

Triangle Logistics Center Commercial Metropolitan District
(In the City of Commerce City, County of Adams, Colorado)

DISCLOSURE TO PURCHASERS

Pursuant to Article IX of the Service Plan

Name of District, Date Organized:	Triangle Logistics Center Commercial Metropolitan District (the “ District ”), organized: November 23, 2021
Contact Information for the District:	Megan J. Murphy, Esq. White Bear Ankele Tanaka & Waldron 2154 E. Commons Avenue, Ste. 2000 Centennial, Colorado 80122 303-858-1800
Purpose of the District:	The District will serve to provide certain public improvements and related operation and maintenance services for the use and benefit of property owners within the boundaries of the District and the general public.
Proposed Public Improvements:	A general description of the facilities and improvements and types of services for which funding may be provided by the District include all those permitted under the Special District Act, including but not limited to: water, sanitation, storm drainage, streets, parks and recreation, traffic and safety controls, mosquito control, transportation, and security; subject to the limitations contained in the Service Plan for the District.
Maximum Combined Mill Levy:	Maximum Combined Mill Levy, which includes both the Maximum Debt Mill Levy and Operation and Maintenance Mill Levy, when the total amount of aggregate Debt exceeds fifty percent of the District’s assessed valuation is 55.000 mills.* <i>*Please note that the mill levy cap may be adjusted as provided in the Service Plan once certain requirements are met. Please see the Service Plan for additional details.</i>
Sample Mill Levy Calculation:	<ul style="list-style-type: none"> ▶ Assuming a \$500,000 market value for a pad site: <ul style="list-style-type: none"> ◦ 55.000 mills ◦ 29% commercial assessment ratio ◦ \$500,000 x 29% = \$145,000 total assessed valuation ◦ \$145,000 x 50.000 mills = \$7,975 taxes annually to the District
Authorized Debt:	The debt limit in the Service Plan is \$29,535,000.
Fees:	The District is authorized to impose fees on each pad site and other property to pay for on-going operation, maintenance, and administrative services provided by the District. Fees may be imposed from time-to-time at rates determined in the discretion of the District’s Boards of Directors. Please contact the District for current fee information.

District Boundaries:	Please see map attached as Exhibit A . Please note that the District's boundaries may change from time-to-time. Please contact the District for the latest information.
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Exhibit A
Boundary Map

PARCEL 2
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, AND THE SOUTHWEST 1/4 OF SECTION 17, BOTH IN TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT PROPERTY DESCRIBED IN RECEPTION NO. 2006001002970, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 18 BEARS S83°59'05"W 313.42 FEET;

THENCE ALONG THE EXTERIOR OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2006001002970 FOR THE NEXT NINE (9) COURSES:

1. THENCE N00°36'12"W, 169.97 FEET;
2. THENCE S89°22'20"W, 599.89 FEET;
3. THENCE N00°41'45"W, 96.60 FEET;
4. THENCE N63°05'38"W, 81.44 FEET;
5. THENCE S84°25'33"W, 470.57 FEET;
6. THENCE N61°12'35"W, 280.38 FEET;
7. THENCE N34°03'28"W, 120.04 FEET;
8. THENCE N17°40'34"W, 176.25 FEET;
9. THENCE S89°55'22"W, 128.65 FEET TO A POINT ON THE WEST LINE OF THE E1/2 OF THE SE1/4 OF SECTION 18;

THENCE ALONG THE WEST LINE OF THE E1/2 OF THE SE1/4 OF SECTION 18, N00°10'34"W, 935.44 FEET;

THENCE S89°55'21"E, 78.16 FEET;

THENCE N00°08'46"W, 562.11 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UPRR RAILROAD RIGHT-OF-WAY DESCRIBED AS PARCEL 7-C IN RECEPTION NO. 20040920000919990;

THENCE ALONG THE SOUTHERLY LINE OF THE UPRR RAILROAD RIGHT-OF-WAY DESCRIBED AS PARCEL 7-C IN RECEPTION NO. 20040920000919990, S53°58'36"E, 2,316.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF IVY STREET;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF IVY STREET, S00°16'23"E, 785.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 48TH AVE.;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 48TH AVE., S89°28'38"W, 312.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,401,824 SQUARE FEET OR 55.138 ACRES, MORE OR LESS.



LEGAL DESCRIPTION STATEMENT:

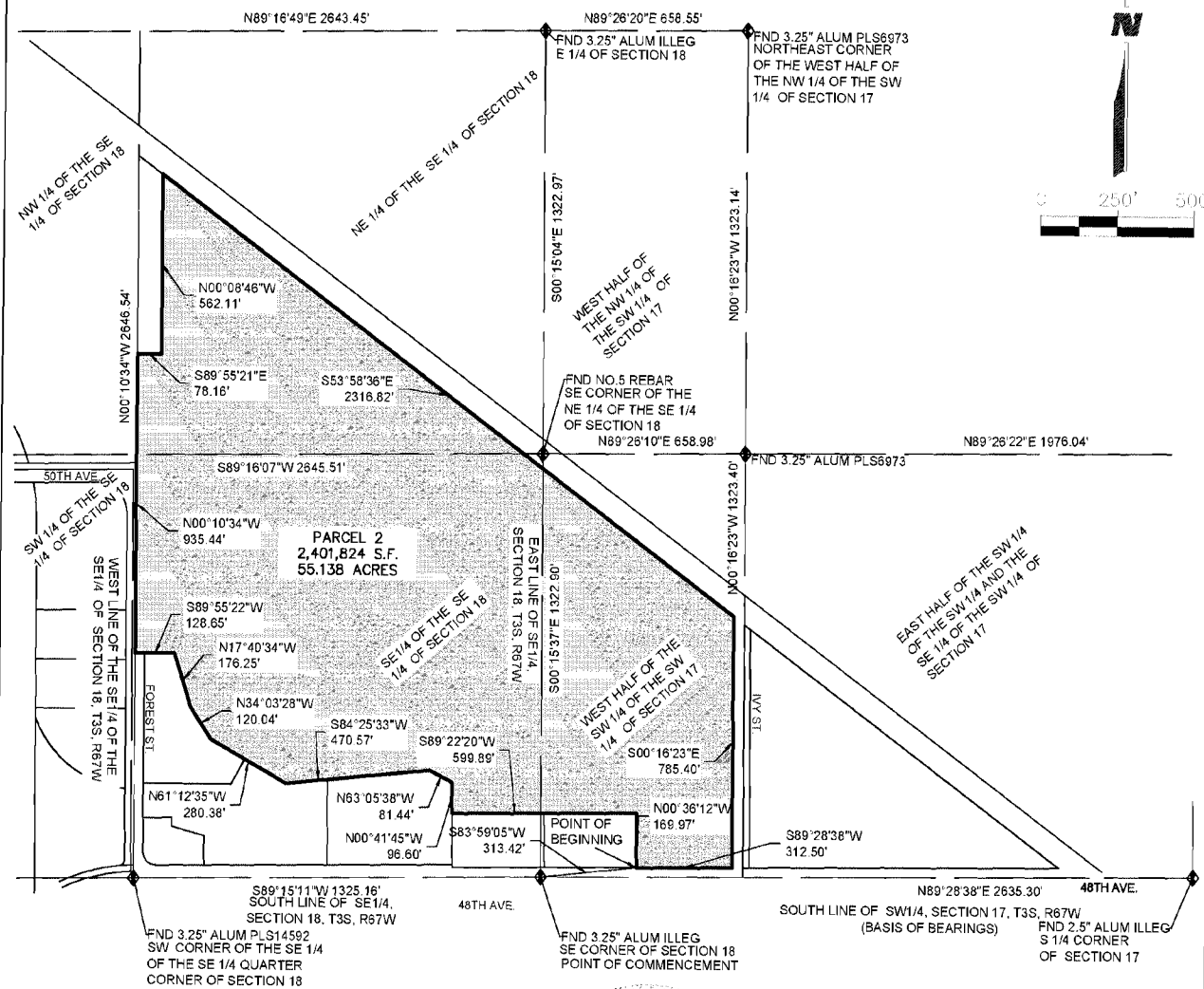
I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS H. ORT III, COLORADO PLS 37066
WILSON & COMPANY
1675 BROADWAY, SUITE 200
DENVER, CO 80202
DHORTIII@WILSONCO.COM
PH 303-501-1221
FAX 303-297-2693



BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SW1/4 OF SECTION 17, T3S, R67W, BEING N89°28'38"E USING ADAMS COUNTY CONTROL NETWORK, AS MONUMENTED AT THE SE CORNER OF SECTION 18 WITH A FOUND ILLEGIBLE 3.25" ALUMINUM CAP AND MONUMENTED AT SOUTH 1/4 CORNER OF SECTION 17 WITH A FOUND ILLEGIBLE 2.5" ALUMINUM CAP.

EXHIBIT A
 "PROPERTY"
 LOCATED IN THE SE 1/4 OF SEC 18, AND THE SW 1/4 OF SEC 17,
 T3S, R67 W, OF THE 6TH P.M.,
 ADAMS COUNTY, STATE OF COLORADO
 PAGE 3 OF 3



BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SW1/4 OF SECTION 17, T3S, R67W, BEING N89°28'38"E USING ADAMS COUNTY CONTROL NETWORK, AS MONUMENTED AT THE SE CORNER OF SECTION 18 WITH A FOUND ILLEGIBLE 3.25" ALUMINUM CAP AND MONUMENTED AT SOUTH 1/4 CORNER OF SECTION 17 WITH A FOUND ILLEGIBLE 2.5" ALUMINUM CAP.

20-300-095

						SHT. NO: 3 OF 3	
						SCALE: 1" = 20'	
						DWN BY: TJB	DATE: 3-31-2021
						CHK BY:	
						PROJ. MGR: DHO	3-31-2021
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	CLIENT APP:	

WILSON & COMPANY
 1675 Broadway Suite 200
 Denver, CO 80202
 Phone: 303-297-2876
 Fax: 303-297-2693

48TH AND HOLLEY
 ADAMS COUNTY
 STATE OF COLORADO

PARCEL 3
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND LOCATED IN THE SOUTHWESST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING ALL OF THAT PROPERTY DESCRIBED IN RECEPTION NO. 2007000063611, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 48TH AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF IVY STREET, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 18 BEARS S86°56'57"W 680.15 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID IVY STREET, N00°16'23"W, 744.76 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UPRR RAILROAD RIGHT-OF-WAY DESCRIBED AS PARCEL 7-C IN RECEPTION NO. 20040920000919990;

THENCE ALONG THE SOUTHERLY LINE OF THE UPRR RAILROAD RIGHT-OF-WAY DESCRIBED AS PARCEL 7-C IN RECEPTION NO. 20040920000919990, S53°58'36"E, 1,250.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 48TH AVE.;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 48TH AVE., S89°28'38"W, 1,008.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 375,369 SQUARE FEET OR 8.617 ACRES, MORE OR LESS.

LEGAL DESCRIPTION STATEMENT:

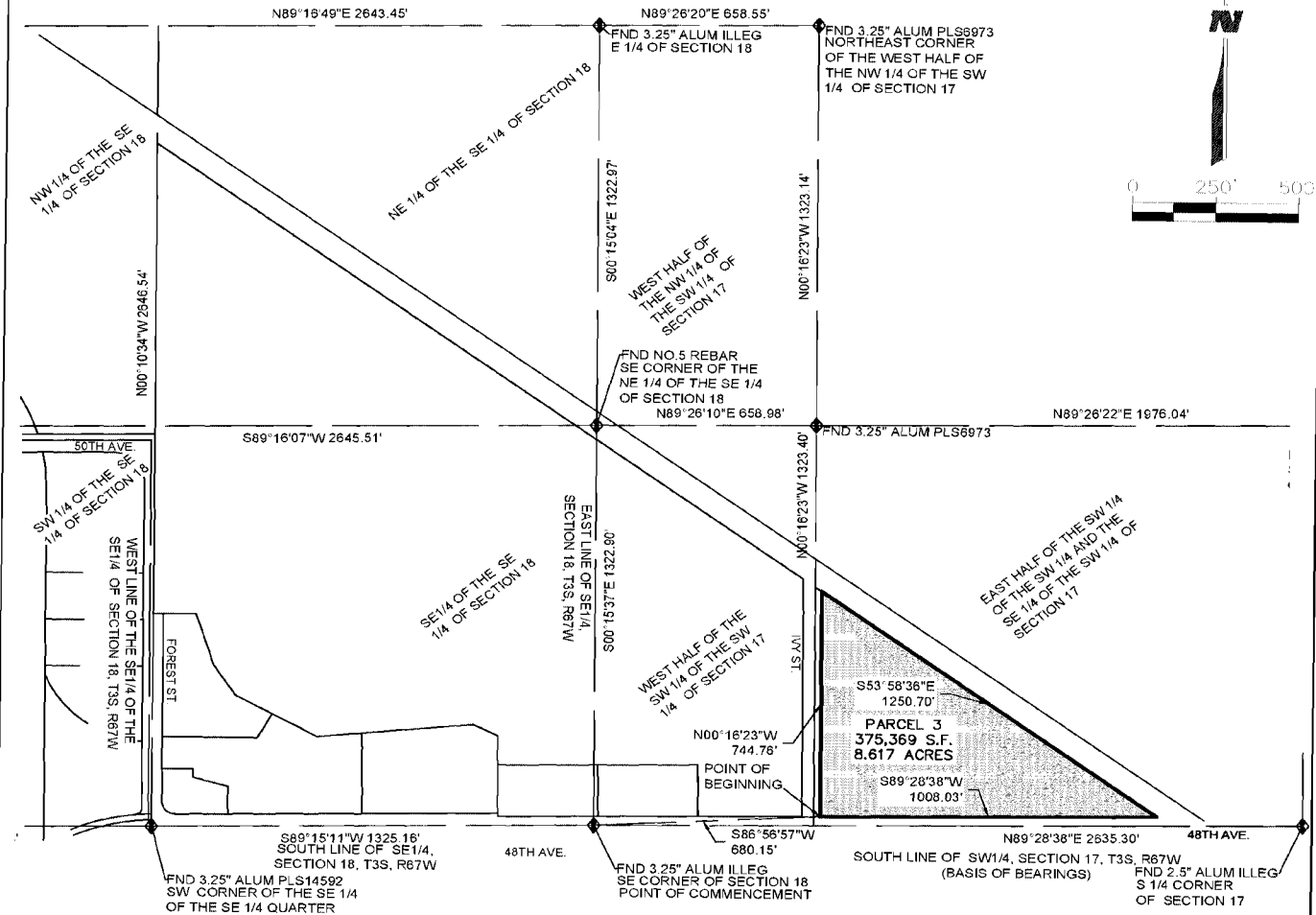
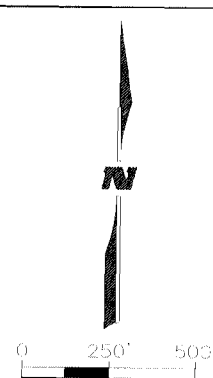
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PARCEL 3
 375,369 S.F.
 8.617 ACRES



BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE SW 1/4 OF SECTION 17, T3S, R67W, BEING N89°28'38\"/>

20-300-095

					SHT. NO:	2 OF 2
					SCALE:	1" = 20'
					DWN BY:	TJB
					DATE:	3-31-2021
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