

NOTICE TO TITLE COMPANIES: THE FOLLOWING RESOLUTION IMPOSES FEES WHICH, UNTIL PAID, CONSTITUTE A STATUTORY AND PERPETUAL LIEN ON AND AGAINST THE PROPERTY SERVED. CONTACT THE LAW FIRM OF MCGEADY BECHER P.C. AT (303) 592-4380 TO VERIFY PAYMENT.

RESOLUTION NO. 2021-03-02

**AMENDED AND RESTATED
RESOLUTION OF VERVE METROPOLITAN DISTRICT NO. 1
REGARDING THE IMPOSITION OF FACILITIES FEES**

A. Verve Metropolitan District No. 1 (the “**District**”) operates pursuant to its Service Plan as approved by Jefferson County, Colorado, on February 11, 2014 (the “**Service Plan**”).

B. Pursuant to the Service Plan, the District is responsible for the design, acquisition, construction, installation, and financing of certain water, sanitation (including storm 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 its constituents.

C. Pursuant to its Service Plan, the District anticipates issuing bonds (“**Bonds**”) to provide funding for certain Facilities for the benefit of properties within the service area and boundaries of the District.

D. Pursuant to the Service Plan, the District is authorized to impose fees for the right of its residents and property owners to connect to or gain access to the Facilities.

E. The District is 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 District.

F. The District has determined that it is in the best interests of its inhabitants and property owners to provide the Facilities.

G. The District has determined it should impose fees on the property within its boundaries, as such boundaries may be changed from time to time, in order to provide funding for the Facilities (the “**Facilities Fee(s)**”).

H. The property currently within the boundaries of the District is described on **Exhibit A** attached hereto and incorporated herein (as may be amended, the “**Property**”).

I. The Board of Directors of the District (the “**Board of Directors**”) previously adopted that certain Resolution 2014-12-06, Resolution of Verve Metropolitan District No. 1 Regarding the Imposition of Facilities Fees on December 11, 2014, as recorded in the real property records of Jefferson County, Colorado on January 9, 2015 at Reception Number 2015002746 (the “**Original Fee Resolution**”).

J. The Board of Directors desire to amend and restate the Original Fee Resolution in the entirety to update the legal description of the Property.

K. This Resolution shall be recorded in order to put owners of property within the District (“**District Property Owners**”) on notice of the imposition of the Facilities Fees.

L. As property is included within the boundaries of the District, such additional property shall become subject to the Facilities Fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VERVE METROPOLITAN DISTRICT NO. 1, JEFFERSON COUNTY, COLORADO, AS FOLLOWS:

1. The Board of Directors hereby amends and restates in its entirety the Original Fee Resolution.

2. The Board of Directors does hereby determine that it is in the best interests of the District and the taxpayers and inhabitants of the District to impose Facilities Fees on the Property within its boundaries.

3. The District hereby imposes a Facilities Fee of \$0.50 per gross square foot intended for non-residential use for which a building permit is required by the jurisdictional entity on all buildings located within the Property which Facilities Fees shall be payable on or before the date of issuance by such jurisdictional entity of a building permit (“**Building Permit**”).

4. The Board of Directors has determined that it is in the best interests of the District and taxpayers of the District to pledge the revenues derived from the imposition of the Facilities Fee to the payment of the Bonds or any other indebtedness of the District.

5. The owners of all land within the Property, other than non-profit owners’ associations, governmental entities, or utility providers shall be subject to the Facilities Fee.

6. The Board of Directors reserves the right to adjust the rates of the Facilities Fee by resolution.

7. The Facilities Fee is due on or before the date of issuance of a Building Permit.

8. Any unpaid Facilities Fees, including any applicable interest thereon and collection costs as may be required pursuant to Section 8 of this Resolution, shall constitute a statutory and perpetual lien upon the subject property pursuant to Section 32-1-1001(1)(j)(I), C.R.S., such lien being a charge imposed for the provision of the services and facilities to the Property. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on such property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Jefferson County, Colorado.

9. Failure to make payment of the Facilities Fees due hereunder shall constitute a default in the payment of such Facilities Fees. Upon a default, interest shall accrue on the amount of Facilities Fees due at the rate of twelve percent (12%) per annum, and the District shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys’ fees, incurred by the District in

connection with the foregoing. In foreclosing its respective lien, the District will enforce the lien only to the extent necessary to collect delinquent Facilities Fees, accrued interest thereon and costs of collection (including, but not limited to, reasonable attorneys' fees).

10. In order to ensure that the District collects the Facilities Fees in full:


- (a) The officers of the District are hereby authorized and directed to monitor the development and build-out of property within the District's boundaries and to advise the Board of Directors of any reductions or prospective reductions in development densities.
- (b) Upon learning of any reductions or prospective reductions in densities, the Board of Directors may, but shall not be obligated to, consult with District Property Owners regarding necessary adjustments to the Facilities Fees based on the changed circumstances.
- (c) Upon learning of any reductions or prospective reductions in densities, the Board of Directors shall adjust, reallocate, reassess, increase, or terminate the Facilities Fees, as necessary.
- (d) The officers of the District are hereby authorized and directed to monitor the development and build-out of property within the District's boundaries and to advise the Board of Directors of any zoning/use changes or prospective zoning/use changes.
- (e) Upon learning of any zoning/use changes or prospective zoning/use changes, the Board of Directors may, but shall not be obligated to, consult with District Property Owners regarding necessary adjustments to the Facilities Fees based on the changed circumstances.
- (f) Upon learning of any zoning/use changes or prospective zoning/use changes, the Board of Directors shall adjust, reallocate, reassess, increase, or terminate the Facilities Fees, as necessary.

11. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

12. Any inquiries pertaining to the Facilities Fees may be directed to general counsel for the District at: McGeady Becher P.C., 450 East 17th Avenue, Suite 400, Denver, Colorado 80203, (303) 592-4380.

Approved and adopted this 15th day of March, 2021.

**VERVE METROPOLITAN DISTRICT
NO. 1**

By: 
President

Attest:

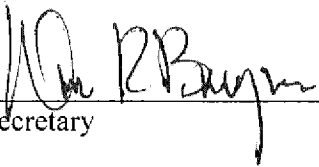

Secretary

EXHIBIT A

Property

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 $89^{\circ}53'06''$ WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH $83^{\circ}51'16''$ WEST, A DISTANCE OF 1537.41 FEET TO THE “**POINT OF BEGINNING**”; THENCE SOUTH $88^{\circ}26'38''$ WEST, A DISTANCE OF 47.00 FEET; THENCE NORTH $01^{\circ}33'22''$ WEST, A DISTANCE OF 47.00 FEET; THENCE NORTH $88^{\circ}26'38''$ EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH $01^{\circ}33'22''$ 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 $89^{\circ}40'04''$ WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH $89^{\circ}40'04''$ WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1478.35 FEET; THENCE NORTH $00^{\circ}19'56''$ 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 $89^{\circ}40'04''$ 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 $79^{\circ}31'27''$ 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 $79^{\circ}31'27''$ AND A CHORD WHICH BEARS NORTH $49^{\circ}54'20''$ EAST, A DISTANCE OF 70.36 FEET TO A POINT OF TANGENCY; THENCE NORTH $89^{\circ}40'04''$ EAST, A DISTANCE OF 90.40 FEET; THENCE NORTH $00^{\circ}19'56''$ WEST, A DISTANCE OF 298.99 FEET; THENCE SOUTH $89^{\circ}40'04''$ WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH $00^{\circ}19'56''$ WEST, A DISTANCE OF 818.33 FEET; THENCE NORTH $44^{\circ}40'04''$

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 APPROXIMATELY 10.56 ACRES.

AND

EXHIBIT "A"

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

SHEET 1 OF 6

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:

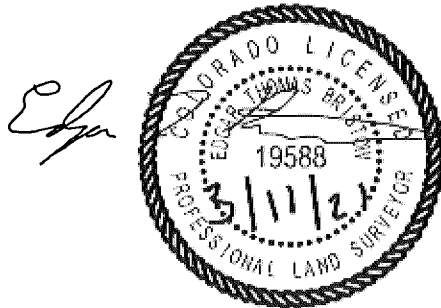
BEGINNING AT SAID SOUTHEAST CORNER; THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER, SOUTH 89°40'04" WEST, A DISTANCE OF 2640.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°40'14" WEST, A DISTANCE OF 2640.72 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 2522.31



Flatirons, Inc.
 Land Surveying Services

 655 FOURTH AVE
 LONGMONT, CO 80501
 PH: (303) 776-1733
 FAX: (303) 776-4355
www.FlatironsInc.com

BY:BOELKE FILE:74281_DESCRIPTION_FAA_EXCLUDING_LOTS.DWG DATE:3/11/2021 5:00 PM

EXHIBIT "A"

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

SHEET 2 OF 6

FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°19'56" EAST, A DISTANCE OF 60.00 FEET TO
THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF TRACT A, VERVE INNOVATION PARK
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 EIGHT (8) COURSES;

- 1) 76.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, AN
INCLUDED ANGLE OF 79°31'27" AND BEING SUBTENDED BY A CHORD BEARING NORTH 49°54'20"
EAST, A DISTANCE OF 70.36 FEET;
- 2) THENCE NORTH 89°40'04" EAST, A DISTANCE OF 90.40 FEET;
- 3) THENCE NORTH 00°19'56" WEST, A DISTANCE OF 298.99 FEET;
- 4) THENCE SOUTH 89°40'04" WEST, A DISTANCE OF 55.00 FEET;
- 5) THENCE NORTH 00°19'56" WEST, A DISTANCE OF 818.33 FEET;
- 6) THENCE NORTH 44°40'04" EAST, A DISTANCE OF 49.50 FEET;
- 7) THENCE NORTH 89°40'04" EAST, A DISTANCE OF 819.50 FEET;
- 8) 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 RECEIPTION NO. 2020108009;

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID VERVE INNOVATION PARK FILING NO. 1,
ADJUSTMENT NO. 1 SUBDIVISION THE FOLLOWING THREE (3) COURSES;

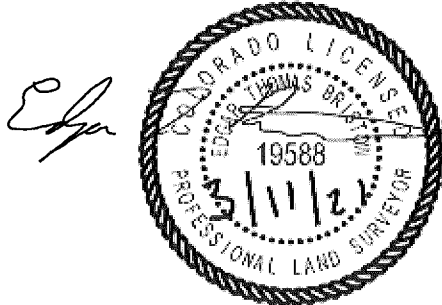
- 1) SOUTH 45°19'56" EAST, A DISTANCE OF 151.96 FEET;
- 2) THENCE SOUTH 00°19'56" EAST, A DISTANCE OF 989.87 FEET;
- 3) THENCE SOUTH 89°40'04" WEST, A DISTANCE OF 107.45 FEET TO THE SOUTHWEST CORNER OF
SAID VERVE INNOVATION PARK FILING NO. 1, ADJUSTMENT NO. 1 SUBDIVISION AND THE
SOUTHEAST CORNER OF SAID 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 1043.98 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 1,236,340 SQ.FT. OR 28.38 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



Flatirons, Inc.
Land Surveying Services

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

www.FlatironsInc.com

BY:BOELKE FILE:74281_DESCRIPTION_FAA_EXCLUDING_LOTS.DWG DATE:3/11/2021 5:00 PM

EXHIBIT "A"

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

SHEET 3 OF 6

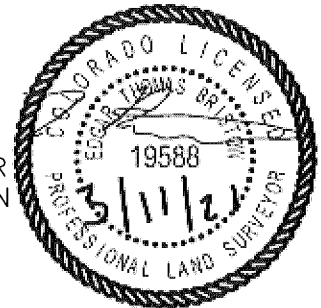
FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF
THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89°40'14" WEST, A DISTANCE OF 1880.53
FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°19'46" WEST, A DISTANCE OF 60.00 FEET TO
THE SOUTHEAST CORNER OF VERVE INNOVATION PARK 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 16,509,918 SQ.FT. OR 379.02 ACRES, MORE OR LESS.

I, EDGAR T. BRISTOW, A LAND SURVEYOR LICENSED IN THE STATE OF
COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS,
INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING
MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY
RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH
APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR
WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION
AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND
ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR
SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services



655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

SOURCE FILE: 74281_DESCRIPTION_FAA_EXCLUDING_LOTS.DWG DATE: 3/11/2021 5:00 PM