilation Report

Board of Directors
Colorado International Center Metropolitan District No.13

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Colorado International Center Metropolitan District No.13 for the year ending December 31, 2019, including the estimate of comparative information for the year ending December 31, 2018, and the actual comparative information for the year ended December 31, 2017, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to the Colorado International Center Metropolitan District No.13.

CliftonLarsonAllen LLP

Greenwood Village, Colorado
January 8, 2019



An independent member of Nexia International

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.13
SUMMARY
2019 BUDGET
WITH 2017 ACTUAL AND 2018 ESTIMATED
For the Years Ended and Ending December 31,

1/8/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's
 compilation report and summary of significant assumptions.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.13
PROPERTY TAX SUMMARY INFORMATION
2019 BUDGET
WITH 2017 ACTUAL AND 2018 ESTIMATED
For the Years Ended and Ending December 31,**

1/8/19

ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
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ASSESSED VALUATION

Agricultural	\$	60	\$	60	\$	2,980
Certified Assessed Value		60		60		2,980

MILL LEVY

General	10.000	11.056	11.056
Debt Service	0.000	55.278	55.278
Regional	15.000	15.000	15.000
Total mill levy	25.000	81.334	81.334

PROPERTY TAXES

General	\$	1	\$	1	\$	33
Debt Service		-		3		165
Regional		1		1		45
Levied property taxes		2		5		243
Adjustments to actual/rounding		(2)		(5)		(243)
Budgeted property taxes	\$	-	\$	-	\$	-

BUDGETED PROPERTY TAXES

\$	-	\$	-	\$	-
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This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.13
GENERAL FUND
2019 BUDGET
WITH 2017 ACTUAL AND 2018 ESTIMATED
For the Years Ended and Ending December 31,

1/8/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's
 compilation report and summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.13
DEBT SERVICE FUND
2019 BUDGET
WITH 2017 ACTUAL AND 2018 ESTIMATED
For the Years Ended and Ending December 31,

1/8/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's
 compilation report and summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.13
CAPITAL PROJECTS FUND
2019 BUDGET
WITH 2017 ACTUAL AND 2018 ESTIMATED
For the Years Ended and Ending December 31,

1/8/19

	ACTUAL 2017	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's
 compilation report and summary of significant assumptions.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
2019 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Colorado International Center Metropolitan District No. 13 (the District), a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in the City and County of Denver, Colorado. The District was organized in conjunction with two other metropolitan districts, Denver High Point at DIA Metropolitan District (the Management District) and Colorado International Center Metropolitan District No. 14 (CIC 14) (collectively, the Districts). CIC 14 contains the commercial property within the Districts and the District contains the residential property within the Districts. The District was established to provide streets, safety protection, water, sewer and storm drainage, transportation, mosquito control, fire protection, park and recreation facilities, and improvements for the use and benefit of the taxpayers of the District.

On May 2, 2006, the District's voters authorized total general obligation indebtedness of \$1,530,400,000 for the above listed facilities and powers but, the District's service plan limits the total indebtedness to \$157,800,000, with a maximum debt mill levy of 50.000 mills.

The District has no employees and all administrative functions are contracted.

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

Revenues

Property Taxes

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District. The District has levied a debt service mill levy for possible future bond issuance. Due to the low assessed valuation for the District, the District does not anticipate collecting any property taxes for 2019.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
2019 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Regional Improvements Mill Levy

The District is required to impose a mill levy of 16.583 for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the City Intergovernmental Agreement between the Management District and the City and County of Denver and the Service Plan for the District. The Management District is also responsible for 17% of Gateway Regional Metropolitan District's service plan project costs and certain Town Center Metropolitan District obligations, which are also considered regional improvements.

Expenditures

The District does not anticipate any financial activity in 2019.

Intergovernmental Agreements

In conjunction with the issue of Series 2018 bonds by CIC 14, the District has entered into a Capital Pledge Agreement (Pledge Agreement). Pursuant to the Pledge Agreement, the District is obligated to impose a Required Mill Levy and Regional Mill Levy and transfer the net property taxes collected therefrom to CIC 14 to pay the Series 2018 bonds. The Pledge Agreement identifies a Mill Levy Allocation Standard, explains how the District's Required Mill Levy and CIC 14's Required Mill Levy are set in relationship to each other in certain circumstances and generally requires that, if the mill levies are reduced, they shall be reduced using a prorating method that keeps the mill levies in the same proportion to each other.

Debt and Leases

Developer Advances

The District's debt is comprised of developer advances, which are not general obligation debt. As of December 31, 2018, the District had \$37,764 in outstanding developer advances and interest accrued at 8%. Repayment of advances is subject to annual appropriation if and when eligible funds become available.

The District has no operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since the District has no budgeted revenues and Management District pays for all the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget.

This information is an integral part of the accompanying budget.

I, Ashley Frisbie, hereby certify that I am the duly appointed Secretary of the Colorado International Center Metropolitan District No. 13, and that the foregoing is a true and correct copy of the budget for the budget year 2019, duly adopted at a meeting of the Board of Directors of the Colorado International Center Metropolitan District No. 13 held on October 8, 2018.

By: Ashley Frisbie
Secretary

RESOLUTION NO. 2018 - 10 - 03

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Colorado International Center Metropolitan District No. 13 (“District”) has adopted the 2019 annual budget in accordance with the Local Government Budget Law on October 8, 2018; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2019 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for capital projects - regional fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Colorado International Center Metropolitan District No. 13:

1. That for the purposes of meeting all general fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purposes of meeting all capital projects - regional fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of the City and County of Denver, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 8th day of October, 2018.



Ashley Justice
Secretary

EXHIBIT A
(Certification of Tax Levies)

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of CITY AND COUNTY OF DENVER, Colorado.

On behalf of the COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT No.13,
(taxing entity)^A

the BOARD OF DIRECTORS
(governing body)^B

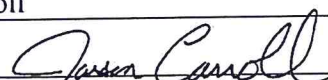
of the COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT No.13
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,980
assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 2,980
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/11/2018 for budget/fiscal year 2019.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>11.056</u> mills	\$ <u>33</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	11.056 mills	\$ 33
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	<u>70.278</u> mills	\$ <u>209</u>
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	81.334 mills	\$ 242

Contact person: Jason Carroll Daytime phone: (303) 779-5710
(print)
Signed:  Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: Imposition of Regional Mill Levy
Title: City and County of Denver - IGA
Date: 09/02/08
Principal Amount: N/A
Maturity Date: N/A
Levy: 15.000
Revenue: \$44

4. Purpose of Contract: Imposition of Debt Service Levy for Series 2018 CIC MD No.14 bonds
Title: Capital Pledge Agreement
Date: 04/12/2018
Principal Amount: \$87,135,000
Maturity Date: 12/01/2046
Levy: 55.278
Revenue: \$165

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

RESOLUTION NO. 2018-10-11

**JOINT RESOLUTION OF THE BOARD OF DIRECTORS OF THE
DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
AND
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
CONCERNING THE IMPOSITION OF REGIONAL DEVELOPMENT FEE**

RECITALS

A. Denver High Point at DIA Metropolitan District (“**Denver High Point**”) and the Colorado International Center Metropolitan District No. 13 (“**CIC No. 13**”) (each a “**District**” and, collectively, the “**Districts**”) are quasi-municipal corporations and political subdivisions of the State of Colorado located in the City and County of Denver, Colorado (“**Denver**”).

B. The Districts each operate under Service Plans approved by Denver on March 13, 2006, as amended from time to time.

C. Pursuant to their respective Service Plans and that certain Facilities Funding, Construction, and Operations Agreement between Denver High Point, Colorado International Center Metropolitan District No. 14 (“**CIC No. 14**”) and CIC No. 13 dated June 28, 2007, as amended by that certain First Amendment to Facilities Funding, Construction, and Operations Agreement, dated October 29, 2009 with an effective date of September 2, 2008 (collectively, “**FFCO**”), Denver High Point is responsible for providing for the design, acquisition, construction, installation, and financing of certain water, sanitation (including stormwater and sanitary sewer), street, safety protection, park and recreation, transportation, and mosquito control facilities and services (the “**Facilities**”) for its benefit and for the benefit of CIC Nos. 13 and 14.

D. The Districts are authorized pursuant to Section 32-1-1001(1)(J)(I), C.R.S., to fix fees and charges for services or facilities provided by the Districts.

E. Pursuant to that certain City Intergovernmental Agreement between the Districts and Denver, dated September 2, 2008, as amended by that certain First Amendment to the City Intergovernmental Agreement, dated March 17, 2014 (collectively, the “**City IGA**”), the Districts are obligated to impose the Regional Mill Levy and impose a Regional Development Fee (the “**Regional Development Fee**”) within the District Boundaries for the purposes of financing certain improvements (the “**Regional Improvements**”).

F. The Districts have determined it is necessary to impose the Regional Development Fee on the Property according to the most recent calculations provided by Denver.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF DIRECTORS OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13, AS FOLLOWS:

1. **DEFINITIONS.** Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings as set forth below:

“**Commercial Unit**” means each office space, unit, building, or other structure within the District Boundaries that is used and/or zoned for general commercial, industrial, office, retail, or other non-residential uses.

“**District Boundaries**” means the legal boundaries of the Districts, as the same are established and amended from time to time pursuant to § 32-1-101, *et seq.*, C.R.S., as more particularly described on the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“**Due Date**” means the date by which the Regional Development Fee is due, which Due Date is reflected on the Schedule of Fees.

“**End User**” means any third-party owner or tenant occupying or intending to occupy a Residential Unit and any third-party owner or tenant occupying or intending to occupy a Commercial Unit. End User specifically excludes a tenant occupying an Apartment Unit.

“**Fee Schedule**” or “**Schedule of Fees**” means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“**Residential Unit**” means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District Boundaries which has been Transferred to an End User.

“**Transfer**” or “**Transferred**” shall include a sale, conveyance, or transfer by deed, instrument, writing, lease, or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged, or otherwise vested in a tenant, tenants, purchaser, or purchasers.

“**Zone Lot**” means the zone lot designated by a property owner as defined in § 59-1(158) of the Denver Revised Municipal Code on which a building permit is sought for construction.

2. **REGIONAL DEVELOPMENT FEE.**

(a) A one-time Regional Development Fee is hereby established and imposed upon each Residential Unit and each Commercial Unit within the District Boundaries. The Fees are in accordance with the Fee Schedule set forth in **Exhibit A**. The Districts reserve the right to amend this Resolution in the future to increase or decrease the Fee rates. Notwithstanding the foregoing, the Regional Development Fee shall be amended annually by any “**Construction Cost Adjustment**” provided by the City.

(b) The Regional Development Fee shall be based upon the square footage within the applicable Zone Lot, as defined in the Fee Schedule. The Regional Development Fee shall be first due and owing upon transfer of title of any portion of the property from the

developer to a building in accordance with the fee formula set forth in the Fee Schedule, but in no event later than the date of issuance of a building permit for the designated Zone Lot.

(c) The Construction Cost Adjustment is provided annually to the Districts by the City and County of Denver.

(d) The Boards have determined that the Regional Development Fee is reasonably related to the overall cost of providing the Regional Improvements and is imposed on those who are reasonably likely to benefit from or use the Regional Improvements.

(e) The revenues generated by the Regional Development Fee will be accounted for separately from other revenues of the Districts. The Regional Development Fee revenue will be used solely for the purpose of paying Regional Improvement costs and may not be used by the Districts to pay for general administrative costs of the Districts. This restriction on the use of the Regional Development Fee revenue shall be absolute and without qualification.

(f) The Boards have determined that the Regional Development Fee is calculated to defray the cost of funding construction of the Facilities and reasonably distributes the burden of defraying the Facilities Costs in a manner based on the benefits received by persons paying the fees and using the Facilities.

3. **LATE FEES AND INTEREST.** Pursuant to § 29-1-1102(3), C.R.S., any Regional Development Fee not paid in full within fifteen (15) days after the scheduled due date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00) or up to five percent (5%) per month, or fraction thereof, not to exceed a total of twenty-five percent (25%) of the amount due. Interest will also accrue on any outstanding Regional Development Fee, exclusive of assessed late fees, penalties, interest and any other costs of collection, specifically including, but not limited to, attorneys' fees, at the rate of eighteen percent (18%) per annum, pursuant to § 29-1-1102(7), C.R.S. The Districts may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the Districts and/or their consultants in connection with the foregoing.

4. **PAYMENT.** Payment for all fees, rates, tolls, penalties, charges, interest, and attorneys' fees shall be made by check or equivalent form acceptable to the Districts, made payable to "Colorado International Center Metropolitan Districts No. 13" and sent to the address indicated on the Fee Schedule. The Districts may change the payment address from time to time and such change shall not require amendment to this Resolution.

5. **LIEN.** The fees imposed hereunder, together with any and all late fees, interest, penalties, and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanics' liens pursuant to § 32-1-1001(1)(J)(I), C.R.S. Said lien may be foreclosed at such time as the Districts, in its sole discretion, may determine. The Lien shall be perpetual in nature (as defined by the laws of the

State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of the City and County of Denver, Colorado.

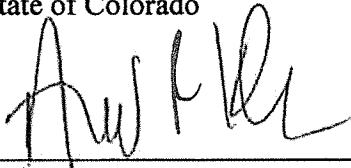
6. **SEVERABILITY.** If any portion of this Resolution declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable.

7. **PROPERTY.** This Resolution shall apply to all property within the District Boundaries, including but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the Districts after the date of this Resolution.

8. **EFFECTIVE DATE.** This Resolution was adopted by the Boards of Directors of the Districts on October 8, 2018, to be effective upon recordation in the real property records of the City and County of Denver. Upon the recording of this Resolution, Resolution No. 2018-02-05, the Amended and Restated Joint Resolution of the Board of Directors of the Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 13 Concerning the Imposition of Regional Development Fee recorded in the real property records of the City and County of Denver at Reception No. 2018039570 shall have no further force or effect.

APPROVED AND ADOPTED THIS 8th day of October, 2018.

**DENVER HIGH POINT AT DIA
METROPOLITAN DISTRICT**, a quasi-
municipal corporation and political subdivision
of the State of Colorado

By: 

President

Attest:



Secretary or Assistant Secretary

**COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NO. 13, a
quasi-municipal corporation and political
subdivision of the State of Colorado**

By:

President

Attest:

Secretary or Assistant Secretary

EXHIBIT A

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
AND
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13

Schedule of Regional Development Fees

**Denver High Point at DIA Metropolitan District
2018 Regional Development Fee Amount Calculation**

By: Nate Cole, CCD PW
Date: 5/30/2018

Year 2000 Engineering News-Record Inflation Construction Index 6005
Year 2017-2018 Engineering News-Record Inflation Construction Index 10898

Year 2000 Colorado Department of Transportation Composite Construction Index 162.3
Year 2017-2018 Colorado Department of Transportation Composite Construction Index 373.62

The escalation of the Regional Development Fee shall be calculated based on 40% using the Engineering News-Record Inflation Construction Index and 60% using the Colorado Department of Transportation Composite Construction Index.

	ENR ICI Component	CDOT CCI Component	Total
Calculation of the Escalation of the Regional Development Fee	10898 / 6005 = 1.81	373.62 / 162.3 = 2.30	
Portion of Regional Development Fee	40%	60%	
	40% x 1.81 = 0.724	60% x 2.30 = 1.38	2.104
Location	2018 Fee Amount Calculation Methodology	2018 Fee Amount Calculation	2018 Fee Amount Per Square Foot
Zone Lots within 660' east of the centerline of Tower Road or north or south of the centerline of 56th Avenue within the District.	\$0.50 per square foot of designated Zone Lot, adjusted per the Construction Cost Adjustment occurring between year 2000 and August of year prior to the year in which the fee will be imposed.	= 2.104 x \$0.50	\$ 1.05
Zone Lots between 660'; and 1320' east of the centerline of Tower Road or north or south of the centerline of 56th Avenue within the District.	\$0.40 per square foot of designated Zone Lot, adjusted per the Construction Cost Adjustment occurring between year 2000 and August of year prior to the year in which the fee will be imposed.	= 2.104 x \$0.40	\$ 0.84
Zone Lots further than 1320' east of the centerline of Tower Road or north or south of the centerline of 56th Avenue within the District.	\$0.20 per square foot of designated Zone Lot, adjusted per the Construction Cost Adjustment occurring between year 2000 and August of year prior to the year in which the fee will be imposed.	= 2.104 x \$0.20	\$ 0.42

EXHIBIT B

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
AND
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13**

District Boundaries

DENVER HIGH POINT AT DIA
METROPOLITAN DISTRICT
LGID NO.65666
LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO.1

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE S00°49'25"W A DISTANCE OF 704.49 FEET ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE EXTENDED OF 71ST AVENUE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE EXTENDED, N89°57'08"E A DISTANCE OF 701.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET AND THE POINT OF BEGINNING;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'58"E A DISTANCE OF 11.00 FEET;
THENCE S89°54'36"E A DISTANCE OF 191.58 FEET;
THENCE S00°49'56"W A DISTANCE OF 152.03 FEET;
THENCE S09°09'07"E A DISTANCE OF 150.28 FEET;
THENCE S24°18'56"E A DISTANCE OF 48.82 FEET;
THENCE S15°14'54"E A DISTANCE OF 197.61 FEET;
THENCE S03°27'43"E A DISTANCE OF 59.02 FEET;
THENCE S10°07'32"E A DISTANCE OF 91.62 FEET;
THENCE S28°55'59"W A DISTANCE OF 35.32 FEET;
THENCE S00°19'00"E A DISTANCE OF 22.84 FEET;
THENCE S77°40'30"W A DISTANCE OF 62.07 FEET;
THENCE N35°58'53"W A DISTANCE OF 27.53 FEET;
THENCE N10°07'06"W A DISTANCE OF 34.38 FEET TO A POINT OF CURVATURE;
THENCE 7.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°25'17", A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS N15°19'45"W A DISTANCE OF 7.27 FEET;
THENCE S52°42'05"W A DISTANCE OF 10.61 FEET;
THENCE 11.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°36'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N25°59'37"W A DISTANCE OF 11.76 FEET;
THENCE N37°17'55"W A DISTANCE OF 28.47 FEET;
THENCE N08°32'02"W A DISTANCE OF 20.78 FEET;
THENCE 56.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 59°08'05", A RADIUS OF 57.00 FEET AND A CHORD THAT BEARS N66°51'57"W A DISTANCE OF 56.25 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 151.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 70°13'22", A RADIUS OF 124.00 FEET AND A CHORD THAT BEARS N61°19'19"W A DISTANCE OF 142.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'58"E A DISTANCE OF 539.96 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3.590 ACRES (156,392 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

PREPARED BY DENNIS PETER
REVIEWED BY RICHARD A. NOBBE, PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
MARCH 23, 2018
REVISED APRIL 4, 2018

COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NO.13
LGID NO. 65664
LAND DESCRIPTION

TWO (2) PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO.1

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, N89°39'14"E A DISTANCE OF 72.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES; (1)
S89°25'17"W A DISTANCE OF 1272.01 FEET TO A POINT OF CURVATURE;
2) THENCE 47.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°24'24", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N44°52'31"W A DISTANCE OF 42.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BISCAY STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES;
1) N00°49'41"E A DISTANCE OF 493.15 FEET TO A POINT OF CURVATURE;
2) THENCE 46.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°33'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N45°07'29"E A DISTANCE OF 41.90 FEET;
3) THENCE N02°01'57"E A DISTANCE OF 70.07 FEET;
4) THENCE 47.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°24'32", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N44°52'31"W A DISTANCE OF 42.94 FEET;
5) THENCE N00°49'41"E A DISTANCE OF 217.51 FEET TO A POINT OF CURVATURE;
6) THENCE 159.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°42'12", A RADIUS OF 200.00 FEET AND A CHORD THAT BEARS N22°01'25"W A DISTANCE OF 155.34 FEET;
7) THENCE N44°52'31"W A DISTANCE OF 289.09 FEET TO A POINT OF CURVATURE;
8) THENCE 159.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°42'12", A RADIUS OF 200.00 FEET AND A CHORD THAT BEARS N67°43'37"W A DISTANCE OF 155.34 FEET;
9) THENCE S89°25'17"W A DISTANCE OF 211.50 FEET TO A POINT OF CURVATURE;
10) THENCE 47.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°24'24", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N44°52'31"W A DISTANCE OF 42.94 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSE;
1) N00°49'41"E A DISTANCE OF 514.15 FEET TO A POINT OF CURVATURE;
2) THENCE 46.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°33'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N45°07'29"E A DISTANCE OF 41.90 FEET;
THENCE N89°25'17"E A DISTANCE OF 102.02 FEET TO A POINT OF CURVATURE;
THENCE 508.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°38'07", A RADIUS OF 796.00 FEET AND A CHORD THAT BEARS N71°06'13"E A DISTANCE OF 500.34 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 43.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 82°20'19", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS S86°02'41"E A DISTANCE OF 39.50 FEET;
THENCE S44°52'31"E A DISTANCE OF 1089.90 FEET TO A POINT OF CURVATURE;

THENCE 367.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°42'19", A RADIUS OF 461.00 FEET AND A CHORD THAT BEARS S67°43'41"E A DISTANCE OF 358.07 FEET;
THENCE N89°25'10"E A DISTANCE OF 198.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3;
THENCE ALONG SAID EASTERLY LINE S00°39'14"W A DISTANCE OF 1092.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,296,434 SQUARE FEET (52.719 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.2

BEING A PORTION OF LOT 2, AND TRACT A, BLOCK 5, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984; COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID TRACT A, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, N00°49'41"E A DISTANCE OF 197.06 FEET;
THENCE N45°00'00"E A DISTANCE OF 66.00 FEET;
THENCE N90°00'00"E A DISTANCE OF 260.00 FEET;
THENCE S45°00'00"E A DISTANCE OF 67.00 FEET;
THENCE N90°00'00"E A DISTANCE OF 94.00 FEET;
THENCE N45°00'00"E A DISTANCE OF 30.00 FEET;
THENCE N90°00'00"E A DISTANCE OF 82.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET, S00° 49' 41"W A DISTANCE OF 213.47 FEET TO A POINT OF CURVATURE;
THENCE 46.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°35'36" AND A CHORD THAT BEARS S45°07'29"W A DISTANCE OF 41.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, S89°25'17"W A DISTANCE OF 491.15 FEET TO A POINT OF CURVATURE;
THENCE 42.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°24'24" AND A CHORD THAT BEARS N44°52'31" A DISTANCE OF 42.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 139,733 SQUARE FEET OR 3.208 ACRES, MORE OR LESS.

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR N89°32'04"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #27278 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

PREPARED BY DENNIS PETER
REVIEWED BY RICHARD A. NOBBE, PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
MARCH 23, 2018

