

AMENDED AND RESTATED
SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT
DISCLOSURE TO PURCHASERS

INDY OAK TOD METROPOLITAN DISTRICT

Indy Oak TOD Metropolitan District (“**District**”) recorded its Special District Public Disclosure Document Disclosure to Purchasers on August 8, 2018 in the real property records of Jefferson County at Reception Number 2018072510 (“**Public Disclosure Document**”).

The District desires to amend and restate the Public Disclosure Document to provide property owners with general information regarding the District and its operations. This Amended and Restated Special District Public Disclosure Document Disclosure to Purchasers (“**Amended and Restated Public Disclosure Document**”) is intended to provide an overview of pertinent information related to the District and does not purport to be comprehensive or definitive. You are encouraged to independently confirm the accuracy and completeness of all statements contained herein.

This Amended and Restated Public Disclosure Document is intended to amend and restate the Public Disclosure Document in its entirety.

DISTRICT’S POWERS

The powers of the District as authorized by Section 32-1-1004, Colorado Revised Statutes (“**C.R.S.**”) and under its Service Plan, as approved by the City Council of the City of Lakewood (the “**City**”) on September 25, 2017 (the “**Service Plan**”), are to plan for, design, finance, acquire, construct, install, relocate, and/or redevelop certain public improvements, including, but not limited to, streets, safety protection, water, sewer, storm drainage, park and recreation improvements, and covenant enforcement and design review services to the District.

DISTRICT’S SERVICE PLAN

The District’s Service Plan, which can be amended from time to time, includes a description of the District’s powers and authority. A copy of the District’s Service Plan is available from the Division of Local Government in the State Department of Local Affairs (the “**Division**”).

The District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution (“**TABOR**”), include issuing debt, levying taxes, and imposing fees and charges. Information concerning District directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), C.R.S., which can be found at the office of General Counsel for the District, on file at the Division, or on file at the office of the Clerk and Recorder of Jefferson County.

DEBT AUTHORIZATION

Pursuant to its Service Plan, the District has authority to issue up to Five Million Dollars (\$5,000,000) of debt to provide and pay for public infrastructure improvement costs.

Any debt issued by the District will be repaid through ad valorem property taxes, from a District imposed debt service mill levy on all taxable property of the District, together with any other legally available revenues of the District.

TAXES AND FEES IMPOSED ON PROPERTIES WITHIN THE DISTRICT

Ad Valorem Property Taxes

The District's primary source of revenue is from property taxes imposed on property within the District, which is generally comprised of non-contiguous property known as "**Pearson Grove Townhomes**" and property known as "**Oak Street Townhomes.**" Along with other taxing entities, the District certifies a mill levy by December 15th of each year which determines the taxes paid by each property owner in the following year. The District imposed a total combined Mill Levy of **112.275** mills for tax collection year **2020** (as described below). The total overlapping mill levy for the property within the District for tax collection year **2020** is either (i) **201.658** mills with respect to property located in Pearson Grove Townhomes or (ii) **202.058** mills for property located in Oak Street Townhomes (both mill levies are inclusive of the District's Mill Levy), as described in the "Overlapping Mill Levy" section below.

Debt Service Mill Levy

The maximum debt service mill levy the District is permitted to impose under the Service Plan ("**Debt Mill Levy Cap**") for the portion of any aggregate District's Debt which exceeds fifty percent (50%) of the District's assessed valuation shall be fifty (50) mills less the number of mills necessary to pay unlimited mill levy Debt. The Debt Mill Levy Cap may be adjusted due to changes in the statutory or constitutional method of assessing property tax or in the assessment ratio. The purpose of such adjustment is to assure, to the extent possible, that the actual tax revenues generated by the mill levy are neither decreased nor increased, as shown in the example below.

Operations Mill Levy

In addition to imposing a debt service mill levy, the District is also authorized by the Service Plan to impose a separate mill levy to generate revenues for the provision of administrative, operations and maintenance services (the "**Operations and Maintenance Mill Levy**"). The amount of the Operations and Maintenance Mill Levy may be increased as necessary, separate and apart from the Debt Mill Levy Cap. The District imposes an Operations and Maintenance Mill Levy of **56.611** mills for tax collection year **2020** on all taxable property of the District. The District's ability to increase its mill levy for provision of operation and maintenance services without an election is constrained by statutory and constitutional limits.

The developer of Oak Street Townhomes recorded those certain Covenants and Restrictions of Oak Street Townhomes for the property located therein in the real property records of Jefferson County on August 10, 2018, at Reception Number 2018073655 (“**Oak Street Covenants**”). The Oak Street Covenants assign all duties, rights and obligations to enforce the Oak Street Covenants to the District and provide the District with the covenant enforcement and design review services established thereby. The District operates in place of an owners’ association for the townhome units located within Oak Street Townhomes to pay for the costs associated with covenant enforcement and design review services, as well as providing for the operation and maintenance of certain public improvements.

In addition, each townhome unit within Oak Street Townhomes will be subject to an additional fee of approximately \$80 per month/per townhome, which fee is subject to amendment by the District Board of Directors from time to time, to cover the costs associated with potable water and trash/recycling collection.

It is anticipated the developer of Pearson Grove Townhomes will record covenants similar to the Oak Street Covenants upon the property located within Pearson Grove Townhomes. It is further anticipated that the District will operate in place of an owner’s association for the townhome units located within Pearson Grove Townhomes to pay for the costs associated with covenant enforcement and design review services, as well as providing for the operation and maintenance of certain public improvements. It is anticipated that the District will impose a fee on each townhome unit within Pearson Grove Townhomes to cover costs associated with services provide by the District pursuant to the anticipated covenants.

There are several benefits to the use of a metropolitan district as opposed to, or in cooperation with, an owners association, including, but not limited to the following:

(a) Cost Efficiency. Metropolitan districts fund their operations from revenues generated from real property taxes while homeowner’s associations assess dues and collect them from property owners. A metropolitan district can, therefore, operate more efficiently than an owners association as the collection of taxes is significantly more effective than separately billing individual homeowners, and dealing with the collection efforts.

(b) Tax Deduction. Taxes paid to a metropolitan district are deductible from income taxes, in general, while owners association dues are generally not.

(c) Homeowner Savings. Out of pocket expenses for the homeowner are generally significantly less when paid through ad valorem tax as opposed to owners association dues.

(d) Transparency. A metropolitan district is subject to various regulatory requirements that an owners association is not, such as annual reporting of budgets and audited financials; annual audits, or audit exemptions, are required, not just recommended as with an owners association.

THE FOLLOWING EXAMPLE IS PROVIDED SOLELY FOR THE PURPOSE OF ILLUSTRATION AND IS NOT TO BE INTERPRETED AS A REPRESENTATION OF ANY ACTUAL CURRENT OR FUTURE VALUE INCLUDING, BUT NOT LIMITED TO, ANY ACTUAL VALUE, ASSESSMENT RATIO, OR MILL LEVY.

District Property Tax Calculation Example-Reduction in Residential Assessment Ratio

Tax Collection Year	Actual Value (V)	Assessment Ratio (R)	Assessed Value (AV) [V x R = AV]	Mill Levy¹/Rate² (M)	Amount of District Tax Due [AV x M]
(a) 2020	\$325,000	7.15%	\$23,237.50	112.275/.112275	\$2,608.99
(b) 2021	\$325,000	7.00%	\$22,750.00	114.681/.114681	\$2,608.99

¹ Based on a projected mill levy, not a representation of any actual current or future mill levy

² Each mill is equal to 1/1000th of a dollar

(a) If in 2020 the Actual Value of the Property is \$325,000, and the Residential Assessment Ratio established by the State Legislature for that year is 7.15%, the Assessed Value of the Property is \$23,237.50 (i.e., \$325,000 x 7.15% = \$23,237.50). If the District certifies a combined debt and operations mill levy of 112.275 mills, it would generate approximately \$2,608.99 in revenue for the District.

(b) If in 2021 the Actual Value of the Property remains at \$325,000, *but if the State Legislature should determine to change the Residential Assessment Ratio for that year to 7.00%*, the Assessed Value would be \$22,750.00 (i.e., \$325,000 x 7.00% = \$22,750.00). Therefore, the District would need to certify a 114.681 mill levy in order to generate the same revenue as in 2020.

Overlapping Mill Levies

In addition to the District’s imposed mill levies for debt and operations as described above, the property located within the District is also subject to additional “overlapping” mill levies from additional taxing authorities. The overlapping mill levy **for tax collection year 2020**, for the property within the District, exclusive of the District’s imposed mill levies is either **89.383 mills (Pearson Grove Townhomes)** or **89.783 mills (Oak Street Townhomes)**. Mill levies are certified in December of each year, and generally published by the County by the end of the first quarter.

PEARSON GROVE TOWNHOMES (Taxing Area 7135)	
Taxing Authority	Levy
Jefferson County (2020)	23.332
City of Lakewood (2020)	4.711
Regional Transportation District (2020)	0.000
R-1 School District (2020)	47.075
Urban Drainage & Flood Cont Dist (2020)	0.900
Urban Drainage & Flood C So Plat (2020)	0.097
West Metro Fire Protection – Gen (2020)	12.539
West Metro Fire Protection SUB (2020)	0.729
TOTAL OVERLAPPING MILL LEVY (2020)	89.383
Indy Oak Metropolitan District (2020)	112.275
TOTAL WITH DISTRICT MILL LEVY	201.658

OAK STREET TOWNHOMES (Taxing Area 7843)	
Taxing Authority	Levy
Jefferson County (2020)	23.332
Daniels Sanitation District (2020)	0.265
High View Water District (2020)	0.135
City of Lakewood (2020)	4.711
Regional Transportation District (2020)	0.000
R-1 School District (2020)	47.075
Urban Drainage & Flood Cont Dist (2020)	0.900
Urban Drainage & Flood C So Plat (2020)	0.097
West Metro Fire Protection – Gen (2020)	12.539
West Metro Fire Protection SUB (2020)	0.729
TOTAL OVERLAPPING MILL LEVY (2020)	89.783
Indy Oak Metropolitan District (2020)	112.275
TOTAL WITH DISTRICT MILL LEVY	202.058

Overlapping Mill Levy Property Tax Calculation Example

Tax Collection Year	Actual Value (V)	Assessment Ratio (R)	Assessed Value (AV) [V x R = AV]	Mill Levy¹/Rate² (M)	Amount of Total Property Tax Due [AV x M]
<i>Pearson Grove Townhomes</i>					
2020	\$325,000	7.15%	\$23,237.50	201.658/201658	\$4,679.06
<i>Oak Street Townhomes</i>					
2020	\$325,000	7.15%	\$23,237.50	202.058/202058	\$4,695.32

¹ Based on a projected mill levy, not a representation of any actual current or future mill levy

² Each mill is equal to 1/1000th of a dollar

THE ABOVE EXAMPLE IS PROVIDED SOLELY FOR THE PURPOSE OF ILLUSTRATION AND IS NOT TO BE INTERPRETED AS A REPRESENTATION OF ANY ACTUAL CURRENT OR FUTURE VALUE INCLUDING, BUT NOT LIMITED TO, ANY ACTUAL VALUE, ASSESSMENT RATIO, OR MILL LEVY.

Fees

In addition to property taxes, the District may also rely upon various other revenue sources authorized by law to offset the expenses of capital construction and district management, operations and maintenance. Pursuant to its Service Plan, the District has the power to assess fees, rates, tolls, penalties, or charges as provided in Title 32 of the Colorado Revised Statutes, as amended.

The District approximates additional fees for calendar year 2020 of \$80.00 per year/per townhome unit located within Oak Street Townhomes to cover the costs associated with potable water and trash/recycling collection. These fees can be amended by Resolution of the District Board of Directors from time to time. As described in the “Operation Mill Levy” section above, it is anticipated

that the District will impose fees on the townhome units located in Pearson Grove Townhomes, as the same can be amended by Resolution of the District Board of Directors.

DISTRICT BOUNDARIES

This Disclosure shall apply to the property within the boundaries of the District, which property is depicted on **Exhibit A** and described on **Exhibit B-1** and **Exhibit B 2**, as attached hereto and incorporated herein by this reference.

CONTACT INFORMATION

Should you have any questions with regard to these matters, please contact:

District Manager:
Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, CO 80228
Phone: 303-987-0835

For additional information regarding the District, please visit the District's website at:
<https://www.colorado.gov/indyoaktodmd>

Pursuant to Section 32-1-809, C.R.S., the District has filed its Transparency Notice with the Special District Association of Colorado and such Transparency Notice can be found at www.sdaco.org.

Dated this 15th day of April 2020.

EXHIBIT A

District Map

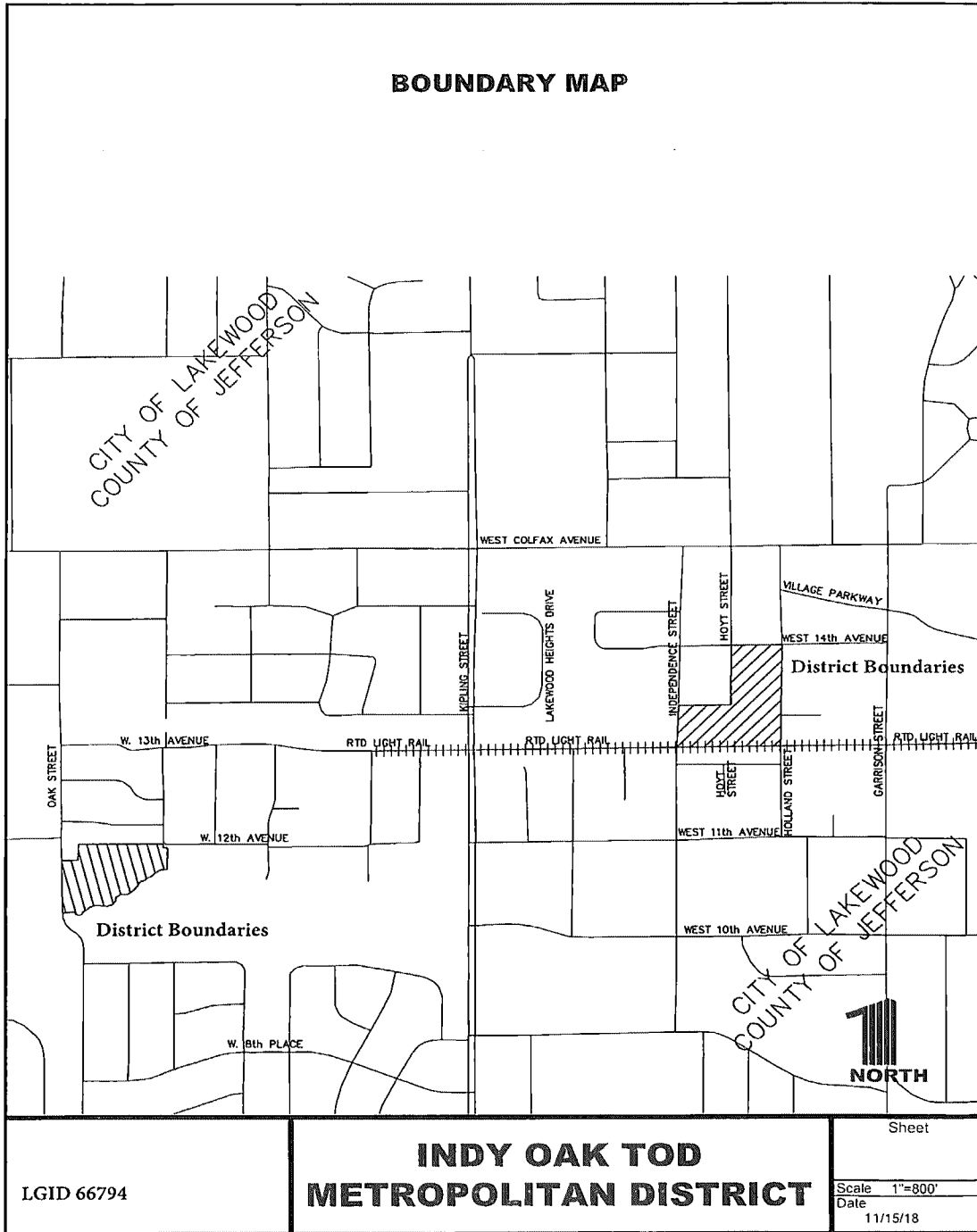


EXHIBIT B-1

Legal Description

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 4 AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, BEING MONUMENTED AS SHOWN HEREON, TO BEAR SOUTH 89°47'15" WEST, 2639.02 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 06°53'41" EAST, A DISTANCE OF 229.08 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OAK STREET AS DESCRIBED BY THAT INSTRUMENT RECORDED IN BOOK 1079, AT PAGE 132, OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER. SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°37'46" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.25 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 680 AT PAGE 364 OF SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°48'59" EAST, A DISTANCE OF 100.01 FEET;
2. NORTH 00°37'46" EAST, A DISTANCE OF 100.01 FEET TO A POINT ON THE SOUTHERLY LINE OF 12TH LANE AND OAK SUBDIVISION RECORDED AT RECEPTION NO. 436343 OF SAID RECORDS;

THENCE NORTH 89°48'59" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 509.77 FEET TO THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF LAKEWOOD RECORDED AT RECEPTION NO. 90029005 OF SAID RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°37'56" WEST, A DISTANCE OF 25.00 FEET;
2. THENCE NORTH 89°48'59" EAST, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF LAKEWOOD FOR PARK PURPOSES RECORDED AT RECEPTION NO. 80028979, OF SAID RECORDS;

THENCE SOUTH 00°37'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 137.18 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CITY OF LAKEWOOD FOR PARK PURPOSES RECORDED AT RECEPTION NO. 2016134237, OF SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWENTY NINE (29) COURSES:

1. THENCE NORTH 89°25'35" WEST, A DISTANCE OF 23.28 FEET;
2. THENCE SOUTH 76°21'32" WEST, A DISTANCE OF 26.64 FEET;
3. THENCE SOUTH 52°12'17" WEST, A DISTANCE OF 68.23 FEET;
4. THENCE SOUTH 72°14'06" WEST, A DISTANCE OF 17.42 FEET;
5. THENCE SOUTH 51°59'14" WEST, A DISTANCE OF 25.91 FEET;

6. THENCE SOUTH 74°39'44" WEST, A DISTANCE OF 18.13 FEET;
7. THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 18.07 FEET;
8. THENCE SOUTH 19°04'52" WEST, A DISTANCE OF 9.93 FEET;
9. THENCE SOUTH 40°39'25" WEST, A DISTANCE OF 49.41 FEET;
10. THENCE SOUTH 57°20'58" WEST, A DISTANCE OF 16.52 FEET;
11. THENCE SOUTH 49°41'20" WEST, A DISTANCE OF 24.74 FEET;
12. THENCE NORTH 84°10'37" WEST, A DISTANCE OF 37.24 FEET;
13. THENCE SOUTH 57°45'00" WEST, A DISTANCE OF 34.41 FEET;
14. THENCE SOUTH 08°54'20" WEST, A DISTANCE OF 26.16 FEET;
15. THENCE SOUTH 45°50'16" WEST, A DISTANCE OF 23.50 FEET;
16. THENCE SOUTH 35°43'08" WEST, A DISTANCE OF 7.78 FEET;
17. THENCE SOUTH 70°27'11" WEST, A DISTANCE OF 31.91 FEET;
18. THENCE NORTH 83°43'51" WEST, A DISTANCE OF 33.02 FEET;
19. THENCE NORTH 85°58'33" WEST, A DISTANCE OF 30.00 FEET;
20. THENCE SOUTH 82°02'18" WEST, A DISTANCE OF 24.61 FEET;
21. THENCE SOUTH 67°25'44" WEST, A DISTANCE OF 17.01 FEET;
22. THENCE SOUTH 48°36'43" WEST, A DISTANCE OF 21.64 FEET;
23. THENCE SOUTH 55°20'11" WEST, A DISTANCE OF 36.20 FEET;
24. THENCE SOUTH 03°58'33" EAST, A DISTANCE OF 7.53 FEET;
25. THENCE SOUTH 61°42'00" WEST, A DISTANCE OF 15.29 FEET;
26. THENCE NORTH 81°43'54" WEST, A DISTANCE OF 23.24 FEET;
27. THENCE NORTH 43°01'42" WEST, A DISTANCE OF 12.90 FEET;
28. THENCE NORTH 22°34'16" WEST, A DISTANCE OF 8.40 FEET;
29. THENCE SOUTH 83°18'53" WEST, A DISTANCE OF 81.29 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 199,207 SQUARE FEET OR 4.573 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

WILLIAM F. HESSELBACH JR., P.L.S. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

EXHIBIT B-2

Legal Description

Parcel A:

That part of the Northwest Quarter (NW1/4) of Section 3, township 4 South, Range 69 West, described as follows:

The West Half of the South Half (W1/2 S1/2) of the following described tract;
Beginning at a point on a line drawn at right angles to the North line of the Northwest Quarter (NW1/4) of said Section 3, which point is 687 feet South of a point on said North line of said Northwest Quarter (NW1/4), 1321.9 feet West of the Northeast Quarter of said Northwest Quarter (NW1/4) thence Easterly 662.1 feet to a point 684.2 South of the North line of said Northwest Quarter (NW1/4) thence South 628.4 feet to a point 25 feet North of the center of the railroad right of way; thence Westerly and parallel to said center line of said railroad track 663.5 feet to a point 25 feet North of the center line of said railroad right of way; thence Northerly 625.6 feet to the point of beginning.

LESS AND EXCEPT that portion conveyed to the Regional Transportation District in Warranty Deed recorded March 12, 2010 at Reception No. 2010022354, County of Jefferson, State of Colorado.

TOGETHER WITH THE WEST HALF OF VACATED HOYT STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. O-2018-1 RECORDED FEBRUARY 26, 2018 AT RECEPTION NO. 2018017167, IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO.

Parcel B:

That part of the East Half Southwest Quarter Northeast Quarter Northwest Quarter (E1/2SW1/4NE1/4NW1/4) of Section 3, Township 4 South, Range 69 West, described as follows:
Beginning at a point 25 feet East of the West line of said E1/2SW1/4NE1/4NW1/4 of Section 3, and 38.5 feet North of the South line of said E1/2SW1/4NE1/4NW1/4, which point is on the East line of Hoyt Street; thence East 141.37 feet; thence North 311.28 feet; thence West 141.2 feet; thence South along the East line of Hoyt Street 310.8 feet to the point of beginning, County of Jefferson, State of Colorado.

TOGETHER WITH THE EAST HALF OF VACATED HOYT STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. O-2018-1 RECORDED FEBRUARY 26, 2018 AT RECEPTION NO. 2018017167, IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO.

A TRACT OF LAND DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH POINT IS 687 FEET SOUTH OF A POINT ON SAID NORTH LINE OF SAID QUARTER SECTION, 1321.9 FEET WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION;

THENCE EASTERLY 662.1 FEET TO A POINT 684.2 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION;

THENCE SOUTH, A DISTANCE OF 211.8 FEET TO A POINT;

THENCE WEST, A DISTANCE OF 165 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

RUNNING THENCE WEST, A DISTANCE OF 165 FEET TO A POINT;

THENCE SOUTH, A DISTANCE OF 100 FEET TO A POINT;

THENCE EAST, A DISTANCE OF 165 FEET TO A POINT;

THENCE NORTH, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THE EAST HALF OF VACATED HOYT STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. O-2018-1 RECORDED FEBRUARY 26, 2018 AT RECEPTION NO. 2018017167, IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO.

AND

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 14TH AVENUE, WHICH POINT LIES 647.1 FEET NORTH AND 171.1 FEET WEST OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3;

THENCE WEST ALONG THE SOUTH LINE OF SAID WEST 14TH AVENUE, 134.95 FEET TO THE INTERSECTION OF THE SAID SOUTH LINE OF WEST 14TH AVENUE WITH THE EAST LINE OF HOYT STREET;

THENCE SOUTH ALONG THE SAID WEST LINE OF HOYT STREET, 96.2 FEET TO A POINT;

THENCE EAST 135 FEET TO A POINT WHICH LIES 96.5 FEET SOUTH OF THE POINT OF BEGINNING;

THENCE NORTH 96.5 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THE EAST HALF OF VACATED HOYT STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. O-2018-1 RECORDED FEBRUARY 26, 2018 AT RECEPTION NO. 2018017167, IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO.

AND

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,

JEFFERSON COUNTY, COLORADO, WHICH BEGINS AT A POINT WHICH LIES 550.3 FEET NORTH AND 159.8 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3;
THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 146.3 FEET TO A POINT ON THE EAST LINE OF HOYT STREET;
THENCE SOUTH ALONG THE SAID EAST LINE OF HOYT STREET, 100.00 FEET;
THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 146.5 FEET;
THENCE NORTH 100 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THE EAST HALF OF VACATED HOYT STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. O-2018-1 RECORDED FEBRUARY 26, 2018 AT RECEPTION NO. 2018017167, IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO.

ALL IN COUNTY OF JEFFERSON, STATE OF COLORADO.