

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT (“DHP”)
COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT (“CIC”) NOS. 13 & 14**

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: (303) 987-0835
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NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Andrew Klein	President	2023/May 2023
Kevin Smith	Treasurer	2023/May 2023
Otis Moore, III	Assistant Secretary	2022/May 2022
Theodore Laudick	Assistant Secretary	2022/May 2022
VACANT		2022/May 2022
Ann Finn	Secretary	

DATE: **October 25, 2021**
TIME: **1:00 p.m.**
PLACE: **VIA Conference Call**

DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT **1-877-261-8991 AND WHEN PROMPTED, DIAL IN THE PASSCODE OF **6168588**.**

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.

- B. Approve Agenda; confirm location/manner of meeting and posting of meeting notices.

- C. Review and approve Minutes of the August 30, 2021 Special Meeting (**DHP, CIC No. 13, CIC No. 14**) (enclosures).

- D. Discuss business to be conducted in 2022 and location (**virtual and/or physical**) meetings (suggested dates are the second Tuesday in June and October). Schedule meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting 24-Hour Notices (enclosures).

- E. Discuss requirements of §32-1-809, C.R.S. (Transparency Notice) and mode of eligible elector notification for 2022 (post to the SDA Website).
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- F. Discuss status of District website.
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1. Consider the engagement of Archipelago Web Inc. or other provider for website creation and maintenance services and authorize necessary actions in connection therewith.
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2. Consider authorizing the termination of the Eligible Governmental Entity Agreement with the Colorado State Internet Portal Authority and all associated documents for website services.
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

- A. Discuss and consider approval of Master Service Agreement for Accounting Services between the District and CliftonLarsonAllen LLP (to be distributed).
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- B. Review and ratify approval of the payment of claims for the period beginning August 1, 2021 through October 21, 2021, in the amount of \$1,027,174.91 (**DHP**) (enclosure).
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- B. Review and accept Cash Position Schedule, dated September 30, 2021, updated as of October 21, 2021 (**DHP, CIC No. 13, CIC No. 14**) (enclosure).
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- C. Consider engagement of Schilling & Company, Inc. for preparation of 2021 Audit, for an amount not-to-exceed **DHP** \$_____/ **CIC No. 14** \$_____.
-

- D. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2021 (**CIC No. 13**).
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- E. Conduct Public Hearing to consider Amendment to 2021 Budget and consider adoption of Resolution to Amend the 2021 Budget and Appropriate Expenditures (if necessary).
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- F. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money and to Set Mill Levies (for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary AV, draft 2021 Budgets, resolutions - **DHP, CIC No. 13 and CIC No. 14**).
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- G. Discuss and consider adoption of Resolution No. 2021-10-____, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure). (**CIC No. 13**)
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- H. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
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- I. Consider appointment of District Accountant to prepare the 2023 Budget.
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IV. CAPITAL MATTERS

- A. Discuss status of High Point Filing No. 2 Dunkirk St/Roundabout Improvements (**DHP**).
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- B. Review and consider approval of Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 11, dated October 21, 2021, prepared by Schedio Group LLC, for the amount of \$191,099.01 (enclosure) (**DHP, CIC No. 13, CIC No. 14**).
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- C. Consider acceptance of verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 11 (**DHP, CIC No. 13, CIC No. 14**).
-

- D. Consider approval, ratification or acknowledgment (as appropriate) of reimbursement to ACM High Point VI LLC (“ACM”) under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 11 (**DHP, CIC No. 13, CIC No. 14**).
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- E. Consider adoption, approval, ratification or acknowledgment (as appropriate) of requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 11 (**DHP, CIC No. 13, CIC No. 14**).
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- F. Consider ratifying approval of Requisition No. 55 under the CIC MD No. 14 Series 2018 Bonds, in the total amount of \$_____ (**DHP, CIC No. 13, CIC No. 14**).
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V. OPERATIONS AND MAINTENANCE

- A. Discuss 2022 operation and maintenance services and authorize preparation and execution of necessary Service Agreements or Change Orders (**DHP**).
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VI. LEGAL MATTERS

- A. Review and consider adoption of Resolution No. 2021-10-____, Joint Resolution of the Boards of Directors of Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 13 Regarding the Imposition of Regional Development Fees, to be recorded in the real property records of the City and County of Denver and effective January 1, 2022 (**DHP, CIC 13**) (enclosure).
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- B. Review and consider adoption of Resolution No. 2021-10-____, Joint Resolution of the Boards of Directors of Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 14 Regarding the Imposition of Regional Development Fees, to be recorded in the real property records of the City and County of Denver and effective January 1, 2022 (**DHP, CIC 14**) (enclosure).
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- C. Discuss May 3, 2022 Regular Directors’ election regarding new legislative requirements and related expenses for same. Consider adoption of Resolution No. 2021-10-____; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosures). Self-Nomination forms are due by February 2, 2022. Discuss the need for ballot issues and/or questions.
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- D. **Issuance by Colorado International Center Metropolitan District No. 14 of its Subordinate Limited Tax General Obligation Bonds, Series 2021 (the “CIC No. 14 Bonds”):**
1. Acknowledge execution of Underwriter/Placement Agent Engagement Letter between CIC No. 14 and Piper Sandler & Co. (enclosure)

 2. Review and consider approval of Bond Counsel Engagement Agreement between CIC No. 14 and Kutak Rock LLP (to be distributed).

 3. Review and consider approval of Contract for Technical Services and Assistance between CIC No. 14 and PGAV Planners, LLC (enclosure).

 4. Review and consider approval of Engagement Letter for Financial Forecast between CIC No. 14 and CliftonLarsonAllen LLP (to be distributed).

 5. Discuss status of submittal of Financing Plan to City and County of Denver.

 6. Discuss timeline for issuance of the CIC No. 14 Bonds and authorize any necessary actions in connection therewith.

VII. OTHER BUSINESS

- A. Confirm annual meeting for property owners and overlapping entities (enclosure-notice of meeting that was published on September 24, 2021).
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VIII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2021.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT HELD AUGUST 30, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the Denver High Point at DIA Metropolitan District (referred to hereafter as the "District") was convened on Monday, the 30th day of August, 2021, at 1:30 p.m. The meeting was open to the public.

Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting was held by conference call without any individuals (neither District representatives nor the general public) attending in person.

ATTENDANCE

Directors In Attendance Were:

Kevin Smith
Otis Moore, III
Theodore Laudick

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

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher Esq. and Jon Hoistad Esq.; McGeady Becher P.C.

Zachary Leavitt; 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. Attorney Hoistad requested that the Directors review the agenda for the meeting and advise 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.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the agenda was approved, as presented.

Meeting Location and Manner / Posting of Meeting Notices: 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. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Minutes: The Board reviewed the Minutes of the July 26, 2021 Special 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 July 26, 2021 Special Meeting.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Claims: Ms. Finn reviewed with the Board the payment of claims for the period beginning July 21, 2021 through August 17, 2021, in the amount of \$45,368.74.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board ratified approved the payment of claims, as presented.

Financial Statements/Schedule of Cash Position: Mr. Leavitt reviewed the unaudited financial statements of the District, setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021, and the schedule of cash position for the period ending June 30, 2021, updated as of August 12, 2021.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District, setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period

RECORD OF PROCEEDINGS

ending June 30, 2021, and the schedule of cash position for the period ending June 30, 2021, updated as of August 12, 2021, as presented.

2020 Audit: Mr. Leavitt reviewed the 2020 draft Audited Financial Statements with the Board.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements and authorized execution of the Representations Letter, subject to final review by legal counsel and receipt of an unmodified opinion letter from auditor.

CAPITAL MATTERS

High Point Filing No. 2 Dunkirk St/Roundabout Improvements: Director Laudick reported the High Point Filing No. 2 Dunkirk St/Roundabout Improvement Project has been completed and a final walkthrough with the City and County of Denver needs to be scheduled.

Engineer's Report and Verification of Costs Associated with Public Improvements Report prepared by Schedio Group LLC: The Board reviewed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 10, dated August 17, 2021, prepared by Schedio Group LLC, for the amount of \$645,557.94.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 10, dated August 17, 2021, prepared by Schedio Group LLC, for the amount of \$645,557.94.

Verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 10: The Board discussed verified public improvement costs and allocation of Denver High Point at DIA Metropolitan District, pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the verified public improvement costs and allocation of Denver High Point at DIA Metropolitan District, pursuant to Report No. 10.

Reimbursement to ACM High Point VI LLC ("ACM") under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant

RECORD OF PROCEEDINGS

to Report No. 10: The Board considered approval, ratification or acknowledgement (as appropriate) of reimbursement to ACM High Point VI LLC (“ACM”) under Capital Funding and Reimbursement Agreement (Denver High Point- Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board ratified reimbursement to ACM High Point VI LLC under the Capital Funding and Reimbursement Agreement (Denver High Point - Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10.

Requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10: The Board considered adoption, approval, ratification or acknowledgement of requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board accepted requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10.

Requisition No. 54 under the CIC MD No. 14 Series 2018 Bonds: Following review, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board ratified approval of Requisition No. 54, in the amount of \$26,589.86 under the CIC MD No. 14 Series 2018 Bonds.

OPERATIONS AND MAINTENANCE

There were no operations and maintenance matters.

LEGAL MATTERS

There were no legal matters.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Laudick, seconded by Director Smith and, upon vote, unanimously carried, the meeting was adjourned.

RECORD OF PROCEEDINGS

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 AUGUST 30, 2021

A special 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 30th day of August, 2021, at 1:30 p.m. The meeting was open to the public.

Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting was held by conference call without any individuals (neither District representatives nor the general public) attending in person.

ATTENDANCE

Directors In Attendance Were:

Kevin Smith
Otis Moore, III
Theodore Laudick

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

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher Esq and Jon Hoistad Esq.; McGeady Becher P.C.

Zachary Leavitt; 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. Attorney Hoistad requested that the Directors review the agenda for the meeting and advise 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.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the agenda was approved, as presented.

Meeting Location and Manner / Posting of Meeting Notices: 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. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Minutes: The Board reviewed the Minutes of the July 26, 2021 Special 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 July 26, 2021 Special Meeting.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Financial Statements/Schedule of Cash Position: Mr. Leavitt reviewed the unaudited financial statements of the District, setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021, and the schedule of cash position for the period ending June 30, 2021, updated as of August 12, 2021.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District, setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021, and the schedule of cash position for the period ending June 30, 2021, updated as of August 12, 2021, as presented.

CAPITAL MATTERS

Engineer's Report and Verification of Costs Associated with Public Improvements Report prepared by Schedio Group LLC: The Board reviewed the Engineer's Report and Verification of Costs Associated with Public

RECORD OF PROCEEDINGS

Improvements Report No. 10, dated August 17, 2021, prepared by Schedio Group LLC, for the amount of \$645,557.94.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 10, dated August 17, 2021, prepared by Schedio Group LLC, for the amount of \$645,557.94.

Verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 10: The Board discussed verified public improvement costs and allocation of Colorado International Center Metropolitan District No. 13, pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the verified public improvement costs and allocation of Colorado International Center Metropolitan District No. 13, pursuant to Report No. 10.

Reimbursement to ACM High Point VI LLC ("ACM") under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10: The Board considered approval, ratification or acknowledgement (as appropriate) of reimbursement to ACM High Point VI LLC ("ACM") under Capital Funding and Reimbursement Agreement (Denver High Point - Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board acknowledged reimbursement to ACM High Point VI LLC under the Capital Funding and Reimbursement Agreement (Denver High Point- Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10.

Requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10: The Board considered adoption, approval, ratification or acknowledgement (as appropriate) of requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board accepted requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10.

Requisition No. 54 under the CIC MD No. 14 Series 2018 Bonds: Following review, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board ratified approval of Requisition No. 54, in the amount of \$26,589.86 under the CIC MD No. 14 Series 2018 Bonds.

OPERATIONS AND MAINTENANCE

There were no operations and maintenance matters.

LEGAL MATTERS

There were no legal matters.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Laudick, seconded by Director Smith and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 HELD AUGUST 30, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the Colorado International Center Metropolitan District No. 14 (referred to hereafter as the "District") was convened on Monday, the 30th day of August, 2021, at 1:30 p.m. The meeting was open to the public.

Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting was held by conference call without any individuals (neither District representatives nor the general public) attending in person.

ATTENDANCE

Directors In Attendance Were:

Kevin Smith
Otis Moore, III
Theodore Laudick

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

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher Esq. and Jon Hoistad Esq.; McGeady Becher P.C.

Zachary Leavitt; 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. Attorney Hoistad requested that the Directors review the agenda for the meeting and advise 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.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the agenda was approved, as presented.

Meeting Location and Manner / Posting of Meeting Notices: 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. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Minutes: The Board reviewed the Minutes of the July 26, 2021 Special 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 July 26, 2021 Special Meeting.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Financial Statements/Schedule of Cash Position: Mr. Leavitt reviewed the unaudited financial statements of the District, setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021, and the schedule of cash position for the period ending June 30, 2021, updated as of August 12, 2021.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District, setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021, and the schedule of cash position for the period ending June 30, 2021, updated as of August 12, 2021, as presented.

2020 Audit: Mr. Leavitt reviewed the 2020 draft Audited Financial Statements with the Board.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements and authorized execution of the Representations Letter, subject to final review by legal counsel and receipt of an unmodified opinion letter from the auditor.

CAPITAL MATTERS

Engineer's Report and Verification of Costs Associated with Public Improvements Report prepared by Schedio Group LLC: The Board reviewed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 10, dated August 17, 2021, prepared by Schedio Group LLC, for the amount of \$645,557.94.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 10, dated August 17, 2021, prepared by Schedio Group LLC, for the amount of \$645,557.94.

Verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 10: The Board discussed verified public improvement costs and allocation of Colorado International Center Metropolitan District No. 14, pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the verified public improvement costs and allocation of Colorado International Center Metropolitan District No. 14, pursuant to Report No. 10.

Reimbursement to ACM High Point VI LLC ("ACM") under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10: The Board considered approval, ratification or acknowledgement of reimbursement to ACM High Point VI LLC ("ACM") under the Capital Funding and Reimbursement Agreement (Denver High Point - Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board acknowledged reimbursement to ACM High Point VI LLC under Capital Funding and Reimbursement Agreement (Denver High Point- Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 10.

RECORD OF PROCEEDINGS

Requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10: The Board considered adoption, approval, ratification or acknowledgement (as appropriate) of requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board accepted requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 10.

Requisition No. 54 under the CIC MD No. 14 Series 2018 Bonds: Following review, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board ratified approval of Requisition No. 54, in the amount of \$26,589.86 under the CIC MD No. 14 Series 2018 Bonds.

OPERATIONS AND MAINTENANCE

There were no operations and maintenance matters.

LEGAL MATTERS

Issuance of Bonds by Colorado International Center Metropolitan District No. 14: Attorney Hoistad reported to the Board that the consultants are working on draft Preliminary Official Statement and draft bond documents.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Laudick, seconded by Director Smith and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RESOLUTION NO. 2021-10-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES

- A. Pursuant to Section 32-1-903(1.5), 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 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.
- C. Pursuant to Section 24-6-402(2)(c)(I), 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 public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.
- E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that 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 physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.
- G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver High Point at DIA Metropolitan District (the “**District**”), Denver County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2022 shall be held on _____ at _____, at _____ [indicate physical location and/or virtual location (telephonically, electronically, or by other means)].

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 physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

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

7. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

9. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) The Northeast Corner of 70th Avenue and Argonne Street.

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

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]

RESOLUTION APPROVED AND ADOPTED on October 25, 2021.

**DENVER HIGH POINT AT DIA
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

Denver High Point at DIA Metro District Check List

All Bank Accounts
August 1, 2021 - October 21, 2021

Check Number	Check Date	Payee	Amount
Vendor Checks			
2627	08/24/21	All Phase Landscape	28,900.43
2628	08/24/21	Asphalt Specialities Inc.	445,575.78
2629	08/24/21	CDPHE	1,430.00
2630	08/24/21	CliftonLarsonAllen LLP	7,045.55
2631	08/24/21	Denver Water	4,454.23
2632	08/24/21	Dodge Data & Analytics	48.96
2633	08/24/21	Ground Engineering Consultants, Inc.	11,050.00
2634	08/24/21	Martin/Martin	36,782.50
2635	08/24/21	McGeady Becher, PC	5,062.50
2636	08/24/21	PCS Group Inc	1,897.50
2638	08/24/21	Silverbluff Companies, Inc.	16,500.00
2639	08/24/21	Special District Mgmt. Services, Inc	1,414.70
2640	08/24/21	Xcel Energy	60.27
2641	09/01/21	Phillips 66 Pipeline, LLC	368,342.02
2642	09/27/21	All Phase Landscape	6,139.42
2643	09/27/21	Asphalt Specialities Inc.	39,193.20
2644	09/27/21	CliftonLarsonAllen LLP	10,265.01
2645	09/27/21	Denver Water	4,045.27
2646	09/27/21	Dodge Data & Analytics	91.80
2647	09/27/21	Hudick Excavating Inc	6,030.00
2648	09/27/21	Martin/Martin	5,400.00
2649	09/27/21	McGeady Becher, PC	6,674.00
2650	09/27/21	PCS Group Inc	892.50
2651	09/27/21	Silverbluff Companies, Inc.	18,000.00
2652	09/27/21	Special District Mgmt. Services, Inc	1,814.93
2653	09/27/21	Xcel Energy	64.34
Vendor Check Total			1,027,174.91
Check List Total			1,027,174.91

Check count = 26

DENVER HIGH POINT at DIA METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2021
Updated as of October 21, 2021

	General Fund	Capital Projects Fund	Regional Capital Projects Fund	Total
Wells Fargo Bank - Checking Account				
Balance as of 9/30/2021	\$ 373,820.69	\$ 110,505.67	\$ 1,134,519.39	\$ 1,618,845.75
Subsequent activities:				
<i>Anticipated Transfer from CIC14 - September GF Ptax</i>	<i>1,860.96</i>	<i>-</i>	<i>-</i>	<i>1,860.96</i>
<i>Anticipated Transfer from CIC13 - September GF Ptax</i>	<i>550.07</i>	<i>-</i>	<i>-</i>	<i>550.07</i>
<i>Anticipated Payables</i>	<i>(19,541.91)</i>	<i>(18,854.50)</i>	<i>-</i>	<i>(38,396.41)</i>
Anticipated Balance	<u>356,689.81</u>	<u>91,651.17</u>	<u>1,134,519.39</u>	<u>1,582,860.37</u>
Reserved for minimum balances	(5,000.00)	-	-	(5,000.00)
Reserved for TABOR	(10,100.00)	-	-	(10,100.00)
Anticipated Balance	<u>\$ 341,589.81</u>	<u>\$ 91,651.17</u>	<u>\$ 1,134,519.39</u>	<u>\$ 1,567,760.37</u>

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT #14
Schedule of Cash Position
September 30, 2021
Updated as of October 21, 2021

	General Fund	Debt Service Fund	Capital Projects Regional Fund	Total
1st Bank - Checking				
Balance as of 9/30/2021	\$ 11.00	\$ -	\$ -	\$ 11.00
Subsequent activities:				
10/10/21 Property/SO Taxes - CIC 14 (September)	1,860.96	11,414.61	681.58	13,957.15
10/10/21 Property/SO Taxes - CIC 13 (September)	550.07	2,841.44	734.04	4,125.55
<i>Transfer to DHP - CIC14 - September GF Ptax</i>	<i>(1,860.96)</i>	<i>-</i>	<i>-</i>	<i>(1,860.96)</i>
<i>Transfer to DHP - CIC13 - September GF Ptax</i>	<i>(550.07)</i>	<i>-</i>	<i>-</i>	<i>(550.07)</i>
<i>Transfer to UMB - September Pledged Revenue</i>	<i>-</i>	<i>(14,256.05)</i>	<i>(1,415.62)</i>	<i>(15,671.67)</i>
Anticipated Balance	<u>11.00</u>	<u>-</u>	<u>-</u>	<u>11.00</u>

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT #14
Schedule of Cash Position
September 30, 2021
Updated as of October 21, 2021

	General Fund	Debt Service Fund	Capital Projects Regional Fund	Total
UMB - 2018 Bond Fund 147647.1				
Balance as of 9/30/2021	-	1,122,087.30	-	1,122,087.30
Subsequent activities:				
<i>Anticipated Transfer from 1st Bank - September Pledged Revenue</i>	<i>-</i>	<i>15,671.67</i>	<i>-</i>	<i>15,671.67</i>
Anticipated Balance	<u>-</u>	<u>1,137,758.97</u>	<u>-</u>	<u>1,137,758.97</u>
UMB - 2018 Surplus Fund 147647.2				
Balance as of 9/30/2021	-	13,593,325.03	-	13,593,325.03
Subsequent activities:				
Anticipated Balance	<u>-</u>	<u>13,593,325.03</u>	<u>-</u>	<u>13,593,325.03</u>
UMB - 2018 Project Fund 147647.3				
Balance as of 9/30/2021	-	-	1,653,919.04	1,653,919.04
Subsequent activities:				
Anticipated Balance	<u>-</u>	<u>-</u>	<u>1,653,919.04</u>	<u>1,653,919.04</u>
CSAFE - Project Fund				
Balance as of 9/30/2021	-	-	3,175.16	3,175.16
Subsequent activities:				
Anticipated Balance	<u>-</u>	<u>-</u>	<u>3,175.16</u>	<u>3,175.16</u>
Anticipated Balances	<u>\$ 341,600.81</u>	<u>\$ 14,822,735.17</u>	<u>\$ 2,791,613.59</u>	<u>\$ 17,955,949.57</u>

Yield Information (9/30/21)
CSAFE - 0.01%

Denver High Point at DIA Metro District Cash Requirements - Detailed

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Unapplied Available Credit	Cash Required
ALL Phase All Phase Landscape						
Reference:	MO103769	Date:	10/01/21	Discount exp date:		
GL AP account:	102500	Due date:	10/01/21	Payment term:		
107802	Landscape contract	<u>3,278.08</u>				
	Totals	3,278.08	0.00	3,278.08	0.00	3,278.08
	Totals for All Phase Landscape	<u><u>3,278.08</u></u>	<u><u>0.00</u></u>	<u><u>3,278.08</u></u>	<u><u>0.00</u></u>	<u><u>3,278.08</u></u>
CLA CliftonLarsonAllen LLP						
Reference:	3031122	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107000	Accounting	<u>4,949.81</u>				
	Totals	4,949.81	0.00	4,949.81	0.00	4,949.81
Reference:	3031122	Date:	09/30/21	Discount exp date:		
GL AP account:	302500	Due date:	09/30/21	Payment term:		
307000	Accounting	<u>170.10</u>				
	Totals	170.10	0.00	170.10	0.00	170.10
	Totals for CliftonLarsonAllen LLP	<u><u>5,119.91</u></u>	<u><u>0.00</u></u>	<u><u>5,119.91</u></u>	<u><u>0.00</u></u>	<u><u>5,119.91</u></u>
COPOOL Co Special Dist Prop & Liab Pool						
Reference:	POL-0007238	Date:	09/08/21	Discount exp date:		
GL AP account:	102500	Due date:	09/08/21	Payment term:		
101255	Prepaid insurance	<u>450.00</u>				
	Totals	450.00	0.00	450.00	0.00	450.00
Reference:	POL-0007034	Date:	09/08/21	Discount exp date:		
GL AP account:	102500	Due date:	09/08/21	Payment term:		
101255	Prepaid insurance	<u>450.00</u>				
	Totals	450.00	0.00	450.00	0.00	450.00
Reference:	POL-0007202	Date:	09/08/21	Discount exp date:		
GL AP account:	102500	Due date:	09/08/21	Payment term:		
101255	Prepaid insurance	<u>450.00</u>				
	Totals	450.00	0.00	450.00	0.00	450.00
	Totals for Co Special Dist Prop & Liab Pool	<u><u>1,350.00</u></u>	<u><u>0.00</u></u>	<u><u>1,350.00</u></u>	<u><u>0.00</u></u>	<u><u>1,350.00</u></u>
DENVERWATER Denver Water						
Reference:	6976234933	Date:	10/14/21	Discount exp date:		
GL AP account:	102500	Due date:	10/14/21	Payment term:		
107702	Utilities - irrigation	<u>39.03</u>				
	Totals	39.03	0.00	39.03	0.00	39.03
Reference:	6178639911	Date:	10/14/21	Discount exp date:		
GL AP account:	102500	Due date:	10/14/21	Payment term:		
107702	Utilities - irrigation	<u>305.41</u>				
	Totals	305.41	0.00	305.41	0.00	305.41
Reference:	4855974777	Date:	10/14/21	Discount exp date:		
GL AP account:	102500	Due date:	10/14/21	Payment term:		
107702	Utilities - irrigation	<u>2,538.13</u>				
	Totals	2,538.13	0.00	2,538.13	0.00	2,538.13

Denver High Point at DIA Metro District Cash Requirements - Detailed

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Unapplied Available Credit	Cash Required
Reference:	5526067811	Date:	10/14/21	Discount exp date:		
GL AP account:	102500	Due date:	10/14/21	Payment term:		
107702	Utilities - irrigation	471.50				
	Totals	471.50	0.00	471.50	0.00	471.50
	Totals for Denver Water	<u>3,354.07</u>	<u>0.00</u>	<u>3,354.07</u>	<u>0.00</u>	<u>3,354.07</u>
GROUND	Ground Engineering Consultants, Inc.					
Reference:	204400.0-8	Date:	10/07/21	Discount exp date:		
GL AP account:	302500	Due date:	10/07/21	Payment term:		
307855	Streets	770.00				
	Totals	770.00	0.00	770.00	0.00	770.00
	Totals for Ground Engineering Consultants, Inc.	<u>770.00</u>	<u>0.00</u>	<u>770.00</u>	<u>0.00</u>	<u>770.00</u>
MCGEADYBECH	McGeady Becher, PC					
Reference:	71533	Date:	09/30/21	Discount exp date:		
GL AP account:	302500	Due date:	09/30/21	Payment term:		
301230	Due from other Districts - CIC 14	4,362.00				
	Totals	4,362.00	0.00	4,362.00	0.00	4,362.00
Reference:	71533	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107460	Legal services	2,077.50				
	Totals	2,077.50	0.00	2,077.50	0.00	2,077.50
	Totals for McGeady Becher, PC	<u>6,439.50</u>	<u>0.00</u>	<u>6,439.50</u>	<u>0.00</u>	<u>6,439.50</u>
PCSGROUP	PCS Group Inc					
Reference:	12585	Date:	08/31/21	Discount exp date:		
GL AP account:	302500	Due date:	08/31/21	Payment term:		
307866	Parks and landscaping	722.50				
	Totals	722.50	0.00	722.50	0.00	722.50
	Totals for PCS Group Inc	<u>722.50</u>	<u>0.00</u>	<u>722.50</u>	<u>0.00</u>	<u>722.50</u>
SCHILLING&C	Schilling & Company, Inc.					
Reference:	13122	Date:	09/26/21	Discount exp date:		
GL AP account:	102500	Due date:	09/26/21	Payment term:		
107020	Auditing	4,300.00				
	Totals	4,300.00	0.00	4,300.00	0.00	4,300.00
	Totals for Schilling & Company, Inc.	<u>4,300.00</u>	<u>0.00</u>	<u>4,300.00</u>	<u>0.00</u>	<u>4,300.00</u>
SILVER	Silverbluff Companies, Inc.					
Reference:	180329	Date:	10/01/21	Discount exp date:		
GL AP account:	302500	Due date:	10/01/21	Payment term:		
307862	Construction management	3,000.00				
	Totals	3,000.00	0.00	3,000.00	0.00	3,000.00
Reference:	180228	Date:	10/01/21	Discount exp date:		

**Denver High Point at DIA Metro District
Cash Requirements - Detailed**

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Unapplied Available Credit	Cash Required
GL AP account: 307862	302500 Construction management	Due date: 10/01/21 <u>10,000.00</u>		Payment term:		
	Totals	10,000.00	0.00	10,000.00	0.00	10,000.00
	Totals for Silverbluff Companies, Inc.	<u>13,000.00</u>	<u>0.00</u>	<u>13,000.00</u>	<u>0.00</u>	<u>13,000.00</u>
Xcel	Xcel Energy					
Reference: GL AP account: 107703	53-0013165218-6 102500 Utilities - electrical	Date: 10/06/21 Due date: 10/06/21 <u>6.95</u>		Discount exp date: Payment term:		
	Totals	6.95	0.00	6.95	0.00	6.95
Reference: GL AP account: 107703	53-0013175910-6 102500 Utilities - electrical	Date: 10/06/21 Due date: 10/06/21 <u>13.16</u>		Discount exp date: Payment term:		
	Totals	13.16	0.00	13.16	0.00	13.16
Reference: GL AP account: 107703	53-0019432-1 102500 Utilities - electrical	Date: 10/06/21 Due date: 10/06/21 <u>11.83</u>		Discount exp date: Payment term:		
	Totals	11.83	0.00	11.83	0.00	11.83
Reference: GL AP account: 107703	53-9900809-4 102500 Utilities - electrical	Date: 10/06/21 Due date: 10/06/21 <u>30.41</u>		Discount exp date: Payment term:		
	Totals	30.41	0.00	30.41	0.00	30.41
	Totals for Xcel Energy	<u>62.35</u>	<u>0.00</u>	<u>62.35</u>	<u>0.00</u>	<u>62.35</u>
	Company Totals	<u>38,396.41</u>	<u>0.00</u>	<u>38,396.41</u>	<u>0.00</u>	<u>38,396.41</u>

CERTIFICATION OF VALUATION BY COUNTY ASSESSOR

Name of Jurisdiction DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT New Entity? Yes No

IN Denver COUNTY, COLORADO on August 23, 2021

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS ("5.5%" LIMIT) ONLY

In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S., and no later than August 25, the Assessor certifies the TOTAL VALUATION FOR ASSESSMENT for the taxable year 2021:

- | | | |
|--|-----|----------------|
| 1. Previous year's NET TOTAL TAXABLE assessed valuation: | 1. | <u>\$3,040</u> |
| 2. Current year's GROSS TOTAL TAXABLE assessed valuation:
This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art, X, Sec. 20(8)(b), Colo. Constitution. | 2. | <u>\$320</u> |
| 3. LESS TIF District Increment, If any: | 3. | <u>\$0</u> |
| 4. Current year's NET TOTAL TAXABLE assessed valuation: | 4. | <u>\$320</u> |
| 5. New Construction*:
New Construction is defined as: Taxable real property structures and the personal property connected with the structure. | 5. | <u>\$0</u> |
| 6. Increased production of producing mine*: | 6. | <u>\$0</u> |
| 7. Annexations/Inclusions: | 7. | <u>\$0</u> |
| 8. Previously exempt Federal property*: | 8. | <u>\$0</u> |
| 9. New primary oil or gas production from any producing oil and gas leasehold or land
(29-1-301(1)(b), C.R.S.):
Jurisdiction must apply (Form DLG 52B) to the division of Local Government before the value can be treated as growth in the limit calculation. | 9. | <u>\$0</u> |
| 10. Taxes collected last year on omitted property as of August 1 (29-1-301(1)(a), C.R.S.): | 10. | <u>\$0</u> |
| 11. Taxes abated and refunded as of August 1 (29-1-301(1)(a), C.R.S. and (39-10-114(1)(a)(I)(B), C.R.S.):
*Jurisdiction must submit respective certifications (Form DLG 52 & 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation. | 11. | <u>\$0</u> |

USE FOR "TABOR LOCAL GROWTH" CALCULATIONS ONLY

In accordance with the provisions of Art. X, Sec. 20, Colo. Cons., and 39-5-121(2)(b), C.R.S., the Assessor certifies the TOTAL ACTUAL VALUATION for the taxable year 2021:

- | | | |
|--|-----|----------------|
| 1. Current year's total actual value of ALL REAL PROPERTY:
This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property. | 1. | <u>\$1,100</u> |
| ADDITIONS to taxable real property | | |
| 2. Construction of taxable real property improvements:
Construction is defined as newly constructed taxable real property structures. | 2. | <u>\$0</u> |
| 3. Annexation/Inclusions: | 3. | <u>\$0</u> |
| 4. Increased mining production:
Includes production from new mines and increases in production of existing producing mines. | 4. | <u>\$0</u> |
| 5. Previously exempt property: | 5. | <u>\$0</u> |
| 6. Oil or gas production from a new well: | 6. | <u>\$0</u> |
| 7. Taxable real property omitted from the previous year's tax warrant:
If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property. | 7. | <u>\$0</u> |
| DELETIONS from taxable real property: | | |
| 8. Destruction of taxable real property improvements: | 8. | <u>\$0</u> |
| 9. Disconnections/Exclusions: | 9. | <u>\$0</u> |
| 10. Previously taxable property: | 10. | <u>\$0</u> |

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

- | | | |
|--|----|---------|
| 1. Total actual value of all taxable property: | 1. | <u></u> |
|--|----|---------|

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

CERTIFICATION OF VALUATION BY COUNTY ASSESSOR

Name of Jurisdiction COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 New Entity? Yes No

IN Denver COUNTY, COLORADO on August 23, 2021

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS ("5.5%" LIMIT) ONLY
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In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S., and no later than August 25, the Assessor certifies the TOTAL VALUATION FOR ASSESSMENT for the taxable year 2021:

1. Previous year's NET TOTAL TAXABLE assessed valuation:	1.	\$1,194,850
2. Current year's GROSS TOTAL TAXABLE assessed valuation: <small>This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art, X, Sec. 20(8)(b), Colo. Constitution.</small>	2.	\$3,118,060
3. LESS TIF District Increment, If any:	3.	\$0
4. Current year's NET TOTAL TAXABLE assessed valuation:	4.	\$3,118,060
5. New Construction*: <small>New Construction is defined as: Taxable real property structures and the personal property connected with the structure.</small>	5.	\$241,060
6. Increased production of producing mine*:	6.	\$0
7. Annexations/Inclusions:	7.	\$0
8. Previously exempt Federal property*:	8.	\$0
9. New primary oil or gas production from any producing oil and gas leasehold or land (29-1-301(1)(b), C.R.S.): <small>Jurisdiction must apply (Form DLG 52B) to the division of Local Government before the value can be treated as growth in the limit calculation.</small>	9.	\$0
10. Taxes collected last year on omitted property as of August 1 (29-1-301(1)(a), C.R.S.):	10.	\$0
11. Taxes abated and refunded as of August 1 (29-1-301(1)(a), C.R.S. and (39-10-114(1)(a)(I)(B), C.R.S.): <small>*Jurisdiction must submit respective certifications (Form DLG 52 & 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.</small>	11.	\$9,349

USE FOR "TABOR LOCAL GROWTH" CALCULATIONS ONLY

In accordance with the provisions of Art. X, Sec. 20, Colo. Cons., and 39-5-121(2)(b), C.R.S., the Assessor certifies the TOTAL ACTUAL VALUATION for the taxable year 2021:

1. Current year's total actual value of ALL REAL PROPERTY: <small>This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.</small>	1.	\$14,548,100
ADDITIONS to taxable real property		
2. Construction of taxable real property improvements: <small>Construction is defined as newly constructed taxable real property structures.</small>	2.	\$3,371,300
3. Annexation/Inclusions:	3.	\$0
4. Increased mining production: <small>Includes production from new mines and increases in production of existing producing mines.</small>	4.	\$0
5. Previously exempt property:	5.	\$0
6. Oil or gas production from a new well:	6.	\$0
7. Taxable real property omitted from the previous year's tax warrant: <small>If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.</small>	7.	\$0
DELETIONS from taxable real property:		
8. Destruction of taxable real property improvements:	8.	\$0
9. Disconnections/Exclusions:	9.	\$0
10. Previously taxable property:	10.	\$0

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
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1. Total actual value of all taxable property:	1.	\$32,010
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$32,010

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

CERTIFICATION OF VALUATION BY COUNTY ASSESSOR

Name of Jurisdiction COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 New Entity? Yes No

IN Denver COUNTY, COLORADO on August 23, 2021

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS ("5.5%" LIMIT) ONLY

In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S., and no later than August 25, the Assessor certifies the TOTAL VALUATION FOR ASSESSMENT for the taxable year 2021:

1. Previous year's NET TOTAL TAXABLE assessed valuation:	1.	\$31,065,320
2. Current year's GROSS TOTAL TAXABLE assessed valuation: <small>This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art, X, Sec. 20(8)(b), Colo. Constitution.</small>	2.	\$29,802,640
3. LESS TIF District Increment, If any:	3.	\$0
4. Current year's NET TOTAL TAXABLE assessed valuation:	4.	\$29,802,640
5. New Construction*: <small>New Construction is defined as: Taxable real property structures and the personal property connected with the structure.</small>	5.	\$4,226,300
6. Increased production of producing mine*:	6.	\$0
7. Annexations/Inclusions:	7.	\$0
8. Previously exempt Federal property*:	8.	\$0
9. New primary oil or gas production from any producing oil and gas leasehold or land (29-1-301(1)(b), C.R.S.): <small>Jurisdiction must apply (Form DLG 52B) to the division of Local Government before the value can be treated as growth in the limit calculation.</small>	9.	\$0
10. Taxes collected last year on omitted property as of August 1 (29-1-301(1)(a), C.R.S.):	10.	\$0
11. Taxes abated and refunded as of August 1 (29-1-301(1)(a), C.R.S. and (39-10-114(1)(a)(I)(B), C.R.S.): <small>*Jurisdiction must submit respective certifications (Form DLG 52 & 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.</small>	11.	\$9,349

USE FOR "TABOR LOCAL GROWTH" CALCULATIONS ONLY

In accordance with the provisions of Art. X, Sec. 20, Colo. Cons., and 39-5-121(2)(b), C.R.S., the Assessor certifies the TOTAL ACTUAL VALUATION for the taxable year 2021:

1. Current year's total actual value of ALL REAL PROPERTY: <small>This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.</small>	1.	\$111,699,600
ADDITIONS to taxable real property		
2. Construction of taxable real property improvements: <small>Construction is defined as newly constructed taxable real property structures.</small>	2.	\$18,082,700
3. Annexation/Inclusions:	3.	\$0
4. Increased mining production: <small>Includes production from new mines and increases in production of existing producing mines.</small>	4.	\$0
5. Previously exempt property:	5.	\$0
6. Oil or gas production from a new well:	6.	\$0
7. Taxable real property omitted from the previous year's tax warrant: <small>If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.</small>	7.	\$0
DELETIONS from taxable real property:		
8. Destruction of taxable real property improvements:	8.	\$0
9. Disconnections/Exclusions:	9.	\$0
10. Previously taxable property:	10.	\$0

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. Total actual value of all taxable property:	1.	
--	----	--

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ (345,476)	\$ 1,475,577	\$ 667,345	\$ 667,345	\$ 25,529,651
REVENUES					
Regional Mill levy	211	46	37	46	5
Specific ownership tax	57	2	-	-	-
Regional development fees	995,213	-	-	-	360,000
Developer advance	810,756	1,353,396	-	-	-
Other revenue	59	-	500,000	-	-
Intergovernmental revenue - Transfer from CIC 13	61	13,877	6,552	12,668	36,273
Intergovernmental revenue - Transfer from CIC 14	9,942,598	4,364,670	5,394,902	36,699,592	310,096
Total revenues	<u>11,748,955</u>	<u>5,731,991</u>	<u>5,901,491</u>	<u>36,712,306</u>	<u>706,374</u>
TRANSFERS IN	<u>110,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>11,513,659</u>	<u>7,207,568</u>	<u>6,568,836</u>	<u>37,379,651</u>	<u>26,236,025</u>
EXPENDITURES					
General Fund	361,650	315,000	157,433	250,000	400,000
Capital Projects Fund	10,374,482	5,394,981	5,164,058	11,600,000	24,139,176
Capital Projects Fund - Regional	2	1,100,001	-	-	1,451,184
Total expenditures	<u>10,736,134</u>	<u>6,809,982</u>	<u>5,321,491</u>	<u>11,850,000</u>	<u>25,990,360</u>
TRANSFERS OUT	<u>110,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>10,846,314</u>	<u>6,809,982</u>	<u>5,321,491</u>	<u>11,850,000</u>	<u>25,990,360</u>
ENDING FUND BALANCES	<u>\$ 667,345</u>	<u>\$ 397,586</u>	<u>\$ 1,247,345</u>	<u>\$ 25,529,651</u>	<u>\$ 245,665</u>

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION - Denver County					
Commercial	\$ 4,040	\$ 30	\$ 30	\$ 30	\$ 30
Vacant land	320	290	290	290	290
Personal property	-	2,720	2,720	2,720	-
State assessed	9,700	-	-	-	-
Certified Assessed Value	<u>\$ 14,060</u>	<u>\$ 3,040</u>	<u>\$ 3,040</u>	<u>\$ 3,040</u>	<u>\$ 320</u>
MILL LEVY					
Regional	15.000	15.000	15.000	15.000	15.000
Total mill levy	<u>15.000</u>	<u>15.000</u>	<u>15.000</u>	<u>15.000</u>	<u>15.000</u>
PROPERTY TAXES					
Regional Mill Levy	\$ 211	\$ 46	\$ 46	\$ 46	\$ 5
Levied property taxes	211	46	46	46	5
Adjustments to actual/rounding	-	-	(9)	-	-
Budgeted property taxes	<u>\$ 211</u>	<u>\$ 46</u>	<u>\$ 37</u>	<u>\$ 46</u>	<u>\$ 5</u>
BUDGETED PROPERTY TAXES	<u>\$ 211</u>	<u>\$ 46</u>	<u>\$ 37</u>	<u>\$ 46</u>	<u>\$ 5</u>

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 173,607	\$ 319,264	\$ 213,276	\$ 213,276	\$ 299,296
REVENUES					
Other revenue	59	-	-	-	-
Intergovernmental - Transfer from CIC 13	61	13,877	6,552	12,668	36,273
Intergovernmental - Transfer from CIC 14	401,199	323,085	317,261	323,352	310,096
Total revenues	<u>401,319</u>	<u>336,962</u>	<u>323,813</u>	<u>336,020</u>	<u>346,369</u>
Total funds available	<u>574,926</u>	<u>656,226</u>	<u>537,089</u>	<u>549,296</u>	<u>645,665</u>
EXPENDITURES					
General and administrative					
Accounting	77,147	75,000	46,307	70,000	77,000
Auditing	8,100	8,500	-	8,600	9,000
Directors' fees	6,700	7,200	3,600	6,600	7,200
Dues and licenses	1,357	1,500	1,340	1,340	1,500
Insurance	12,827	15,000	12,917	12,917	15,000
District management	23,476	27,000	10,572	18,000	20,000
Legal services	36,708	40,000	14,066	30,000	35,000
Miscellaneous	433	500	49	100	-
City administration fee	9,000	9,000	9,000	9,000	9,000
Payroll taxes	513	551	-	503	551
Election expense	821	-	-	-	5,000
Repay Developer advance - Interest	125,000	-	-	-	100,000
Contingency	-	18,049	-	5,605	11,599
Operations and maintenance					
Repairs and maintenance	4,365	7,500	-	-	-
Utilities - Storm drainage	116	-	-	150	150
Snow removal	1,262	7,500	2,303	5,000	5,000
Landscape contract	22,445	25,000	14,049	18,500	25,000
Landscape maintenance - Gateway	10,868	12,000	9,985	9,985	12,000
Landscape enhancements	-	10,000	2,208	3,000	10,000
Landscape repairs and maintenance	6,298	30,000	20,146	30,000	30,000
Water	13,541	20,000	10,461	20,000	20,000
Electricity	673	700	430	700	7,000
Total expenditures	<u>361,650</u>	<u>315,000</u>	<u>157,433</u>	<u>250,000</u>	<u>400,000</u>
Total expenditures and transfers out requiring appropriation	<u>361,650</u>	<u>315,000</u>	<u>157,433</u>	<u>250,000</u>	<u>400,000</u>
ENDING FUND BALANCE	<u>\$ 213,276</u>	<u>\$ 341,226</u>	<u>\$ 379,656</u>	<u>\$ 299,296</u>	<u>\$ 245,665</u>
EMERGENCY RESERVE	<u>\$ 12,000</u>	<u>\$ 10,100</u>	<u>\$ 9,700</u>	<u>\$ 10,100</u>	<u>\$ 10,400</u>
TOTAL RESERVE	<u>\$ 12,000</u>	<u>\$ 10,100</u>	<u>\$ 9,700</u>	<u>\$ 10,100</u>	<u>\$ 10,400</u>

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (724,917)	\$ -	\$ (637,064)	\$ (637,064)	\$ 24,139,176
REVENUES					
Developer advance	810,756	1,353,396	-	-	-
Other revenue	-	-	500,000	-	-
Intergovernmental - Transfer from CIC 14	9,541,399	4,041,585	5,077,641	36,376,240	-
Total revenues	<u>10,352,155</u>	<u>5,394,981</u>	<u>5,577,641</u>	<u>36,376,240</u>	<u>-</u>
TRANSFERS IN					
Transfers from other funds	<u>110,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>9,737,418</u>	<u>5,394,981</u>	<u>4,940,577</u>	<u>35,739,176</u>	<u>24,139,176</u>
EXPENDITURES					
General and Administrative					
Accounting	9,257	10,000	5,644	8,500	9,500
Legal services	7,118	15,000	592	1,000	1,500
Miscellaneous	512	500	92	100	1,000
Debt Service					
Developer advance repayment - principal	-	-	-	827,381	-
Developer advance repayment - interest	-	-	-	17,006	-
Capital Projects					
Streets	4,161,301	1,475,000	4,073,454	8,000,000	7,650,000
Storm drainage	2,370,863	30,000	38,063	100,000	1,000,000
Engineering	49,869	200,000	22,069	100,000	500,000
Sewer	1,142,890	40,000	65,323	100,000	3,000,000
Water	1,250,169	30,000	496,984	1,000,000	3,000,000
Construction management	137,000	250,000	95,500	100,000	1,250,000
Grading/Earthwork	898,636	50,000	283,245	500,000	1,000,000
Erosion control	111,333	40,000	12,527	100,000	1,000,000
Dry utilities	10,142	200,000	-	-	250,000
Parks and landscaping	225,392	2,605,000	70,565	500,000	5,000,000
Contingency	-	449,481	-	246,013	477,176
Total expenditures	<u>10,374,482</u>	<u>5,394,981</u>	<u>5,164,058</u>	<u>11,600,000</u>	<u>24,139,176</u>
Total expenditures and transfers out requiring appropriation	<u>10,374,482</u>	<u>5,394,981</u>	<u>5,164,058</u>	<u>11,600,000</u>	<u>24,139,176</u>
ENDING FUND BALANCE	<u>\$ (637,064)</u>	<u>\$ -</u>	<u>\$ (223,481)</u>	<u>\$ 24,139,176</u>	<u>\$ -</u>

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND - REGIONAL
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUNDS AVAILABLE	\$ 205,834	\$ 1,156,313	\$ 1,091,133	\$ 1,091,133	\$ 1,091,179
REVENUES					
Regional Mill levy	211	46	37	46	5
Specific ownership tax	57	2	-	-	-
Regional development fees	995,213	-	-	-	360,000
Total revenues	<u>995,481</u>	<u>48</u>	<u>37</u>	<u>46</u>	<u>360,005</u>
Total funds available	<u>1,201,315</u>	<u>1,156,361</u>	<u>1,091,170</u>	<u>1,091,179</u>	<u>1,451,184</u>
EXPENDITURES					
General and administrative					
County Treasurer Fee	2	1	-	-	-
Capital Projects Fund - Regional					
Capital outlay - Regional Project	-	1,100,000	-	-	1,451,184
Total expenditures	<u>2</u>	<u>1,100,001</u>	<u>-</u>	<u>-</u>	<u>1,451,184</u>
TRANSFERS OUT					
Transfer to other fund	<u>110,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>110,182</u>	<u>1,100,001</u>	<u>-</u>	<u>-</u>	<u>1,451,184</u>
ENDING FUNDS AVAILABLE	<u>\$ 1,091,133</u>	<u>\$ 56,360</u>	<u>\$ 1,091,170</u>	<u>\$ 1,091,179</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumption

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Denver High Point at DIA Metropolitan District (the District or Management 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. Denver High Point at DIA Metropolitan District (the Management District) was organized in conjunction with two other metropolitan districts, comprising the Denver High Point development. Colorado International Center Metropolitan District No. 13 (CIC 13), contains the residential property, and Colorado International Center Metropolitan District No. 14 (CIC 14) contains the commercial property, (collectively, the Districts). The Management District is responsible for managing, implementing, and coordinating the financing, acquisition, construction, completion, operation and maintenance of all public infrastructure and services within the District, including 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 inhabitants and taxpayers of the District.

On May 2, 2006, the District's voters authorized general obligation indebtedness of \$1,530,400,000 for the above listed facilities and powers. Per the District's service plan, the District is prohibited from issuing debt in excess of \$157,800,000 for District improvements and \$90,200,000 for Regional Improvements. On May 3, 2016, the District's electors authorized the incurrence of additional general obligation debt totaling \$2,615,000,000.

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 requirements of Section 29-1-105, C.R.S, 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 Information page of the budget using the adopted mill levy imposed by the District. The District only levies a Regional Improvements Mill Levy (see below).

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Regional Improvements Mill Levy

The District is required to impose a mill levy of 15.000 for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the City Intergovernmental Agreement between Denver High Point at DIA Metropolitan District and the City and County of Denver and the Service Plan for the District. The 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.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5% of the property taxes collected.

Regional Development Fees

The District imposes a regional development fees on sales of property within District Nos. 13 and 14. The fee is imposed to provide for certain regional improvements per an IGA with the City.

Intergovernmental Revenue

On June 28, 2007, and as amended on October 24, 2009, the District entered into an agreement with Colorado International Center District No. 13 and Colorado International Center District No. 14 (the Denver Districts) that as the "Management District" it will own, operate, maintain, finance and construct facilities benefiting all of the Districts and that the Denver Districts will contribute to the costs of construction, operation, and maintenance of such facilities. It is anticipated that CIC 13 and CIC 14 will transfer all available funds from the imposition of a mill levy for operations and maintenance to the District in compliance with this agreement, as well as project funds from CIC 14's bond issuance.

Expenditures

Administrative Expenditures

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Operations and Maintenance

Certain street and open space landscaping will be owned and maintained by the District. The estimated cost of repairs and maintenance of these areas are found on page 3 of the budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1% of property tax collections.

Capital Outlay

Anticipated expenditures for capital projects are outlined on page 4 of the budget.

Debt and Leases

Developer Advances

The District's debt is comprised of developer advances, which are not general obligation debt. As of December 31, 2020, the District had \$1,730,802 in outstanding developer advances and interest accrued at 8%. Repayment of advances is subject to annual appropriation if and when eligible funds become available. See below for the anticipated activity for developer advances.

	Balance			Balance
	<u>12/31/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/2021</u>
Developer Advances				
Operations	\$ 594,653	\$ -	\$ -	\$ 594,653
Capital	827,384	-	827,384	-
Accrued Interest	308,765	113,762	83,197	339,330
	<u>\$ 1,730,802</u>	<u>\$ 113,762</u>	<u>\$ 910,581</u>	<u>\$ 933,983</u>
	Balance			Balance
	<u>12/31/2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>12/31/2022</u>
Developer Advances				
Operations	\$ 594,653	\$ -	\$ -	\$ 594,653
Accrued Interest	339,330	47,572	100,000	286,902
	<u>\$ 933,983</u>	<u>\$ 47,572</u>	<u>\$ 100,000</u>	<u>\$ 881,555</u>

The District has no operating or capital leases.

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/13/2021

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/21	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 33	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property taxes	456	99,765	45,928	90,416	260,346
Specific ownership tax	-	4,990	3,648	5,472	13,020
Net investment income	-	295	24	24	1,220
Other revenue	-	2,000	-	-	3,500
Total revenue	456	107,050	49,600	95,912	278,085
Total funds available	489	107,050	49,600	95,912	278,085
EXPENDITURES					
General and administrative					
County Treasurer's fees	1	130	61	120	350
Intergovernmental expenditures - Denver High Point at DIA	94	13,877	6,552	12,668	36,273
Contingency	-	500	-	-	1,000
Debt Service					
County Treasurer's fees	3	665	306	603	1,736
Intergovernmental expenditures - CIC No. 14	307	70,335	33,491	64,433	183,908
Contingency	-	1,000	-	-	1,500
Regional					
County Treasurer's Fee - Regional Mill Levy	1	200	92	200	521
Intergovernmental expenditures - CIC No. 14	83	19,843	9,099	17,888	51,797
Contingency	-	500	-	-	1,000
Total expenditures	489	107,050	49,600	95,912	278,085
Total expenditures and transfers out requiring appropriation	489	107,050	49,600	95,912	278,085
ENDING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

10/13/2021

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/21	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION - Denver County					
Vacant land	\$ -	\$ 1,194,310	\$ 1,194,310	\$ 1,194,310	\$ 2,747,080
Agricultural	5,570	550	550	550	-
Personal property	-	-	-	-	70
Residential	-	-	-	-	362,810
State assessed	-	-	-	-	8,100
	<u>5,570</u>	<u>1,194,860</u>	<u>1,194,860</u>	<u>1,194,860</u>	<u>3,118,060</u>
Adjustments	-	(10)	(10)	(10)	-
Certified Assessed Value	<u>\$ 5,570</u>	<u>\$ 1,194,850</u>	<u>\$ 1,194,850</u>	<u>\$ 1,194,850</u>	<u>\$ 3,118,060</u>
MILL LEVY					
General	11.133	11.133	11.133	11.133	11.133
Debt Service	55.664	55.664	55.664	55.664	55.664
Regional	15.000	16.699	16.699	16.699	16.699
Total mill levy	<u>81.797</u>	<u>83.496</u>	<u>83.496</u>	<u>83.496</u>	<u>83.496</u>
PROPERTY TAXES					
General	\$ 62	\$ 13,302	\$ 13,302	\$ 13,302	\$ 34,713
Debt Service	310	66,510	66,510	66,510	173,564
Regional	84	19,953	19,953	19,953	52,068
Levied property taxes	<u>456</u>	<u>99,765</u>	<u>99,765</u>	<u>99,765</u>	<u>260,346</u>
Adjustments to actual/rounding	-	-	(53,837)	-	-
Refunds and abatements	-	-	-	(9,349)	-
Budgeted property taxes	<u>\$ 456</u>	<u>\$ 99,765</u>	<u>\$ 45,928</u>	<u>\$ 90,416</u>	<u>\$ 260,346</u>
BUDGETED PROPERTY TAXES					
General	\$ 62	\$ 13,302	\$ 6,124	\$ 12,056	\$ 34,713
Debt Service	310	66,510	30,619	60,277	173,564
Regional	84	19,953	9,186	18,083	52,068
	<u>\$ 456</u>	<u>\$ 99,765</u>	<u>\$ 45,928</u>	<u>\$ 90,416</u>	<u>\$ 260,346</u>

No assurance provided. See summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

10/13/2021

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/21	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 33	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property taxes	62	13,302	6,124	12,056	34,713
Specific ownership tax	-	670	486	729	1,740
Interest income	-	35	3	3	170
Other revenue	-	500	-	-	1,000
Total revenue	<u>62</u>	<u>14,507</u>	<u>6,613</u>	<u>12,788</u>	<u>37,623</u>
Total funds available	<u>95</u>	<u>14,507</u>	<u>6,613</u>	<u>12,788</u>	<u>37,623</u>
EXPENDITURES					
General and administrative					
County Treasurer's fees	1	130	61	120	350
Contingency	-	500	-	-	1,000
Intergovernmental expenditures - Denver High Point at DIA	94	13,877	6,552	12,668	36,273
Total expenditures	<u>95</u>	<u>14,507</u>	<u>6,613</u>	<u>12,788</u>	<u>37,623</u>
Total expenditures and transfers out requiring appropriation	<u>95</u>	<u>14,507</u>	<u>6,613</u>	<u>12,788</u>	<u>37,623</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

10/13/2021

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/21	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property taxes	310	66,510	30,619	60,277	173,564
Specific ownership tax	-	4,320	3,162	4,743	11,280
Interest income	-	170	16	16	800
Other revenue	-	1,000	-	-	1,500
Total revenue	310	72,000	33,797	65,036	187,144
Total funds available	310	72,000	33,797	65,036	187,144
EXPENDITURES					
County Treasurer's fees	3	665	306	603	1,736
Contingency	-	1,000	-	-	1,500
Intergovernmental expenditures - CIC No. 14	307	70,335	33,491	64,433	183,908
Total expenditures	310	72,000	33,797	65,036	187,144
Total expenditures and transfers out requiring appropriation	310	72,000	33,797	65,036	187,144
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
CAPITAL PROJECT FUND - REGIONAL
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

10/13/2021

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/21	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property taxes	84	19,953	9,186	18,083	52,068
Interest income	-	90	5	5	250
Other revenue	-	500	-	-	1,000
Total revenue	84	20,543	9,191	18,088	53,318
Total funds available	84	20,543	9,191	18,088	53,318
EXPENDITURES					
Regional					
County Treasurer's Fee - Regional Mill Levy	1	200	92	200	521
Contingency	-	500	-	-	1,000
Intergovernmental expenditures - CIC No. 14	83	19,843	9,099	17,888	51,797
Total expenditures	84	20,543	9,191	18,088	53,318
Total expenditures and transfers out requiring appropriation	84	20,543	9,191	18,088	53,318
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Colorado International Center Metropolitan District No. 13, a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District's service area is in the City and County of Denver, Colorado. Colorado International Center Metropolitan District No. 13 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 (collectively, the Districts). Colorado International Center Metropolitan District No. 14 contains the commercial property within the Districts and Colorado International Center Metropolitan District No. 13 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 District's maximum Required Mill Levy for debt service is 50.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2022, the adjusted maximum mill levy for debt service is 55.664 mills.

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.

Revenues (continued)

Regional Improvements Mill Levy

The District is required to impose a mill levy of 15.000 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 17.00% of Gateway Regional Metropolitan District's service plan project costs and certain Town Center Metropolitan District obligations, which are also considered regional improvements.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.10%.

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at approximately 1.00% of property tax collections.

Intergovernmental expenditures

On June 28, 2007, the District entered into an agreement with Colorado International Center District No. 14 and Denver High Point at DIA Metropolitan District (Management District). The Management District will own, operate, maintain, finance and construct facilities benefiting all of the Districts and that District Nos. 13 and 14 (the Denver Districts) will contribute to the costs of construction, operation, and maintenance of such facilities. The Denver Districts will transfer all available funds from the imposition of a mill levy for operations and maintenance to the Management District in compliance with this agreement. The District is also required to transfer to CIC 14 tax revenues pledged to the payment of CIC 14's Series 2018 bonds. See Intergovernmental Agreement below.

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, 2020, the District had \$40,968 in outstanding developer advances and interest accrued at 8.00%. Repayment of advances is subject to annual appropriation if and when eligible funds become available. See the table below for the anticipated developer advance activity.

	Balance 12/31/2020	Additions	Deletions	Balance 12/31/2021
Developer Advance	\$ 20,020	\$ -	\$ -	\$ 20,020
Accrued Interest - Developer Advance	20,947	1,602	-	22,549
	\$ 40,967	\$ 1,602	\$ -	\$ 42,569

	Balance 12/31/2021	Additions	Deletions	Balance 12/31/2022
Developer Advance	\$ 20,020	\$ -	\$ -	\$ 20,020
Accrued Interest - Developer Advance	22,549	1,602	-	24,151
	\$ 42,569	\$ 1,602	\$ -	\$ 44,171

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 transfers most of its TABOR eligible revenue to the Management District, which pays for all the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget. It is reflected in the Emergency Reserve of the Management District.

This information is an integral part of the accompanying budget.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT No. 14
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.14
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 34,186,953	\$ 19,203,829	\$ 22,339,448	\$ 22,339,448	\$ 12,247,143
REVENUES					
Property taxes	2,311,279	1,863,919	1,853,697	1,856,440	1,788,158
Specific ownership tax	148,038	116,490	84,529	126,794	89,407
Interest income	200,646	78,510	6,982	10,672	11,150
Subordinate Bond Issuance - Series 2021B	-	-	-	30,365,000	-
Regional Mill levy	577,820	465,980	463,424	464,110	447,040
Other revenue	11	3,807	-	-	3,000
Intergovernmental Revenue - CIC No. 13	390	90,178	42,590	82,321	235,705
Total revenues	<u>3,238,184</u>	<u>2,618,884</u>	<u>2,451,222</u>	<u>32,905,337</u>	<u>2,574,460</u>
TRANSFERS IN	<u>567,532</u>	<u>461,513</u>	<u>452,409</u>	<u>461,513</u>	<u>442,570</u>
Total funds available	<u>37,992,669</u>	<u>22,284,226</u>	<u>25,243,079</u>	<u>55,706,298</u>	<u>15,264,173</u>
EXPENDITURES					
General and administration					
County Treasurer's fee	3,853	3,108	3,091	3,094	2,980
Transfers to Denver High Point at DIA	401,199	323,085	317,261	323,352	310,096
Contingency	-	3,807	-	-	3,000
Debt Service					
Bond interest - Series 2018	5,110,694.00	5,110,694	2,555,347	5,110,694	5,110,694
Paying agent fees	3,500	3,500	3,500	3,500	3,500
County Treasurer's fee	19,265	15,530	15,454	15,470	14,900
Contingency	-	5,276	-	-	5,906
Regional					
County Treasurer's Fee - Regional Mill Levy	5,780	4,660	4,636	4,641	4,470
Transfers to DHP at DIA	9,541,399	4,041,585	5,077,641	36,376,240	-
Total expenditures	<u>15,085,690</u>	<u>9,511,245</u>	<u>7,980,560</u>	<u>42,997,641</u>	<u>5,455,546</u>
TRANSFERS OUT	<u>567,532</u>	<u>461,513</u>	<u>452,409</u>	<u>461,513</u>	<u>442,570</u>
Total expenditures and transfers out requiring appropriation	<u>15,653,222</u>	<u>9,972,758</u>	<u>8,432,969</u>	<u>43,459,154</u>	<u>5,898,116</u>
ENDING FUND BALANCES	<u>\$ 22,339,448</u>	<u>\$ 12,311,468</u>	<u>\$ 16,810,110</u>	<u>\$ 12,247,144</u>	<u>\$ 9,366,057</u>

No assurance provided. See summary of significant assumption.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.14
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION					
Agricultural	\$ 12,550	\$ 11,730	\$ 11,730	\$ 11,730	\$ 11,090
Commercial	22,476,400	27,472,960	27,472,960	27,472,960	23,683,180
Industrial vacant land	865,770	866,150	866,150	866,150	2,566,680
Personal property	13,897,250	1,266,890	1,266,890	1,266,890	876,440
Residential	-	-	-	-	1,305,020
State assessed	11,900	25,110	25,110	25,110	29,800
Vacant land	1,260,430	1,422,480	1,422,480	1,422,480	1,330,430
Certified Assessed Value	<u>\$ 38,524,300</u>	<u>\$ 31,053,590</u>	<u>\$ 31,065,320</u>	<u>\$ 31,065,320</u>	<u>\$ 29,802,640</u>
MILL LEVY					
General	10.000	10.000	10.000	10.000	10.000
Debt Service	50.000	50.000	50.000	50.000	50.000
Regional	15.000	15.000	15.000	15.000	15.000
Total mill levy	<u>75.000</u>	<u>75.000</u>	<u>75.000</u>	<u>75.000</u>	<u>75.000</u>
PROPERTY TAXES					
General	\$ 385,243	\$ 310,536	\$ 310,653	\$ 310,653	\$ 298,026
Debt Service	1,926,215	1,552,680	1,553,266	1,553,266	1,490,132
Regional	577,865	465,804	465,980	465,980	447,040
Levied property taxes	<u>2,889,323</u>	<u>2,329,020</u>	<u>2,329,899</u>	<u>2,329,899</u>	<u>2,235,198</u>
Adjustments to actual/rounding	(225)	-	(12,778)	-	-
Refunds and abatements	-	-	-	(9,349)	-
Budgeted property taxes	<u>\$ 2,889,098</u>	<u>\$ 2,329,020</u>	<u>\$ 2,317,121</u>	<u>\$ 2,320,550</u>	<u>\$ 2,235,198</u>
BUDGETED PROPERTY TAXES					
General	\$ 385,213	\$ 310,536	\$ 308,949	\$ 309,407	\$ 298,026
Debt Service	1,926,066	1,552,680	1,544,748	1,547,033	1,490,132
Regional Mill Levy	577,820	465,804	463,424	464,110	447,040
Budgeted property taxes	<u>\$ 2,889,099</u>	<u>\$ 2,329,020</u>	<u>\$ 2,317,122</u>	<u>\$ 2,320,550</u>	<u>\$ 2,235,198</u>

No assurance provided. See summary of significant assumption.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.14
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
Property taxes	385,213	310,653	308,949	309,407	298,026
Specific ownership tax	19,738	15,530	11,271	16,907	14,900
Interest income	90	10	132	132	150
Other revenue	11	3,807	-	-	3,000
Total revenues	<u>405,052</u>	<u>330,000</u>	<u>320,352</u>	<u>326,446</u>	<u>316,076</u>
Total funds available	<u>405,052</u>	<u>330,000</u>	<u>320,352</u>	<u>326,446</u>	<u>316,076</u>
EXPENDITURES					
General and administrative					
County Treasurer's fee	3,853	3,108	3,091	3,094	2,980
Contingency	-	3,807	-	-	3,000
Transfers to Denver High Point at DIA	401,199	323,085	317,261	323,352	310,096
Total expenditures	<u>405,052</u>	<u>330,000</u>	<u>320,352</u>	<u>326,446</u>	<u>316,076</u>
Total expenditures and transfers out requiring appropriation	<u>405,052</u>	<u>330,000</u>	<u>320,352</u>	<u>326,446</u>	<u>316,076</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumption.

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.14
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 17,563,175	\$ 15,172,051	\$ 15,168,504	\$ 15,168,504	\$ 12,247,144
REVENUES					
Property taxes	1,926,066	1,553,266	1,544,748	1,547,033	1,490,132
Specific ownership tax	128,300	100,960	73,258	109,887	74,507
Interest income	116,500	68,500	5,034	7,550	10,800
Intergovernmental Revenue - CIC No. 13	390	90,178	42,590	82,321	235,705
Total revenues	<u>2,171,256</u>	<u>1,812,904</u>	<u>1,665,630</u>	<u>1,746,791</u>	<u>1,811,144</u>
TRANSFERS IN					
Transfers from CP - Regional Fund	567,532	461,513	452,409	461,513	442,570
Total transfers in	<u>567,532</u>	<u>461,513</u>	<u>452,409</u>	<u>461,513</u>	<u>442,570</u>
Total funds available	<u>20,301,963</u>	<u>17,446,468</u>	<u>17,286,543</u>	<u>17,376,808</u>	<u>14,500,858</u>
EXPENDITURES					
Debt Service					
Bond interest - Series 2018	5,110,694	5,110,694	2,555,347	5,110,694	5,110,694
Paying agent fees	3,500	3,500	3,500	3,500	3,500
County Treasurer's fee	19,265	15,530	15,454	15,470	14,900
Contingency	-	5,276	-	-	5,906
Total expenditures	<u>5,133,459</u>	<u>5,135,000</u>	<u>2,574,301</u>	<u>5,129,664</u>	<u>5,135,000</u>
Total expenditures and transfers out requiring appropriation	<u>5,133,459</u>	<u>5,135,000</u>	<u>2,574,301</u>	<u>5,129,664</u>	<u>5,135,000</u>
ENDING FUND BALANCE	<u>\$ 15,168,504</u>	<u>\$ 12,311,468</u>	<u>\$ 14,712,242</u>	<u>\$ 12,247,144</u>	<u>\$ 9,365,858</u>
SURPLUS FUND	<u>\$ 15,168,504</u>	<u>\$ 12,311,468</u>	<u>\$ 14,712,242</u>	<u>\$ 12,247,144</u>	<u>\$ 9,365,858</u>
TOTAL RESERVE	<u>\$ 15,168,504</u>	<u>\$ 12,311,468</u>	<u>\$ 14,712,242</u>	<u>\$ 12,247,144</u>	<u>\$ 9,365,858</u>

No assurance provided. See summary of significant assumption.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.14
CAPITAL PROJECTS FUND - REGIONAL
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 8/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUNDS AVAILABLE	\$ 16,623,778	\$ 4,031,778	\$ 7,170,944	\$ 7,170,944	\$ -
REVENUES					
Regional Mill levy	577,820	465,980	463,424	464,110	447,040
Interest income	84,056	10,000	1,816	2,990	200
Subordinate Bond issuance - Series 2021B	-	-	-	30,365,000	-
Total revenues	<u>661,876</u>	<u>475,980</u>	<u>465,240</u>	<u>30,832,100</u>	<u>447,240</u>
Total funds available	<u>17,285,654</u>	<u>4,507,758</u>	<u>7,636,184</u>	<u>38,003,044</u>	<u>447,240</u>
EXPENDITURES					
Regional					
County Treasurer's Fee - Regional Mill Levy	5,780	4,660	4,636	4,641	4,470
Transfers to DHP at DIA	9,541,399	4,041,585	5,077,641	36,376,240	-
Bond issue costs	-	-	3,630	1,160,650	-
Total expenditures	<u>9,547,179</u>	<u>4,046,245</u>	<u>5,085,907</u>	<u>37,541,531</u>	<u>4,470</u>
TRANSFERS OUT					
Transfer to DS Fund	<u>567,532</u>	<u>461,513</u>	<u>452,409</u>	<u>461,513</u>	<u>442,570</u>
Total expenditures and transfers out requiring appropriation	<u>10,114,711</u>	<u>4,507,758</u>	<u>5,538,316</u>	<u>38,003,044</u>	<u>447,040</u>
ENDING FUNDS AVAILABLE	<u>\$ 7,170,944</u>	<u>\$ -</u>	<u>\$ 2,097,868</u>	<u>\$ -</u>	<u>\$ 200</u>

No assurance provided. See summary of significant assumption.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Colorado International Center Metropolitan District No. 14 (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. 13 (CIC 13) (collectively, the Districts). The District contains the commercial property within the Districts and CIC 13 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. Per the District's service plan, the District is prohibited from issuing debt in excess of \$157,800,000 for District improvements and \$90,200,000 for Regional Improvements.

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 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.

Per terms of the District's Series 2018 Bonds (see Debt and Leases below), the District's maximum Required Mill Levy for debt service is 50.000 mills, adjusted for changes in the ratio of actual value to assessed value of residential property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund], and for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 35 mills. As of December 31, 2019, the adjusted maximum mill levy for debt service is 50.000 mills. The total maximum mill levy that may be pledged to debt service is 65 mills, which includes the regional improvements mill levy.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

The calculation of the taxes levied is displayed in the Budget at the adopted mill levy of 75.000 mills, which includes the general fund mill levy, and the regional improvements mill levy (see below).

Regional Improvements Mill Levy

The District is required to impose a mill levy of 15.000 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 17.00% of Gateway Regional Metropolitan District's service plan project costs and certain Town Center Metropolitan District obligations, which are also considered regional improvements. The Regional mill levy for the District is currently pledged toward payment of the Series 2018 Bonds (see below).

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.00% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.10%.

Bond Issuance

The District anticipates issuance of Series 2021B Subordinate Bonds in late 2021. See Debt and Leases below.

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.00% of property tax collections.

Intergovernmental expenditures - Denver High Point at DIA

On June 28, 2007, the District entered into an agreement with CIC 13 and the Management District. The Management District will own, operate, maintain, finance and construct facilities benefiting all of the Districts and that the District and CIC 13 (the Denver Districts) will contribute to the costs of construction, operation, and maintenance of such facilities. The Denver Districts will transfer all available funds from the imposition of a mill levy for operations and maintenance to the Management District in compliance with this agreement.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

Debt Service

Interest payments are provided based on the debt amortization schedule from the Series 2018 bonds.

Capital Expenditures

Capital expenditures are included in the budget. The District will transfer the project funds from the project funds of the bond issuance to the Management District to fund infrastructure improvements or repay developer advances.

Debt and Leases

Series 2018 Limited Tax General Obligation Refunding and Improvement Bonds

On April 12, 2018, the District issued \$87,135,000 of Limited Tax General Obligation Refunding and Improvement Bonds, Series 2018 (the 2018 Bonds). The proceeds from the sale of the 2018 Bonds, combined with available funds of the Districts, were used to: (i) fund public improvements related to the development of property in the District and CIC; (ii) fund capitalized interest on the 2018 Bonds; (iii) refund amounts outstanding under the 2015 Loan; (iv) fund a portion of the Surplus Fund; and, (v) pay the costs of issuing the 2018 Bonds.

The 2018 Bonds bear interest at rates of 5.625% (\$3,395,000, maturing on December 1, 2032) and 5.875% (\$83,740,000, maturing on December 1, 2046), and are payable semi-annually on June 1 and December 1, beginning on June 1, 2018. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The 2018 Bonds fully mature on December 1, 2046.

Pursuant to the Indenture, the 2018 Bonds are secured by and payable from pledged revenue, net of any costs of collection, which includes: (1) all Property Tax Revenues derived from the District's imposition of the Required Mill Levy and the Regional Mill Levy; (2) all Capital Fees which include the Facilities Fees; (3) all Specific Ownership Taxes received as a result of the imposition of the Required Mill Levy and the Regional Mill Levy; (4) all PILOT Revenues; and (5) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund (Pledged Revenue).

Pursuant to the FFCOA, the District and CIC 13 entered into a Capital Pledge Agreement dated April 12, 2018 (Pledge Agreement). Pursuant to the Pledge Agreement, the 2018 Bonds are also secured by and payable from CIC 13 pledged revenue, net any costs of collection, which includes: (1) all CIC 13 Property Tax Revenues derived from CIC 13's imposition of the Required Mill Levy and the Regional Mill Levy; (2) all CIC 13 Capital Fees which includes the Facilities Fees; (3) all CIC 13 Specific Ownership Taxes received as a result of the imposition of the CIC 13 Required Mill Levy and the CIC 13 Regional Mill Levy; (4) all CIC 13 PILOT Revenues; and (5) any other legally available moneys which CIC 13 determines, in its absolute discretion, to credit to the Bond Fund (CIC 13 Pledged Revenue).

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases - (continued)

Pursuant to the Pledge Agreement, CIC 13 has covenanted to impose a Required Mill Levy of 50.000 mills (subject to adjustment) and a Regional Mill Levy of 15.000 mills (subject to adjustment). The Pledge Agreement defines CIC 13 Property Tax Revenues as, generally, all moneys derived from imposition by CIC 13 of the CIC 13 Required Mill Levy and the CIC 13 Regional Mill Levy.

The Pledge Agreement also identifies a Mill Levy Allocation Standard, which explains how the District's Required Mill Levy and CIC 13'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.

Amounts on deposit in the Surplus Fund also secure payment of the 2018 Bonds. The Surplus Fund was funded from bond proceeds in the amount of \$8,713,500, from available funds of the Districts, and from the Pledged Revenue and CIC 13 Pledged Revenue up to the Maximum Surplus Amount. The Maximum Surplus Amount means: (a) prior to the Partial Release Test Satisfaction Date, the amount of \$17,427,000; and (b) after the Partial Release Test Satisfaction Date, the amount of \$8,713,500 (which is equal to the initial deposit to the Surplus Fund from bond proceeds). The Partial Release Test Satisfaction Date means the first date on which the Senior Debt to Assessed Ratio is 50.00% or less.

Pledged Revenue and CIC 13 Pledged Revenue that is not needed to pay debt service on the 2018 Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount. Pursuant to the Indenture, amounts on deposit in the Surplus Fund (if any) on the maturity date of the Bonds shall be applied to the payment of the Bonds. The availability of such amount shall be considered in calculating the Required Mill Levy and the Regional Mill Levy required to be imposed in December 2045. The Surplus Fund will be terminated upon the repayment of the 2018 Bonds and any excess moneys therein will be applied to any legal purpose of the District.

Subordinate Bonds

The District anticipates issuing \$30,355,000 in subordinate limited tax general obligation bonds late in 2021 (2021 Bonds). The 2021 Bonds are anticipated to be secured by and payable from the Subordinate Pledged Revenue, which is defined in the Indenture as: (a) the Subordinate Property Tax Revenues and Subordinate Regional Mill Levy Revenues; (b) any Subordinate Specific Ownership Tax Revenues; (c) the Subordinate Capital Fee Revenue, if any; (d) any Subordinate PILOT Revenue; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue. Subordinate Property Tax Revenues consist of, generally, revenues from the Subordinate Required Mill Levy to be imposed by the District in the maximum amount of 50 mills (subject to adjustment) less the amount of the Senior Bond Mill Levy. Subordinate Regional Mill Levy Revenues consist of, generally, revenues from the Regional Mill Levy to be imposed by the District in the maximum amount of 15 mills (subject to adjustment) after deduction of all amounts thereof used, paid, pledged, or otherwise applied to the payment of the 2018 Senior Bonds and any other outstanding Senior Bonds. The 2021 Bonds are structured as "cash flow" bonds, meaning that the Indenture contains no scheduled payments of principal on the 2021 Bonds other than at maturity. Instead, principal is payable on December 15 from the available Subordinate Pledged Revenue, if any, pursuant to a mandatory redemption. The interest rate on the 2021 Bonds is anticipated to be 8.25% per annum.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

Developer Advances

A portion of the District's debt is comprised of developer advances, which are not general obligation debt. As of December 31, 2020, the District had \$49,319 in outstanding developer advances and interest accrued at 8.00%. Repayment of advances is subject to annual appropriation if and when eligible funds become available. See below for the anticipated developer advance activity.

	<u>Balance</u> <u>12/31/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2021</u>
Developer advances				
Principal	\$ 24,261	\$ -	\$ -	\$ 24,261
Interest	25,058	1,941	-	26,999
	<u>\$ 49,319</u>	<u>\$ 1,941</u>	<u>\$ -</u>	<u>\$ 51,260</u>
	<u>Balance</u> <u>12/31/2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2022</u>
Developer advances				
Principal	\$ 24,261	\$ -	\$ -	\$ 24,261
Interest	26,999	1,941	-	28,940
	<u>\$ 51,260</u>	<u>\$ 1,941</u>	<u>\$ -</u>	<u>\$ 53,201</u>

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 3.00% of fiscal year spending. Since substantially all TABOR eligible funds received by the District are transferred to the Management District, which pays for all the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's budget. The Emergency Reserve for these funds is reflected in the budget of the Management District.

This information is an integral part of the accompanying budget.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$87,135,000

**Limited Tax General Obligation Refunding
and Improvement Bonds, Series 2018**

Dated April 12, 2018

Interest Rate between 5.625% and 5.875%

Interest Payable June 1 and December 1

Principal Due December 1

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ -	\$ 5,110,694	\$ 5,110,694
2023	5,000	5,110,694	5,115,694
2024	5,000	5,110,413	5,115,413
2025	5,000	5,110,131	5,115,131
2026	5,000	5,109,850	5,114,850
2027	5,000	5,109,569	5,114,569
2028	5,000	5,109,288	5,114,288
2029	155,000	5,109,006	5,264,006
2030	575,000	5,100,288	5,675,288
2031	1,020,000	5,067,944	6,087,944
2032	1,615,000	5,010,569	6,625,569
2033	2,130,000	4,919,725	7,049,725
2034	2,835,000	4,794,588	7,629,588
2035	3,435,000	4,628,031	8,063,031
2036	4,130,000	4,426,225	8,556,225
2037	4,375,000	4,183,588	8,558,588
2038	4,800,000	3,926,556	8,726,556
2039	5,085,000	3,644,556	8,729,556
2040	5,555,000	3,345,813	8,900,813
2041	5,885,000	3,019,456	8,904,456
2042	6,410,000	2,673,713	9,083,713
2043	6,785,000	2,297,125	9,082,125
2044	7,365,000	1,898,506	9,263,506
2045	7,795,000	1,465,813	9,260,813
2046	17,155,000	1,007,856	18,162,856
	<u>\$ 87,135,000</u>	<u>\$ 102,289,997</u>	<u>\$189,424,997</u>

No assurance provided. See summary of significant assumptions.

RESOLUTION NO. 2021 - 10 - __

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Denver High Point at DIA Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2022 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, 2021, 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 25, 2021, 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 Denver High Point at DIA Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Denver High Point at DIA Metropolitan District for the 2022 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 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, Ann E. Finn, hereby certify that I am the duly appointed Secretary of the Denver High Point at DIA Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Denver High Point at DIA Metropolitan District held on October 25, 2021.

By: _____
Secretary

RESOLUTION NO. 2021 - 10 - __

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
TO ADOPT THE 2022 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 2022 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, 2021, 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 25, 2021, 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 2022 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 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, Ann E. Finn, 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 2022, duly adopted at a meeting of the Board of Directors of the Colorado International Center Metropolitan District No. 13 held on October 25, 2021.

By: _____
Secretary

RESOLUTION NO. 2021 - 10 - __

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Colorado International Center Metropolitan District No. 14 ("District") has appointed the District Accountant to prepare and submit a proposed 2022 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, 2021, 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 25, 2021, 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. 14:

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. 14 for the 2022 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 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, Ann E. Finn, hereby certify that I am the duly appointed Secretary of the Colorado International Center Metropolitan District No. 14, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Colorado International Center Metropolitan District No. 14 held on October 25, 2021.

By: _____
Secretary

RESOLUTION NO. 2021 - 10 - __

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Denver High Point at DIA Metropolitan District (“District”) has adopted the 2022 annual budget in accordance with the Local Government Budget Law on October 25, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 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 capital projects fund - regional expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver High Point at DIA Metropolitan District:

1. That for the purposes of meeting all capital projects fund - regional expenses of the District during the 2022 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 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 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2021 - 10 - __

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 2022 annual budget in accordance with the Local Government Budget Law on October 25, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 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 2022 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 2022 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 2022 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 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2021 - 10 - __

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Colorado International Center Metropolitan District No. 14 (“District”) has adopted the 2022 annual budget in accordance with the Local Government Budget Law on October 25, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 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 fund - regional 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. 14:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 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 2022 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 fund - regional expenses of the District during the 2022 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 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2021-10-_____

RESOLUTION OF THE BOARD OF DIRECTORS OF COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 AUTHORIZING ADJUSTMENT OF THE DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN

A. Colorado International Center Metropolitan District No. 13 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.

B. The District operates pursuant to its Service Plan approved by the City and County of Denver, on March 13, 2006 (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.

C. The Service Plan authorizes a maximum mill levy of 50 mills for debt service purposes (“**Maximum Debt Service Mill Levy**”) and not more than 10 mills for operations purposes (“**Maximum Operations Mill Levy**”) and requires the District to impose a “**Regional Mill Levy**” for the purposes of funding regional improvements upon taxable property within the District pursuant to the provisions of the Service Plan (the Maximum Debt Service Mill Levy, Maximum Operations Mill Levy, and Regional Mill Levy shall collectively be referred to as the “**Maximum Mill Levies**”).

D. Section VIII.F.11 of the Service Plan authorizes the District’s Board of Directors (the “**Board**”) to adjust of the Maximum Mill Levies to take into account legislative or constitutionally imposed adjustments in assessed values or the method of the calculation as of 2006 (the “**Baseline Year**”), so that to the extent possible, the actual revenues generated by the Maximum Mill Levies are neither diminished nor enhanced as a result of such changes.

E. At the time of the Baseline Year, the residential assessment ratio set by the Colorado General Assembly was 7.96%.

F. In 2017, the Colorado General Assembly (the “**General Assembly**”) passed House Bill 17-1349, which amended Section 39-1-104.2, C.R.S., by setting the ratio of valuation for assessment for real residential property at 7.2% (decreased from 7.96%) for property tax years commencing on and after January 1, 2017, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.

G. In 2019, the General Assembly passed Senate Bill 19-255, further amending Section 39-1-104.2, C.R.S., by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on or after January 1, 2019, until the next property tax year that the General Assembly determines to adjust the ratio of valuation for assessment for residential real property.

H. In 2020, the voters of the State of Colorado passed Amendment B, which repealed Article X, Section 3 of the Colorado Constitution (“**Amendment B**”) such that the ratio of

valuation for assessment of real property for 2021 and thereafter, unless further amended by the General Assembly or voters of the State, is 7.15%.

I. In compliance with the Service plan, in order to mitigate the effect of the reduction in the ratio of valuation for residential real property as set by the General Assembly for property tax year 2022, the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Mill Levies, so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

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

1. The Board hereby authorize es the adjustment of the Maximum Mill Levies to reflect that Amendment B set the ratio of valuation for assessment for residential real property to 7.15%, which is a change from the 7.96% ratio of valuation for assessment of residential property as of the Baseline Year.

2. The Service Plan allows for a total mill levy imposition of up to 89.063 mills, or up to 55.664 mills for debt service, 16.699 mills for operations, and 16.699 mills for regional improvements (the “**Adjusted Mill Levies**”) so that District revenues shall be neither diminished nor enhanced as a result of the ratio of valuation for assessment being set at 7.15% for collection year 2022.

3. The Adjusted Mill Levies shall be reflected in the District’s Certification of Tax Levies to be submitted to the City and County of Denver on or before December 15, 2021, for collection in 2022.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]**

RESOLUTION APPROVED AND ADOPTED ON OCTOBER 25, 2021.

**COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NO. 13**

President

Attest:

Secretary

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT

AND

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NOS. 13 & 14

ENGINEER'S REPORT AND VERIFICATION OF COSTS

ASSOCIATED WITH PUBLIC IMPROVEMENTS

PREPARED BY:
SCHEDIO GROUP LLC
808 9TH STREET
GREELEY, COLORADO 80631

LICENSED PROFESSIONAL ENGINEER:
TIMOTHY A. MCCARTHY
STATE OF COLORADO
LICENSE NO. 44349

DATE PREPARED: October 21, 2021

Project No. 200103 - High Point Filing No. 3
Engineer's Report and Verification of Costs No. 11

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ENGINEER'S REPORT

INTRODUCTION

Schedio Group LLC ("Schedio Group") entered into a Service Agreement for Cost Verification Services ("Service Agreement") with Denver High Point at DIA Metropolitan District ("DHP") and Colorado International Center Metropolitan District No. 13 and Colorado International Center Metropolitan District No. 14 ("CIC No. 13", "CIC No. 14" and with DHP, "Districts") on March 10, 2020. This Engineer's Report and Verification of Costs Associated with Public Improvements ("Report") is the 11th deliverable associated with the Service Agreement, more specifically Task 1 – Independent Professional Engineer's Review and Verification of Costs Incurred to Date Associated with Public Improvements.

Per the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) ("CFRA") entered into on July 20, 2017, by and between DHP and ACM High Point VI LLC ("Developer"), concerning costs associated with the design and construction of Public Improvements (as defined in the CFRA) and verified by Schedio Group as eligible for Developer Reimbursement, DHP shall be the Payer and the Developer shall be the Payee.

In addition, per the Facilities Acquisition Agreement ("FAA") by and between DHP, CIC No. 13 and William Lyon Homes, Inc. (now Taylor Morrison of Colorado, Inc. "Buyer"), the Buyer agrees to design, construct, and complete the District Improvements (as defined in the FAA) and upon completion transfer the completed District Improvements by special warranty bill of sale to CIC No. 13 or DHP. The Buyer acknowledges that construction and conveyance of the District Improvements shall be without compensation from the Districts to the Buyer and District Reimbursement Rights shall remain the property of the Developer and shall not be conveyed to the Buyer.

The development is High Point Subdivision Filing No. 3, which consists of 225 residential lots on approximately 54 acres located north of E. 64th Avenue, west of N. Dunkirk Street and in the City and County of Denver, Colorado.

SUMMARY OF FINDINGS

To date Schedio Group has reviewed a total of \$10,796,510.42 in soft, indirect and hard costs associated with the design and construction of improvements. Of the \$10,796,510.42 reviewed, Schedio Group has verified \$8,314,966.74 associated with the design and construction of Public Improvements as authorized by the *Service Plan for Colorado International Center Metropolitan District No. 13 in the City and County of Denver, Colorado*, prepared by McGeedy Sisneros, P.C., and approved on March 13, 2006 ("Service Plan") and therefore eligible for Developer Reimbursement the District.

Per *Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District Nos. 13 & 14 – Engineer's Report and Verification of Costs Associated with Public Improvements No. 10*, prepared by Schedio Group LLC and dated August 17, 2021, Schedio Group had reviewed a total of \$10,585,180.85.00 in soft, indirect and hard costs associated with the design and construction of improvements. An invoice in the amount of \$4,760.00 was calculated twice in previous reports. Removing that invoice changed the total prior amount reviewed to \$10,580,510.08. Total Verified amounts from prior reports did not change. Of the \$10,580,510.85 reviewed, Schedio Group verified \$8,123,867.73 associated with the design and construction of Public Improvements and therefore eligible for Developer Reimbursement by the District in prior reports.

In this Report, Schedio Group reviewed a total of \$215,999.57 in soft, indirect and hard costs associated with improvements. Of the \$215,999.57 reviewed, Schedio Group verified \$191,099.01 as associated with design and construction of Public Improvements and recommends that **\$191,099.01** be reimbursed by the District to the Developer.

See Figure 1 – Summary of Verified Soft, Indirect and Hard Costs Segregated by Service Plan Category below. For additional details, see Exhibit A – Summary of Costs Reviewed.

	TOT AMTS VERIFIED	PREV AMTS VERIFIED	CUR AMTS VERIFIED
	VERIFICATION NOS. 1-11	VERIFICATION NOS. 1-10	VERIFICATION NO. 11
SOFT AND INDIRECT COSTS			
Streets	\$ 310,606.64	\$ 307,426.36	\$ 3,180.28
Water	\$ 233,269.01	\$ 229,638.73	\$ 3,630.28
Sanitary Sewer	\$ 231,689.48	\$ 228,509.20	\$ 3,180.28
Parks and Recreation	\$ 154,016.12	\$ 150,835.84	\$ 3,180.28
Total Soft and Indirect Costs -->	\$ 929,581.24	\$ 916,410.13	\$ 13,171.11
HARD COSTS			
Streets	\$ 5,055,626.51	\$ 5,055,341.51	\$ 285.00
Water	\$ 1,025,214.30	\$ 1,024,929.30	\$ 285.00
Sanitary Sewer	\$ 971,475.30	\$ 971,190.30	\$ 285.00
Parks and Recreation	\$ 333,069.39	\$ 155,996.49	\$ 177,072.90
Total Hard Costs -->	\$ 7,385,385.50	\$ 7,207,457.60	\$ 177,927.90
SOFT AND INDIRECT + HARD COSTS			
Streets	\$ 5,366,233.15	\$ 5,362,767.88	\$ 3,465.28
Water	\$ 1,258,483.30	\$ 1,254,568.03	\$ 3,915.28
Sanitary Sewer	\$ 1,203,164.78	\$ 1,199,699.50	\$ 3,465.28
Parks and Recreation	\$ 487,085.51	\$ 306,832.33	\$ 180,253.18
Total Soft and Indirect + Hard Costs -->	\$ 8,314,966.74	\$ 8,123,867.73	\$ 191,099.01

Figure 1 - Summary of Verified Soft, Indirect and Hard Costs Segregated by Service Plan Category

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DETERMINATION OF PUBLIC PRORATION PERCENTAGE

Figure 2 – Determination of Public Proration Percentage below summarizes the public and private areas within High Point Subdivision Filing No. 3. The ratio of total Public Area to Overall Area yields a Public Proration Percentage that can be applied to select costs with both public and private components. Areas were taken directly from or derived from the High Point Subdivision Filing No. 3 Final Plat (unapproved). The Public Proration Percentage was calculated and applied as deemed appropriate by Schedio Group. See Exhibit A – Summary of Costs Reviewed for application of the Public Proration Percentage.

	SF		
Overall Area	2,356,034	<--From Sheet 1 of Plat	100.00%
Private Lots	1,211,822		51.43%
Private Tracts	199,910		8.49%
Public Tracts	368,774		15.65%
Public Right-of-Way	575,528		24.43%
Total High Point Subdivision Filing No. 3 Area -->	2,356,034	Private % -->	59.92%
		Public % -->	40.08%

Figure 2 - Determination of Public Proration Percentage

VERIFICATION OF COSTS

Schedio Group reviewed soft, indirect, and hard costs associated with the design and construction of Public Improvements. Schedio Group found costs associated with Public Improvements to be reasonable when compared to similar projects, during similar timeframes in similar locales.

VERIFICATION OF PAYMENTS

At the time of this report, traditional proofs of payments such as canceled checks, bank statements and unconditional lien waivers were not made available to Schedio Group. In the absence of traditional proofs of payments, Schedio Group, in coordination with District Counsel, secured Exhibit C – Affidavit as Proofs of Payments from the Buyer.

VERIFICATION OF CONSTRUCTION

Schedio Group performed a site visit on October 20, 2021. Brightview Landscaping, Pay Application No. 5, reasonably represents the work completed to date on site. The constructed Public Improvements appear to be in general conformance with the approved construction drawings. See Exhibit B – List of Documents Reviewed. Photos are available from Schedio Group upon request.

SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES

The High Point Filing No. 3 Final Plat (unapproved) depicts various tracts as “Private” (“Private Areas”). Schedio Group has considered tracts labeled as ‘Private’ on the High Point Filing No. 3 Final Plat (unapproved) as truly private; meaning that their collective area was not considered as Public Area when calculating the Public Proration Percentage and that costs associated with the design and construction of improvements within Private Areas have not and will not be verified as eligible for Developer Reimbursement. From Figure 2 above, Private Tracts constituted 199,910 square feet of area within High Point Filing No. 3.

ENGINEER'S VERIFICATION

Timothy A. McCarthy, P.E. / Schedio Group, LLC (the Independent Consulting Engineer) states as follows:

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and Verification of Public Improvements of similar type and function as those described in the attached Engineer's Report dated October 21, 2021.

The Independent Consulting Engineer has reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer performed a site visit on October 20, 2021 and determined that the Public Improvements constructed to date were constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer finds and determines that Public Improvements considered in the attached Engineer's Report from July 9, 2021 (Date of Stoney Creek Concrete Invoice No. 60851) to September 30, 2021 (Date of A. G. Wassenaar Invoice No. 339717), are reasonably valued at **\$191,099.01**.

In the opinion of the Independent Consulting Engineer, the above stated value of **\$191,099.01** for soft, indirect and hard costs associated with the design and construction of the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales.



October 21, 2021

Timothy A. McCarthy, P.E.

Colorado License No. 44349

EXHIBIT A

SUMMARY OF COSTS REVIEWED

SUMMARY OF COSTS REVIEWED

Denver High Point at DIA MD, Colorado International Center Metropolitan District Nos. 13 & 14 High Point Filing No. 3 Engineer's Report and Verification of Costs No. 11

Table with columns: VER NO, Column1, Column2, DESCRIPTION, INV NO, INV DATE, FINAL INV AMT, PMT NO, PMT DATE, PNT AMT, % PRI, PRI AMT, % PUB, PUB AMOUNT, STREETS, WATER, SANITATION, PARKS & REC. Rows include various invoices and payments for services like environmental solutions, engineering, and construction.

EXHIBIT B

SUMMARY OF DOCUMENTS REVIEWED

SUMMARY OF DOCUMENTS REVIEWED

SERVICE PLANS

- Service Plan for Colorado International Center Metropolitan District No. 13, prepared by McGeady Sisneros, P.C., approved March 13, 2006

DISTRICT AGREEMENTS

- Draft Facilities Acquisition Agreement between Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13 and William Lyon Homes, Inc., dated March of 2020
- Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM High Point VI LLC, dated July 20, 2017
- Facilities Funding, Construction and Operations Agreement between Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, dated June 28, 2007
- First Amendment to Facilities Funding, Construction and Operations Agreement between Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, executed October 29, 2009, effective September 2, 2008

LAND SURVEY DRAWINGS

- High Point Subdivision Filing No. 3 Preliminary Plat, prepared by Harris Kocher Smith Engineering Group, Inc., dated October 8, 2008

CONSTRUCTION DRAWINGS

- High Point Filing No. 3, Transportation Engineering Plans, prepared by Harris Kocher Smith Engineering Group, Inc., approved October 1, 2019
- High Point Filing No. 3, Public and Private Sanitary Sewer Plans, Amendment No. 1, prepared by Harris Kocher Smith Engineering Group, Inc., approved September 25, 2019
- High Point Filing No. 3, Public and Private Sanitary Sewer Plans, prepared by Harris Kocher Smith Engineering Group, Inc., approved August 1, 2019
- High Point Filing No. 3, Public and Private Storm Sewer Improvements Plans, prepared by Harris Kocher Smith Engineering Group, Inc., approved August 1, 2019
- High Point Filing No. 3, Overlot Grading Plans, prepared by Harris Kocher Smith Engineering Group, Inc., signed and sealed February 5, 2019
- High Point Denver, Construction Stormwater Management Plan, prepared by Harris Kocher Smith Engineering Group, Inc., approved January 16, 2019

CONSULTANT CONTRACTS

- Harris Kocher Smith Engineering Group, Inc., Master Agreement for Professional Services, to provide Soils Reports, executed June 3, 2019
- Harris Kocher Smith Engineering Group, Inc., Agreement for Services, to provide Preliminary Site Planning and Engineering Services, dated April 17, 2018
- Harris Kocher Smith Engineering Group, Inc., Agreement for Services, to provide Design Services and Construction Plans, executed July 12, 2018, effective June 18, 2018
 - o Additional Services Agreement, to provide Transportation Engineering Plan Update and Philips 66 Gas Main Relocation Design, dated October 17, 2018
 - o Additional Services Agreement, to provide Over-Excavation Plan, dated January 28, 2019
- Norris Design, Proposal for Services, to provide Planning and Landscape Architectural Services, executed June 27, 2018

CONSULTANT INVOICES

- See Exhibit A - Summary of Costs Reviewed

CONTRACTOR CONTRACTS

- A.G. Wassenaar, Inc., Master Agreement for Professional Services, executed June 3, 2019
- A.G. Wassenaar, Inc., Work Agreement pursuant to Master Agreement for Professional Services, to provide Construction Testing and Observation Services, executed June 3, 2019
- Martin Marietta Materials, Inc., Master Subcontract Agreement, executed May 20, 2019
- Martin Marietta Materials, Inc., Work Agreement pursuant to Master Subcontract Agreement, to provide for Asphalt Paving, executed May 20, 2019
- Nu Style Landscape and Development, Work Agreement, pursuant to Master Subcontract Agreement, to provide Street Trees and Plant Material installation, executed February 5, 2020
- Omerta Storm Water Management, Master Subcontract Agreement, executed February 6, 2019
- Omerta Storm Water Management, Work Agreement, pursuant to Master Subcontract Agreement, to provide Installation and Maintenance of Erosion Control Devices, executed February 6, 2019
- Premier Earthworks and Infrastructure, Master Subcontract Agreement, executed February 4, 2019
- Premier Earthworks and Infrastructure, Work Agreement, pursuant to Master Subcontract Agreement, to provide Earthwork Services, executed February 4, 2019
- Premier Earthworks and Infrastructure, Work Agreement pursuant to Master Subcontract Agreement, to provide Utilities and Concrete, executed May 9, 2019
 - o Contract Change Order 1, dated January 15, 2020
 - o Contract Change Order 2 dated October 31, 2019
 - o Contract Change Order 3 dated May 29, 2019

- Contract Change Order 4 dated August 9, 2019
- Split Rail Fence & Supply Co., Master Subcontract Agreement, executed January 3, 2020
- Split Rail Fence & Supply Co., Work Agreement pursuant to the Master Subcontract Agreement, providing for Residential Privacy Fencing, dated January 3, 2020

CONTRACTOR PAY APPLICATIONS

- Martin Marietta, Pay Applications 1-3 (High Point Filing No. 3 – Asphalt Paving) dated November 2, 2020 through May 25, 2021
- Miller Wall Company, Pay Applications 1 and 2, dated April 1 through May 19, 2021
- Nu Style Landscape & Development, Pay Application Nos. 1, 2, 4, & 5, dated February 26, 2021 through September 30, 2021
- Premier Earthworks & Infrastructure, Inc., Pay Application Nos. 1-15 (Job # 191025 – Utilities), dated November 27, 2019 through July 14, 2021
- Premier Earthworks & Infrastructure, Inc., Pay Application Nos. 1-4 (Job #191003 – Earthwork), dated November 1, 2019 through April 15, 2020

EXHIBIT C

AFFIDAVIT AS PROOFS OF PAYMENTS

AFFIDAVIT

THIS AFFIDAVIT is made as of this 20th day of October, 2021 by Beto J. Klymkow, as Vice President of William Lyon Homes, Inc., a California corporation (the "**Builder**"). This Affidavit is made for the benefit of the **Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13 and Colorado International Center Metropolitan District No. 14**, each a quasi-municipal corporation and political subdivision of the State of Colorado (the "**Districts**").

1. The Builder was the owner of certain property in the District's Service Area during the time period within which the Costs, defined below, were incurred.

2. The Builder incurred the Costs through various funding and reimbursement agreements related to various contractors and services providers involved in the construction of public infrastructure facilities within the District that were completed between April 2018 to September 2021 as accurately shown in the Summary of Costs Reviewed to Date, attached as Exhibit A (the "**Costs**").

3. The subject construction has been complete, with no liens having been filed for non-payment to contractors or other service providers.

4. After searching in good faith, the Builder is unable to locate lien waivers or other evidence of payment of the Costs.

5. The Builder avers that all Costs have been paid as specified in Exhibit A.

6. The Builder hereby agrees to indemnify, defend and hold the Districts and their respective affiliated entities or other persons or entities designated by the Districts, and their respective directors, trustees, officers, members, managers, agents and employees, and the Districts' cost verification engineer (collectively, the "**Indemnitees**"), harmless from any and all liability for damage, including, but not limited to, the reimbursement of attorneys' fees and costs, arising out of claims asserted by contractors or service providers relating to the Costs incurred to construct these public improvements from April 2018 to September 2021 and subject to applicable statute of limitations.

DATED as of the date first written above.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO AFFIDAVIT]

Builder:

William Lyon Homes, Inc.

By: 
Its: Vice President


STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

Subscribed and sworn to before me by Peter Klymkow, as
Vice President of William Lyon Homes, Inc. on this 20 day of October, 2021.

Witness my hand and official seal.

My commission expires: 6/7/25

LAUREN HEADRICK
Notary Public
State of Colorado
Notary ID # 20174024157
My Commission Expires 06-07-2025


Notary Public

**EXHIBIT A
COSTS**

VER NO	VENDOR	INV NO	INV DATE	INV AMT
1	Omerta Storm Water Management	44200	01/28/19	\$ 4,750.00
1	Omerta Storm Water Management	48120	08/29/19	\$ 506.50
1	Omerta Storm Water Management	50457	12/31/19	\$ 720.60
1	Harris Kocher Smith	180422.1	05/20/18	\$ 9,122.50
1	Harris Kocher Smith	180422.1	01/30/19	\$ 42,796.19
1	Harris Kocher Smith	180422.11	02/27/19	\$ 44,032.10
1	Harris Kocher Smith	180422.12	03/27/19	\$ 25,863.20
1	Harris Kocher Smith	180422.13	04/24/19	\$ 20,565.80
1	Harris Kocher Smith	180422.14	05/22/19	\$ 9,505.90
1	Harris Kocher Smith	180422.19	10/09/19	\$ 1,467.50
1	Harris Kocher Smith	180422.2	06/20/18	\$ 4,512.50
1	Harris Kocher Smith	180422.3	07/18/18	\$ 3,875.00
1	Harris Kocher Smith	180422.4	08/15/18	\$ 11,779.20
1	Harris Kocher Smith	180422.5	09/12/18	\$ 41,367.10
1	Harris Kocher Smith	180422.6	10/10/18	\$ 76,195.50
1	Harris Kocher Smith	180422.7	11/07/18	\$ 64,330.70
1	Harris Kocher Smith	180422.8	12/05/18	\$ 43,623.10
1	Harris Kocher Smith	180422.9	01/02/19	\$ 49,277.98
1	Premier Earthworks & Infrastructure	191003.01	11/01/19	\$ 308,148.77
1	Premier Earthworks & Infrastructure	191003.02	12/02/19	\$ 148,611.38
1	Premier Earthworks & Infrastructure	191025.01	11/27/19	\$ 214,425.00
1	Premier Earthworks & Infrastructure	191025.02	12/20/19	\$ 197,595.00
1	Premier Earthworks & Infrastructure	191025.03	02/10/20	\$ 550,597.50
1	A.G. Wassenaar	299518	01/31/19	\$ 450.00
1	A.G. Wassenaar	302563	04/30/19	\$ 2,500.00
1	A.G. Wassenaar	303841	06/10/19	\$ 1,600.00
1	A.G. Wassenaar	307536	08/31/19	\$ 150.00
1	A.G. Wassenaar	308601	09/30/19	\$ 250.00
1	A.G. Wassenaar	308602	09/30/19	\$ 18,232.50
1	A.G. Wassenaar	309753	10/31/19	\$ 16,832.00
1	A.G. Wassenaar	309754	10/31/19	\$ 120.00
1	A.G. Wassenaar	309980	10/31/19	\$ 2,300.00
1	A.G. Wassenaar	311002	11/30/19	\$ 7,858.00
1	A.G. Wassenaar	311003	11/30/19	\$ 10,231.00
1	A.G. Wassenaar	311101	12/16/19	\$ 17,880.00
1	A.G. Wassenaar	311574	12/19/18	\$ 350.00
1	A.G. Wassenaar	312156	12/31/19	\$ 1,278.00
1	A.G. Wassenaar	312158	12/31/19	\$ 10,041.00
1	A.G. Wassenaar	312745	01/28/20	\$ 14,465.00
1	Norris Design	01-24267	04/30/18	\$ 3,256.07
1	Norris Design	01-24343	05/31/18	\$ 3,961.19
1	Norris Design	01-25003	06/30/18	\$ 14,495.00
1	Norris Design	01-25073	07/31/18	\$ 12,085.00
1	Norris Design	01-25451	08/31/18	\$ 20,186.25
1	Norris Design	01-25493	10/31/18	\$ 16,291.00
1	Norris Design	01-25898	09/30/18	\$ 19,937.55
1	Norris Design	01-26259	12/31/18	\$ 22,347.80
1	Norris Design	01-26373	11/30/18	\$ 20,443.57
1	Norris Design	01-27233	01/31/19	\$ 27,808.95
1	Norris Design	01-28170	02/28/19	\$ 17,295.45
1	Norris Design	01-50391	03/31/19	\$ 14,010.15
1	Norris Design	01-51497	05/31/19	\$ 22,461.75
1	Norris Design	01-52026	06/30/19	\$ 15,522.75
1	Norris Design	01-52634	07/31/19	\$ 12,058.00
1	Norris Design	01-53165	08/31/19	\$ 14,131.50
1	Norris Design	01-53669	09/30/19	\$ 1,859.75
1	Norris Design	01-54845	10/31/19	\$ 7,526.25

**EXHIBIT A
COSTS**

VER NO	VENDOR	INV NO	INV DATE	INV AMT
1	Norris Design	01-55586	11/30/19	\$ 1,278.00
1	Norris Design	01-56068	12/31/19	\$ 5,578.75
2	Means Law	280	12/31/19	\$ 2,117.00
2	Means Law	299	02/02/20	\$ 2,664.50
2	The Stanton Solution	731	03/01/20	\$ 2,000.00
2	Omerta Storm Water Management	51075	01/31/20	\$ 583.72
2	Omerta Storm Water Management	51426	02/29/20	\$ 654.45
2	Omerta Storm Water Management	51735	03/19/20	\$ 352.50
2	CMS Environmental Solutions	100580	03/01/20	\$ 595.00
2	Shamrock Delivery	139913	02/29/20	\$ 44.13
2	Harris Kocher Smith	190116.9	02/12/20	\$ 15,645.00
2	Premier Earthworks & Infrastructure	191025.04	03/10/20	\$ 402,413.49
2	A.G. Wassenaar	313404	01/31/20	\$ 18,414.00
2	A.G. Wassenaar	313405	01/31/20	\$ 250.00
2	A.G. Wassenaar	313576	02/12/20	\$ 20,210.00
2	A.G. Wassenaar	313976	03/02/20	\$ 14,500.00
2	A.G. Wassenaar	314272	02/29/20	\$ 17,853.00
2	A.G. Wassenaar	314273	02/29/20	\$ 320.00
2	A.G. Wassenaar	314452	03/05/20	\$ 8,930.00
2	Davis, Graham & Stubbs	785004	02/27/20	\$ 3,645.00
2	Davis, Graham & Stubbs	785760	03/11/20	\$ 225.00
2	Norris Design	01-56581	01/31/20	\$ 3,775.00
2	Norris Design	01-57079	02/29/20	\$ 4,761.25
2	Collins Cockrel & Cole	11031-001M	02/29/20	\$ 720.00
2	Felten Group	20-0769	01/31/20	\$ 1,175.00
2	Felten Group	20-1112	02/13/20	\$ 875.00
2	Felten Group	20-1113	02/13/20	\$ 9,000.00
2	Ken's Reproductions	S131726	03/04/20	\$ 40.01
3	Omerta Storm Water Management	51847	03/25/20	\$ 5,787.56
3	Omerta Storm Water Management	51963	03/31/20	\$ 341.00
3	Omerta Storm Water Management	52105	04/09/20	\$ 361.38
3	Omerta Storm Water Management	52321	04/23/20	\$ 469.70
3	CMS Environmental Solutions	101816	04/01/20	\$ 595.00
3	Harris Kocher Smith	180422.15	06/19/19	\$ 5,875.10
3	Harris Kocher Smith	180422.16	07/17/19	\$ 3,585.00
3	Harris Kocher Smith	180422.17	08/14/19	\$ 3,466.20
3	Harris Kocher Smith	180422.18	09/11/19	\$ 300.00
3	Harris Kocher Smith	180422.24	02/26/20	\$ 1,918.26
3	Harris Kocher Smith	190116.11	04/08/20	\$ 13,150.00
3	Harris Kocher Smith	190116.12	04/08/20	\$ 5,525.00
3	Harris Kocher Smith	190116.2	05/08/19	\$ 1,457.50
3	Harris Kocher Smith	190116.3	06/05/19	\$ 1,320.00
3	Harris Kocher Smith	190116.4	06/05/19	\$ 510.00
3	Harris Kocher Smith	190116.5	07/31/19	\$ 1,644.50
3	Harris Kocher Smith	190116.6	09/25/19	\$ 9,500.00
3	Harris Kocher Smith	190116.7	11/20/19	\$ 35,123.25
3	Harris Kocher Smith	190116.8	01/15/20	\$ 22,012.50
3	Premier Earthworks & Infrastructure	191003.04	04/15/20	\$ 22,229.12
3	Premier Earthworks & Infrastructure	191025.05	03/25/20	\$ 535,535.10
3	A.G. Wassenaar	314819	03/16/20	\$ 6,500.00
3	A.G. Wassenaar	315116	03/31/20	\$ 3,685.00
3	A.G. Wassenaar	315457	03/31/20	\$ 14,875.00
3	A.G. Wassenaar	315458	03/31/20	\$ 2,057.00
3	A.G. Wassenaar	316256	04/21/20	\$ 11,675.00
3	ARC Document Solutions	10518494	01/29/20	\$ 148.42
4	Means Law	382	04/30/20	\$ 1,635.11
4	Means Law	384	04/30/20	\$ 356.50

**EXHIBIT A
COSTS**

VER NO	VENDOR	INV NO	INV DATE	INV AMT
4	Omerta Storm Water Management	52627	05/11/20	\$ 420.00
4	CMS Environmental Solutions	102987	05/01/20	\$ 595.00
4	CMS Environmental Solutions	104191	06/01/20	\$ 595.00
4	Collins Cockrel & Cole	123119	12/31/19	\$ 561.00
4	Harris Kocher Smith	180422.23	01/29/20	\$ 2,505.26
4	Harris Kocher Smith	190116.1	04/08/19	\$ 7,925.00
4	Harris Kocher Smith	190116.13	05/06/20	\$ 16,124.25
4	Harris Kocher Smith	190116.14	05/06/20	\$ 1,030.00
4	Premier Earthworks & Infrastructure	191003.03	12/20/19	\$ 12,352.50
4	Premier Earthworks & Infrastructure	191025.06	04/25/20	\$ 381,990.60
4	Premier Earthworks & Infrastructure	191025.07	05/25/20	\$ 672,125.18
4	A.G. Wassenaar	316935	04/30/20	\$ 14,389.00
4	A.G. Wassenaar	317348	05/27/20	\$ 23,670.00
4	Fox Rothschild LLP	2546382	05/11/20	\$ 7,986.00
4	Norris Design	01-58431	04/30/20	\$ 5,498.75
4	Harris Kocher Smith	180422.20-22	10/2019-01/2020	\$ 8,339.64
4	Harris Kocher Smith	190116.10	03/11/20	\$ 16,360.00
5	Means Law	403	06/02/20	\$ 766.50
5	Means Law	419	06/30/20	\$ 146.00
5	Means Law	449	08/01/20	\$ 474.50
5	The Stanton Solution	750	06/30/20	\$ 1,500.00
5	The Stanton Solution	760	07/31/20	\$ 4,500.00
5	Omerta Storm Water Management	50787	01/17/20	\$ 350.00
5	Omerta Storm Water Management	53200	06/15/20	\$ 6,350.55
5	Omerta Storm Water Management	53487	06/30/20	\$ 1,075.35
5	Omerta Storm Water Management	53571	07/08/20	\$ 317.00
5	CMS Environmental Solutions	105071	07/10/20	\$ 195.00
5	CMS Environmental Solutions	105474	07/01/20	\$ 595.00
5	CMS Environmental Solutions	106726	08/01/20	\$ 595.00
5	A.G. Wassenaar	139792	07/31/20	\$ 15,319.00
5	Harris Kocher Smith	180422.25	03/25/20	\$ 15,336.00
5	Harris Kocher Smith	180422.26	04/22/20	\$ 7,143.85
5	Harris Kocher Smith	180422.28	06/17/20	\$ 13,576.14
5	Harris Kocher Smith	180422.29	07/15/20	\$ 10,919.50
5	Harris Kocher Smith	180422.3	08/12/20	\$ 12,010.00
5	Harris Kocher Smith	190116.15	06/03/20	\$ 3,360.00
5	Harris Kocher Smith	190116.16	07/01/20	\$ 6,840.00
5	Harris Kocher Smith	190116.17	07/29/20	\$ 12,140.00
5	Premier Earthworks & Infrastructure	191025.08	07/25/20	\$ 450,024.58
5	A.G. Wassenaar	317689	05/31/20	\$ 8,019.00
5	A.G. Wassenaar	317943	06/09/20	\$ 23,275.00
5	A.G. Wassenaar	318102	06/08/20	\$ 650.00
5	A.G. Wassenaar	318303	06/25/20	\$ 6,480.00
5	A.G. Wassenaar	318653	07/06/20	\$ 470.00
5	A.G. Wassenaar	318655	07/06/20	\$ 1,880.00
5	A.G. Wassenaar	318660	06/30/20	\$ 15,813.00
5	A.G. Wassenaar	320482	08/18/20	\$ 1,880.00
5	Fox Rothschild LLP	2561947	06/11/20	\$ 3,920.00
5	City and County of Denver	6104064	06/22/20	\$ 1,600.00
5	City and County of Denver	6105615	06/24/20	\$ 123.00
5	Lockton Insurance Brokers	17093767	06/10/20	\$ 4,327.00
5	Lockton Insurance Brokers	17093776	06/10/20	\$ 6,326.00
5	Lockton Insurance Brokers	17093788	06/10/20	\$ 1,150.00
5	Norris Design	01-57633	03/31/20	\$ 815.00
5	Norris Design	01-58846	05/31/20	\$ 3,400.00
5	Norris Design	01-59345	06/30/20	\$ 1,710.00
5	Norris Design	01-59982	07/31/20	\$ 685.00

**EXHIBIT A
COSTS**

VER NO	VENDOR	INV NO	INV DATE	INV AMT
6	Means Law	464	08/31/20	\$ 36.50
6	Omerta Storm Water Management	54418	08/26/20	\$ 300.00
6	Omerta Storm Water Management	54550	08/31/20	\$ 1,642.25
6	Omerta Storm Water Management	54560	09/04/20	\$ 1,181.90
6	Omerta Storm Water Management	54588	09/09/20	\$ 3,988.50
6	CMS Environmental Solutions	107901	09/01/20	\$ 595.00
6	Harris Kocher Smith	180422.31	09/09/20	\$ 5,773.79
6	Harris Kocher Smith	190116.18	08/26/20	\$ 15,890.75
6	Premier Earthworks & Infrastructure	191025.09	06/25/20	\$ 366,284.48
6	A.G. Wassenaar	320781	08/28/20	\$ 850.00
6	A.G. Wassenaar	321176	08/31/20	\$ 12,193.00
6	Norris Design	01-60516	08/31/20	\$ 755.00
6	Premier Earthworks & Infrastructure	191025.10	08/25/20	\$ 374,731.02
6	Colorado Department of Public Health and Environment	WC211103879	08/17/20	\$ 540.00
7	Means Law	525	12/01/20	\$ 36.50
7	Means Law	548	01/02/21	\$ 36.50
7	Omerta Storm Water Management	54855	09/25/20	\$ 3,223.80
7	Omerta Storm Water Management	54893	09/29/20	\$ 931.76
7	CMS Environmental Solutions	109171	10/01/20	\$ 595.00
7	CMS Environmental Solutions	110505	11/01/20	\$ 595.00
7	CMS Environmental Solutions	113168	01/01/21	\$ 595.00
7	CMS Environmental Solutions	114419	02/01/21	\$ 595.00
7	Omerta Storm Water Management	155051	10/09/20	\$ 566.15
7	Omerta Storm Water Management	155052	10/09/20	\$ 2,478.85
7	Omerta Storm Water Management	155060	10/12/20	\$ 931.76
7	Omerta Storm Water Management	155062	10/12/20	\$ 3,278.40
7	Omerta Storm Water Management	155138	10/23/20	\$ 631.76
7	Omerta Storm Water Management	155284	11/16/20	\$ 631.76
7	Omerta Storm Water Management	155291	11/16/20	\$ 37,454.50
7	Omerta Storm Water Management	155341	11/19/20	\$ 2,311.90
7	Omerta Storm Water Management	155424	11/30/20	\$ 37,014.00
7	Omerta Storm Water Management	155459	12/04/20	\$ 631.76
7	Omerta Storm Water Management	155677	12/18/20	\$ 2,510.35
7	Omerta Storm Water Management	155807	12/30/20	\$ 21,624.00
7	Omerta Storm Water Management	155990	01/15/21	\$ 2,512.40
7	Omerta Storm Water Management	156007	01/18/21	\$ 3,817.25
7	Harris Kocher Smith	180422.32	10/07/20	\$ 8,655.65
7	Harris Kocher Smith	180422.33	11/04/20	\$ 13,687.50
7	Harris Kocher Smith	180422.34	12/02/20	\$ 6,765.00
7	Harris Kocher Smith	180422.35	12/30/20	\$ 6,535.00
7	Harris Kocher Smith	180422.36	01/27/21	\$ 9,342.50
7	Harris Kocher Smith	190116.19	09/23/20	\$ 11,184.00
7	Harris Kocher Smith	190116.20	10/21/20	\$ 3,804.00
7	Harris Kocher Smith	190116.21	11/18/20	\$ 8,805.00
7	Harris Kocher Smith	190116.22	12/16/20	\$ 6,359.00
7	Harris Kocher Smith	190116.23	01/13/21	\$ 6,224.75
7	A.G. Wassenaar	322384	09/30/20	\$ 18,689.00
7	A.G. Wassenaar	323746	10/31/20	\$ 18,331.00
7	A.G. Wassenaar	325151	11/30/20	\$ 15,237.00
7	A.G. Wassenaar	325925	12/31/20	\$ 2,760.00
7	City and County of Denver	6162117	10/15/20	\$ 675.00
7	City and County of Denver	6173867	11/05/20	\$ 3,000.00
7	City and County of Denver	6173879	11/05/20	\$ 3,000.00
7	Martin Marietta	30474762	11/02/20	\$ 602,115.07
7	Martin Marietta	30922227	01/11/21	\$ 206,266.32
7	Norris Design	01-61558	09/30/20	\$ 2,270.00
7	Norris Design	01-61848	10/30/20	\$ 5,700.00

**EXHIBIT A
COSTS**

VER NO	VENDOR	INV NO	INV DATE	INV AMT
7	Norris Design	01-62465	11/30/20	\$ 4,004.00
7	Norris Design	01-63038	12/31/20	\$ 3,886.00
7	Premier Earthworks & Infrastructure	191025.11	09/25/20	\$ 502,357.05
7	Premier Earthworks & Infrastructure	191025.12	10/25/20	\$ 921,597.30
7	Premier Earthworks & Infrastructure	191025.13	11/25/20	\$ 604,774.38
8	NU Style Landscape & Development	1	02/26/21	\$ 17,550.00
8	Means Law	567	01/31/21	\$ 292.00
8	Means Law	599	02/26/21	\$ 146.00
8	CMS Environmental Solutions	106235	07/13/20	\$ 95.00
8	CMS Environmental Solutions	108829	09/14/20	\$ 95.00
8	CMS Environmental Solutions	115657	03/01/21	\$ 595.00
8	CMS Environmental Solutions	117098	04/01/21	\$ 595.00
8	Omerta Storm Water Management	155200	10/31/20	\$ 2,435.15
8	Omerta Storm Water Management	155260	11/11/20	\$ 497.50
8	Omerta Storm Water Management	156236	01/29/21	\$ 2,771.70
8	Omerta Storm Water Management	156370	02/08/21	\$ 890.62
8	Harris Kocher Smith	190116.24	02/10/21	\$ 4,841.00
8	Harris Kocher Smith	190116.25	03/10/21	\$ 5,884.00
8	Premier Earthworks & Infrastructure	191025.14	02/28/21	\$ 101,741.29
8	A.G. Wassenaar	327650	01/31/21	\$ 4,410.00
8	A.G. Wassenaar	328598	02/28/21	\$ 2,208.00
8	Norris Design	01-63479	01/31/21	\$ 1,635.00
8	Norris Design	01-64124	02/28/21	\$ 1,770.00
9	Miller Wall Company	2	05/19/21	\$ 19,146.00
9	NU Style Landscape & Development	2	03/31/21	\$ 40,500.00
9	Means Law	623	03/31/21	\$ 36.50
9	Page Specialty Company	33855	05/04/21	\$ 17,825.20
9	CMS Environmental Solutions	119840	06/01/21	\$ 595.00
9	Page Specialty Company	121242	07/01/21	\$ 42,624.80
9	Omerta Storm Water Management	156882	03/11/21	\$ 5,915.85
9	Omerta Storm Water Management	157159	03/23/21	\$ 1,836.02
9	Omerta Storm Water Management	157262	03/29/21	\$ 589.00
9	Omerta Storm Water Management	157460	04/08/21	\$ 513.50
9	Harris Kocher Smith	180422.37	03/24/21	\$ 29,465.73
9	Harris Kocher Smith	180422.38	04/21/21	\$ 10,206.18
9	Harris Kocher Smith	190116.26	03/19/21	\$ 3,930.35
9	Harris Kocher Smith	190116.28	04/05/21	\$ 7,069.50
9	Harris Kocher Smith	190116.29	05/05/21	\$ 15,985.59
9	A.G. Wassenaar	330194	03/31/21	\$ 774.00
9	A.G. Wassenaar	331511	04/30/21	\$ 85.00
9	A.G. Wassenaar	331528	04/30/21	\$ 3,101.00
9	Martin Marietta	32035325	05/25/21	\$ 156,901.23
9	Norris Design	01-64708	03/31/21	\$ 3,280.00
9	Norris Design	01-65155	04/30/21	\$ 950.00
9	Premier Earthworks & Infrastructure	Ret Release	04/15/21	\$ 54,593.53
10	Harris Kocher Smith	180422.41	07/14/21	\$ 18,104.11
10	CMS Environmental Solutions	121242	07/01/21	\$ 595.00
10	CMS Environmental Solutions	122495	08/01/21	\$ 595.00
10	Harris Kocher Smith	180422.39	05/19/21	\$ 7,486.98
10	Harris Kocher Smith	180422.4	06/16/21	\$ 9,670.14
10	Harris Kocher Smith	190116.3	06/02/21	\$ 7,866.31
10	Harris Kocher Smith	190116.31	07/28/21	\$ 1,691.25
10	Premier Earthworks & Infrastructure	191025.15	07/14/21	\$ 57,123.61
10	A.G. Wassenaar	333190	05/31/21	\$ 169.00
10	A.G. Wassenaar	335144	06/30/21	\$ 613.00
10	A.G. Wassenaar	335171	06/30/21	\$ 2,230.00
10	Norris Design	01-65802	06/30/21	\$ 4,670.00

**EXHIBIT A
COSTS**

VER NO	VENDOR	INV NO	INV DATE	INV AMT
10	Norris Design	01-66460	06/30/21	\$ 3,983.00
10	Premier Earthworks & Infrastructure	Ret Release	07/14/21	\$ 684,880.44
11	A.G. Wassenaar	338239	08/31/21	\$ 3,542.50
11	A.G. Wassenaar	339717	09/30/21	\$ 1,048.00
11	Harris Kocher Smith	180422.42	08/11/21	\$ 13,398.67
11	Harris Kocher Smith	180422.43	09/08/21	\$ 17,512.50
11	Norris Design	01-67085	07/31/21	\$ 1,220.00
11	Denver Water	1009520100	05/25/21	\$ 450.00
11	Norris Design	01-67705	08/31/21	\$ 900.00
11	NU Style Landscape & Development	31680	09/01/20	\$ 123,125.40
11	NU Style Landscape & Development	318334	09/30/20	\$ 53,662.50
11	Stoney Creek Concrete	60851	07/09/21	\$ 1,140.00
	Total Costs Reviewed Verification Nos.		1 - 11	\$ 10,796,510.42
	Total Costs Reviewed Verification No.		1	\$ 2,250,741.24
	Total Costs Reviewed Verification No.		2	\$ 531,763.05
	Total Costs Reviewed Verification No.		3	\$ 709,646.59
	Total Costs Reviewed Verification No.		4	\$ 1,174,458.79
	Total Costs Reviewed Verification No.		5	\$ 646,056.97
	Total Costs Reviewed Verification No.		6	\$ 784,762.19
	Total Costs Reviewed Verification No.		7	\$ 3,119,027.93
	Total Costs Reviewed Verification No.		8	\$ 148,452.26
	Total Costs Reviewed Verification No.		9	\$ 415,923.98
	Total Costs Reviewed Verification No.		10	\$ 799,677.84
	Total Costs Reviewed Verification No.		11	\$ 215,999.57

RESOLUTION NO. 2021-10-____

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

RECITALS

A. Denver High Point at DIA Metropolitan District (“**Denver High Point**”) and 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 pursuant to 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, CIC No. 13, and Colorado International Center Metropolitan District No. 14 (“**CIC No. 14**”) 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, the “**FFCOA**”), 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 (defined below) 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 Section 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 excludes a tenant occupying an Apartment Unit.

“**Fee Schedule**” or “**Schedule of Fees**” means the 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 Section 13.3 of the Denver Zoning Code, as republished May 24, 2018, 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 Structure 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 builder 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 purposes 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 Section 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 Section 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 of 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 District 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 Section 32-1-

1001(1)(J)(I), C.R.S. Said lien may be foreclosed at such time as the District, 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 is 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 provision so that the resulting reformed provision is 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 25, 2021 to be recorded in the real property records of the City and County of Denver and effective January 1, 2022. Upon recording and the effective date of this Resolution No. 2021-10-02 Resolution No. 2020-10-01, recorded at Reception No. 2020176541 shall have no further force or effect.

APPROVED AND ADOPTED this 25th day of October, 2021.

**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
2021 Regional Development Fee Amount Calculation**

By: Daisy Murphy, CCD DOTI
Date: 9/29/2021

Year 2000 Engineering News-Record Inflation Construction Index	6005
Year 2020-2021 Engineering News-Record Inflation Construction Index	11680
Year 2000 Colorado Department of Transportation Composite Construction Index	162.3
Year 2020-2021 Colorado Department of Transportation Composite Construction Index	399.59

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	11680 / 6005 = 1.95	399.59 / 162.3 = 2.46	
Portion of Regional Development Fee	40%	60%	
	40% x 1.95 = 0.778	60% x 2.46 = 1.476	2.26

Location	2021 Fee Amount Calculation Methodology	2021 Fee Amount Calculation	2021 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.	= 2.26 x \$0.50	\$ 1.13
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.	= 2.26 x \$0.40	\$ 0.90
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.	= 2.26 x \$0.20	\$ 0.45

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;

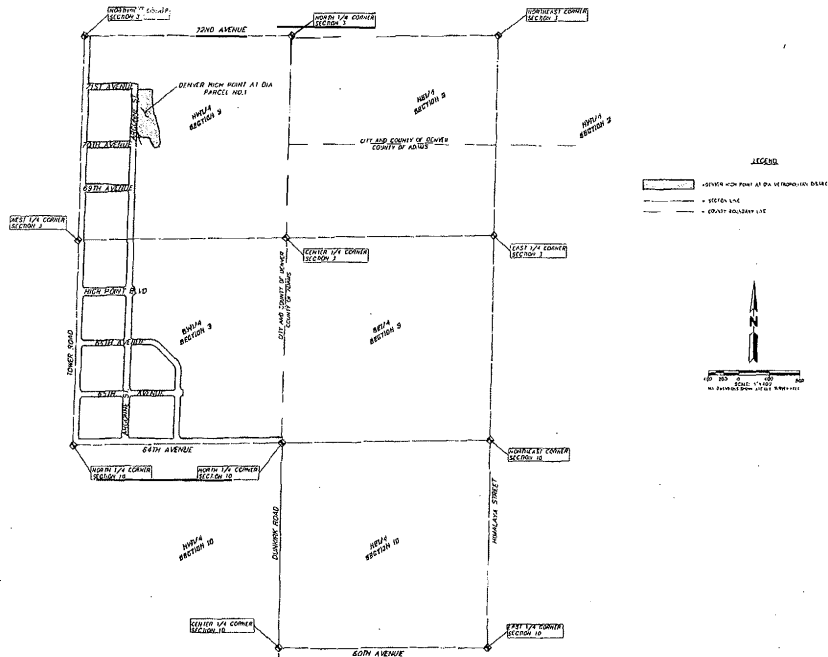
SAID PARCEL CONTAINS 3.590 ACRES (156,392 SQUARE FEET), MORE OR LESS.

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

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT MAP (LGID NO. 65666)
 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



DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT DENVER MAP

DATE	10/1/2010
BY	JOHN J. JAMES
FOR	LEGISLATIVE SERVICES
PROJECT NO.	65666
SCALE	AS SHOWN

Sheet Number: **10F1**

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 BISCAV 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°24'32.4", 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.

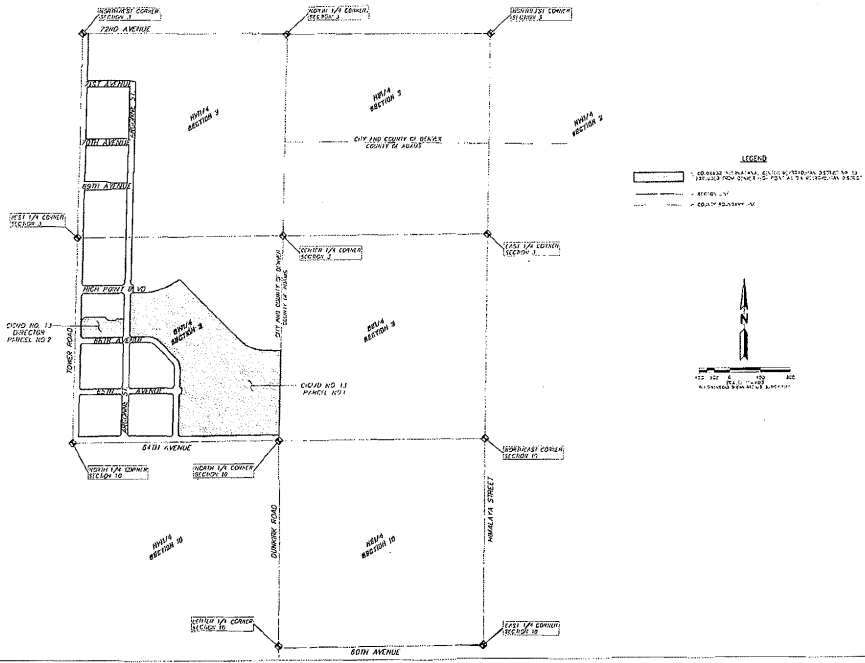
ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

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

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 (LGID NO. 65664)
 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



**CICM DISTRICT NO. 13
DENVER MAP**

10F1

RESOLUTION NO. 2021-10-____

JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF
DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
AND
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
CONCERNING THE IMPOSITION OF REGIONAL DEVELOPMENT FEES

RECITALS

A. Denver High Point at DIA Metropolitan District (“**Denver High Point**”) and Colorado International Center Metropolitan District No. 14 (“**CIC No. 14**”) (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 pursuant to 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, CIC No. 14, and Colorado International Center Metropolitan District No. 13 (“**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, the “**FFCOA**”), 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 (defined below) 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. 14, 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 Section 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 excludes a tenant occupying an Apartment Unit.

“**Fee Schedule**” or “**Schedule of Fees**” means the 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 Section 13.3 of the Denver Zoning Code, as republished May 24, 2018, 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 Structure 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 builder 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 purposes 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 Section 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 Section 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 of 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 District No. 14" 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 Section 32-1-

1001(1)(J)(I), C.R.S. Said lien may be foreclosed at such time as the Districts, in their 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 is 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 provision so that the resulting reformed provision is 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 25, 2021 to be recorded in the real property records of the City and County of Denver and effective January 1, 2022. Upon recording and the effective date of this Resolution No. 2021-10-01, Resolution No. 2020-10-02, recorded at Reception No. 2020176542 shall have no further force or effect.

APPROVED AND ADOPTED this 25th day of October, 2021.

**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. 14**, 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. 14

Schedule of Regional Development Fees

**Denver High Point at DIA Metropolitan District
2021 Regional Development Fee Amount Calculation**

By: Daisy Murphy, CCD DOTI
Date: 9/29/2021

Year 2000 Engineering News-Record Inflation Construction Index	6005
Year 2020-2021 Engineering News-Record Inflation Construction Index	11680

Year 2000 Colorado Department of Transportation Composite Construction Index	162.3
Year 2020-2021 Colorado Department of Transportation Composite Construction Index	399.59

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	11680 / 6005 = 1.95	399.59 / 162.3 = 2.46	
Portion of Regional Development Fee	40%	60%	
	40% x 1.95 = 0.778	60% x 2.46 = 1.476	2.26
Location	2021 Fee Amount Calculation Methodology	2021 Fee Amount Calculation	2021 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.	= 2.26 x \$0.50	\$ 1.13
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.	= 2.26 x \$0.40	\$ 0.90
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.	= 2.26 x \$0.20	\$ 0.45

EXHIBIT B

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14

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;

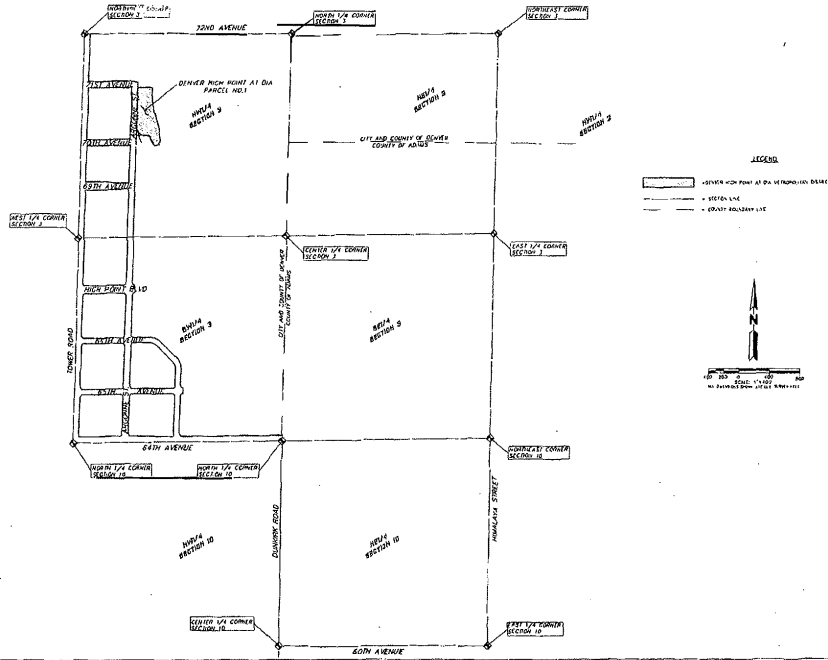
SAID PARCEL CONTAINS 3.590 ACRES (156,392 SQUARE FEET), MORE OR LESS.

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

DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT MAP (LGID NO. 65666)
 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



DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT DENVER MAP	
Map No.	10F1
Section	
Block	
Sub-block	
Parcel No.	
Area	
Volume	
Page	
Sheet Number	10F1

COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NO.14
LGID NO. 65665
LAND DESCRIPTION

SIXTEEN (16) PARCELS OF LAND LOCATED IN WEST HALF OF SECTION 3, AND THE NORTH HALF OF THE NORTHEAST 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 NORTH QUARTER CORNER OF SAID SECTION 3 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S89°56'18"E A DISTANCE OF 2641.92 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER, S00°29'06"W A DISTANCE OF 1410.91 FEET; THENCE N89°31'06"W A DISTANCE OF 2646.34 FEET TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, S00°40'12"W A DISTANCE OF 1212.64 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, S00°39'14"W A DISTANCE OF 1479.96 FEET; THENCE S89°25'10"W A DISTANCE OF 198.06 FEET TO A POINT OF CURVATURE; THENCE 367.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°42'19", A RADIUS OF 461.00 FEET AND A CHORD THAT BEARS N67°43'41"W A DISTANCE OF 358.07 FEET; THENCE N44°52'31"W A DISTANCE OF 1089.90 FEET TO A POINT OF CURVATURE; THENCE 43.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 82°20'19", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N86°02'41"W A DISTANCE OF 39.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE 508.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°38'07", A RADIUS OF 796.00 FEET AND A CHORD THAT BEARS S71°06'13"W A DISTANCE OF 500.34 FEET; THENCE S89°25'17"W A DISTANCE OF 102.02 FEET; THENCE N01°39'18"E A DISTANCE OF 102.08 FEET; THENCE N89°25'17"E A DISTANCE OF 98.04 FEET TO A POINT OF CURVATURE; THENCE 604.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°53'24", A RADIUS OF 694.00 FEET AND A CHORD THAT BEARS N64°28'35"E A DISTANCE OF 585.39 FEET; THENCE N00°49'41"E A DISTANCE OF 263.94 FEET; THENCE N44°04'45"W A DISTANCE OF 116.68 FEET; THENCE S89°32'04"W A DISTANCE OF 119.31 FEET; THENCE N00°55'09"E A DISTANCE OF 219.13 FEET; THENCE N89°04'49"W A DISTANCE OF 10.00 FEET; THENCE N00°55'11"E, A DISTANCE OF 182.17 FEET TO A POINT OF CURVATURE; THENCE 113.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'10", A RADIUS OF 72.00 FEET AND A CHORD THAT BEARS N44°04'49"W A DISTANCE OF 101.82 FEET; THENCE N89°04'49"W A DISTANCE OF 19.58 FEET TO A POINT OF CURVATURE;

THENCE 11.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'45", A RADIUS OF 7.00 FEET AND A CHORD THAT BEARS N44°04'49"W A DISTANCE OF 9.90 FEET;
THENCE N00°55'11"E A DISTANCE OF 150.83 FEET;
THENCE N89°04'49"W A DISTANCE OF 343.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET, N00°46'58"E A DISTANCE OF 687.63 FEET;
THENCE N89°45'57"E A DISTANCE OF 126.12 FEET;
THENCE N00°14'03"W A DISTANCE OF 1.73 FEET;
THENCE 58.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59°08'05", A RADIUS OF 57.00 FEET AND A CHORD THAT BEARS S66°51'57"E A DISTANCE OF 56.25 FEET;
THENCE S08°32'02"E A DISTANCE OF 20.78 FEET;
THENCE S37°17'55"E A DISTANCE OF 28.47 FEET TO A POINT OF CURVATURE;
THENCE 11.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°36'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS S25°59'37"E A DISTANCE OF 11.76 FEET;
THENCE N52°42'05"E A DISTANCE OF 10.61 FEET;
THENCE 7.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°25'17", A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS S15°19'45"E A DISTANCE OF 7.27 FEET;
THENCE S10°07'06"E A DISTANCE OF 34.38 FEET;
THENCE S35°58'53"E A DISTANCE OF 27.53 FEET;
THENCE N77°40'30"E A DISTANCE OF 62.07 FEET;
THENCE N00°19'00"W A DISTANCE OF 22.84 FEET;
THENCE N28°55'59"E A DISTANCE OF 35.32 FEET;
THENCE N10°07'32"W A DISTANCE OF 91.62 FEET;
THENCE N03°27'43"W A DISTANCE OF 59.02 FEET;
THENCE N15°14'54"W A DISTANCE OF 197.61 FEET;
THENCE N24°18'56"W A DISTANCE OF 48.82 FEET;
THENCE N09°09'07"W A DISTANCE OF 150.28 FEET;
THENCE N00°49'56"E A DISTANCE OF 152.03 FEET;
THENCE N89°54'36"W A DISTANCE OF 191.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET THE FOLLOWING TWO (2) COURSES;
1) N00°46'58"E A DISTANCE OF 66.00 FEET;
2) THENCE N78°00'51"W A DISTANCE OF 81.53 FEET;
THENCE N89°57'08"E A DISTANCE OF 161.14 FEET;
THENCE N00°28'07"E A DISTANCE OF 7.01 FEET;
THENCE N36°28'15"E A DISTANCE OF 307.06 FEET;
THENCE N03°06'41"E A DISTANCE OF 254.69 FEET;
THENCE N89°54'37"W A DISTANCE OF 36.76 FEET;
THENCE N00°05'23"E A DISTANCE OF 70.00 FEET;
THENCE S89°54'36"E A DISTANCE OF 1709.17 FEET;
THENCE N00°40'12"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,771,228 SQUARE FEET (224.317 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.2

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE S00° 49' 25" W OF DISTANCE OF 30.00 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3;
THENCE S89°54' 37" E, DEPARTING SAID WESTERLY LINE OF SECTION 3, A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE TO TOWER ROAD, AS RECORDED AT RECEPTION NO. 900152540 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT COUNTY ROAD DESCRIBED IN ADAMS COUNTY ROAD PERMITTING NO. 106, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING S89° 54' 37" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 863.69 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2000033899;
THENCE S00° 05' 23" W, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID WESTERLY LINE A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE S89° 54' 37" E A DISTANCE OF 36.76 FEET TO THE NORTHWEST CORNER OF A 45 FOOT UTILITY EASEMENT, AS RECORDED AT RECEPTION NO. 200033900;
THENCE ALONG THE WESTERLY LINES OF SAID 45 FOOT UTILITY EASEMENT THE FOLLOWING THREE (3) CONSECUTIVE COURSES:
1) THENCE S03° 06' 41" W A DISTANCE OF 254.69 FEET;
2) THENCE S36° 28' 15" W A DISTANCE OF 307.06 FEET;
3) THENCE S00° 28' 07" W A DISTANCE OF 7.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 71ST AVENUE EXTENDED, AS RECORDED AT RECEPTION NO. 9700194986;
THENCE S89° 57' 08" W, DEPARTING THE WESTERLY LINE OF SAID 45 FOOT UTILITY EASEMENT, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION A DISTANCE OF 712.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, AS RECORDED AT RECEPTION NO. 900152540;
THENCE N00° 49' 25" E ALONG THE EASTERY RIGHT-OF-WAY LINE OF SAID TOWER ROAD A DISTANCE OF 580.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 492,227 SQUARE FEET OR 11.300 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL NO.3

LOT 1, BLOCK 2, SUNRISE GATEWAY FILING NO. 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 6.0056 ACRES OR 261,602 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.4

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N 00° 49' 41" E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2649.65 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 3;
THENCE N00° 49' 25" E ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 344.01 FEET;
THENCE S89° 10' 35" E, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SUBDIVISION FILING NO. 1;
THENCE NORTH 89° 34' 06" E ALONG THE SOUTHERLY LOT LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 ALSO BEING THE POINT OF BEGINNING;

THENCE N00° 49' 25" E ALONG THE EASTERLY LOT LINE OF SAID LOT 1, A DISTANCE OF 273.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 69TH AVENUE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1) N83° 51' 25" E A DISTANCE OF 69.19 FEET;
2) THENCE N89° 34' 06" A DISTANCE OF 3.32 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S00° 49' 25" W, A DISTANCE OF 280.01 FEET;
THENCE S89° 34' 06" W, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.457 ACRES OR 19,924 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.5

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N89° 32' 04" E, A DISTANCE OF 70.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER, N89° 32' 04" E, A DISTANCE OF 254.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, S00° 49' 41" W A DISTANCE OF 356.79 FEET,
THENCE N89° 10' 19" W, A DISTANCE OF 253.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, N00° 49' 41" E A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.06 ACRES OR 89,875 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.6

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF 69TH AVENUE RIGHT-OF-WAY LINE AS DEDICATED BY SUNRISE GATEWAY FILING NO. 1 AS RECORDED IN THE CLERK AND RECORDERS OFFICE AT THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 9700049232 AND THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET AS RECORDED IN THE CLERK AND RECORDERS OFFICE AT THE CITY AND COUNTY OF DENVER AT RECEPTION NO. 2008085984;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 69TH AVENUE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARGONNE STREET S00° 55' 11" W A DISTANCE OF 622.14 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE ALONG SAID SECTION LINE S89° 32' 04" W A DISTANCE OF 297.14 FEET;

THENCE LEAVING SAID SECTION LINE N00° 49' 25" E A DISTANCE OF 342.28 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 1 OF SAID SUNRISE GATEWAY FILING NO. 1;

THENCE ALONG SAID SOUTHERLY LOT LINE EXTENDED N89° 34' 06" E A DISTANCE OF 118.02 FEET;

THENCE N00° 49' 25" E A DISTANCE OF 280.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 69TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N89° 34' 06" E A DISTANCE OF 180.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.49 ACRES OR 152,122 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL NO.7

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE S00° 49' 25" W, A DISTANCE OF 2629.98 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 3;
THE DEPARTING SAID WESTERLY LINE N89° 32'04" E, ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 701.18 FEET TO THE POINT OF THE BEGINNING;
THENCE N00° 55' 11" E, A DISTANCE OF 620.30 FEET;
THENCE N00° 46' 58" W, A DISTANCE OF 1.79 FEET
THENCE S89° 04' 49" E, A DISTANCE OF 343.10 FEET;
THENCE S00° 55' 11" W, A DISTANCE OF 150.83 FEET TO A POINT OF CURVATURE;
THENCE 11.00 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 7.00 FEET, A CHORD THAT BARES S44° 04' 49" E, A DISTANCE OF 9.90 FEET;
THENCE S89° 04' 49" E, A DISTANCE OF 19.58 FEET TO A POINT OF CURVATURE;
THENCE 113.10 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 72.00 FEET, A CHORD THAT BARES S44° 04' 49" E, A DISTANCE OF 101.82 FEET;
THENCE S00° 55' 11" W, A DISTANCE OF 182.17 FEET;
THENCE S89° 04' 49" E, A DISTANCE OF 10.00 FEET;
THENCE S00° 55' 11" W, A DISTANCE OF 271.83 FEET;
THENCE N89° 04' 49" W, A DISTANCE OF 451.57 FEET;
THENCE N00° 49', 41" E, A DISTANCE OF 59.87 FEET;
THENCE N00° 55' 11" E, A DISTANCE OF 1.87 FEET TO THE POINT OF THE BEGINNING.

SAID PARCEL CONTAINS 288,084 SQ. FT. OR 6.613 ACRES MORE OR LESS.

TOGETHER WITH PARCEL NO.8

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3,
THENCE N89° 32' 04" E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 A DISTANCE OF 701.18 FEET TO A POINT ON THE EASTERLY LINE OF ARGONNE STREET;
THENCE S00° 49' 41" W ALONG SAID EASTERLY LINE A DISTANCE OF 61.74 FEET TO THE POINT OF BEGINNING;
THENCE S89° 04' 49" E A DISTANCE OF 451.57 FEET;
THENCE N00° 55' 11" E A DISTANCE OF 52.70 FEET;
THENCE N89° 32' 04" E A DISTANCE OF 119.31 FEET;
THENCE S44° 04' 45" E A DISTANCE OF 116.68 FEET;
THENCE S00° 49' 41" W A DISTANCE OF 263.94 FEET TO A POINT ON THE NORTHERLY LINE OF PROPOSED HIGH POINT BOULEVARD; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:
1) 604.30 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 694.00 FEET, A CENTRAL ANGLE OF 49° 53' 24" AND A CHORD WHICH BEARS S64° 28' 35" W A DISTANCE OF 585.39 FEET TO A POINT OF TANGENCY;
2) THENCE S89° 25' 17" W A DISTANCE OF 98.04 FEET;
THENCE 47.86 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 WHICH BEARDS N44° 52' 31" W A DISTANCE OF 42.94 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;
THENCE N00° 49' 41" E A DISTANCE OF 524.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.464 ACRES OF 325,121 SQUARE FEET MORE OR LESS.

TOGETHER WITH PARCEL NO.9

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N89°32'04"E A DISTANCE OF 70.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHERLY LINE, N89°32'04"E A DISTANCE OF 254.00 FEET;
THENCE S00°49'41"W, A DISTANCE OF 356.79 FEET;
THENCE N89°10'19"W A DISTANCE OF 253.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°49'41"E A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 89,872 SQUARE FEET (2.063 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.10

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3;
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, N89°32'04"E, A DISTANCE OF 324.02 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, N89°32'04"E, A DISTANCE OF 297.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET, S00°49'41"W, A DISTANCE OF 587.54 FEET TO A POINT OF CURVATURE;
THENCE 46.39 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°35'36", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS S45°07'29"W, A DISTANCE OF 41.90 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD;
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGH POINT BOULEVARD S89°25'17"W, A DISTANCE OF 491.15 FEET TO A POINT OF CURVATURE;
THENCE 47.86 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91°24'24", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS N44°52'31"W, A DISTANCE OF 42.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 3, N00°49'41"E, A DISTANCE OF 236.10 FEET;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE S89°10'19"E, A DISTANCE OF 253.94 FEET;
THENCE N00°49'41"E, A DISTANCE OF 356.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 249,899 SQUARE FEET (5.737 ACRES) MORE OR LESS

TOGETHER WITH PARCEL NO.11

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, N89°25'17"E A DISTANCE OF 155.77 FEET;
THENCE S00°00'00"E A DISTANCE OF 276.25 FEET;

THENCE N90°00'00"W A DISTANCE OF 189.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD WHICH IS 70.00 FEET EASTERLY OF AND PARALLEL TO THE WESTERLY LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°49'41"E A DISTANCE OF 245.11 FEET TO A POINT OF CURVATURE;
THENCE 46.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°35'36", A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N45°07'29"E A DISTANCE OF 41.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 51,304 SQUARE FEET OR 1.178 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL NO.12

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, SAID POINT ALSO BEING A PART OF TRACT A, BLOCK 5, HIGH POINT SUBDIVISION FILING NO. 1, WHENCE THE NORTHERLY POINT OF CURVATURE ON THE WESTERLY LINE OF TRACT A BEARS, S00° 49' 41" W, A DISTANCE OF 269.04 FEET;
THENCE N90° 00' 00" E A DISTANCE OF 189.00 FEET;
THENCE N00° 00' 00" A DISTANCE OF 276.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGH POINT BOULEVARD;
THENCE N89°25'03" E, ALONG SAID LINE, A DISTANCE OF 335.41 FEET TO A POINT OF CURVATURE;
THENCE 47.86 FEET ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 91° 24' 49", WHOSE LONG CHORD BEARS S44° 52' 33" E, A DISTANCE OF 42.95 FEET TO A POINT OF TANGENCY;
THENCE S00 49' 52" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARGONNE STREET, A DISTANCE OF 300.73 FEET;
THENCE N90° 00' 00"W, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 82.11 FEET;
THENCE S45° 00' 00" W A DISTANCE OF 30.00 FEET;
THENCE N90° 00' 00" W A DISTANCE OF 94.00 FEET;
THENCE N45° 00' 00" W A DISTANCE OF 67.00 FEET;
THENCE N90° 00' 00" W A DISTANCE OF 260.00 FEET;
THENCE S45° 00' 00" W A DISTANCE OF 66.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;
THENCE N00° 49' 41" E, ALONG SAID LINE, A DISTANCE OF 71.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 124.581 SQUARE FEET OR 2.86 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL NO.13

LOT 1, BLOCK 3, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984
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.

SAID PARCEL CONTAINS 324,410 SQUARE FEET (7.45 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.14

LOT 1, BLOCK 4, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984
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.

SAID PARCEL CONTAINS 301,610 SQUARE FEET (6.95 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.15

LOT 1, BLOCK 1, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984
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.

SAID PARCEL CONTAINS 297,594 SQUARE FEET (6.83 ACRES) MORE OR LESS.

TOGETHER WITH PARCEL NO.15

LOT 1, BLOCK 2, HIGH POINT SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2008085984
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.

SAID PARCEL CONTAINS 319,259 SQUARE FEET (7.33 ACRES) MORE OR LESS.

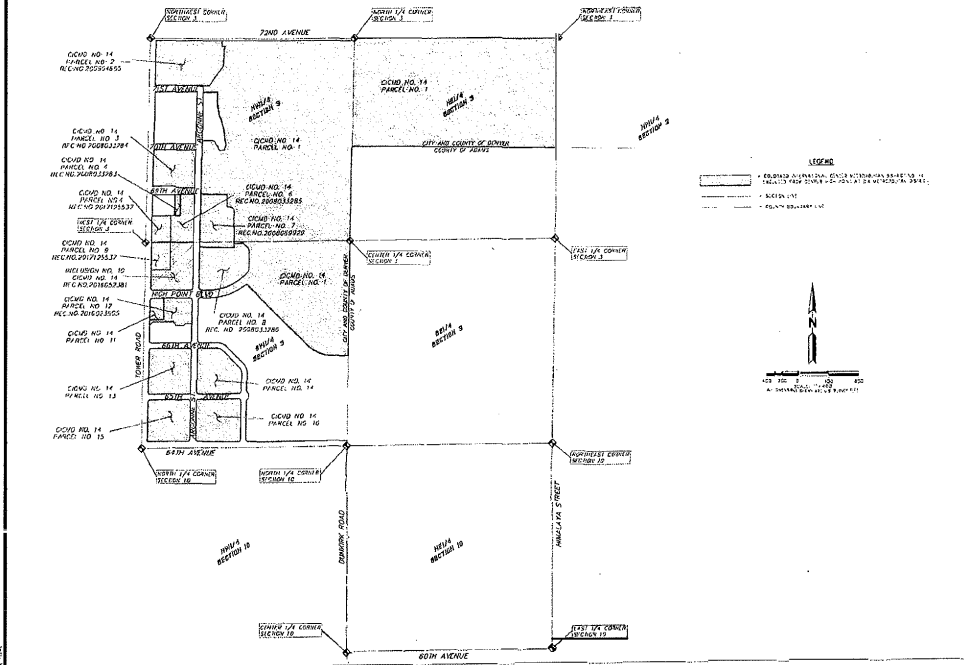
ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.

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

COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO.14 (LGID NO. 65665)
 SIXTEEN (16) PARCELS OF LAND LOCATED IN WEST HALF OF SECTION 3, AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



MARTIN/STANTIS
 PROFESSIONAL ENGINEERS
 1400 CHERRY STREET, SUITE 200
 DENVER, COLORADO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.MS-PE.COM

CICHD NO. 14
DENVER MAP

10F1

RESOLUTION NO. 2021-10-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022**

A. The terms of the offices of Directors Theodore Laudick and Otis C. Moore, III shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. One (1) vacancy currently exists on the Board of Directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver High Point at DIA Metropolitan District (the “**District**”) of the City and County of Denver, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, 141 Union Blvd., Suite 150, Lakewood,

Colorado 80228 between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for the District at 141 Union Blvd., Suite 150, Lakewood, Colorado 80228.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 25, 2021.

**DENVER HIGH POINT AT
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2021-10-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022**

A. The terms of the offices of Directors Theodore Laudick and Otis C. Moore, III shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. One (1) vacancy currently exists on the Board of Directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Colorado International Center Metropolitan District No. 13 (the “**District**”) of the City and County of Denver, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed

with the Designated Election Official of the District, 141 Union Blvd., Suite 150, Lakewood, Colorado 80228 between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for the District at 141 Union Blvd., Suite 150, Lakewood, Colorado 80228.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 25, 2021.

**COLORADO INTERNATIONAL
CENTER METROPOLITAN DISTRICT
NO. 13**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2021-10-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022**

A. The terms of the offices of Directors Theodore Laudick and Otis C. Moore, III shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. One (1) vacancy currently exists on the Board of Directors of the District.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Colorado International Center Metropolitan District No. 14 (the “**District**”) of the City and County of Denver, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed

with the Designated Election Official of the District, 141 Union Blvd., Suite 150, Lakewood, Colorado 80228 between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for the District at 141 Union Blvd., Suite 150, Lakewood, Colorado 80228.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 25, 2021.

**COLORADO INTERNATIONAL
CENTER METROPOLITAN DISTRICT
NO. 14**

By: _____
President

Attest:

Secretary

Colorado International Center Metropolitan District No. 14
c/o Megan Becher
McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203

August 26, 2021

Re: Underwriter/Placement Agent Engagement Letter
Subordinate Limited Tax General Obligation Bonds, Series 2021B (the "Securities")

Dear Megan:

This letter confirms the agreement (the "Agreement") between Piper Sandler & Co. ("Piper Sandler" or "we" or "us") and **Colorado International Center Metropolitan District No. 14** (the "Issuer" or "you") as follows:

1. **Engagement.** The Issuer hereby engages Piper Sandler to serve as an underwriter or placement agent for the Securities. As currently contemplated, the transaction will be an underwriting or private placement of the Securities with gross proceeds to be determined. Sale and delivery of the Securities by the Issuer will occur on the day of closing ("Closing Date").
2. **Scope of Services.** We understand that the decision to either conduct a public sale of the Securities or sell the Securities in a private placement to a single or limited number of investors will be made by you sometime in the future. As a preliminary matter, we can assist you in determining whether to pursue a public sale or a private placement to a bank or other financial institution, based upon the facts and circumstances in evidence at that time. Depending on the capacity in which we would be acting, Piper Sandler agrees, as appropriate and directed by you, to provide the following services.

As an Underwriter:

- (a) Develop a financing plan for the Securities and assist you in determining the economic impact of the Securities;
- (b) Provide advice concerning structure, timing, terms and other similar matters concerning the Securities, including recommendations as to maturities, interest rates, structure, security, timing, and amount of proceeds needed to implement your project;
- (c) Review and make comments with respect to sale documents, as applicable, including Explanatory Statements, Authorizing Bond Resolutions, bond declarations and indentures and other underlying documents relating to the Securities;
- (d) Develop a sale schedule that incorporates all aspects of bringing Securities to market and arranging for a successful closing of the transaction;
- (e) Assist in the preparation of the preliminary and final Official Statements to be issued by you relating to the Securities for final approval by you and your agents, including bond counsel;
- (f) Distribute preliminary and final Official Statements and other documents to a broad list of institutions, banks, trusts, insurance companies, professional investment advisors, and other prospective investors in Securities;

- (g) Develop a marketing plan for the offering, including identification of potential investors;
- (h) Negotiate the pricing, including the interest rate, and other terms of Securities;
- (i) Obtain CUSIP number(s) for Securities and arranging for their DTC book-entry eligibility as required;
- (j) Provide a final schedule of debt service payments for Securities;
- (k) Review and make comments with respect to closing documents prepared by Bond Counsel;
- (l) Plan and arrange for the closing and settlement of the issuance and the delivery of Securities; and
- (m) Other activities that are integral to the purchase and distribution of the Securities and activities integral to fulfilling the role of a placement agent or underwriter including under the antifraud provisions of the federal securities laws and the obligations of Piper Sandler under MSRB rules.

As a Placement Agent:

- (a) consult with you in planning and implementing the placement of the Securities;
- (b) assist you in reviewing any transaction materials (the "Transaction Materials") we mutually agree are beneficial or necessary to the consummation of the transaction;
- (c) assist you in preparing for due diligence conducted by potential investors;
- (d) identify potential investors and use our reasonable commercial efforts to assist in arranging sales of the Securities to investors;
- (e) assist you in negotiating definitive documentation.

3. ***Fees and Expenses.***

For our services, you agree to pay us an underwriting discount as described below of the total par amount of the Securities payable as a discount to the purchase price or by wire transfer of immediately available funds at closing. All transactions are subject to a \$30,000 minimum fee. For avoidance of doubt, the fee shall not be payable in the event a closing of the Securities does not occur.

Non-Rated Subordinate Debt
3%

4. ***Representations, Warranties and Agreements of the Issuer.***

You represent and warrant to, and agree with us, that:

- (a) the Securities will be sold by you in compliance with the requirements for exemptions from registration or qualification of, and otherwise in accordance with, all federal and state securities laws and regulations;
- (b) you will make available to us and each purchaser such documents and other information which we and each purchaser reasonably deem (the "Transaction Materials") appropriate

and will provide access to your officers, directors, employees, accountants, counsel and other representatives and will provide each purchaser and us opportunities to ask questions and receive answers from these persons; it being understood that we and each purchaser will rely solely upon such information supplied by you and your representatives without assuming any responsibility for independent investigation or verification thereof; and

- (c) you agree to be responsible for the accuracy and completeness of any Transaction Materials to the extent of federal securities laws applicable to the transaction. You agree to notify us promptly, at any time prior to the Closing Date, of any material adverse changes, or development that may lead to any material adverse change, in your business, properties, operations, financial condition or prospects and concerning any statement contained in any Transaction Materials, or in any other information provided to us, which is not accurate or which is incomplete or misleading in any material respect;
- (d) all financial projections that have or will be made available to Piper Sandler by you or any of your representatives in connection with the Transaction (the "Projections") have been and will be prepared in good faith and will be based upon assumptions believed by you to be reasonable (it being understood that projections by their nature are inherently uncertain and no assurances are being given that the results reflected in the Projections will be achieved);
- (e) On the Closing Date, you will deliver or cause to be delivered to us an Opinion of Bond Counsel to you, dated the Closing Date relating to: the validity of the Securities; exemption from registration and qualification under federal and state securities law; and if applicable the tax-exempt status of the Securities, together with a reliance letter from such counsel, dated the Closing Date and addressed to us and in a form acceptable to us.

5. ***Other Matters Relating to Our Engagement.*** The parties agree that we are not making a final commitment to underwrite or place securities until certain events have occurred including among other things, a successful authorizing bond election, satisfactory completion and execution of all final documentation for an offering including all terms and conditions and credit approval by Piper Sandler's internal credit approval process. This Agreement is therefore not a final commitment by us express or implied, to underwrite, place or purchase any securities. If you elect to conduct a public offering of the Securities, you and Piper Sandler will enter into a definitive bond purchase agreement which shall supersede the provisions of this agreement in any conflicting respects, except that the parties agree that the fee provisions set forth in Section 3 will continue to apply.

You acknowledge that you have retained us solely to provide the services to you as set forth in this agreement. As underwriter or placement agent, Piper Sandler may provide advice concerning the structure, timing, terms, and other similar matters concerning the transaction. You acknowledge and agree that: (i) the primary role of Piper Sandler as an underwriter or placement agent, is to sell or place securities to investors in an arms-length commercial transaction and that Piper Sandler has financial and other interests that differ from your interests (ii) Piper Sandler is not acting as a municipal advisor, financial advisor or fiduciary to you or any other person or entity and has not assumed any advisory or fiduciary responsibility to you with respect to the transaction contemplated herein and the discussions, undertakings and proceedings leading thereto (irrespective of whether Piper Sandler has provided other services or is currently providing other services to you on other matters) (iii) the only obligations Piper Sandler has to you with respect to the transaction contemplated hereby expressly are set forth in this agreement and (iv) you have consulted your own legal, accounting, tax, financial and other advisors, as applicable, to the extent deemed appropriate in connection with the transaction contemplated herein.

6. ***Disclosure.*** Attached to this letter are regulatory disclosures required by the Securities and Exchange Commission and the Municipal Securities Rulemaking Board to be made by us at this

time because of this engagement. We may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the Securities. If our understanding is incorrect, please notify the undersigned immediately.

7. **Termination.** You or we may terminate our engagement under this agreement, with or without cause, upon ten days' written notice to the other party. The fee, expense reimbursement, your representations, warranties and agreements, and miscellaneous provisions of this agreement will survive any termination of our engagement under this agreement.
8. **Section Headings.** Section headings contained herein are for convenience of reference only and are not part of this agreement.
9. **Amendment.** This agreement may be amended only by a written instrument executed by each of the Parties. The terms of this agreement may be waived only by a written instrument executed by the party waiving compliance.
10. **Entire Agreement.** This agreement embodies the entire agreement and understanding between you and us and supersedes all prior agreements and understandings relating to the subject matter of this agreement.
11. **No Assignment.** This agreement has been made by the Issuer and Piper Sandler, and no other person shall acquire or have any right under or by virtue of this agreement.
12. **Governing Law.** This agreement, and all claims or causes of action (whether in contract or tort) that may be based upon, arise out of or relate to this agreement or the negotiation, execution or performance of this agreement, will be governed by and construed in accordance with the laws of Colorado. You and we hereby waive all right to trial by jury in any action, proceeding, or counterclaim (whether based upon contract, tort or otherwise) in connection with any dispute arising out of this agreement or any matters contemplated by this agreement.
13. **Consent to Jurisdiction; Service of Process.** The parties each hereby (a) submits to the jurisdiction of any state or federal court sitting in the County in which the District is located, State of Colorado for the resolution of any claim or dispute with respect to or arising out of or relating to this agreement or the relationship between the parties (b) agrees that all claims with respect to such actions or proceedings may be heard and determined in such court, (c) waives the defense of an inconvenient forum, (d) agrees not to commence any action or proceeding relating to this agreement other than in a state or federal court sitting in the County in which the District is located, State of Colorado and (e) agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. Each party hereto irrevocably consents to service of process in the manner provided for notices in Section 17. Nothing in this agreement will affect the right of any party to this agreement to serve process in any other manner permitted by law.
14. **Effectiveness.** This agreement shall become effective upon its execution by duly authorized officials of all parties hereto and shall be valid and enforceable from and after the time of such execution.
15. **Severability.** In the event any provision of this agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. You and us will endeavor in good faith negotiations to replace the invalid or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the invalid or unenforceable provisions.

- 16. **Counterparts.** This agreement may be executed in several counterparts (including counterparts exchanged by email in PDF format), each of which shall be an original and all of which shall constitute but one and the same instrument.
- 17. **Notices.** Any notice required or permitted to be given under this agreement shall be given in writing and shall be effective from the date sent by registered or certified mail, by hand, facsimile or overnight courier to the addresses set forth on the first page of this agreement with a copy sent to the General Counsel of such Party.
- 18. THE PARTIES HEREBY IRREVOCABLY WAIVE ALL RIGHT TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT.

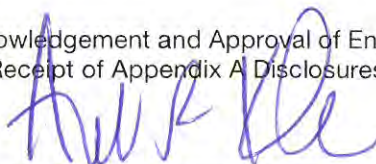
Please confirm that the foregoing correctly and completely sets forth our understanding by signing and returning to us the enclosed duplicate of this engagement agreement.

Sincerely,

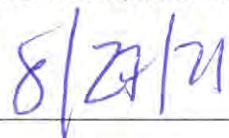


Zach Bishop, Managing Director
Piper Sandler & Co.

Acknowledgement and Approval of Engagement
and Receipt of Appendix A Disclosures



Authorized Signor
Colorado International Center Metropolitan District
No. 14

Date: 

Appendix A – G-17 Disclosure

Thank you for engaging Piper Sandler & Co. (“Piper Sandler”) to serve as your underwriter. We are writing to provide you with certain disclosures relating to the captioned bond issue (Bonds), as required by Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019).¹

Piper Sandler & Co. intends to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our underwriting services, we may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

The following G-17 conflict of interest disclosures are now broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures.

Dealer-Specific Conflicts of Interest Disclosures

Piper Sandler has identified the following actual or potential material conflicts of interest:

- An officer (or officers of the Underwriter) has a non-controlling, minority interest in the developer.

Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:
 - Since we have recommended to the Issuer/Obligor a financing structure that may be a “complex municipal securities financing” for purposes of MSRB Rule G-17, attached is a description of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at this time.

Standard Disclosures

- Disclosures Concerning the Underwriters’ Role:
 - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both issuers and investors.
 - The underwriters’ primary role is to purchase the Bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.
 - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
 - The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.
 - The underwriters have a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
 - The underwriters will review the official statement for the Bonds in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.²

¹ Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

² Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters’ obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

- Disclosures Concerning the Underwriters' Compensation:
 - The underwriters will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Please note that nothing in this letter should be viewed as a commitment by the underwriters to purchase or sell all the Bonds and any such commitment will only exist upon the execution of any bond purchase agreement or similar agreement and then only in accordance with the terms and conditions thereof.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures, and that you are not a party to any disclosed conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately. We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above. Otherwise, an email read receipt from you or automatic response confirming that our email was opened by you will serve as an acknowledgment that you received these disclosures.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

Appendix B – Fixed Rate Bonds

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds (“Fixed Rate Bonds”), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue Fixed Rate Bonds. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax, and other advisors, as applicable, to the extent you deem appropriate.

Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities, whether for their benefit or as a conduit issuer for a nongovernmental entity. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Bonds. “General obligation (GO) bonds” are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. The debt service on “unlimited tax” GO bonds are paid from ad valorem taxes which are not subject to state constitutional property tax millage limits, whereas “limited tax” GO Bonds are subject to such limits.

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or principal, the holders of general obligation bonds generally will have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds. “Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit, and you (or, if you are a conduit issuer, the obligor, as described in the following paragraph) are obligated to

pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

Some revenue bonds (conduit revenue bonds) may be issued by a governmental issuer acting as a conduit for the benefit of a private sector entity or a 501(c)(3) organization (the obligor). Conduit revenue bonds commonly are issued for not-for-profit hospitals, educational institutions, single and multi-family housing, airports, industrial or economic development projects, and student loan programs, among other obligors. Principal and interest on conduit revenue bonds normally are paid exclusively from revenues pledged by the obligor. Unless otherwise specified under the terms of the bonds, you are not required to make payments of principal or interest if the obligor defaults.

The description above regarding "Security" is only a summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all the following (generally, the obligor, rather than the issuer, will bear these risks for conduit revenue bonds):

Issuer Default Risk. You may be in default if the funds pledged to secure your bonds are not enough to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Bonds payable from the general fund, particularly bonds without a defined revenue stream identified to pay debt service, reduce your flexibility to balance the general fund. Because a fixed debt service payment is required to be paid regardless of how your general fund is impacted by revenue losses or by increased expenses, you have less flexibility in the options available to you in assuring a balanced budget for your general fund.

General Fund Obligations that are Project Based. Some general fund obligations are issued for projects which are expected to generate revenues that will pay for some or all of the debt service

on the bonds. In the event the project does not generate the anticipated levels of revenues available for debt service, or, in the extreme case, does not create any revenue available for debt service, you may need to make payments from other available general fund revenues. This may force you to reduce other expenditures or to make difficult decisions about how to pay your debt service obligation while meeting other expenditure needs.

General Fund Obligations that are Subject to Annual Appropriation. Some general fund obligations require that debt service is subject to annual appropriation by your governing body. If your governing body decides not to appropriate payments for debt service, your credit ratings may be negatively impacted and you may be forced to pay a higher interest rate on future debt issuance or may be unable to access the market for future debt issuance.

For all bonds, a default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, it may be necessary for you to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

“Cash Flow” Structure of the Bonds and the Risk of Compounding Interest. The Bonds are expected to possess a “cash flow” structure, meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest payments not paid when due will accrue and compound until sufficient Pledged Revenue is available for payment. To the extent your cash flow is insufficient to pay interest when due on the Bonds, the unpaid interest will compound. Compounding could substantially increase your overall debt burden.

Redemption Risk. Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. If interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk. If your financing plan contemplates refinancing some or all the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required.

Reinvestment Risk. You may have proceeds from the issuance of the bonds available to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk. The issuance of tax-exempt bonds is subject to several requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If tax-exempt bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.

CONTRACT FOR TECHNICAL SERVICES AND ASSISTANCE
BETWEEN
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT No. 14
AND
PGAV PLANNERS, LLC

This Agreement is entered into by and between the Colorado International Center Metropolitan District No. 14 hereinafter referred to as the “District” or the “Client,” and PGAV Planners, LLC, hereinafter referred to as the “Consultant.”

Witnesseth:

Whereas, the City and County of Denver, Col. (the “City”) established the District to support mixed-use development (the “Project”);

Whereas, the Project is subject to a property tax levy imposed by the District; and

Whereas, the Consultant is familiar with metropolitan districts in Colorado and is duly experienced in providing the necessary services to perform said independent evaluation and projection of statutory assessed values associated with the Project.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

The following Scope of Services will be completed as outlined in **Exhibit A**, attached hereto:

II. COMPENSATION

The fee for the services outlined in Exhibit A will be an amount equal to Thirty-Seven Thousand Five-Hundred Dollars (\$37,500) exclusive of reimbursable expenses as stated below. Invoices will be submitted on a monthly basis and fees billed in proportion to the amount of work completed. Any reimbursable expenses incurred will be billed at their direct cost to PGAV.

III. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The Scope of Services to be delivered by the Consultant shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

- A. Data collection and analysis with respect to revenues not associated with the District.
- B. Opinions with respect to existing or anticipated revenue sources or generation not associated with the Project and the District.
- C. Reporting on events or information which become available subsequent to the date of the Final Technical Memorandum.
- D. Update of market analysis and valuation estimates when a bond closing does not occur within 90 days of the date of issuance of the Draft Technical Memorandum or within 60 days of the date of the issuance of the Final Technical Memorandum.
- E. Update of revenue projections and Draft Technical Memorandum pursuant to a change in site plan and or mix of uses contemplated for the Project.

These services shall be considered additional work beyond the scope of this Agreement. The Client may acquire the provision of such services by the Consultant at an additional cost to be negotiated and provided for in the form of an addendum to this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____ 2021.

ATTEST: COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14

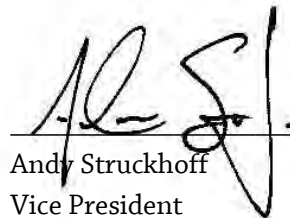
Name:
Title:

ATTEST:

PGAV PLANNERS, LLC



Adam Stroud
Senior Project Manager



Andy Struckhoff
Vice President

Exhibit A - Work Tasks

A. Review of Revenue Data

PGAV will gain an understanding of the fundamentals associated with the issuance of, and provision for the payment of and security for, the Bonds in terms of baseline values, development timeline, and financing mechanics. The data to be reviewed will include, but not necessarily be limited to, the following items:

- a. The development plan for each phase of Project development;
- b. Agreements and/or ordinances governing the term and disposition of ad valorem, sales, public improvement fees and other taxes and/or special assessments or other sources of funds for the payment of debt service on the Bonds;
- c. The amount of revenues accruing to date, if any;
- d. Consideration for any tenants that have signed letters of intent, commitment letters, or have executed leases, to conduct business within the Project;
- e. Any other information that would help to confirm the revenue generation potential of the Project.

B. Market Analysis

PGAV staff will conduct an in-depth market analysis for each type of use within the Project. We will review local developments that may compete with one or more component parts of the Project.

- a. Retail Market Analysis: PGAV will:
 - Using proprietary cell-phone data sources, review traffic, trade areas, and the local and regional consumer demand for the mix, and type, of retail planned for the Project;
 - Determine the primary and secondary trade areas for the retail development planned for the Project and detail retail demand per North American Industrial Classification System (“NAICS”) code;
 - Research annual reports and other publicly available information on national credit retailers planned for location in the Project. Understanding national trends with respect to the retailers contemplated for the Project will provide a basis for estimating the Project’s retail production; and
 - Review our internal retailer sales database for comparable retailers and restaurants; and
 - Review the types of retail and entertainment concepts planned for the Project and estimate future sales performance.
- b. Residential analysis: PGAV will review the residential market dynamics nationally and in the local market and will provide review and commentary with respect to the potential market reception, absorption and market values associated with the planned single-family, multi-family, and townhome components of the Project.

- c. Hotel Market Analysis: PGAV will review the dynamics of the local hotel market with respect to occupancy, average daily rate (“ADR”), supply, and development pipeline and will review the planned hotel development for the Project and will estimate market response, acceptance, and valuation.
- d. Office Market Analysis: PGAV will review area office developments, lease rates and occupancy levels to ascertain the general condition of the local medical office market and to understand the Project’s planned office building, its place in the local market and potential absorption.
- e. Industrial Market Analysis: PGAV will review area industrial developments, lease rates and occupancy levels to ascertain the general condition of the local warehouse industrial market and to understand the Project’s planned warehouse building, its place in the local market and absorption expectations.

C. Valuation Analysis

Using the data gathered and analyzed in Task A and the work done in Task B, PGAV will develop estimates of property values. Particularly in light of the work done in Task B, PGAV will develop reasonable estimates of market reception and performance of each portion of the Project. PGAV will also engage the El Paso County assessor to discuss, directly, appraisal and re-appraisal methods for taxation purposes.

A Draft Tabular Presentation of the revenue analysis will be submitted for initial review and discussion with the project team. The revenue projections may be revised to reflect any changes evolving from said discussions.

D. Technical Memorandum

PGAV will prepare a Draft and Final Technical Memorandum summarizing the results of Tasks A, B and C, as outlined above, which will include the narrative, tabular and graphic elements necessary to describe the work. The Final Technical Memorandum will be prepared subsequent to a review of the Draft Technical Memorandum by appropriate District staff, City staff, County staff, Developer staff, Bond Counsel and Underwriter or Placement Agent, and Underwriter or Placement Agent Counsel.

E. Review of Official Statement

The work and findings resulting from Task C and Task D, above, cannot be included in any official statement for a bond issue and consummation of a bond sale without prior review and approval by PGAV regarding any representations therein with respect to PGAV’s organization and work product. PGAV requests a minimum of three (3) business days for such review, and a minimum of three (3) days for the provision of any such written authorizations. Such approval shall not be unreasonably withheld and shall not involve a separate fee.

F. Timing

PGAV will work according to the financing schedule provided by the Underwriter.

**NOTICE OF ANNUAL MEETING OF THE BOARDS OF DIRECTORS OF THE
DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT AND THE
COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NOS. 13 & 14**

Pursuant to the requirement in their Service Plans, notice is hereby given that a meeting of 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, State of Colorado, shall be held at 1:00 p.m. on October 25, 2021. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting will be held by conference call.

Conference Call Number: 1-877-261-8991
Passcode: 6168588

Districts' Office and Contact Person:

Ann E. Finn
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
(303) 987-0835

The names, addresses, and other contact information of the members of the Boards of Directors may be obtained by contacting the Districts' office.

The City and County of Denver maintains a file regarding the Districts.

DENVER HIGH POINT AT DIA
METROPOLITAN DISTRICT

COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NOS. 13 & 14

By: /s/ Ann E. Finn
Secretary



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: August 31, 2021

RE: Notice of 2022 Rate Increase

A handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (5.28%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.