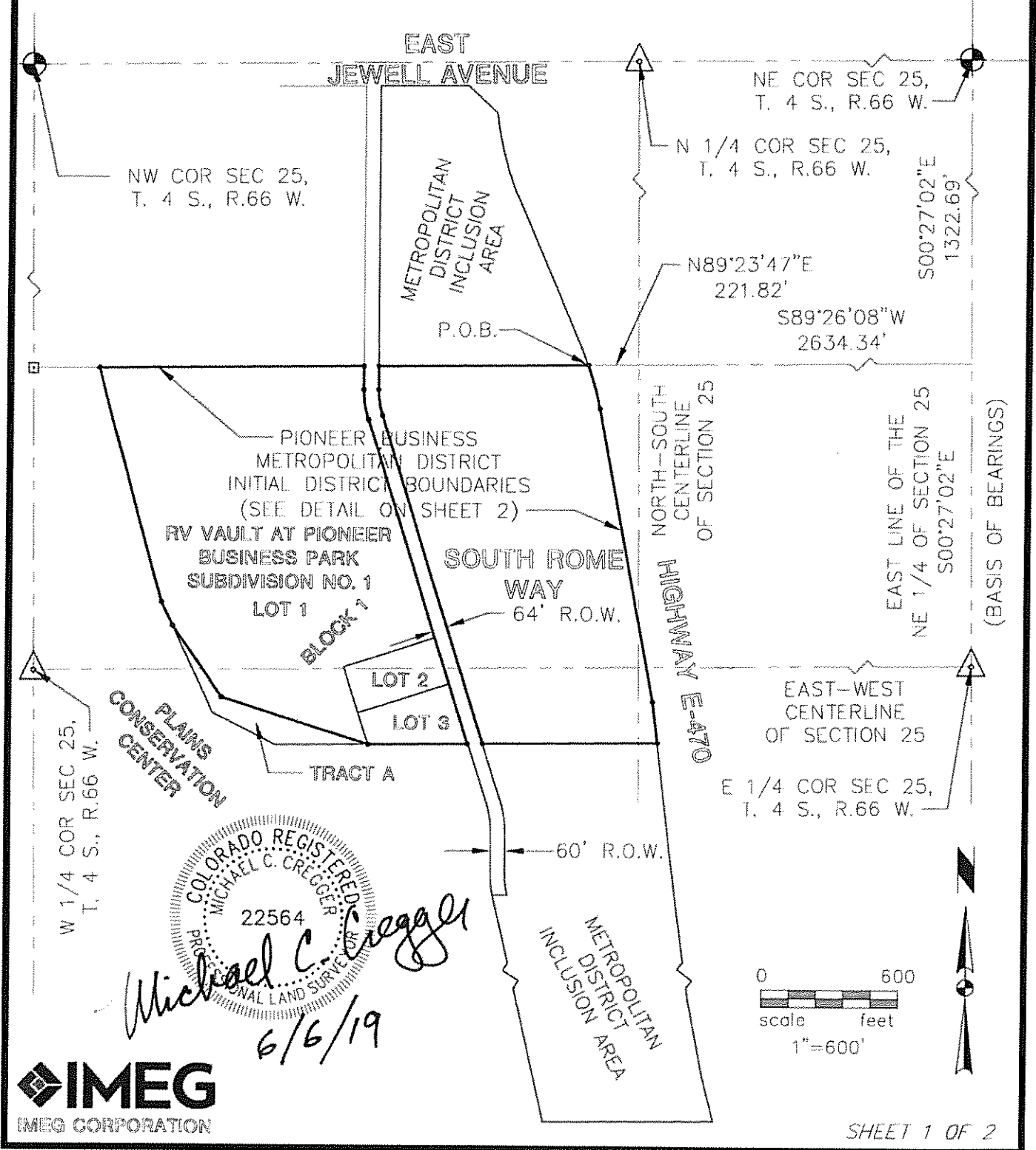


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MAY 20 2020

Div of Local Government

EXHIBIT
PIONEER BUSINESS METROPOLITAN DISTRICT
 INITIAL DISTRICT BOUNDARIES & INCLUSION AREAS
 CITY OF AURORA, ARAPAHOE COUNTY, COLORADO



Pioneer Business Metropolitan District

Owner of land Parcels at 2151 S. Rome Way, Aurora, CO: Joseph A. Nigro & David Edwards

The legal description as defined below:

Lot 1, Block 1, RV Vault at Pioneer Business Park Subdivision Filing No. 1, County of Arapahoe,
State of Colorado

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Owner of additional land Parcels at 2151 S. Rome Way, Aurora, CO: Kanan Properties, LLC

The legal description as defined below:

Lots 2 & 3, Block 1, RV Vault at Pioneer Business Park Subdivision Filing No. 1, County of Arapahoe,
State of Colorado

Owner of land parcels: **BMJ & Associates, Inc.** Two unaddressed parcels of land located on the east side of S. Rome Way and south of E. Jewell Ave in Aurora, CO, being a part of the Northwest Quarter of Section 25, Township 4 South, Range 66 West, of the 6th P.M, City of Aurora, County of Arapahoe. Also known as Parcel ID #1975-25-2-00-012 (19 Acres) & Parcel ID #1975-25-2-00-013 (14.23 Acres). Approximately 33.23 total Acres. The legal description as defined in the Exhibit A below.

Exhibit A

Parcel 1:

A parcel of land being a part of the Northwest quarter of Section 25, T 4 S, R 66 W, of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25, thence S 00°27'02" E along the East line of the Northeast quarter of said Section 25 a distance of 1322.69 feet; thence S 89°26'08" W along the Northerly line of the South half of the Northeast quarter of said Section 25 and along a portion of the Northerly line of Parcel TK-75 (E-470 R.O.W.) as shown in Rule and Order recorded at Reception Number A8023869, Arapahoe County records, a distance of 2634.34 feet to a point on the North-South centerline of said Section 25; thence S 89°23'47" W along said Northerly line of Parcel TK-75 and along the Northerly line of the South half of the Northwest quarter of said Section 25 a distance of 221.82 feet to the Northwest corner of said Parcel TK-75 (E-470 R.O.W.) and the point of beginning; thence along the Westerly R.O.W. line of said Parcel TK-75 and along a non-tangent curve to the right having a central angle of 09°27'24", a radius of 1196.87 feet, an arc length of 197.54 feet, a chord bearing of S 15°26'21" E and a chord length of 197.32 feet to a point of tangency; thence S 10°42'40" E along said Westerly R.O.W. line a distance of 590.61 feet; thence departing said Westerly R.O.W. line S 72°22'00" W, a distance of 847.97 feet to the Easterly R.O.W. line of Parcel TK-75-1 (E-470 Access Road) of said Rule and Order; thence the following three (3) courses along said Easterly R.O.W. line of said Parcel TK-75-1: 1) N 17°38'00" W a distance of 842.39 feet to a point of curve; 2) Thence along a curve to the right having a central angle of 17°38'21", a radius of 370.00 feet, an arc length of 113.91 feet, a chord bearing of N 08°48'50" W and a chord length of 113.46 feet to a point of tangency; 3) Thence N 00°00'21" E a distance of 102.78 feet to the Northeast corner of said Parcel TK-75-1 said point lying on said Northerly line of the South half of the Northwest quarter of said Section 25; thence N 89°23'47" E along said Northerly line a distance of 918.44 feet to the point of beginning.

Parcel 2:

A parcel of land being a part of Section 25, T 4 S R 66 W, of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Section 25, T 4 S, R 66 W, of the 6th P.M.; thence S 00°27'02" E along the East line of the Northeast quarter of said Section 25 a distance of 1322.69 feet; thence S 89°26'08" W along the Northerly line of the South half of the Northeast quarter of said Section 25 and along a portion of the Northerly line of Parcel TK-75 (E-470 R.O.W.) as shown in Rule and Order recorded at Reception Number A8023869, Arapahoe County records, a distance of 2634.34 feet to a point on the North-South centerline of said Section 25; thence S 89°23'47" W along said Northerly line of Parcel TK-75 and along the Northerly line of the South half of the Northwest quarter of said Section 25 a distance of 221.82 feet to the Northwest corner of said Parcel TK-75 (E-470 R.O.W.), said point being the point of beginning; thence along the Westerly R.O.W. line of said Parcel TK-75 and along a non-tangent curve to the right having a central angle of 09°27'24", a radius of 1196.87 feet, an arc length of 197.54 feet, a chord bearing of S 15°26'21" E and a chord length of 197.32 feet to a point of tangency; thence S 10°42'40" E along said Westerly R.O.W. line a distance of 1302.46 feet; thence S 06°56'50" E along said Westerly R.O.W. line a distance of 180.69 feet to the Southwest corner of said Parcel TK-75; thence S 89°27'14" W a distance of 762.32 feet to the Southeast corner of Parcel TK-75-1 (E-470 Access Road) of said Rule and Order; thence the following three (3) courses along the Easterly R.O.W. line of said Parcel TK-75-1; 1) Thence N 17°38'00" W a distance of 1502.62 feet to a point of

curve; 2) Thence along a curve to the right having a central angle of $17^{\circ}38'21''$, a radius of 370.00 feet, an arc length of 113.91 feet, a chord bearing of $N 08^{\circ}48'50'' W$ and a chord length of 113.46 feet to a point of tangency; 3) Thence $N 00^{\circ}00'21'' E$ a distance of 102.78 feet to the Northeast corner of said parcel TK-75-1 said point lying on said Northerly line of the South half of the Northwest quarter of said Section 25; thence $N 89^{\circ}23'47'' E$ along said Northerly line a distance of 918.44 feet to the point of beginning, Excepting therefrom the following described parcel:

A parcel of land being a part of the Northwest quarter of Section 25, T 4 S, R 66 W, of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25, thence $S 00^{\circ}27'02'' E$ along the East line of the Northeast quarter of said Section 25 a distance of 1322.69 feet; thence $S 89^{\circ}26'08'' W$ along the Northerly line of the South half of the Northeast quarter of said Section 25 and along a portion of the Northerly line of Parcel TK-75 (E-470 R.O.W.) as shown in Rule and Order recorded at Reception Number A8023869, Arapahoe County records, a distance of 2634.34 feet to a point on the North-South centerline of said Section 25; thence $S 89^{\circ}23'47'' W$ along said Northerly line of Parcel TK-75 and along the Northerly line of the South half of the Northwest quarter of said Section 25 a distance of 221.82 feet to the Northwest corner of said Parcel TK-75 (E-470 R.O.W.) and the point of beginning; thence along the Westerly R.O.W. line of said Parcel TK-75 and along a non-tangent curve to the right having a central angle of $09^{\circ}27'24''$, a radius of 1196.87 feet, an arc length of 197.54 feet, a chord bearing of $S 15^{\circ}26'21'' E$ and a chord length of 197.32 feet to a point of tangency; thence $S 10^{\circ}42'40'' E$ along said Westerly R.O.W. line a distance of 590.61 feet; thence departing said Westerly R.O.W. line $S 72^{\circ}22'00'' W$, a distance of 847.97 feet to the Easterly R.O.W. line of Parcel TK-75-1 (E-470 Access Road) of said Rule and Order; thence the following three (3) courses along said Easterly R.O.W. line of said Parcel TK-75-1: 1) $N 17^{\circ}38'00'' W$ a distance of 842.39 feet to a point of curve; 2) Thence along a curve to the right having a central angle of $17^{\circ}38'21''$, a radius of 370.00 feet, an arc length of 113.91 feet, a chord bearing of $N 08^{\circ}48'50'' W$ and a chord length of 113.46 feet to a point of tangency; 3) Thence $N 00^{\circ}00'21'' E$ a distance of 102.78 feet to the Northeast corner of said Parcel TK-75-1 said point lying on said Northerly line of the South half of the Northwest quarter of said Section 25; thence $N 89^{\circ}23'47'' E$ along said Northerly line a distance of 918.44 feet to the point of beginning.