

SECOND AMENDMENT TO SPECIAL DISTRICT DISCLOSURE TO PURCHASERS

VERVE METROPOLITAN DISTRICT NO. 1

As required pursuant to Section 32-1-104.8 of the Colorado Revised Statutes (“**C.R.S.**”), and in accordance with the Service Plan of the Verve Metropolitan District No. 1 (“**District**”), as approved by the Board of County Commissioners of Jefferson County on February 11, 2014 and as may be amended from time to time, the District recorded a Disclosure to Purchasers on July 15, 2014 in the real property records of Jefferson County, Colorado at Reception Number 2014057303 and that certain First Amendment to Special District Disclosure to Purchasers on April 28, 2017 at Reception Number 2017044768 (“**Public Disclosure Document**”).

The District has changed its boundaries pursuant to Section 32-1-401, *et. seq.*, C.R.S. and/or Section 32-1-501, *et. seq.*, C.R.S.

Exhibit A to the Public Disclosure Document is hereby deleted in its entirety, and substituted in lieu thereof shall be **Exhibit 1**, an updated boundary map and legal description of the District, attached hereto and incorporated herein.

Dated this 18th day of August, 2023.

EXHIBIT 1

Updated District Legal Description and Boundary Map

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS:

“COMMENCING” AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 89°53’06” WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 83°51’16” WEST, A DISTANCE OF 1537.41 FEET TO THE “POINT OF BEGINNING”; THENCE SOUTH 88°26’38 WEST, A DISTANCE OF 47.00 FEET; THENCE NORTH 01°33’22” WEST, A DISTANCE OF 47.00 FEET; THENCE NORTH 88°26’38 EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 01°33’22” EAST, A DISTANCE OF 47.00 FEET TO THE “POINT OF BEGINNING”.

THE ABOVE DESCRIBED TRACT CONTAINS 0.051 ACRES OR 2,209 SQUARE FEET, MORE OR LESS.

AND

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS:

“COMMENCING” AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR SOUTH 89°40’04” WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°40’04” WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1478.35 FEET; THENCE NORTH 00°19’56” WEST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 112TH AVENUE AS DESCRIBED IN THAT INSTRUMENT RECORDED AT RECEPTION No. F1703387 IN THE RECORDS OF THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER AND THE “POINT OF BEGINNING”; THENCE SOUTH 89°40’04” WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1043.98 FEET TO A NON-TANGENT POINT OF CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 79°31’27” EAST; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY 76.34 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 79°31’27” AND A CHORD WHICH BEARS NORTH 49°54’20” EAST, A DISTANCE OF 70.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°40’04” EAST, A DISTANCE OF 90.40 FEET; THENCE NORTH 00°19’56” WEST, A DISTANCE OF 298.99 FEET; THENCE SOUTH 89°40’04” WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 00°19’56” WEST, A DISTANCE OF 818.33 FEET; THENCE NORTH 44°40’04” EAST, A DISTANCE OF 49.50 FEET; THENCE NORTH 89°40’04” EAST, A DISTANCE OF 819.50 FEET; THENCE SOUTH 45°19’56” EAST, A DISTANCE OF 141.42 FEET; THENCE SOUTH 00°19’56” EAST, A DISTANCE OF 1097.32 FEET TO THE “POINT OF BEGINNING”.

THE ABOVE DESCRIBED PARCEL CONTAINS 25.808 ACRES OR 1,124,206 SQUARE FEET, MORE OR LESS.

TRACT ‘A’ IS DEDICATED FOR RIGHT OF WAY PURPOSES.

AND

Lot 1, Jeffco Airport Business Center East Filing No. 1 Replat A, Minor Subdivision Plat, City and County of Broomfield, Colorado, recorded in the Broomfield City and County real property records at Reception No. 2016009015;

AND

Lot 2, Jeffco Airport Business Center East Filing No. 1 Replat A, Minor Subdivision Plat, City and County of Broomfield, Colorado, recorded in the Broomfield City and County real property records at Reception No. 2016009015;

AND

Lot 3, Jeffco Airport Business Center East Filing No. 1 Replat A, Minor Subdivision Plat, City and County of Broomfield, Colorado, recorded in the Broomfield City and County real property records at Reception No. 2016009015;

AND

Tract A, Jeffco Airport Business Center East Filing No. 1 Replat A, Minor Subdivision Plat, City and County of Broomfield, Colorado, recorded in the Broomfield City and County real property records at Reception No. 2016009015.

Said parcels containing a total of approximately 14.96 acres.

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF LOT 1, VERVE INNOVATION PARK FILING 1 (REC. NO. 2015004821) TO BEAR NORTH 00°19'56" WEST, A DISTANCE OF 1097.32 FEET AS SHOWN ON SAID PLAT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 00°19'56" WEST, A DISTANCE OF 1097.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 45°19'56" EAST, A DISTANCE OF 151.96 FEET;

THENCE SOUTH 00°19'56" EAST, A DISTANCE OF 989.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST 112TH AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 89°40'04" WEST, A DISTANCE OF 107.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 112,134 SQ.FT. OR 2.57 ACRES, MORE OR LESS.

AND

LOT 1, VERVE INNOVATION PARK FILING 2,
JEFFERSON COUNTY, STATE OF COLORADO

SAID PARCEL CONTAINING 10.56 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LOCATED IN THE SOUTHWEST, SOUTHEAST, NORTHWEST AND NORTHEAST QUARTERS OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO BEAR SOUTH 89°40'04" WEST, A DISTANCE OF 2640.81 FEET BETWEEN A FOUND 2" IRON PIPE IN CONCRETE WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF SAID SECTION 5 AND A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "LAND CORNER, T2S, R69W, 1/4, S5, S8, 2006, PLS 19583, JEFFERSON COUNTY" AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, WITH ALL BEARINGS CONTAINED THEREIN RELATIVE THERETO.

PARCEL A:

BEGINNING AT SAID SOUTHEAST CORNER; THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER, SOUTH 89°40'04" WEST, A DISTANCE OF 2640.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°40'14" WEST, A DISTANCE OF 2640.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°56'26" EAST, A DISTANCE OF 2574.71 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, NORTH 00°56'26" EAST, A DISTANCE OF 2574.71 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID

SECTION 5; NORTH 89°50'23" EAST, A DISTANCE OF 1712.86 FEET; THENCE SOUTH 00°33'22" EAST, A DISTANCE OF 1645.97 FEET; THENCE SOUTH 60°04'19" EAST, A DISTANCE OF 894.47 FEET; THENCE SOUTH 27°40'00" EAST, A DISTANCE OF 133.66 FEET; THENCE SOUTH 65°14'23" EAST, A DISTANCE OF 1704.90 FEET; THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 1116.33 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID EAST LINE, SOUTH 00°52'52" WEST, A DISTANCE OF 2181.53 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18,206,258 SQ.FT. OR 417.96 ACRES, MORE OR LESS.

EXCEPTING THE TWO FOLLOWING DESCRIBED PARCELS:

PARCEL B:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 89°40'04" WEST, A DISTANCE OF 2377.83 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°19'55" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF VERVE INNOVATION PARKING FILING NO. 1, RECORDED IN THE RECORDS OF JEFFERSON COUNTY ON JANUARY 16, 2015 AT RECEPTION NO. 2015004821; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 00°19'56" WEST, A DISTANCE OF 298.99 FEET;
- 2) THENCE SOUTH 89°40'04" WEST, A DISTANCE OF 55.00 FEET;
- 3) THENCE NORTH 00°19'56" WEST, A DISTANCE OF 818.33 FEET;
- 4) THENCE NORTH 44°40'04" EAST, A DISTANCE OF 49.49 FEET;
- 5) THENCE NORTH 89°40'04" EAST, A DISTANCE OF 819.50 FEET;
- 6) THENCE SOUTH 45°19'56" EAST, A DISTANCE OF 141.42 FEET TO THE NORTHEAST CORNER OF SAID VERVE INNOVATION FILING NO. 1 SUBDIVISION AND THE NORTHWEST CORNER OF VERVE INNOVATION PARK FILING NO. 1, ADJUSTMENT NO. 1, RECORDED IN THE RECORDS OF JEFFERSON COUNTY ON AUGUST 31, 2020 AT RECEPTION NO. 2020108009; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID VERVE INNOVATION PARK FILING NO. 1, ADJUSTMENT NO. 1 SUBDIVISION THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 45°19'56" EAST, A DISTANCE OF 151.96 FEET;
- 2) THENCE SOUTH 00°19'56" EAST, A DISTANCE OF 989.87 FEET;
- 3) THENCE SOUTH 89°40'04" WEST, A DISTANCE OF 107.45 FEET TO THE SOUTHWEST CORNER OF SAID VERVE INNOVATION PARK FILING NO. 1, ADJUSTMENT NO. 1 SUBDIVISION AND THE SOUTHEAST CORNER OF SAID VERVE INNOVATION FILING NO. 1 SUBDIVISION;

THENCE ALONG THE SOUTH LINE OF SAID VERVE INNOVATION PARK FILING NO. 1 SUBDIVISION SOUTH 89°40'04" WEST, A DISTANCE OF 833.50 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID VERVE INNOVATION PARK FILING NO. 1 SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,230,438 SQ.FT. OR 28.25 ACRES, MORE OR LESS.

PARCEL C:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SOUTH 89°40'04" WEST, A DISTANCE OF 2640.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°40'14" WEST, A DISTANCE OF 1880.53 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°19'46" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF VERVE INNOVATION PARK FILING NO. 2, RECORDED IN THE RECORDS OF JEFFERSON COUNTY ON OCTOBER 5, 2020 AT RECEPTION NO. 2020127551, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID VERVE INNOVATION PARK FILING NO. 2 THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°40'14" WEST, A DISTANCE OF 575.00 FEET;
- 2) THENCE NORTH 00°19'46" WEST, A DISTANCE OF 800.00 FEET;
- 3) THENCE NORTH 89°40'14" EAST, A DISTANCE OF 575.00 FEET;
- 4) THENCE SOUTH 00°19'46" EAST, A DISTANCE OF 800.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID VERVE INNOVATION PARK FILING NO. 2, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 460,000 SQ.FT. OR 10.56 ACRES, MORE OR LESS.

PARCEL A LESS EXCEPTED PARCELS B AND C

SAID PARCEL CONTAINING 16,515,820 SQ.FT. OR 379.15 ACRES, MORE OR LESS.

