

SERVICE PLAN
FOR
FOOTBALL STADIUM METROPOLITAN DISTRICT
IN
CITY AND COUNTY OF DENVER

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- Exhibit A** Legal Description of Initial District Boundaries
- Exhibit B** Legal Description of Inclusion Area Boundaries
- Exhibit C** Map of Initial District Boundaries
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- Exhibit E** Representative List and Estimated Costs of Public Improvements
- Exhibit F** Maps of the anticipated location of examples of Public Improvements
- Exhibit G** Chart setting forth the anticipated ownership, operation and maintenance of Public Improvements
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I. INTRODUCTION

Football Stadium Metropolitan District, (the “District”), located in the City and County of Denver (the “City”), may be created after approval of this service plan by Denver City Council. Once created, the District shall be a quasi-municipal corporation and political subdivision of the state and an independent unit of local government, separate and distinct from the City. The District’s activities shall be subject to review by the City only as provided by this service plan, state or local law, intergovernmental agreement, or where the District’s activities deviate in a material manner from this service plan. The District will provide Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance and construct these Public Improvements.

This service plan contains the District’s purpose, powers, requirements, and Financial Plan. The District shall be responsible for compliance with the City’s municipal code, rules, regulations, and policy, and all other applicable law. The District shall ensure that the District’s Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having jurisdiction.

II. DEFINITIONS

Aggregate Mill Levy: The total mill levy resulting from adding the District’s Debt Mill Levy and Operating Mill Levy. The District’s Aggregate Mill Levy does not include any Regional Mill Levy that the District may levy.

Aggregate Mill Levy Maximum: The maximum number of combined mills that the District may levy for its Debt Mill Levy and Operating Mill Levy not to exceed 50 mills.

Board: The members of the District’s Board of Directors.

City: The City and County of Denver, Colorado.

C.R.S.: The Colorado Revised Statutes.

Debt: Any obligation of the District wherein the District has promised or pledged to impose an ad valorem tax levy or impose Fees to pay the obligation. The term obligation includes, but is not limited to, the following: (a) borrowed money of any kind; (b) obligations evidenced by bonds, debentures, notes or similar instruments; (c) obligations upon which interest charges are customarily paid; (d) obligations under conditional sale or other title retention agreements relating to property or assets purchased by the District; (e) except in the ordinary course of business, obligations issued or assumed as the deferred purchase price of property or services; (f) obligations in connection with indebtedness of others secured by (or which the holder of such indebtedness has an existing right, contingent or otherwise, to be secured by) any lien or other encumbrance on property owned or acquired by the District, whether or not the obligations secured thereby have been assumed (only to the extent of the fair market value of such asset if such indebtedness has not been assumed by the District); (g) obligations arising from guarantees made by the District; (h) obligations evidenced by capital leases; (i) obligations as an account party in respect of letters of credit and bankers’ acceptances or similar obligations issued in respect of the District; (j) obligations evidenced by any interest rate exchange agreement and; (k) Developer Obligations.

The term obligation does not include any obligation subject to annual appropriation in the discretion of the Board.

Debt Mill Levy: A mill levy imposed by the District for the purpose of payment of Debt.

Denver Water: The Board of Water Commissioners of the City and County of Denver.

Developer: The person or entity that is a landowner or owner of contractual rights in the Service Area that intends to develop the property, except for any (i) municipal, quasi-municipal or non-profit corporation or (ii) political subdivision of the State, or any affiliate thereof.

Developer Obligation: Any agreement executed by the District for the purpose of borrowing funds from any person or entity that is or is related to a Developer who is developing or selling land within the District boundaries or who is a Board member of the District.

District: The Football Stadium Metropolitan District as organized under this service plan, pursuant Title 32 C.R.S., that is subject to the City's Title 32 Metropolitan District rules and regulations.

District Boundaries: The boundaries of Taxable Properties and non-Taxable Properties that are included within the District.

End User: Any owner, or tenant of any owner, of any property within the District, who is intended to become burdened by the imposition of ad valorem taxes and/or Fees. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The person or business entity that constructs homes or commercial structures is not an End User.

Fees: Any fees, rates, tolls, penalties, or charges that shall be imposed by the District, except for PIF.

Financing Plan: Document providing information on projected revenue and expenses for the District.

Inclusion Area Boundaries: Boundaries of Taxable Properties and non-Taxable Properties that may or are anticipated to be included within the District Boundary after District organization, as described in **Exhibit B** and reflected in the Inclusion Area Boundaries map in **Exhibit D**.

Independent Registered Municipal Advisor: Any person that is not affiliated with the Developer who (i) provides advice to or on behalf of a municipal entity or obligated person with respect to municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues, or (ii) undertakes a solicitation of a municipal entity and is registered with the Securities and Exchange Commission.

Initial District Boundaries: The initial boundaries of the District, as described in **Exhibit A** and reflected in the Initial District Boundaries map in **Exhibit C**.

Manager of Finance: The Chief Executive of the City's Department of Finance.

Operating Mill Levy: A mill levy imposed for the purpose of funding District administration, operations, and maintenance, including but not limited to, repair and replacement of Public Improvements.

Planned Development: Private development or redevelopment of the properties occurring within the District's Service Area.

Project: The installation and construction of Public Improvements.

Public Improvement Fee or PIF: Fees established by a property owner pursuant to a contract or covenant burdening property that (i) are imposed on the sale or use of merchandise, goods, products, services, food, beverages, lodging or any other items specified in City sales, use and lodging tax ordinances, and (ii) are collected by or paid or transferred to the District and are used to fund the completion of Public Improvements or pledged to the repayment of Debt incurred for the completion of Public Improvements. The City will not be responsible for the collection, administration or enforcement of PIF in any respect.

Public Improvements: The improvements summarized in this service plan and future improvements authorized to be planned, designed, acquired, constructed, installed, relocated, and financed as generally described in the applicable part of Title 32 of C.R.S, except as specifically limited in the *Authorized and Prohibited Powers* section below, to serve the future taxpayers and inhabitants of the District. A non-exhaustive list of examples is provided in **Exhibit E** of the types of Public Improvements. Regional Improvements are not included in **Exhibit E**.

Regional Improvements: Any regional public improvements identified by the City for funding, in whole or part, by a Regional Mill Levy levied by the District.

Regional Mill Levy: An ad valorem tax levied upon taxable real and personal property for planning, design, acquisition, funding, construction, installation, relocation and/or redevelopment of the Regional Improvements and/or to fund the administration and overhead costs related to the provisions of Regional Improvements.

Service Area: An area which includes the District Boundaries and the future Inclusion Area Boundaries.

Special District Act: Article 1 of Title 32 Colorado Revised Statutes, as amended.

Special District Review Committee: Committee of representatives from the City's Department of Finance, Office of Economic Development, Department of Public Works, Department of Community Planning and Development and the City's Attorney's Office. The Committee will be responsible for reviewing proposed new Title 31 districts and Title 32 metropolitan districts within the City and County and Denver.

State: The State of Colorado.

Taxable Property: Real or personal property within the District Boundaries subject to ad valorem taxes imposed by the District.

Title 32 Metropolitan District Rules and Regulations: The City's special district rules and regulations for Title 32 metropolitan districts as adopted and may be amended from time to time.

III. LOCATION AND BOUNDARIES

The area of the Initial District Boundaries includes approximately fifty-eight (58) acres and the total area that may be included in the Inclusion Area Boundaries is approximately fourteen (14) acres. A legal description and map of the Initial District Boundaries are attached hereto as **Exhibit A** and **Exhibit C**, respectively. A legal description and map of the Inclusion Area Boundaries is attached hereto as **Exhibit B** and **Exhibit D**, respectively. It is anticipated that the District's Boundaries may expand or contract from time to time as the District undertakes inclusions or exclusions pursuant to the Special District Act, subject to the limitations set forth in the Authorized and Prohibited Powers, Section VIII, of this service plan.

IV. DESCRIPTION OF PROJECT AND PLANNED DEVELOPMENT

The District is being organized to finance, construct, operate and maintain the Public Improvements needed for the proposed new, mixed-use neighborhood and entertainment destination (the Planned Development) on portions of the Metropolitan Football Stadium District property now largely occupied by surface parking lots used only during games and special events. This non-profit venture between the Metropolitan Football Stadium District and the Stadium Management Company, LLC envisions creating a neighborhood hub where people can live, work and play as well as enjoy an enhanced gameday experience for fans. The Planned Development is projected to have an estimated population of up to 2,000 at build-out in 2022 and include up to 3,500,000 square feet of retail, restaurant, hotel, office space and other commercial space, which will provide a long-term recurring income stream to support football stadium maintenance and improvements. The Planned Development will offer opportunities to better connect downtown, Sun Valley and west side neighborhoods with transit corridors and the South Platte River, including park and riverfront enhancements. The Planned Development is located in the City's 2013 Decatur-Federal Area Plan and conforms with the Area Plan's recommendations to create a year-round, mixed-use entertainment district and to improve connectivity within the Service Area. The District is not currently located within an urban renewal area. The District will cooperate with the Metropolitan Football Stadium District, Stadium Management Company, LLC, the City and its agencies to support and strengthen the long-term viability of the taxpayer-owned stadium facility.

V. INCLUSION OF LAND

The District shall not include any property outside the Inclusion Area Boundaries except as set forth in the Special District Act and with the Manager of Finance's written approval.

VI. DISTRICT RATIONALE

There are currently no other governmental entities located in the immediate vicinity of the District, including the City, that consider it desirable, feasible, or practical to undertake the planning,

design, acquisition, construction, installation, relocation, redevelopment, or financing of Public Improvements needed for the Planned Development. Therefore, formation of the District is necessary for the provision of the Public Improvements required for the Planned Development.

VII. DISTRICT GOVERNANCE

The District Board shall be comprised of eligible electors residing within or owning property within the District as provided in the Special District Act. It is anticipated that over time, End Users may assume electoral control of the District Board as development progresses. The District shall not enter into any agreement by which End Users' electoral control of the Board is removed or diminished.

VIII. AUTHORIZED AND PROHIBITED POWERS

The District shall have the power and authority to provide Public Improvements, and related operation and maintenance services, within and without the District Boundaries as such powers and authorities are described in Colorado Revised Statutes, other applicable statutes, common law and the Colorado constitution, subject to the limitations set forth herein:

A. Prohibited Services, Restrictions, and Limitations.

1. Covenant Control Restriction.

The District is not authorized to impose, manage, or provide covenant enforcement actions, except for PIF collections.

2. Eminent Domain Restriction.

The District is not authorized to exercise the power of eminent domain except upon prior approval by City Council and the Metropolitan Football Stadium District with respect to any of its property.

3. Fee Limitation.

All Fees related to the repayment of Debt, except for PIF, shall be authorized to be imposed by the District upon all property within the District Boundaries for repaying Debt only if such Fees are due and payable no later than upon the issuance of a building permit by the City. Notwithstanding any of the foregoing, this Fee limitation shall not apply to (i) any Fee imposed to fund the operation, maintenance, repair, or replacement of Public Improvements or the administration of the District, (ii) any Fee approved by the Board, if the majority of the Board is composed of End Users, and (ii) any Public Improvement Fees.

4. Fire Protection Restriction.

The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City. The authority to plan for, design, acquire, construct,

install, relocate, redevelop, finance, operate or maintain fire hydrants and related improvements installed as part of the water system shall not be limited by this subsection.

5. Public Safety Services.

The District is not authorized to provide policing or safety enforcement services. However, the District may, pursuant to C.R.S. §32-1-1004(7), as amended, furnish security services pursuant to an intergovernmental agreement with the City.

6. Grants from Governmental Agencies Restriction.

The District will not apply for funds distributed by any agency of the United States Government or the State without the prior written approval of the Manager of Finance. This does not restrict the collection of Fees for services provided by the District to the United States Government or the State.

7. Golf Course Construction Restriction.

Acknowledging that the City has financed public golf courses and desires to coordinate the construction of public golf courses within the City's boundaries, the District shall not be authorized to plan, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain a golf course unless such activity is pursuant to an intergovernmental agreement with the City.

8. Residential Solid Waste Collection Restriction.

The District shall not provide directly or indirectly, solid waste collection services for residential properties unless (a) the property in question is excluded from solid waste collection services provided by the City or (b) such activity is pursuant to an intergovernmental agreement with the City.

9. Sales and Use Tax Exemption Limitation.

The District shall not exercise any sales and use tax exemption in the Denver Revised Municipal Code ("D.R.M.C.").

10. Sub-district Restriction.

The District shall not create any sub-district pursuant to the Special District Act without the prior written approval of the Manager of Finance.

11. Television Relay and Translation Restriction.

The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided pursuant to written approval from the Manager of Finance.

12. Water Rights Restriction.

The District shall not acquire, own, manage, adjudicate or develop water rights or resources except as otherwise provided pursuant to an intergovernmental agreement with Denver Water.

13. Overlapping Services.

Before any services or facility is provided within any special district with boundaries that overlap the boundaries of the District, consent to such overlapping service or facility shall first be obtained in accordance with any statutory requirements.

IX. PUBLIC IMPROVEMENTS AND ESTIMATED COSTS

Exhibit E summarizes the type of Public Improvements that are projected to be constructed and/or installed by the District. The cost, scope, and definition of such Public Improvements may vary over time. The total estimated costs of Public Improvements, as set forth in **Exhibit E**, excluding any improvements paid for by the Regional Mill Levy necessary to serve the Planned Development, are approximately \$147,000,000 in 2018 dollars with a 5% per annum escalation factor for the anticipated year of construction. The cost estimates are based upon preliminary engineering, architectural surveys, and reviews of the Public Improvements set forth in **Exhibit E** and include all current construction cost estimates together with estimates of costs such as land acquisition, engineering services, legal expenses, and other associated expenses. Maps of the anticipated location, operation, and maintenance of Public Improvements are attached hereto as **Exhibit F** (to be set forth in an Infrastructure Master Plan as described herein). The list of Public Improvements summarized in Exhibit E may be modified as part of the City review process for, and shall conform with and be controlled by, an Infrastructure Master Plan (“IMP”), if required for the Planned Development, which shall be approved by the Manager of Community Planning and Development and the Manager of Public Works.

The design, phasing of construction, location, and completion of Public Improvements will be determined by the District to coincide with the phasing and development of the Planned Development and the availability of funding sources. The District may, in its discretion, phase the construction, completion, operation, and maintenance of Public Improvements or defer, delay, reschedule, rephase, relocate, or determine not to proceed with the construction, completion, operation, and maintenance of Public Improvements, and such actions or determinations shall not constitute material modifications of this service plan.

The District will ensure that Public Improvements to be funded by the District are designed and constructed in accordance with the IMP and the standards and specifications of the City and of other entities having jurisdiction. The District will obtain all required approvals of plans, specifications, and permits for construction, operation, maintenance, installation, repair, and replacement of such Public Improvements prior to performing such work.

The Public Improvements set forth in this service plan and exhibits shall be listed in the ownership and maintenance matrix in **Exhibit G** (to be set forth in an Infrastructure Master Plan), either individually or categorically, to identify the ownership and maintenance responsibilities of the

Public Improvements, which may be modified as appropriate, if approved by the Manager of Community Planning and Development and the Manager of Public Works.

The City has ordinances relating to the payment of prevailing wages, public art, and small or disadvantaged business enterprises' participation in the City contracting for construction, installation, and certain maintenance activities. The District shall comply with the following requirements:

A. Contracting.

The District shall comply with all applicable statutory requirements concerning public bidding and construction contracting. The District's contracts for the Project shall contain provisions in compliance with subsections C and D of this Section IX.

B. Land Acquisition and Conveyance.

The District shall not condemn property or easement without the prior approval of City Council and the Metropolitan Football Stadium District with respect to its property. The purchase price of any land or improvements acquired by the District from the Developer shall be no more than the then-current fair market value as confirmed by an independent MAI appraisal for land and an independent engineer for improvements. Land, easements, improvement, and facilities conveyed to the City shall be free and clear of all liens, encumbrances, and easements, unless otherwise approved by the City prior to conveyance. All conveyances to the City shall be by special warranty deed, shall be conveyed at no cost to the City, shall include an ALTA title policy issued to the City, shall meet the environmental standards of the City, and shall comply with any other conveyance prerequisites.

C. Prevailing Wages Requirement.

For any District contract relating to the acquisition, construction, installation, repair, replacement, operation, or maintenance of any Public Improvements, the District shall comply with the wage provisions of the D.R.M.C., as amended, that are applicable to City contracts relating to the payment of prevailing wages. However, where the District is required to comply with Davis-Bacon or other federal wage requirements, the District shall not be required to comply with the wage provisions of the D.R.M.C.

D. Small or Disadvantaged Business Enterprises.

To the extent the District is not required to comply with more restrictive provisions in accordance with a Project funding source, as determined by the Director of the Division of Small Business Opportunity Office or its successor agency, the District shall comply with the City's then-current ordinances relating to: (a) minority and women business enterprise participation as currently set forth in Division 1 and Division 3 of Article III, Title 28 of the Denver Revised Municipal Code ("**DRMC**"), as the same may be amended or recodified from time to time; and (b) small business enterprise participation as currently set forth in Article VII, Title 28 of the DRMC, , as the same may be amended or recodified from time to time; and (c) any small or disadvantage business enterprise ordinances that

may subsequently be adopted by the City Council with respect to construction work that is not under contract at the time of adoption of such ordinance. Equal Employment and Discrimination.

In connection with the performance of all acts or activities hereunder, the District shall not discriminate against any person otherwise qualified with respect to its hiring, discharging, promoting or demoting or in matters of compensation solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, gender identity or gender expression, marital status, or physical or mental disability, and further shall insert the foregoing provision in contracts or subcontracts let by the District to accomplish the purposes of this service plan.

E. Public Art Requirement.

The District shall initiate and implement a public art program as currently set forth in Sections 20-85 through 20-89 of the D.R.M.C., as amended, or any similar ordinances subsequently adopted.

X. FINANCING PLAN/PROPOSED INDEBTEDNESS

This section of the service plan describes the nature, basis, method of funding and financing limitations associated with the acquisition, construction, completion, repair, replacement, operation, and maintenance of Public Improvements. This section also describes the District's obligation to help finance certain Regional Improvements.

A. Financing Plan.

The District's Financing Plan reflects its anticipated schedule for incurring Debt to fund Public Improvements in support of the Project as is set forth in Exhibit H. The Financing Plan also reflects the schedule of all anticipated revenues flowing to the District derived from District mill levies, Fees levied by the District, PIF, specific ownership taxes, and all other anticipated legally available revenues. The Financing Plan incorporates all of the provisions of this Part X of the service plan.

Based upon the assumptions contained therein, the Financing Plan projects the issuance of bonds or notes to fund Public Improvements and anticipated Debt repayment based on the development assumptions and absorptions of the property in the Inclusion Area by End Users. The Financing Plan anticipates that the District will acquire, construct, and complete all Public Improvements needed to serve the Service Area.

The Financing Plan demonstrates that the District will have the financial ability to discharge all Debt to be issued as part of the Financing Plan on a reasonable basis. Furthermore, the District will secure the certification of an Independent Registered Municipal Advisor who will provide an opinion as to whether such Debt issuances are in the best interest of the District at the time of issuance, except for any Developer Obligations or intergovernmental agreements or loans that are entered into by the District.

B. Mill Levies.

It is anticipated that the District will impose an Operating Mill Levy and a Debt Mill Levy on all property within the District Boundaries.

1. Aggregate Mill Levy Maximum.

The Aggregate Mill Levy Maximum is the maximum combined amount that the District may impose for its Debt Mill Levy and its Operating Mill Levy in any year. The Aggregate Mill Levy Maximum is fifty (50) mills.

2. Regional Mill Levy Not Included in Other Mill Levies.

The Regional Mill Levy shall not be counted against the Aggregate Mill Levy, Aggregate Mill Levy Maximum, Debt Mill Levy, nor Operating Mill Levy levied by the District.

3. Operating Mill Levy.

The District may impose an Operating Mill Levy of up to fifty (50) mills until the District imposes a Debt Mill Levy. Once the District imposes a Debt Mill Levy, the District's Operating Mill Levy cannot exceed ten (10) mills.

4. Assessed Value and Mill Levies.

At such time as the Debt is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the Debt Mill Levy to be imposed to pay on the Debt, shall not be subject to the Aggregate Mill Levy Maximum and may be unlimited as to rate and may be levied at the rate necessary to pay the Debt service on such Debt, provided however that the District shall not issue additional Debt that would cause the aggregate Debt to exceed 50% of the District's then assessed value. For the purposes of the forgoing, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed valuation ratio. All Debt issued by the District must be issued in compliance with the requirements of the Special District Act and all other State legal requirements.

5. Gallagher Adjustments.

In the event the State's method of calculating assessed valuation changes after approval of this service plan, the District's Aggregate Mill Levy, Debt Mill Levy, Operating Mill Levy, and Aggregate Mill Levy Maximum rates herein provided may be increased or decreased to reflect such changes; such increases or decreases shall be determined by the District's Board of Directors in good faith so that to the extent possible, the actual tax revenues generated by such mill levies, as adjusted, are neither enhanced nor diminished as a result of such change.

6. Excessive Mill Levy Pledges.

Any Debt issued with a pledge or which results in a mill levy pledge that exceeds the Aggregate Mill Levy Maximum shall be deemed a material modification of this service plan and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a service plan amendment.

C. Interest Rate and Underwriting Terms Certification.

The interest rate on any Debt shall be set at a market rate at the time the Debt is issued; provided, however, that the interest rate on Developer Obligations shall not exceed 8 ½%. The District shall retain an Independent Registered Municipal Advisor to provide an opinion on the market reasonableness of the interest rate on any Debt (other than Developer Obligations or intergovernmental agreements or intergovernmental loans that are entered into by the District) and any underwriter discount paid by the District as part of a Debt financing transaction. Debt, when issued, will comply with all relevant requirements of this service plan.

D. Disclosure to Land Purchasers.

The District will use reasonable efforts to assure that all End Users purchasing property within the District Boundaries and Inclusion Area Boundaries receive a written notice regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect Fees. A written notice recorded in the land records of the City Clerk and Recorded shall satisfy this requirement.

E. Independent Registered Municipal Advisor.

An Independent Registered Municipal Advisor shall be retained by the District to provide an opinion that any Debt issuance is in the best interest of the District once the total amount of Debt exceeds Five Million Dollars. Independent Registered Municipal Advisor opinion to provide advice to the District Board regarding the proposed terms and if conditions are reasonable based upon the status of development within the District, the projected tax base increase in the District, the security offered, and other considerations as may be identified by the advisor. The District shall include in the transcript of any bond transaction or other appropriate financing documentation for related debt instrument a signed letter from the Independent Registered Municipal Advisor providing an official opinion on the structure of the Debt stating the advisor's opinion that the cost of issuance, sizing, repayment term, redemption feature, couponing, credit spreads, payment, closing date, and other material transaction details of proposed Debt serve the best interest of the District.

Debt shall not be undertaken by the District if found to be unreasonable by the Independent Registered Municipal Advisor.

F. Disclosure to Bond Purchasers.

District Debt shall set forth a statement in substantially the following form:

“By acceptance of this instrument, the owner of this Debt agrees and consents to all of the limitations with respect to the payment of the principal and interest on this Debt contained herein, in the resolution of the District authorizing the issuance of this Debt and in the service plan of the District. This Debt is not and cannot be a Debt of the City and County of Denver”

Similar language describing the limitations with respect to the payment of the principal and interest on Debt set forth in this service plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a Developer of property within the District Boundaries.

XI. BANKRUPTCY LIMITATIONS

All of the limitations contained in this service plan, including, but not limited to, those pertaining to the Aggregate Mill Levy Maximum and Fees, have been established under the authority of the City to approve a service plan. It is expressly intended that such limitations:

A. No Set Aside.

Shall not be set aside for any reason, including by judicial action, absent a service plan amendment; and

B. Bankruptcy Code Provisions.

Are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the state under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

XII. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, funding, construction, installation, relocation, redevelopment, administration, and overhead costs related to the provision of Regional Improvements. At the discretion of the City, the District shall impose a Regional Improvement Mill Levy on all property within the District under the following terms:

A. Regional Mill Levy Authority.

The District shall include the authority to impose an additional Regional Mill Levy of five (5) mills as part of the District’s initial TABOR election.

B. Regional Mill Levy Imposition.

The District shall impose the Regional Mill Levy at a rate not to exceed five (5) mills within one year of receiving written notice from the Manager of Finance to the District requesting the imposition of the Regional Mill Levy.

C. City Notice Regarding Regional Improvements.

Such notice from the City shall provide a description of the Regional Improvements to be constructed and an analysis explaining how the Regional Improvements will be beneficial to property owners within the District. The City shall require that planned developments that (i) are adjacent to the District and (ii) will benefit from the Regional Improvement also impose a Regional Mill Levy, to the extent possible.

D. Regional Improvements Authorized Under Service Plan.

Under all circumstances, the Regional Improvements shall be Public Improvements that the District would otherwise be authorized to design, construct, install re-design, reconstruct, repair, or replace pursuant to this service plan and applicable State law.

E. Expenditure of Regional Mill Levy Revenues.

Revenue collected through the imposition of the Regional Mill Levy shall be expended as follows:

1. Intergovernmental Agreement.

If the City and the District have executed an intergovernmental agreement concerning the Regional Improvements, then the revenue from the Regional Mill Levy shall be used in accordance with such agreement.

2. No Intergovernmental Agreement.

If no intergovernmental agreement exists between the District and the City, then the revenue from the Regional Mill Levy shall be conveyed to the City, for use by the City in the planning, designing, constructing, installing, acquiring, relocating, redeveloping, or financing of Regional Improvements which benefit the End Users of the District as prioritized and determined by the City.

F. Regional Mill Levy Term.

The Regional Mill Levy shall not exceed a term of twenty-five (25) years from December 31 of the tax collection year after which the Regional Mill Levy was first imposed.

G. Completion of Regional Improvements.

All Regional Improvements shall be completed prior to the end of the twenty-five (25) year Regional Mill Levy term.

H. City Authority to Require Imposition.

The City's authority to require the initiation of the imposition of a Regional Mill Levy shall expire fifteen (15) years after December 31st of the year in which the District first imposes a Debt Mill Levy.

I. Regional Mill Levy Not Included in Other Mill Levies.

The Regional Mill Levy imposed shall not be applied toward the calculation of the Aggregate Mill Levy.

1. Gallagher Adjustment.

In the event the method of calculating assessed valuation is changed after the date of approval of this service plan, the Regional Mill Levy may be increased or shall be decreased to reflect such changes; such increases or decreases shall be determined by the District in good faith so that to the extent possible, the actual tax revenues generated by the Regional Mill Levy, as adjusted, are neither enhanced nor diminished as a result of such change.

XIII. CITY FEES

The District shall pay all applicable City fees in accordance with the City's Title 32 Special District Rules and Regulations and any other applicable City rules and regulations.

XIV. ANNUAL REPORTS

The District shall prepare all reports required by the City's Title 32 Special District Rules and Regulations. The District will be responsible for verifying that all required reports comply with the current Title 32 Special District Rules and Regulations. At the request of the Manager of Finance, the District shall make available to the City any financial documents, including but not limited to, current and historical budgets, current and historical audits, and other documentation related to the District's financials or operations. Such documents shall be presented to the City within fifteen (15) days of such request.

XV. SERVICE PLAN AMENDMENTS

This service plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set forth in this service plan or deviate in a material manner shall be deemed to be material modifications to this service plan, and the City shall be entitled to all remedies available under State and local law.

XVI. DISSOLUTION

Upon determination by City Council that the District's purposes have been accomplished, the District shall file a petition in district court for approval of dissolution pursuant to the Special District Act. In no event shall dissolution occur until the District has discharged of all its outstanding Debt.

EXHIBIT A

Legal Description of Initial District Boundaries

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM

ADDRESS: 1575 ALCOTT ST UNIT MISC

TAX SCHEDULE NUMBER: 0232426025000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION OF PLATTE PARK BLOCK 6 & VACATED STREETS & ADJACENT ALLEY BEGIN 183.56 FEET EAST OF NORTHWEST THENCE EAST 9.38 FEET THENCE SOUTHWEST 280.6 FEET THENCE SOUTHWESTERLY 117.94 FEET THENCE WEST 18.39 FEET THENCE SOUTHEASTERLY 12.83 FT THENCE SOUTHERLY 68 FEET THENCE SOUTHWESTERLY 47.06 FEET THENCE WESTERLY 83.58 FEET THENCE ON A CURVE WITH RADIUS OF 403.8 FEET THENCE NORTHEAST 130.9 FEET CURVE TO POB

RECORDED LEGAL DESCRIPTION: A PORTION OF THAT PARCEL DESCRIBED IN BARGAIN AND SALE DEED RECORDED OCTOBER 31, 2001 UNDER RECEPTION NUMBER 2001184662:

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY OF PARCEL B9 DEPOSITED FOR RECORD ON OCTOBER 11, 2002 UNDER RECEPTION NUMBER L006407

B9-EAST:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 89° 54'23" E A DISTANCE OF: 2637.85 FEET BETWEEN A FOUND 3- ¼" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH ¼ CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3 - ¼ "ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED UNDER RECEPTION No. R 93-00034030 IN THE CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING ON THE NORTHERLY LINE OF LOT 48, BLOCK 6, PLATTE PARK, AS RECORDED IN PLAT BOOK 3, AT PAGE 8, CITY AND COUNTY OF DENVER RECORDS, AND BEING S 89° 54' 25" W, A DISTANCE OF: 49.28 FEET FROM THE NORTHEAST CORNER OF SAID LOT 48, BLOCK 6, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS S 31° 41'39" E, A DISTANCE OF: 727.98 FEET;

THENCE S 89° 54'25" W, ALONG SAID NORTHERLY LINE OF LOT 48, BLOCK 6, PLATTE PARK, A DISTANCE OF: 3.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE REGIONAL TRANSPORTATION DISTRICT PROPERTY AS RECORDED UNDER RECEPTION No. R-92-0017256, DATED FEBRUARY 25, 1992, IN THE CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE S 16° 30'00" W, A DISTANCE OF: 280.60 FEET;
2. THENCE S 13° 34'02" W, A DISTANCE OF: 117.94 FEET;
3. THENCE S 86° 56'17" W, A DISTANCE OF: 18.39 FEET;
4. THENCE S 02° 22'50" E, A DISTANCE OF: 12.83 FEET;
5. THENCE S 04° 59'04" W, A DISTANCE OF: 68.03 FEET;
6. THENCE S 11° 29'06" W, A DISTANCE OF: 61.24 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2751, AT PAGE 13, OF THE CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF THAT PORTION OF WEST CABLE PLACE AS VACATED BY ORDINANCE No. 528 - 2009, AS AMENDED BY ORDINANCE No. 34-2010;

THENCE S 00° 05'37" E, A DISTANCE OF: 36.50 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED WEST CABLE PLACE;

THENCE S 89° 54' 23" W, ALONG THE CENTERLINE OF SAID VACATED WEST CABLE PLACE AND ALONG THE CENTERLINE OF THAT PORTION OF WEST CABLE PLACE AS VACATED BY ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35- 2010, A DISTANCE OF: 86.40 FEET TO A POINT ON A NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF MILE HIGH STADIUM CIRCLE AS ESTABLISHED BY ORDINANCE No. 106-2008;

THENCE ALONG THE EASTERLY RIGHT-OF- WAY LINE OF SAID MILE HIGH STADIUM CIRCLE THE FOLLOWING THREE (3) COURSES:

1. THENCE ALONG THE ARC OF SAID NON - TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF: 456.51 FEET, HAVING A CENTRAL ANGLE OF 26° 59'35", A RADIUS OF: 969.00 FEET, A CHORD BEARING N 18° 01'13" E, AND A CHORD DISTANCE OF: 452.30 FEET TO A POINT OF TANGENT;
2. THENCE N31° 31'01" E, ALONG SAID TANGENT, A DISTANCE OF: 130.91 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF: 89.11 FEET, HAVING A CENTRAL ANGLE OF 07° 50'34", A RADIUS OF:

651.00 FEET, A CHORD BEARING N27° 35'43" E, AND AN ARC DISTANCE OF: 89 .04 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL R-93-0034030;

THENCE S15° 53'17" W, ALONG THE EASTERLY LINE OF SAID PARCEL R-93-0034030, A DISTANCE OF: 61.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE OVERALL PARCEL B9-EAST CONTAINS 38,256 SQUARE FEET, OR 0.8782 ACRE; MORE OR LESS.

EXCEPTING THEREFROM THAT PART OF CDOT PARCEL 6 DESCRIBED BELOW LYING WITHIN THE BOUNDARIES OF SUCH PARCEL B9-EAST (EAST OF MILE HIGH STADIUM CIRCLE)

SAID EXCEPTION CONTAINS 1 ,242 SQUARE FEET, OR 0.0285 ACRE; MORE OR LESS.

SAID REMAINDER PARCEL B9-EAST CONTAINS 37,014 SQUARE FEET, OR 0.8497 ACRE; MORE OR LESS.

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2755 W. 17th Ave

TAX SCHEDULE NUMBER: 0232400020000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION OF PLATTE PARK BLOCK 15 & 17 & VACATED ADJACENT STREETS & ALLEYS; BEGIN NORTHWEST BLOCK 15; THENCE EAST 217.44 FEET; THENCE SOUTHEAST 9.63 FEET; THENCE SOUTHERLY 715.03 FEET; THENCE SOUTHEASTERLY ALONG CURVE TO THE LEFT 213.04 FEET; THENCE NORTHWESTERLY 74.54 FEET; THENCE NORTHWESTERLY 118.57 FEET; THENCE NORTHWESTERLY 183.22 FEET; THENCE NORTHERLY 675.35 FEET TO POB

RECORDED LEGAL DESCRIPTION: PORTION OF PARCEL DESCRIBED IN BARGAIN AND SALE DEED RECORDED OCTOBER 31, 2001 UNDER RECEPTION NUMBER 2001184662:

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY OF PARCEL B9 DEPOSITED FOR RECORD ON OCTOBER 11, 2002 UNDER RECEPTION NUMBER L006407

PARCEL B9-WEST:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 89° 54'23" E, A

DISTANCE OF: 2637.85 FEET BETWEEN A FOUND 3-¼" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3-¼" ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

BEGINNING AT THE NORTHWEST CORNER OF LOT 48, BLOCK 15, PLATTE PARK, AS RECORDED IN PLAT BOOK 3, AT PAGE 8, CITY AND COUNTY OF DENVER RECORDS, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DICK CONNOR AVENUE, AS DEDICATED BY ORDINANCE No. 211-1993, FROM WHENCE THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 32 BEARS S 62° 24' 01" E, A DISTANCE OF: 2754.52 FEET;

THENCE N 89° 54'25" E, ALONG THE NORTHERLY LINE OF LOT 48, SAID BLOCK 15, AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DICK CONNOR AVENUE, A DISTANCE OF: 137.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 48, BEING ALSO THE NORTHWESTERLY CORNER OF VACATED ELIOT STREET AS VACATED IN ORDINANCE No. 3-1978;

THENCE N 89° 55'18" E, ALONG THE NORTHERLY LINE OF SAID VACATED ELIOT STREET A DISTANCE OF: 63.85 FEET TO THE NORTHWEST CORNER OF MILE HIGH STADIUM WEST CIRCLE AS ESTABLISHED BY ORDINANCE No. 95-2006;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MILE HIGH STADIUM WEST CIRCLE THE FOLLOWING THREE (3) COURSES:

1. THENCE S 56° 08'09" E, A DISTANCE OF: 9.63 FEET;
2. THENCE S 00° 00'10" E, A DISTANCE OF: 715.03 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC DISTANCE OF 213.04 FEET, HAVING A CENTRAL ANGLE OF 32° 02'15", A RADIUS OF 381.00 FEET, A CHORD BEARING S 16° 01'17" E, AND A CHORD DISTANCE OF 210.27 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THOSE PARCELS DESCRIBED IN BOOK 8286, AT PAGE 523, AND BOOK 8266, AT PAGE 333;

THENCE N 52° 31'25" W, ALONG SAID NORTHEASTERLY LINE OF SAID PARCELS RECORDED IN BOOK 8286, AT PAGE 523, AND BOOK 8266, AT PAGE 333, A DISTANCE OF: 61.09 FEET TO THE NORTHWEST CORNER OF LOT 10, SAID BLOCK 18, PLATTE PARK, BEING ALSO THE EASTERLY RIGHT-OF-WAY LINE OF SAID VACATED ELIOT STREET:

THENCE N 00° 05'35" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF: 28.32 FEET;

THENCE N 45° 53'09" W, A DISTANCE OF: 82.72 FEET;

THENCE N 85° 54'32" W, A DISTANCE OF: 20.76 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 17, PLATTE PARK, SAID POINT BEING 12.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 43, SAID BLOCK 17;

THENCE N48°07'39"W, ALONG THE NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 8286 AT PAGE 529, A DISTANCE OF: 183.22 FEET TO A POINT ON THE EASTERLY

LINE OF THE 16 FOOT ALLEY IN BLOCK 17, PLATTE PARK, BEING ALSO THE WESTERLY LINE OF LOT 48, SAID BLOCK 17, SAID PO INT BEING ALSO 15.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 48;

THENCE N00°11'44"W, ALONG THE EASTERLY LINE OF THE ALLEY IN SAID BLOCK 17 AND THE EASTERLY LINE OF THE 16 FOOT ALLEY IN BLOCK 15, PLATTE PARK, BEING ALSO THE WESTERLY LINE OF LOTS 25-48, SAID BLOCK 15, A DISTANCE OF: 675.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL B9-WEST CONTAINS 161,074 SQUARE FEET, OR 3.6978 ACRES; MORE OR LESS.

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 1635 Bryant Street

TAX SCHEDULE NUMBER: 0232400028000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PART OF SOUTHEAST 1/4 OF SECTION 32 DIFZONING DOC PCL B9 RCD 2/26/09 #2009024361 EXC DED MILE HIGH STADIUM CIR DIF DED 2008-0106 & 2008-0095 & PCLS E & W OF MILE HIGH STADIUM CIR

RECORDED LEGAL DESCRIPTION: PORTION OF PARCEL DESCRIBED IN BARGAIN AND SALE DEED RECORDED OCTOBER 31, 2001 UNDER RECEPTION NUMBER 2001184662:

MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY OF PARCEL B9 DEPOSITED FOR RECORD ON OCTOBER 11, 2002 UNDER RECEPTION NUMBER L006407

PARCEL B9-MAIN:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE- QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 89° 54'23" E, A DISTANCE OF: 2637.85 FEET BETWEEN A FOUND 3-1/4" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3-1/4 " ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

BEGINNING AT THE SOUTHEAST CORNER OF LOT 27, BLOCK 3, PLATTE PARK, AS RECORDED IN PLAT BOOK 3, AT PAGE 8, CITY AND COUNTY OF DENVER RECORDS, FROM WHENCE THE SOUTHEAST CORNER OF THE SOUTHEAST ONE - QUARTER OF SECTION 32 BEARS S 52° 57'09" E, A DISTANCE OF: 1209.13 FEET;

THENCE N 89° 54'25" E, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF: 30.00 FEET TO THE CENTERLINE OF VACATED BRYANT STREET AS VACATED BY ORDINANCE No. 618 - 2006;

THENCE N 00° 04'39" W, ALONG THE CENTERLINE OF SAID VACATED BRYANT STREET, A DISTANCE OF: 75.28 FEET TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 20, BLOCK 4, PLATTE PARK;

THENCE N 89° 54'25" E, ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID LOT 20, A DISTANCE OF: 162.73 FEET TO A POINT ON THE CENTERLINE OF THE VACATED ALLEY IN SAID BLOCK 4, PLATTE PARK, AS VACATED BY ORDINANCE No. 491-1999;

THENCE S 00° 05'35" E, ALONG THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF: 125 .01 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF VACATED WEST 16 TH AVENUE, AS VACATED BY ORDINANCE No. 618-2006;

THENCE S 00° 30'38" E, A DISTANCE OF 60.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED WEST 16TH AVENUE, SAID POINT BEING THE POINT OF INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 7, PLATTE PARK, AND THE CENTERLINE OF THE VACATED ALLEY IN SAID BLOCK 7, AS VACATED BY ORDINANCE No. 618-2006;

THENCE S 00° 05'35" E, ALONG THE CENTERLINE OF SAID VACATED ALLEY IN SAID BLOCK 7, A DISTANCE OF: 44 .62 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE WESTERLY EXTENSION OF A LINE 5.39 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF LOT 44, SAID BLOCK 7;

THENCE N 89° 54'25" E, ALONG A LINE 5.39 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTH LINE OF LOT 44, SAID BLOCK 7, A DISTANCE OF: 276.80 FEET TO THE WESTERLY LINE OF MILE HIGH STADIUM CIRCLE AS ESTABLISHED BY ORDINANCE No. 106-2008;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MILE HIGH STADIUM CIRCLE THE FOLLOWING TWO (2) COURSES;

1. THENCE S 31° 31'01" W, A DISTANCE OF 64.04 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF: 490.51 FEET, HAVING A CENTRAL ANGLE OF 30° 49'34", A RADIUS OF: 1031.00 FEET, A CHORD BEARING S 17 ° 52'33" W, AND A CHORD DISTANCE OF: 485.92 FEET TO A POINT ON THE CENTERLINE OF WEST CABLE PLACE AS VACATED BY ORDINANCE NO. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010;

THENCE S 89° 54'23"W, ALONG THE CENTERLINE OF SAID VACATED WEST CABLE PLACE, A DISTANCE OF: 552.04 FEET TO THE WESTERLY LINE OF SAID VACATED WEST CABLE PLACE;

THENCE N 00° 05'35" W, ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF THOSE PARCELS OF LAND DESCRIBED IN BOOK 9637, AT PAGE 179, AND BOOK 9689,

AT PAGE 550, SITUATED IN BLOCK 8, PLATTE PARK, A DISTANCE OF: 61.50 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 8, SAID PLATTE PARK;

THENCE S 89° 54'23" W, ALONG THE EASTERLY EXTENSION, THE NORTHERLY LINE OF THOSE PARCELS OF LAND DESCRIBED IN BOOK 9961, AT PAGE 227, AND IN BOOK 9829, AT PAGE 374, SITUATED IN BLOCK 9, PLATTE PARK, AND ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY LINE, A DISTANCE OF: 328.19 FEET TO A POINT OF NON - TANGENT CURVE, SAID POINT BEING ON THE EASTERLY LINE OF MILE HIGH STADIUM WEST CIRCLE AS ESTABLISHED BY ORDINANCE No. 95-2006;

THENCE ALONG THE EASTERLY RIGHT- OF- WAY LINE OF SAID MILE HIGH STADIUM WEST CIRCLE, THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG THE ARC OF SAID NON- TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF: 212.57 FEET, HAVING A CENTRAL ANGLE OF 75° 33'53", A RADIUS OF: 161.00 FEET, A CHORD BEARING N 52° 24'34" W, AND A CHORD DISTANCE OF 197.46 FEET TO A POINT OF TANGENT;
2. THENCE N 89° 45 ' 59-W, ALONG SAID TANGENT, A DISTANCE OF 135.10 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF: 502.37 FEET, HAVING A CENTRAL ANGLE OF 90° 13'51", A RADIUS OF 319.00 FEET, A CHORD BEARING N 45° 07'05" W, AND A CHORD DISTANCE OF: 452.04 FEET TO A POINT OF TANGENT;
4. THENCE N 00° 00' 10" W, ALONG SAID TANGENT, A DISTANCE OF: 760.49 FEET TO A POINT ON THE CENTERLINE OF DICK CONNOR AVENUE AS VACATED BY ORDINANCE NO. 618-2006;

THENCE N 89° 55'36" E, ALONG THE CENTERLINE OF SAID VACATED DICK CONNOR AVENUE AND ALONG THE CENTERLINE OF THAT PORTION OF DICK CONNOR AVENUE AS VACATED BY ORDINANCE N 0°49'19 , A DISTANCE OF: 529.15 FEET;

THENCE S 19° 30'28" E, A DISTANCE OF: 583.29 FEET TO THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, PLATTE PARK;

THENCE N 89° 54'25"E, ALONG THE SOUTHERLY LINE OF LOT 27, BLOCK 2 AND ITS WESTERLY EXTENSION, AND LOTS 22 AND 27, BLOCK 3, PLATTE PARK, A DISTANCE OF 466.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE OVERALL PARCEL B9-MAIN CONTAINS 1,259,257 SQUARE FEET, OR 28.9086 ACRES; MORE OR LESS.

EXCEPTING THEREFROM CDOT PARCELS 3, 4 AND 5 DESCRIBED BELOW, AND THAT PART OF CDOT PARCEL 6 DESCRIBED BELOW,

LYING WITHIN THE BOUNDARIES OF SUCH PARCEL B9 - MAIN (WEST OF MILE HIGH STADIUM CIRCLE) SAID EXCEPTION CONTAINS 11,042 SQUARE FEET, OR 0.2535 ACRE; MORE OR LESS.

SAID REMAINDER PARCEL B9 - MAIN CONTAINS 1,248,215 SQUARE FEET, OR 28.6551 ACRES; MORE OR LESS.

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 1400 DECATUR ST

TAX SCHEDULE NUMBER: 0505104055000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION OF JACOBS ADDITION TO HIGHLAND BLOCKS 2 & 19 & PART OF ADJACENT VACATED; EXCEPT PART DIF DEED ORD 2006-0095 RCD 11-13-06

RECORDED LEGAL DESCRIPTION: NO ADDITIONAL RECORDS FOUND FOR THIS PARCEL

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2515 W COLFAX AVE

TAX SCHEDULE NUMBER: 0232438023000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION OF HIEDERERS ADDITION BLOCK 14 LOT 9 TO 12 DIF BOOK 2516-690 EXCEPT ADJACENT PORTION OF DEED ORD 2008-016

RECORDED LEGAL DESCRIPTION: PORTION OF PARCEL DESCRIBED IN BARGAIN AND SALE DEED RECORDED APRIL 9, 2002 UNDER RECEPTION NUMBER 2002066239:

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY OF PARCEL B3, B4 AND B5 DEPOSITED FOR RECORD ON APRIL 22, 2010 UNDER RECEPTION NUMBER L012387

PARCEL B3-EAST:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP SOUTH, AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH BOTH IN RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 89° 54'23"E A DOSTAMCE PF 2637.85 FEET BETWEEN A FOUND 3 - 1/4" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 32 STAMPED "PLS 11434"

AND A FOUND 3 – ¼” ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED “MERRICK & COMPANY, LS (UNREADABLE).”

BEGINNING AT THE SOUTHWEST CORNER OF LOT E RESERVED, IN BLOCK 6, PLATTE PARK, AS ORIGINALLY PLATTED, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THAT PART OF WEST CABLE PLACE AS VACATED BY ORDINANCE No. 618-2006, AND BEING ALSO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5, FROM WHENCE THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5 BEARS N 89° 54’23” E, A DISTANCE OF: 577.52 FEET;

THENCE N 89° 54’23” E, ALONG THE SOUTHERLY LINE OF SAID LOT E RESERVED, AND ALONG THE NORTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF: 19.48 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF PARCELS WSL-57, AND 59 AS RECORDED UNDER RECEPTION No. R-92-0017256;

THENCE S 16°20’17” W, ALONG SAID NORTHERLY EXTENSION AND THE WESTERLY LINE OF SAID PARCELS WSL-57 AND 59, A DISTANCE OF: 101.55 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL No. 2 OF PROJECT No. BRO M735-004 OF THE COLORADO DEPARTMENT OF TRANSPORTATION;

THENCE N 70° 02’40” W ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF: 54.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MILE HIGH STADIUM CIRCLE AS ESTABLISHED BY ORDINANCE No. 106-2008;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MILE HIGH STADIUM CIRCLE THE FOLLOWING FOUR (4) COURSES:

THENCE N 00° 05’05” W, A DISTANCE OF: 39.69 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 63.08 FEET, HAVING A CENTRAL ANGLE OF 29° 52’08”, A RADIUS OF 121.00 FEET, A CHORD BEARING OF N 18° 27’10” E, AND A CHORD DISTANCE OF 62.37 FEET TO A POINT OF TANGENCY;

THENCE N 03° 31’07” E, ALONG SAID TANGENT, A DISTANCE OF: 21.65 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 17.00 FEET, HAVING A CENTRAL ANGLE OF 01° 00’19”, A RADIUS OF 968.93 FEET, A CHORD BEARING N 04° 01’16” E, AND A CHORD DISTANCE OF 17.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED WEST CABLE PLACE;

THENCE N 89° 54’23” E, ALONG SAID CENTERLINE, A DISTANCE OF: 37.75 FEET TO THE EASTERLY LINE OF SAID VACATED WEST CABLE PLACE;

THENCE S 00° 05’25” E, ALONG SAID EASTERLY LINE, A DISTANCE OF: 58.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL B3-EAST CONTAINS 7,836 SQUARE FEET OR 0.1799 ACRE; MORE OR LESS.

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2500 W COLFAX AVE

TAX SCHEDULE NUMBER: 0232400032000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST AND SECTION 5, TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. BEING PORTION SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST; PT, PART SOUTHEAST 1/4 SECTION 5 DIF VACATION ORD 2010-0035 PT E OF MILE HIGH STADIUM CIR ("PARCEL 22")

RECORDED LEGAL DESCRIPTION: PORTION OF PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 18, 2010 UNDER RECEPTION NUMBER 2010054093:

A PORTION OF PARCEL 22 (VACATED STREETS AND ALLEYS-ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010);

THE FOLLOWING PARCELS OF LAND, SITUATED WITHIN THE SE ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, AND THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, ALL IN RANGE 68 WEST OF THE 6TH P.M., SAID PARCELS FURTHER DESCRIBED AS FOLLOWS:

THAT PART OF VACATED WEST CABLE PLACE, AS ESTABLISHED IN ORDINANCE No. 148-1912, AND AS VACATED BY ORDINANCE NO. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, SITUATED BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF CLAY ST. AND THE WESTERLY LINE OF THAT REGIONAL TRANSPORTATION DISTRICT PARCEL WSL-8 AS RECORDED UNDER RECEPTION No. R-92-0017256, IN THE CITY AND COUNTY OF DENVER RECORDS;

ALSO, ALL THAT PART OF VACATED RIGHT-OF-WAY, AS VACATED BY ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, AS SHOWN ON THE PLAT OF PLATTE PARK AS RECORDED IN THE RECORDS OF DENVER COUNTY, LYING NORTH OF LOT 12, BLOCK 14, PLATTE PARK THAT IS SITUATED WEST OF BLOCK 6, PLATTE PARK AND SOUTH OF SAID VACATED WEST CABLE PLACE;

ALSO, THAT PORTION OF THE VACATED ALLEY IN BLOCK 8, PLATTE PARK, AS VACATED BY ORDINANCE NO. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, LYING NORTH OF THE NORTHERLY RIGHT-OF- WAY LINE OF SAID VACATED WEST CABLE PLACE, AND SOUTH OF A LINE DRAWN BETWEEN THE NORTHWEST CORNER OF LOT 26, AND THE NORTHEAST CORNER OF LOT 21, BLOCK 8, PLATTE PARK;

ALSO, THAT PORTION OF VACATED BRYANT STREET, AS VACATED BY ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VACATED WEST CABLE PLACE, AND SOUTH OF A LINE FROM THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 9678 AT PAGE 122, BEING ALSO THE NORTHWEST CORNER OF LOT 21, BLOCK 7, PLATTE PARK, AND THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 9637 AT PAGE 179, BEING ALSO THE NORTHEAST CORNER OF LOT 26, BLOCK 8, SAID PLATTE PARK;

ALSO, THAT PORTION OF THE VACATED ALLEY IN BLOCK 7, PLATTE PARK, AS VACATED BY ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VACATED WEST CABLE PLACE, AND SOUTH OF A LINE BETWEEN THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 9678 AT PAGE 122, SAID POINT BEING THE NORTHEAST CORNER OF LOT 21, SAID BLOCK 7 AND THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2751 AT PAGE 13, SAID POINT BEING 19.55 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 26, SAID BLOCK 7, AS MEASURED ALONG THE WESTERLY LINE OF SAID LOT 26.

EXCEPT THEREFROM THE FOLLOWING PORTION OF MILE HIGH STADIUM CIRCLE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT K, BLOCK 14, PLATTE PARK, 3.00 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT K, SAID POINT BEING ALSO A POINT ON THE SOUTHERLY LINE OF SAID VACATED WEST CABLE PLACE, FROM WHENCE THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 32 BEARS S 88° 07'04" E, A DISTANCE OF: 638.06 FEET;

THENCE S 89° 54'23" W, ALONG A LINE 3.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOTS K AND L, BLOCK 14, SAID PLATTE PARK, BEING ALSO THE SOUTHERLY LINE OF SAID VACATED WEST CABLE PLACE, A DISTANCE OF: 42.19 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF: 1.85 FEET, HAVING A CENTRAL ANGLE OF: 01° 47'35", A RADIUS OF 59.00 FEET, A CHORD BEARING OF N 04° 24'54" E AND A CHORD DISTANCE OF: 1.85 FEET TO A POINT OF TANGENT;

THENCE N 03°31'06" E, ALONG SAID TANGENT, A DISTANCE OF: 21.65 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 49.74 FEET, HAVING A CENTRAL ANGLE OF 02° 45'52", A RADIUS OF 1031.00 FEET, A CHORD BEARING OF N 04° 54'03" E AND A CHORD DISTANCE OF 49.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID VACATED WEST CABLE PLACE, BEING ALSO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2751 AT PAGE 13;

THENCE N 89° 54'22" E, ALONG THE NORTHERLY LINE OF SAID VACATED WEST CABLE PLACE, A DISTANCE OF: 62.41 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 53.68 FEET, HAVING A CENTRAL ANGLE OF 03° 10'27", A RADIUS OF 969.00 FEET, A CHORD BEARING OF S 05° 06'20" W AND A CHORD DISTANCE OF 53.68 FEET TO A POINT OF TANGENT;

THENCE S 03° 31'06" W, ALONG SAID TANGENT, A DISTANCE OF: 21.65 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF: 20.17 FEET, HAVING A CENTRAL ANGLE OF: 09° 33'08", A RADIUS OF 121.00 FEET, A CHORD BEARING OF S 08° 17'41" W AND A CHORD DISTANCE OF 20.15 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 12, BLOCK 14, SAID PLATTE PARK, BEING ALSO THE SOUTHERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 32;

THENCE S 89° 54'23" W, ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF: 16.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, BEING ALSO THE SOUTHEAST CORNER OF LOT K, BLOCK 14, SAID PLATTE PARK;

THENCE N 00° 05'05" W, ALONG THE EASTERLY LINE OF SAID LOT K, A DISTANCE OF: 22.00 FEET TO THE POINT OF BEGINNING.

NOTE: FOR THE PURPOSE OF THE ABOVE DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST ONE- QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING N 89° 54'23" E A DISTANCE OF 2637.85 FEET BETWEEN A FOUND 3-¼" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH ¼ CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3-¼" ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2600 W COLFAX AVE

TAX SCHEDULE NUMBER: 0232400033000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST AND SECTION 5, TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. BEING PORTION SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST; PT, PART SOUTHEAST 1/4 SECTION 5 DIF VACATION ORD 2010-0035 PT E OF MILE HIGH STADIUM CIR ("PARCEL 22")

RECORDED LEGAL DESCRIPTION: PORTION OF PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 18, 2010 UNDER RECEPTION NUMBER 2010054093:

A PORTION OF PARCEL 22 (VACATED STREETS AND ALLEYS-ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010);

THE FOLLOWING PARCELS OF LAND, SITUATED WITHIN THE SE ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, AND THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, ALL IN RANGE 68 WEST OF THE 6TH P.M., SAID PARCELS FURTHER DESCRIBED AS FOLLOWS:

THAT PART OF VACATED WEST CABLE PLACE, AS ESTABLISHED IN ORDINANCE No. 148-1912, AND AS VACATED BY ORDINANCE NO. 529-2009, AS AMENDED BY

ORDINANCE No. 35-2010, SITUATED BETWEEN THE EASTERLY RIGHT-OF-WAY LINE OF CLAY ST. AND THE WESTERLY LINE OF THAT REGIONAL TRANSPORTATION DISTRICT PARCEL WSL-8 AS RECORDED UNDER RECEPTION No. R-92-0017256, IN THE CITY AND COUNTY OF DENVER RECORDS;

ALSO, ALL THAT PART OF VACATED RIGHT-OF-WAY, AS VACATED BY ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, AS SHOWN ON THE PLAT OF PLATTE PARK AS RECORDED IN THE RECORDS OF DENVER COUNTY, LYING NORTH OF LOT 12, BLOCK 14, PLATTE PARK THAT IS SITUATED WEST OF BLOCK 6, PLATTE PARK AND SOUTH OF SAID VACATED WEST CABLE PLACE;

ALSO, THAT PORTION OF THE VACATED ALLEY IN BLOCK 8, PLATTE PARK, AS VACATED BY ORDINANCE NO. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, LYING NORTH OF THE NORTHERLY RIGHT-OF- WAY LINE OF SAID VACATED WEST CABLE PLACE, AND SOUTH OF A LINE DRAWN BETWEEN THE NORTHWEST CORNER OF LOT 26, AND THE NORTHEAST CORNER OF LOT 21, BLOCK 8, PLATTE PARK;

ALSO, THAT PORTION OF VACATED BRYANT STREET, AS VACATED BY ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VACATED WEST CABLE PLACE, AND SOUTH OF A LINE FROM THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 9678 AT PAGE 122, BEING ALSO THE NORTHWEST CORNER OF LOT 21, BLOCK 7, PLATTE PARK, AND THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 9637 AT PAGE 179, BEING ALSO THE NORTHEAST CORNER OF LOT 26, BLOCK 8, SAID PLATTE PARK;

ALSO, THAT PORTION OF THE VACATED ALLEY IN BLOCK 7, PLATTE PARK, AS VACATED BY ORDINANCE No. 529-2009, AS AMENDED BY ORDINANCE No. 35-2010, LYING NORTH OF THE NORTHERLY RIGHT-OF- WAY LINE OF SAID VACATED WEST CABLE PLACE, AND SOUTH OF A LINE BETWEEN THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 9678 AT PAGE 122, SAID POINT BEING THE NORTHEAST CORNER OF LOT 21, SAID BLOCK 7 AND THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 2751 AT PAGE 13, SAID POINT BEING 19.55 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 26, SAID BLOCK 7, AS MEASURED ALONG THE WESTERLY LINE OF SAID LOT 26.

EXCEPT THEREFROM THE FOLLOWING PORTION OF MILE HIGH STADIUM CIRCLE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT K, BLOCK 14, PLATTE PARK, 3.00 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT K, SAID POINT BEING ALSO A POINT ON THE SOUTHERLY LINE OF SAID VACATED WEST CABLE PLACE, FROM WHENCE THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 32 BEARS S 88° 07'04" E, A DISTANCE OF: 638.06 FEET;

THENCE S 89° 54'23" W, ALONG A LINE 3.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOTS K AND L, BLOCK 14, SAID PLATTE PARK, BEING ALSO THE SOUTHERLY LINE OF SAID VACATED WEST CABLE PLACE, A DISTANCE OF: 42.19 FEET TO A POINT OF NON- TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF: 1.85 FEET, HAVING A CENTRAL ANGLE OF: $01^{\circ} 47'35''$, A RADIUS OF 59.00 FEET, A CHORD BEARING OF $N 04^{\circ} 24'54'' E$ AND A CHORD DISTANCE OF: 1.85 FEET TO A POINT OF TANGENT;

THENCE $N 03^{\circ}31'06'' E$, ALONG SAID TANGENT, A DISTANCE OF: 21.65 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 49.74 FEET, HAVING A CENTRAL ANGLE OF $02^{\circ} 45'52''$, A RADIUS OF 1031.00 FEET, A CHORD BEARING OF $N 04^{\circ} 54'03'' E$ AND A CHORD DISTANCE OF 49.74 FEET TO A POINT ON THE NORTHERLY LINE OF SAID VACATED WEST CABLE PLACE, BEING ALSO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 2751 AT PAGE 13;

THENCE $N 89^{\circ} 54'22'' E$, ALONG THE NORTHERLY LINE OF SAID VACATED WEST CABLE PLACE, A DISTANCE OF: 62.41 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 53.68 FEET, HAVING A CENTRAL ANGLE OF $03^{\circ} 10'27''$, A RADIUS OF 969.00 FEET, A CHORD BEARING OF $S 05^{\circ} 06'20'' W$ AND A CHORD DISTANCE OF 53.68 FEET TO A POINT OF TANGENT;

THENCE $S 03^{\circ} 31'06'' W$, ALONG SAID TANGENT, A DISTANCE OF: 21.65 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF: 20.17 FEET, HAVING A CENTRAL ANGLE OF: $09^{\circ} 33'08''$, A RADIUS OF 121.00 FEET, A CHORD BEARING OF $S 08^{\circ} 17'41'' W$ AND A CHORD DISTANCE OF 20.15 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 12, BLOCK 14, SAID PLATTE PARK, BEING ALSO THE SOUTHERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 32;

THENCE $S 89^{\circ} 54'23'' W$, ALONG THE NORTHERLY LINE OF SAID LOT 12, A DISTANCE OF: 16.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, BEING ALSO THE SOUTHEAST CORNER OF LOT K, BLOCK 14, SAID PLATTE PARK;

THENCE $N 00^{\circ} 05'05'' W$, ALONG THE EASTERLY LINE OF SAID LOT K, A DISTANCE OF: 22.00 FEET TO THE POINT OF BEGINNING.

NOTE: FOR THE PURPOSE OF THE ABOVE DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST ONE- QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING $N 89^{\circ} 54'23'' E$ A DISTANCE OF 2637.85 FEET BETWEEN A FOUND $3\text{-}\frac{1}{4}$ " CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND $3\text{-}\frac{1}{4}$ " ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2500 W COLFAX AVE

TAX SCHEDULE NUMBER: 0232438025000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST AND SECTION 5, TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION SECTION 5 TOWNSHIP 4 SOUTH, RANGE 68 WEST AND PORTION NORTHEAST 1/4 SECTION 5 & SOUTHEAST 1/4 SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST PT DIF VAC ORD 2006-0618 ("PARCEL 1-A")

RECORDED LEGAL DESCRIPTION: PORTION OF PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 18, 2010 UNDER RECEPTION NUMBER 2010054093:

THE FOLLOWING PARCEL OF LAND, SITUATED WITHIN THE NE1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, AND THE SE1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., SAID PARCEL FURTHER DESCRIBED AS FOLLOWS:

THAT PART OF VACATED BRYANT STREET AS ORIGINALLY PLATTED AS TRACY STREET IN THE SUBDIVISION OF PLATTE PARK, AS RECORDED IN PLAT BOOK 3, AT PAGE 8, CITY AND COUNTY OF DENVER RECORDS, AS VACATED BY ORDINANCE NO. 618-2006, LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CABLE PLACE, AS VACATED BY ORDINANCE NO. 529-2009, AS AMENDED BY ORDINANCE NO. 35-2010, AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE, AS ORIGINALLY PLATTED AS GOLDEN AVENUE IN THE SUBDIVISION OF SAID PLATTE PARK.

ALSO, THAT PORTION OF LOTS 1 AND 2, BLOCK 14, PLATTE PARK, AS ORIGINALLY PLATTED, ESTABLISHED AS RIGHT-OF-WAY BY ORDINANCE NO. 447-1982 AND AS VACATED BY ORDINANCE NO. 618-2006, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 14, PLATTE PARK; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 10 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40 FEET TO A POINT ON THE WEST LINE OF LOT 1, SAID BLOCK 14, THAT IS 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 40 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING PORTION OF MILE HIGH STADIUM CIRCLE:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 13, PLATTE PARK FROM WHENCE THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5 BEARS N 84° 46'21" E, A DISTANCE OF: 967.36 FEET;

THENCE S 88° 22'17" E, A DISTANCE OF: 84.73 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 24.06 FEET, HAVING A CENTRAL ANGLE OF 05° 19'23", A RADIUS OF 259.00 FEET, A CHORD BEARING OF N 88°

58'02' E, AND A CHORD DISTANCE OF 24.05 FEET TO A POINT ON THE EASTERLY LINE OF ORDINANCE NO. 447-1982, A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID EASTERLY LINE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 11.43 FEET, HAVING A CENTRAL ANGLE OF 15° 48'10", A RADIUS OF 41.43 FEET, A CHORD BEARING OF S 80° 11'00" E, AND A CHORD DISTANCE OF 11.39 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2, BLOCK 14, SAID PLATTE PARK, SAID POINT BEING 10.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE;

THENCE N 88° 04'55" W, ALONG THE SOUTHERLY LINE OF BLOCK 14, SAID PLATTE PARK AND SAID LINE EXTENDED WESTERLY, A DISTANCE OF: 100.04 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINS 35 SQUARE FEET OR 0.0008 ACRES; MORE OR LESS.

NOTE: FOR THE PURPOSE OF THE ABOVE DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING N 89° 54'23" E A DISTANCE OF 2637.85 FEET BETWEEN A FOUND 3-1/4" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3-1/4" ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS {UNREADABLE})."

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2621 W COLFAX AVE

TAX SCHEDULE NUMBER: 0232437015000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION OF PLATTE PARK BLOCK 13 LOTS 1-11

RECORDED LEGAL DESCRIPTION: PARCEL DESCRIBED IN BARGAIN AND SALE DEED
RECORDED APRIL 9, 2002 UNDER RECEPTION NUMBER 2002066239:

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY OF PARCEL B3, B4 AND B5 DEPOSITED FOR RECORD ON APRIL 22, 2010 UNDER RECEPTION NUMBER L012387

PARCEL B4:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING N 89° 54'23" E A DISTANCE OF 2637.85 FEET BETWEEN A FOUND 3-1/4" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3-1/4" ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 13, PLATTE PARK, AS ORIGINALLY PLATTE, FROM WHENCE THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 5 BEARS N 84° 46'30" E, A DISTANCE OF: 967.36 FEET;

THENCE N 88° 04'28" W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 13, BEING ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE, A DISTANCE OF: 266.18 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 13;

THENCE N 00° 05'35" W, ALONG THE WESTERLY LINE OF SAID BLOCK 13, BEING ALSO THE EASTERLY RIGHT-OF-WAY LINE OF CLAY STREET, A DISTANCE OF: 99.14 FEET TO A POINT 3.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID BLOCK 13, PLATTE PARK AS ORIGINALLY PLATTED, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CABLE PLACE AS ESTABLISHED BY ORDINANCE No. 148-1912;

THENCE N 89° 54'23" E, ALONG A LINE 3.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK 13, PLATTE PARK, AS ORIGINALLY PLATTED, A DISTANCE OF: 266.02 FEET TO THE EASTERLY LINE OF SAID BLOCK 13;

THENCE 500° 05'35" E, ALONG THE EASTERLY LINE OF SAID BLOCK 13, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF BRYANT STREET, A DISTANCE OF: 108.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,620 SQUARE FEET OR 0.634 ACRES; MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS OF WAY.

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2721 W COLFAX AVE UNIT VCNT

TAX SCHEDULE NUMBER: 0232436009000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION PLATTE PARK 02324 BLOCK 12 LOTS 1 TO 4 INCLUSIVE EXCEPT THE NORTH 3 FEET OF SAID LOTS TO CITY EXCEPT PT DIF DEED ORD 2006-0095 RCD 11-13-06

RECORDED LEGAL DESCRIPTION: PARCEL DESCRIBED IN BARGAIN AND SALE DEED RECORDED APRIL 9, 2002 UNDER RECEPTION NUMBER 2002066239:

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY OF PARCEL B3, B4 AND B5 DEPOSITED FOR RECORD ON APRIL 22, 2010 UNDER RECEPTION NUMBER L012387

PARCEL B5:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, BOTH IN RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE OF BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AT THE BEARING N 89° 54'23"E A DISTANCE OF 2637.85 FEET BETWEEN A FOUND 3-1/4" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH ¼ CORNER OF SAID SECTION 32 STAMPED AS "PLS 11434" AND FOUND 3- ¼" ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 12, PLATTE PARK, AS ORIGINALLY PLATTED, FROM WHENCE THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 5 BEARS N 86° 32'22" W, A DISTANCE OF: 1184.62 FEET;

THENCE S 86° 26'17" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLFAX AVENUE BEING ALSO THE SOUTHERLY LINE OF BLOCK 12, A DISTANCE OF: 59.53 FEET TO A POINT ON THE EASTERLY RIGHT- OF-WAY LINE OF MILE HIGH STADIUM WEST CIRCLE AS DEDICATED BY RESOLUTION No. 95-2006;

THENCE ALONG THE EASTERLY LINE OF SAID MILE HIGH STADIUM WEST CIRCLE THE FOLLOWING TWO (2) COURSES:

1. THENCE N38°41'12"W, A DISTANCE OF: 58.83 FEET;
2. THENCE N00°34'20"W, A DISTANCE OF: 53 .06 FEET TO A POINT ON THE SOUTHERLY LINE OF WEST CABLE PLACE AS ESTABLISHED BY ORDINANCE NO. 148-1912, SAID POINT BEING 3.43 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 12, PLATTE PARK;

THENCE N89° 54'23" E, ALONG THE SOUTHERLY LINE OF SAID WEST CABLE PLACE, A DISTANCE OF: 96.57 FEET TO THE EASTERLY LINE OF LOT 4 SAID BLOCK 12;

THENCE S00° 05'35" E, ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF: 95.44 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8,581 SQUARE FEET OR 0.1970 ACRES; MORE OR LESS.

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2775 W 13TH AVE

TAX SCHEDULE NUMBER: 0505107044000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION OF FAIRVIEW BLOCK 1 LOTS 13-36 AND BLOCK 4 LOTS 13-36 AND ADJACENT VACATED ALLEYS PER ORD 2006- 0618 AND ADJACENT VACATED WEST MYRTLE PLACE; EXCEPT PORTION LOTS 23 AND 24 BEGIN NORTHWEST CORNER LOT 24 THENCE SOUTHERLY 12 FEET; THENCE NORTHEASTERLY 51.4 FEET; THENCE WESTERLY TO POB AND EXCEPT PORTION REC# 2010094290 RCD 8/23/2010

RECORDED LEGAL DESCRIPTION: NO ADDITIONAL RECORDS FOUND FOR THIS PARCEL

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2500 W COLFAX AVE

TAX SCHEDULE NUMBER: 0232438022000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION PLATTE FARM 02324 BLOCK 14 SOUTH 22 FEET OF THE NORTH 25 FEET OF LOTS 1 TO 10 INCLUSIVE AND SOUTH 22 FEET OF LOTS M, L AND K EXCEPT ADJACENT PORTION DIF DED ORD 2008-016

RECORDED LEGAL DESCRIPTION: PARCEL DESCRIBED IN BARGAIN AND SALE DEED RECORDED APRIL 9, 2002 UNDER RECEPTION NUMBER 2002066239:

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY OF PARCEL B3, B4 AND B5 DEPOSITED FOR RECORD ON APRIL 22, 2010 UNDER RECEPTION NUMBER L012387

PARCEL B3-WEST:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, BOTH IN RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE OF BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL BOX MERIDIAN, AT THE BEARING N 89° 54'23"E A DISTANCE OF 2637.85 FEET BETWEEN A FOUND 3-1/4" CDOH ALUMINUM CAP IN

A MONUMENT BOX AT THE SOUTH ¼ CORNER OF SAID SECTION 32 STAMPED AS “PLS 11434” AND FOUND 3- ¼” ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED “MERRICK & COMPANY, LS (UNREADABLE).”

BEGINNING AT A POINT ON THE NORTHERLY LINE OF WEST COLFAX AVENUE, SAID POINT BEING ALSO THE INTERSECTION OF THE CENTERLINE OF BRYANT STREET, AS VACATED BY ORDINANCE No. 618-2006, AND THE SOUTHERNLY LINE OF THAT PORTION OF SAID VACATED BRYANT STREET, FROM WHENCE THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5 BEARS N 84° 33'23” E, A DISTANCE OF: 937.97 FEET.

THENCE N00° 05'35"W, ALONG SAID CENTERLINE, A DISTANCE OF: 145.95 FEET TO A POINT ON THE CENTERLINE OF WEST CABLE PLACE, AS VACATED BY ORDINANCE No. 529-2009 AND AMENDED BY ORDINANCE No.35-2010;

THENCE N 89° 54'23"E, ALONG SAID CENTERLINE, A DISTANCE OF: 256.43 FEET TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY OF MILE HIGH STADIUM CIRCLE AS ESTABLISHED BY ORDINANCE No. 106-2008;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 13.27 FEET, HAVING A CENTRAL ANGLE OF 00° 43'37”, A RADIUS OF 1031.00 FEET, A CHORD BEARING OF S 03° 52'55” W AND A CHORD DISTANCE OF 13.08 FEET TO A POINT OF TANGENT.
2. THENCE S03° 31'07"W, ALONG SAID TANGENT, A DISTANCE OF: 21.65 FEET TO A POINT OF CURVE;
3. THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 57.94 FEET, HAVING A CENTRAL ANGLE OF 56°16'11”, A RADIUS OF 59.00 FEET, A CHORD BEARING OF S 31° 39'12” W AND A CHORD DISTANCE OF 55.64 FEET TO A POINT OF TANGENT;
4. THENCE S 59° 47'18” W, ALONG SAID TANGENT, A DISTANCE OF: 60.15 FEET TO A POINT OF CURVE;
5. THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 143.93 FEET, HAVING A CENTRAL ANGLE OF 31° 50'26”, A RADIUS OF 259.00 FEET, A CHORD BEARING OF S 75° 42'31"W, AND A CHORD DISTANCE OF 142.09 FEET TO A POINT OF NON-TANGENCY ON THE SOUTHERNLY LINE OF THAT PORTION OF BRYANT STREET, AS VACATED BY ORDINANCE No. 618-2006;

THENCE N 88° 27'17” W, A DISTANCE OF: 35.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE OVERALL PARCEL B3-WEST CONTAINS 30,994 SQUARE FEET, OF 0.7115 ACRES; MORE OR LESS.

EXCEPTING THEREFROM CDOT PARCELS 7 AND 8 AND PART OF CDOT PARCEL 9 LYING WITH THE BOUNDARIES OF SUCH PARCEL B-3 WEST (WEST OF MILE HIGH STADIUM

CIRCLE); SAID EXCEPTIONS CONTAIN 4,873 QUARE FEET, OR 0.1119 ACRE; MORE OR LESS. SAID RAINDER PARCEL B3-WEST CONTAINS 26,121 SQUARE FEET OR 0.5997 ACRE; MORE OR LESS.

CURRENT OWNERSHIP: METROPOLITAN FOOTBALL STADIUM DISTRICT

ADDRESS: 2744 W COLFAX AVE

TAX SCHEDULE NUMBER: 0505104067000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO. PORTION OF ERNEST W LOWREYS SUB OF LOTS 5 THRU 10 OF JACOBS ADDITION TO HIGHLAND AND JACOBS ADDITION TO HIGHLAND PORTION OF BLOCKS 3 AND 4 AND PORTION SECTION 5 TOWNSHIP 4 SOUTH, RANGE 68 WEST DAF *

RECORDED LEGAL DESCRIPTION: NO ADDITIONAL RECORDS FOUND FOR THIS PARCEL

EXHIBIT B

Legal Description of Inclusion Area Boundaries

CURRENT OWNERSHIP: MILE HI CABLE PARTNERS

ADDRESS: 1601 MILE HIGH STADIUM CIRCLE

TAX SCHEDULE NUMBER: 0232425021000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:
PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING A PORTION OF PLATTE PARK SUBDIVISION

LEGAL DESCRIPTION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JUNE 30, 2004 UNDER RECEPTION NUMBER 2004139227:

LOTS 25 TO 33 INCLUSIVE, BLOCK 4, LOTS 16 TO 24, INCLUSIVE AND LOTS 25 TO 33, INCLUSIVE, BLOCK 5, RESERVED LOT B ADJACENT TO SAID LOTS 16 TO 24, INCLUSIVE AND LOTS 25 TO 33, INCLUSIVE, BLOCK 5; RESERVED LOT C; THAT PART OF VACATED ALCOTT STREET LYING BETWEEN SAID LOTS 25 TO 33, INCLUSIVE, BLOCK 4 AND LOTS 16 TO 24, INCLUSIVE, BLOCK 5; EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 48, BLOCK 6; THENCE NORTH ON EAST BOUNDARY LINE OF PLATTE PARK FOR 169.04 FEET; THENCE S16°15'W FOR 176.07 FEET TO A POINT ON THE NORTH LINE OF LOT 48, BLOCK 6, 49.28 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ON THE NORTH LINE OF SAID LOT 48 TO THE POINT OF BEGINNING, PLATTE PARK, AND EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEED RECORDED NOVEMBER 15, 1984, UNDER RECEPTION NO. 42560, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING THEREFROM: PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 32 AND ALSO IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING NORTH 89 DEGREES 54 MINUTES 23 SECONDS EAST, A DISTANCE OF 2637.85 FEET BETWEEN A FOUND 3-1/4" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3-1/4" ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

BEGINNING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 33, BLOCK 4, PLATTE PARK, AS ORIGINALLY PLATTED, WITH THE CENTERLINE OF THE ALLEY IN SAID BLOCK 4, VACATED BY ORDINANCE NO. 491- 1999, SAID POINT BEING ALSO ON A SOUTHERLY LINE OF PREVIOUSLY DESCRIBED PARCEL

"D" AS RECORDED UNDER RECEPTION NO. 9900142500 IN THE CITY AND COUNTY OF DENVER RECORDS, FROM WHENCE THE SOUTHEAST CORNER OF THE

SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARS S40°30'56"E A DISTANCE OF 1189.22 FEET; THENCE N89°56'24"E, ALONG SAID WESTERLY EXTENSION AND ALONG SAID NORTHERLY LINE OF LOT 33, SAID BLOCK 4, A DISTANCE OF 65.00 FEET;

THENCE S44°55'24"W, A DISTANCE OF 91.90 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED ALLEY IN SAID BLOCK 4;

THENCE N00°05'35"W, ALONG THE CENTERLINE OF SAID VACATED ALLEY IN BLOCK 4, BEING ALSO AN EASTERLY LINE OF SAID PARCEL "D," A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 32 AND ALSO IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION, THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING NORTH 89 DEGREES 54 MINUTES 23 SECONDS EAST, A DISTANCE OF 2637.85 FEET BETWEEN A FOUND 3-1/4" CDOH ALUMINUM CAP IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 32 STAMPED "PLS 11434" AND A FOUND 3-1/4" ALUMINUM CAP IN ASPHALT AT THE SOUTHEAST CORNER OF SAID SECTION 32 STAMPED "MERRICK & COMPANY, LS (UNREADABLE)."

BEGINNING AT THE NORTHEAST CORNER OF LOT 33, BLOCK 5, PLATTE PARK, AS ORIGINALLY PLATTED, FROM WHENCE THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARS S20°19'09"E, A DISTANCE OF 964.56 FEET, SAID POINT OF BEGINNING BEING ALSO ON THE EASTERLY LINE OF SAID BLOCK 5, AND ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. R-93-0034030 IN THE CITY AND COUNTY OF DENVER RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL R-93-0034030 THE FOLLOWING TWO (2) COURSES:

THENCE S00°18'00"E, ALONG THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 116.01 FEET TO A POINT 169.04 FEET NORTH OF THE NORTHEAST CORNER OF LOT 48, BLOCK 6, PLATTE PARK;

THENCE S15°53'17"W, A DISTANCE OF 175.83 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 48, BLOCK 6, PLATTE PARK, 49.28 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 48;

THENCE S89°54'25"W, ALONG THE NORTHERLY LINE OF SAID LOT 48, BLOCK 6, BEING ALSO THE SOUTHERLY LINE OF LOT C, RESERVED, PLATTE PARK, AND THE SOUTHERLY LINE OF SAID PARCEL R-93-0034030, A DISTANCE OF 84.96 FEET TO A

POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MILE HIGH STADIUM CIRCLE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MILE HIGH STADIUM CIRCLE THE FOLLOWING TWO (2) COURSES:

THENCE N31°31'01 "E, A DISTANCE OF 14.48 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°06'29", AN ARC DISTANCE OF 288.95 FEET, A RADIUS OF 589.00 FEET AND A CHORD BEARING OF N17°27'45"E, A DISTANCE OF 286.06 FEET TO A POINT OF NON-TANGENCY, AT A POINT ON THE NORTHERLY LINE OF SAID LOT 33, BLOCK 5, PLATTE PARK;

THENCE N89°56'24"E, ALONG THE NORTHERLY LINE OF SAID LOT 33, BLOCK 5, A DISTANCE OF 39.08 FEET TO THE POINT OF BEGINNING.

**CURRENT OWNERSHIP: FRANK GONZALES SR.
ADDRESS: 2719 W. COLFAX AVE.
TAX SCHEDULE NUMBER: 0232436004000**

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST AND SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING LOT 5 BLOCK 12 OF PLATTE PARK SUBDIVISION EXCEPT THE NORTH 3 FEET

LEGAL DESCRIPTION AS CONTAINED IN QUIT CLAIM DEED RECORDED AUGUST 25 1986 UNDER RECEPTION NUMBER 00010806:

LOT 5, BLOCK 12, PLATTE PARK, EXCEPT REAR THREE (3) FEET, CITY & COUNTY OF DENVER, STATE OF COLORADO; ALSO KNOWN AS NUMBER 2719 W. COLFAX AVENUE

LEGAL DESCRIPTION AS CONTAINED IN QUIT CLAIM DEED RECORDED SEPTEMBER 5, 1986 UNDER RECEPTION NUMBER 00016312:

LOT 5, BLOCK 12, ACCORDING TO THE MAP OF OFFICIAL CITY SURVEY OF PLATTE PARK, FILED MAY 24, 1949 IN BOOK 19, AT PAGE 67.

CURRENT OWNERSHIP: ABARCA EIGHT LLC
ADDRESS: 2701 W COLFAX AVE UNIT -2715
TAX SCHEDULE NUMBER: 0232436007000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 68 WEST AND SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING LOTS 6 THROUGH 11 (INCLUSIVE) OF BLOCK 12 OF PLATTE PARK SUBDIVISION EXCEPT THE NORTH 3 FEET OF SAID LOTS TO CITY

LEGAL DESCRIPTION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JANUARY 17, 2014 UNDER RECEPTION NUMBER 2014005536:

LOTS 6 TO 11, INCLUSIVE, EXCEPT THE NORTH 3 FEET OF SAID LOTS, BLOCK 12, PLATTE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CURRENT OWNERSHIP: REGIONAL TRANSPORTATION DISTRICT
ADDRESS: 2750 W 14TH AVE
TAX SCHEDULE NUMBER: 0505104063000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING A PORTION OF LOTS 23 AND 24 OF JACOBS ADDITION TO HIGHLAND TOGETHER WITH VACATED ALLEY

CURRENT OWNERSHIP: MILLENIUUM LLC
ADDRESS: 2706 W COLFAX AVE
TAX SCHEDULE NUMBER: 0505102024000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING A PORTION OF LOT 1 OF JACOBS ADDITION TO HIGHLAND LYING SOUTH OF WEST COLFAX AVENUE AND WEST OF MORRISON ROAD EXCEPT THE WEST 1.4 FEET OF SAID LOT.

LEGAL DESCRIPTION AS CONTAINED IN GENERAL WARRANTY DEED RECORDED MAY 3, 2000 UNDER RECEPTION NUMBER 2000061654

THAT PORTION OF LOT 1, JACOBS ADDITION TO HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING SOUTH OF GOLDEN CITY ROAD (SAID ROAD NOW BEING CALLED WEST COLFAX AVENUE) AND WEST OF BEAR CREEK ROAD (NOW CALLED MORRISON ROAD) EXCEPT THE WEST 1.4 FEET OF SAID LOT 1 AND EXCEPT THAT PART CONVEYED TO THE TOWN OF COLFAX AS DESCRIBED IN BOOK 1099 AT PAGE 354, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CURRENT OWNERSHIP: HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER

ADDRESS: 2534 W COLFAX AVE

TAX SCHEDULE NUMBER: 0505101042000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING LOT 1 A PORTION OF LOT 10 OF HIEDERER'S SUBDIVISION ALONG WITH AN UNPLATTED PORTION OF SECTION 5.

LEGAL DESCRIPTION AS CONTAINED IN GENERAL WARRANTY DEED RECORDED MAY 3, 2000 UNDER RECEPTION NUMBER 2000061654

PARCEL ONE:

PARCEL A:

LOT 1, AND THE WEST 25 FEET OF LOT 10, EXCEPT THE SOUTH 13 FEET OF THE WEST 25 FEET OF SAID LOT 10, HIEDERER'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE NE $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF ASHTON;

THENCE SOUTH ALONG THE EAST SIDE OF ASHTON, 200 FEET, MORE OR LESS, TO THE SE CORNER THEREOF;

THENCE AT RIGHT ANGLES EAST 125 FEET TO THE WEST LINE OF HIEDERER'S SUBDIVISION,

THENCE AT RIGHT ANGLES NORTH, PARALLEL WITH FIRST DESCRIBED LINE AND ALONG THE WEST LINE OF HIEDERER'S SUBDIVISION, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST COLFAX AVENUE;

THENCE AT RIGHT ANGLES ALONG THE SOUTH LINE OF WEST COLFAX AVENUE, A DISTANCE OF 125 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; EXCEPT THE SOUTH 13 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 10, HIEDERER'S SUBDIVISION, WHICH POINT LIES EASTERLY 25 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 10;

THENCE N. 89°25'24" W., ALONG THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF BRINKHAUS 2ND ADDITION A DISTANCE OF 150 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CANOSA COURT;

THENCE N. 1°28'24" W., ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 13 FEET;

THENCE S. 89°25'24" E., A DISTANCE OF 150 FEET;

THENCE S 1°28'24" E., A DISTANCE OF 13 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALSO KNOWN AS: 2534 W, COLFAX AVE A/K/A 2534 W. 14TH AVE, AND 1400 CANOSA COURT, DENVER, CO.

CURRENT OWNERSHIP: HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER

ADDRESS: 2510 W COLFAX AVE

TAX SCHEDULE NUMBER: 0505101040000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING LOT 2 TO 10 INCLUSIVE EXCEPT THE WEST 25 FEET OF LOT 10 OF HIEDERER'S SUBDIVISION AND LOT 1 & 2 HIEDERER'S ADDITION

LEGAL DESCRIPTION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JUNE 4, 2014 UNDER RECEPTION NUMBER 2014063590

LOTS 2 TO 9, INCLUSIVE, TOGETHER WITH THAT PART OF LOT 10, LYING SOUTH OF AND ADJACENT TO SAID LOTS 2 TO 9, INCLUSIVE, HIEDERER'S SUBDIVISION

AND

LOTS 1 AND 2, HIEDERER'S ADDITION,

ALL BEING IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF LOT 3, HIEDERER'S ADDITION AS RECORDED IN BOOK 13 AT PAGE 33 IN THE OLD ARAPAHOE COUNTY RECORDS, SAID PARCEL SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL DESCRIBED AS FOLLOWS:

THE WESTERLY THREE {3.0} FEET OF SAID LOT 3.

CURRENT OWNERSHIP: HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER

ADDRESS: 2506 W 14TH AVE

TAX SCHEDULE NUMBER: 0505101043000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING LOT 3 TO 6 INC HIEDERER'S ADDITION

LEGAL DESCRIPTION AS CONTAINED IN QUIT CLAIM DEED RECORDED MAY 19, 2014 UNDER RECEPTION NUMBER 2014057111

LOTS 3-6 INCLUSIVE, HIEDERER'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO LESS AND EXCEPT LAND DESCRIBED IN BARGAIN AND SALE DEED RECORDED NOVEMBER 9, 2004 AT RECEPTION NUMBER 2004232170 IN THE REAL PROPERTY RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CURRENT OWNERSHIP: OFALLONS PARTNERS LLC

ADDRESS: 2630 W COLFAX AVE UNIT -2644

TAX SCHEDULE NUMBER: 0505109028000

GENERAL DESCRIPTION FROM CITY AND COUNTY OF DENVER'S ASSESSORS OFFICE:

PARCEL OF LAND LOCATED IN SECTION 5 TOWNSHIP 4 SOUTH RANGE 68 WEST, CITY AND COUNTY OF DENVER COLORADO BEING A PORTION OF ASHTON SUBDIVISION AND BRINKHAUS ADDITION AND JACOBS ADDITION TO HIGHLAND

LEGAL DESCRIPTION AS CONTAINED IN DEED RECORDED MAY 20, 2003 UNDER RECEPTION NUMBER 2003097154

PARCEL A:

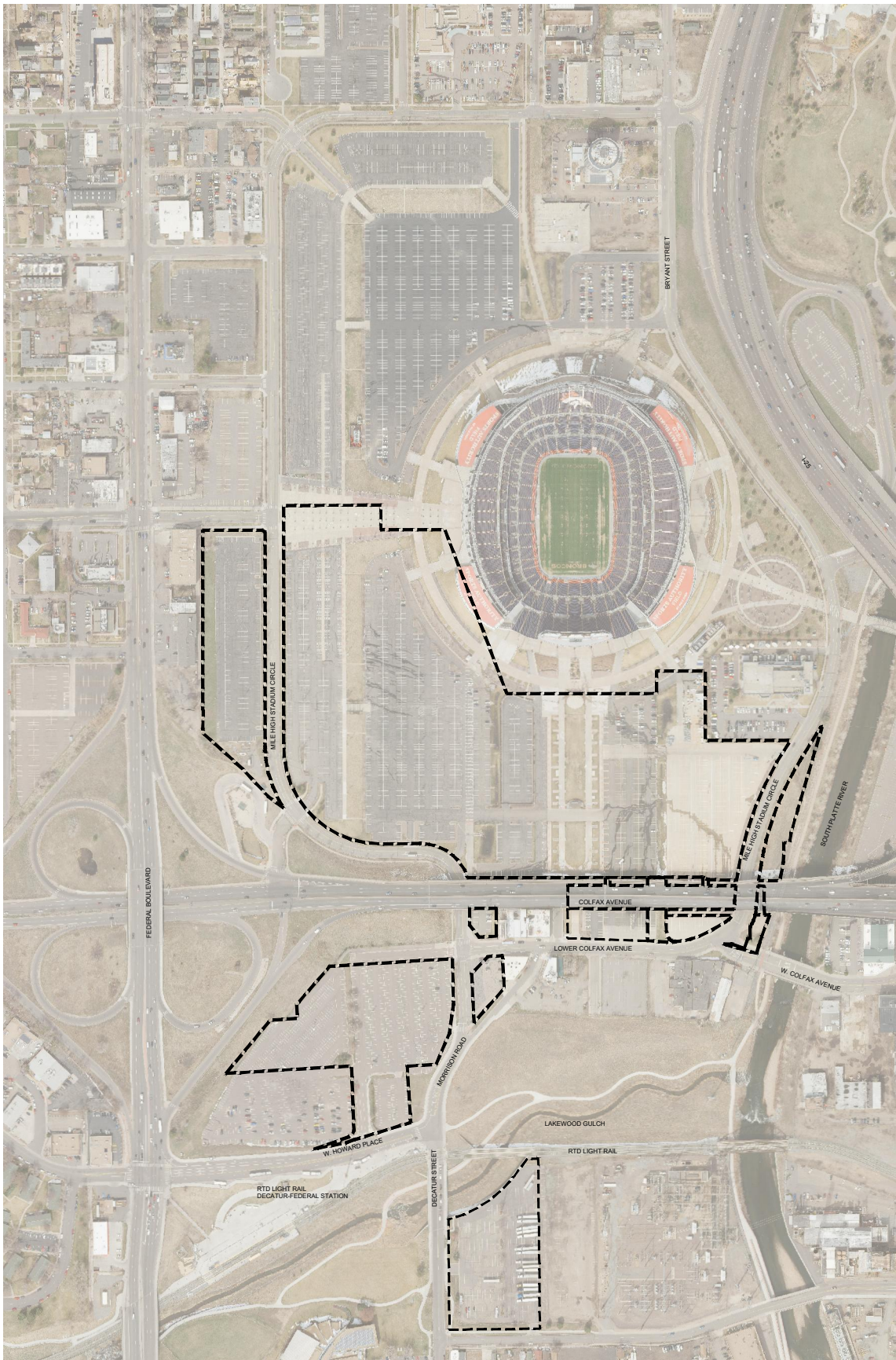
LOTS 3 AND 4 AND THE WEST 7 FEET OF LOT 2, EXCEPT THE REAR OR SOUTHERLY 16 FEET OF THE WEST 7 FEET: OF LOT 2, EXCEPT THE SOUTHERLY 16 FEET: OF LOT 3, EXCEPT THE EAST 2 FEET OF THE SOUTHERLY 16 FEET OF LOT: 4, EXCEPT THE SOUTHERLY 13 FEET OF THE WESTERLY 23 FEET OF SAID LOT 4, ASHTON, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED AUGUST 10, 1984, IN BOOK 3170 AT PAGE 421, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:

LOTS 5, 6, 7 AND 8, ASHTON, ALSO A TRIANGULAR PIECE OF LAND LYING WEST OF SAID LOT 8 IN ASHTON BEING A PART OF LOT 1 AND 20 IN JACOBS' ADDITION TO HIGHLAND WITH THE ALLEY BETWEEN SAID LOTS AND BOUNDED ON THE EAST BY SAID LOTS 8 IN ASHTON, ON THE SOUTH BY BRINKHAUS ADDITION, AND ON THE NORTHWEST BY THE COUNTY ROAD LEADING TO VILLA PARK AND MORRISON, EXCEPT THE SOUTHERLY 18.5 FEET OF LOTS 5 TO 8, ASHTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND THE SOUTHERLY 20 FEET OF THAT PART OF LOT 20 IN JACOBS' ADDITION TO HIGHLAND BOUNDED ON THE EAST BY LOT 8 IN ASHTON, ON THE SOUTH BY BRINKHAUS ADDITION AND ON THE NORTHWEST BY THE COUNTY ROAD LEADING TO VILLA PARK AND MORRISON.

EXHIBIT C

Map of Initial District Boundaries



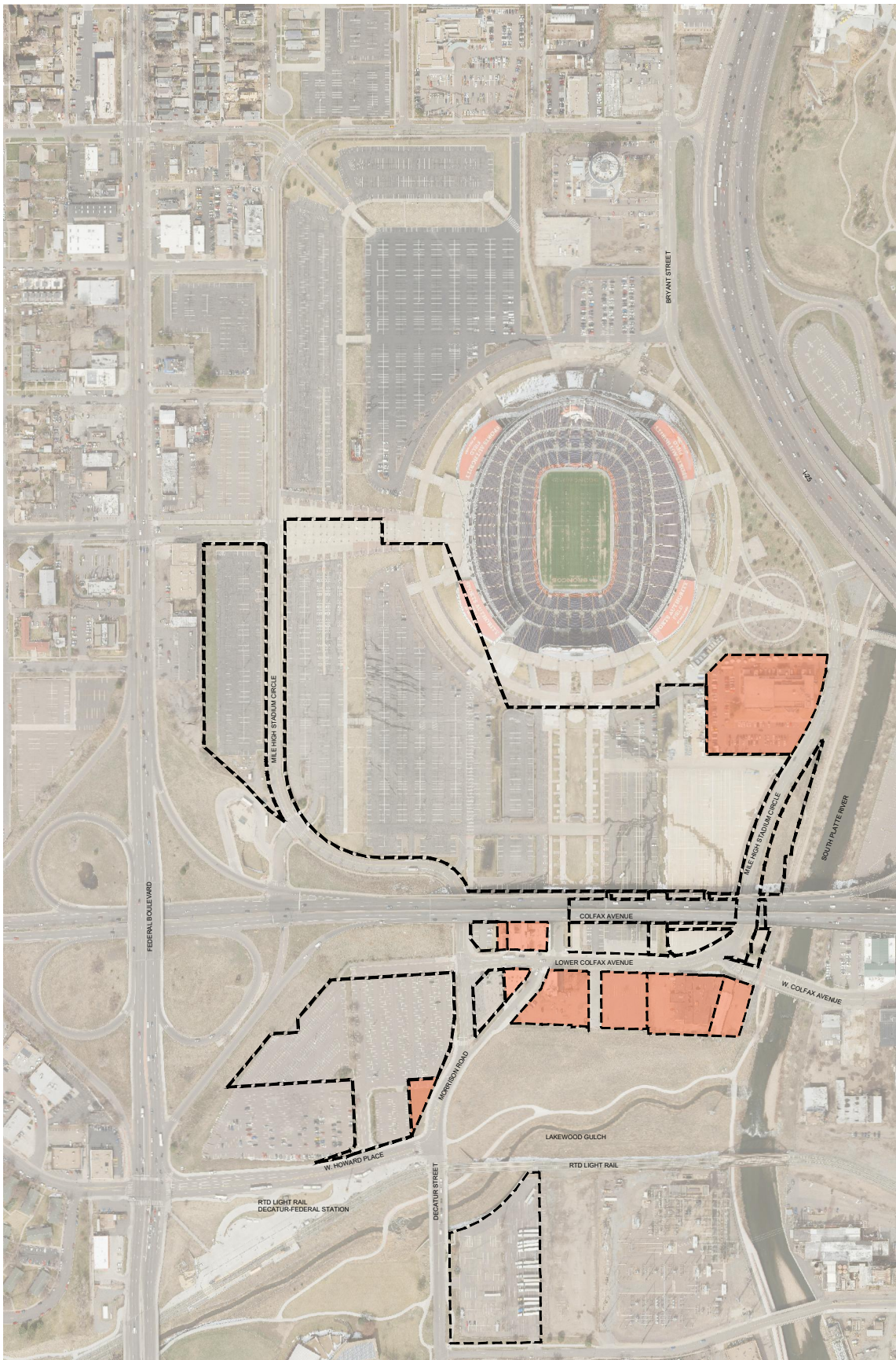
LEGEND

----- INITIAL DISTRICT BOUNDARIES



STADIUM METROPOLITAN DISTRICT
EXHIBIT C - INITIAL DISTRICT BOUNDARIES

EXHIBIT D

Map of Inclusion Area Boundaries



LEGEND

-  INITIAL DISTRICT BOUNDARIES
-  INCLUSION AREA BOUNDARIES

STADIUM METROPOLITAN DISTRICT
 EXHIBIT D - INITIAL DISTRICT BOUNDARIES WITH INCLUSION AREAS

EXHIBIT E

Representative List and Estimated Costs of Public Improvements



Stadium Development Plan

Denver, CO

Conceptual Estimate

May-18

Horizontal Development

Scope of Work	System Area	UM	Cost per System	Cost per ACRE	Total Cost
Development Infrastructure					
Demolition	210,000 sy		\$8.75	\$31,514.10	\$1,837,272
Grading and Erosion Control	58 ac		\$77,756.78	\$77,756.78	\$4,533,220
Sanitary Sewer Collection	1,865 lf		\$200.00	\$6,397.94	\$373,000
Drainage and Storm Sewer	3,315 lf		\$518.93	\$29,506.86	\$1,720,250
Water Distribution	5,730 lf		\$160.00	\$15,725.56	\$916,800
Communication Relocation	2,260 lf		\$500.00	\$19,382.50	\$1,130,000
Gas and Electrical Distribution	55 ac		\$27,518.18	\$25,960.55	\$1,513,500
Roadways	49,100 sy		\$204.71	\$172,409.61	\$10,051,480
Colfax Viaduct	50,405 sf		\$40.00	\$34,583.19	\$2,016,200
Landscape	441 EA		\$1,506.12	\$11,392.80	\$664,200
Parks					
Lakewood Gulch	350,000 sf		\$10.00	\$60,034.31	\$3,500,000
Platte River	100,000 sf		\$8.00	\$13,722.13	\$800,000
Stadium Park	135,000 sf		\$10.00	\$23,156.09	\$1,350,000
Parking Lots					
Television Lot	54,000 sf		\$8.00	\$7,409.95	\$432,000
Tailgate Lot	260,000 sf		\$6.45	\$28,765.01	\$1,677,000
Southwest Parking Lot	75,000 sf		\$5.50	\$7,075.47	\$412,500
Hazardous Material Mitigation (Allowance)					
Hazardous Material Mitigation	25 ac		\$250,000	\$107,204.12	\$6,250,000
General Conditions					
Contractor General Conditions	1 ls		\$3,292,742	\$56,479.28	\$3,292,742
Common Trade Support Costs	1 ls		\$1,152,460	\$19,767.75	\$1,152,460
- Total Direct Cost					\$43,622,624
Escalation 5.00%					\$2,181,131
Contingency 10.00%					\$4,362,262
Subtotal					\$50,166,018
Contractor Markup 15.50%					\$7,775,733
Total Horizontal Development Price					\$57,941,750
Total Breakout Price/ACRE					\$993,855.06

Vertical Development

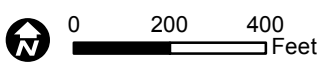
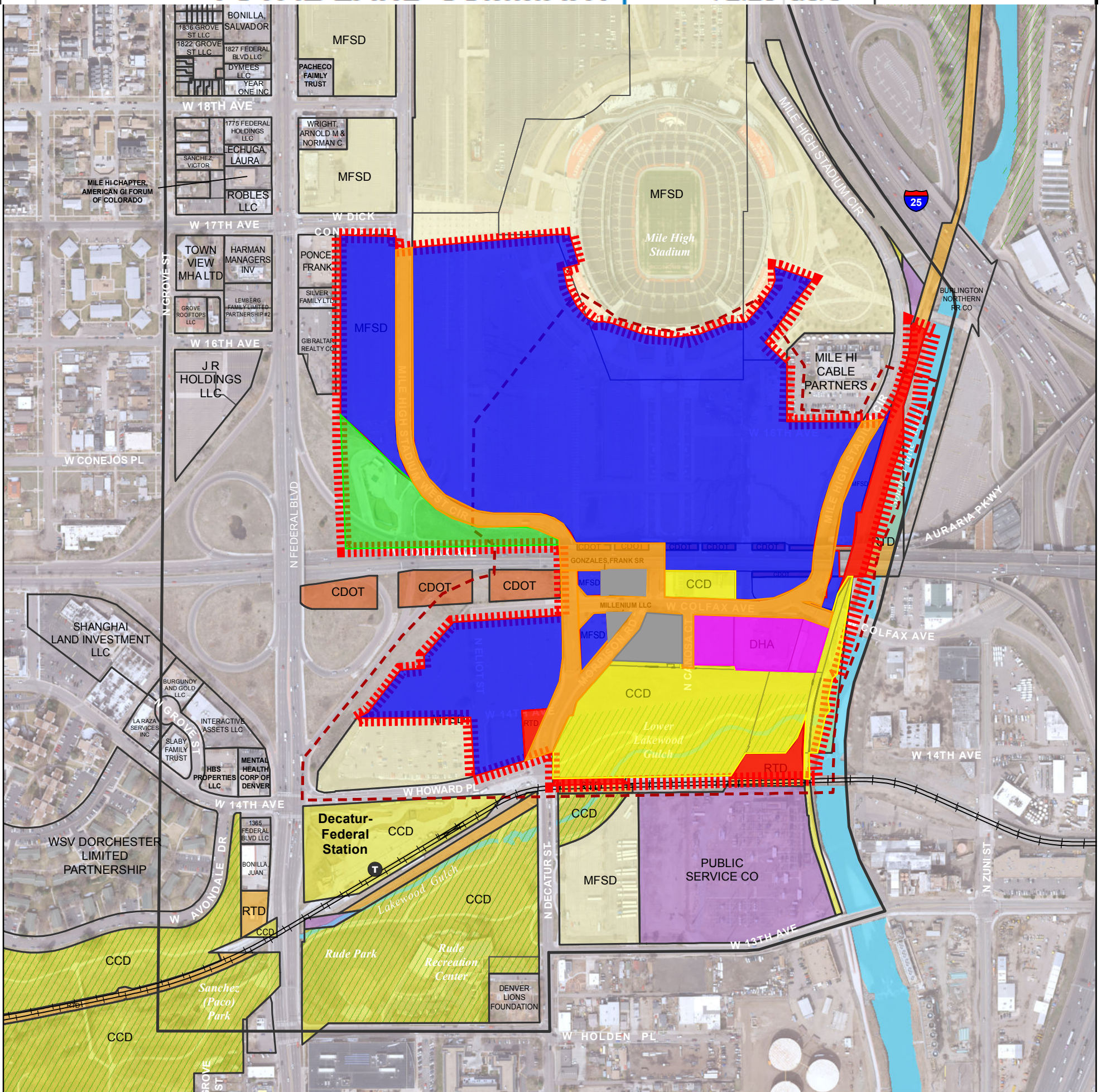
Parking Garage		
North Parking Garage (Incl 2 Bridges)		\$14,250,000
Southwest Parking Garage		\$28,600,000
Parks and Stadium Buildings		
Stadium Park Amphitheater		\$2,700,000
Stadium Park Concessions & Toilets		\$1,350,000
Riverfront Clubhouse		\$2,800,000
Stadium Improvements		
Stadium Entry Plaza / Garage		\$39,200,000
Total Vertical Development Price		\$88,900,000
TOTAL DEVELOPMENT PRICE		\$146,841,750

LAND USE SUMMARY

MFSD LAND (MD 58 Acre)	42.60 acre		
CCD LAND	9.30 acre		
RTD LAND	1.70 acre		
ROADWAY ROW (MD 58 Acre)	7.70 acre		
DHA LAND (MD 58 Acre)	2.10 acre		
COLFAX / FED. INTERCHANGE (MD 58 Acre)	3.30 acre		
CDOT LAND	1.00 acre		
O'FALLON PARTNER LAND	0.77 acre		
MILLENIUUM LLC LAND	0.11 acre		
ABARCA EIGHT LLC LAND	0.35 acre		
GONZALEZ FRANK SR LAND	0.05 acre		
STADIUM NORTH GARAGE (MD 58 Acre)	3.31 acre		
TOTAL LAND SUMMARY	72.29 acre		
		Breakout Gross Square Footage (SF)	3,500,000
		Breakout Total Site Area (Acre)	58
		Breakout Other Development Site Area (Acre)	13.98
		Breakout Building Footprint (SF)	553,245
		Breakout Net Site (Acre)	2,352,207

Stadium Development Project: Ownership and Parcel Assemblages

LAND USE SUMMARY		
MFSD LAND (MD 58 Acre)	42.60	acre
CCD LAND	9.30	acre
RTD LAND	1.70	acre
ROADWAY ROW (MD 58 Acre)	7.70	acre
DHA LAND (MD 58 Acre)	2.10	acre
COLFAX / FED. INTERCHANGE (MD 58 Acre)	3.30	acre
CDOT LAND	1.00	acre
O'FALLON PARTNER LAND	0.77	acre
MILLENIUM LLC LAND	0.11	acre
ABARCA EIGHT LLC LAND	0.35	acre
GONZALEZ FRANK SR LAND	0.05	acre
STADIUM NORTH GARAGE (MD 58 Acre)	3.31	acre
TOTAL LAND SUMMARY	72.29	acre



1 inch = 400 feet

- Project Area
- Project Site
- Park/Open Space
- Surface Water
- Decatur-Federal Station
- Light Rail Line
- Parcel Assemblage
- Parcel Boundary

Aerial Imagery: April 2016
Map Date: May 11, 2017



EXHIBIT F

Maps of the anticipated location of examples of Public Improvements
[to be set forth in an Infrastructure Master Plan]

Illustrated connectivity drawing from City's 2013 Decatur-Federal Area Plan

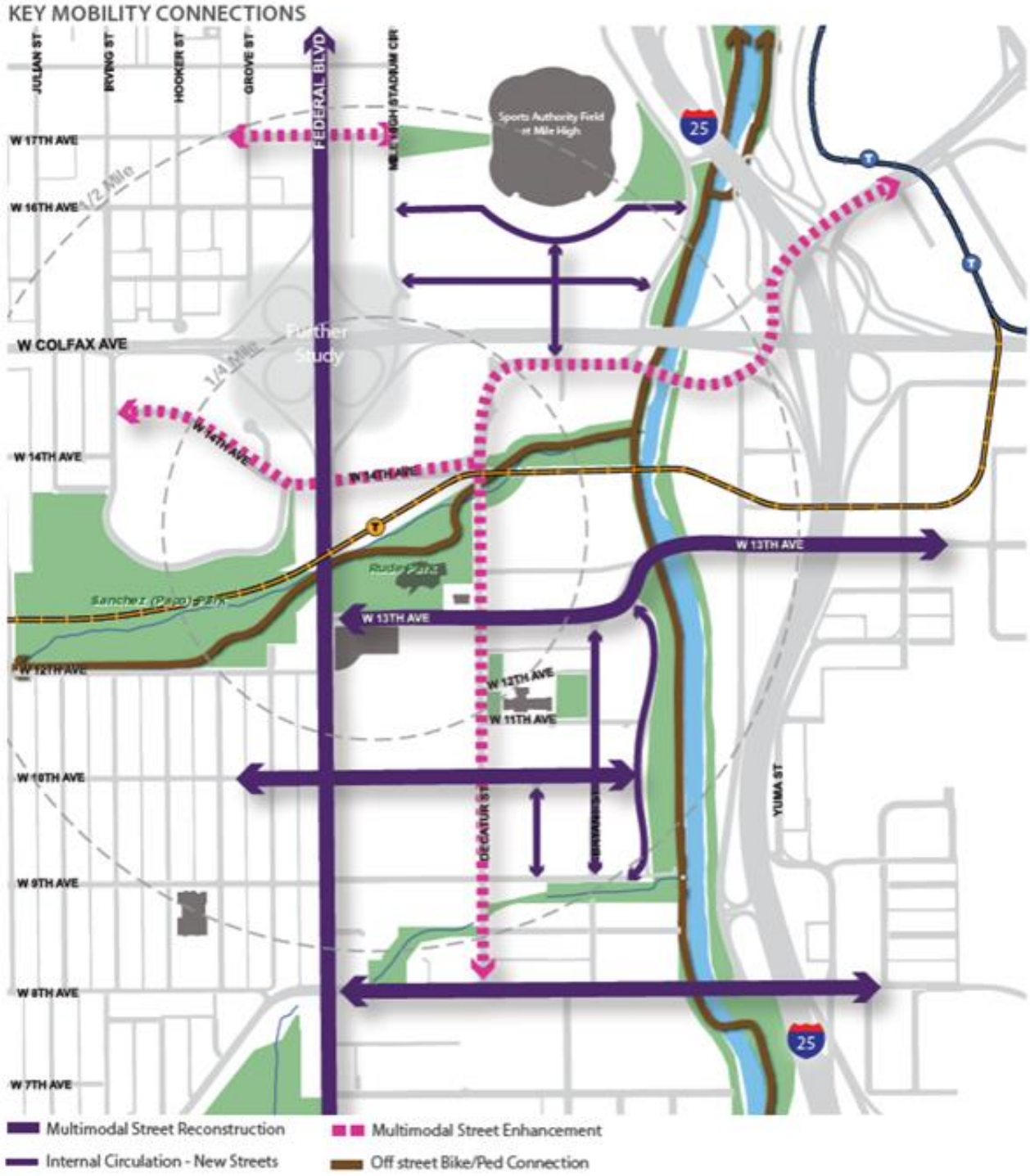


EXHIBIT G

Chart setting forth the anticipated ownership, operation and maintenance of Public
Improvements
[to be set forth in an Infrastructure Master Plan]

EXHIBIT H

Numerical Plan

Football Stadium South Lot Development
Metropolitan District Financing Analysis
Stadium Development Plan (SAR Initial Concept)
2% Biennial Reappraisal & 1% Sales Growth thru 2029

Financing Summary

Sources and Uses				
	2020	2022	2022	
Sources	Issue	Issue	Sub Issue	Total
Par Amount	64,520,000	76,240,000	27,335,000	168,095,000
Premium/(Discount)	-	-	-	-
Existing Funds on Hand	-	-	-	-
Other	-	-	-	-
Total Sources	64,520,000	76,240,000	27,335,000	168,095,000

	2020	2022	2022	
Uses	Issue	Issue	Sub Issue	Total
Project Fund - Released at Closing	55,687,900	68,280,500	26,651,625	150,620,025
Debt Service Reserve Fund	4,971,700	6,434,700	-	11,406,400
Capitalized Interest	2,570,000	-	-	2,570,000
Issuance Costs	1,290,400	1,524,800	683,375	3,498,575
Total Uses	64,520,000	76,240,000	27,335,000	168,095,000

Operational Revenue	Year 2024
Mill Levy	5.00
Total Revenue	1,080,000

Debt Service Summary	2020	2022	2022 Sub Issue	Total
Stated Term	30 Yrs	30 Yrs	30 Yrs	30 Yrs
Estimated Interest Rate	6.00%	6.00%	8.00%	6.00%
Principal	64,520,000	76,240,000	27,335,000	168,095,000
Interest	83,963,200	112,242,393	47,165,559	243,371,152
Total Principal & Interest	148,483,200	188,482,393	74,500,559	411,466,152
Less: Capitalized Interest (Principal & Earnings @ 0%)	(2,570,000)	-	-	(2,570,000)
Less: Debt Service Reserve Fund (Principal & Earnings @ 0%)	(4,971,700)	(6,434,700)	-	(11,406,400)
Net Debt Service	140,941,500	182,047,693	74,500,559	397,489,752
Maximum Annual Net Debt Service	4,971,700	5,780,000	2,452,400	13,204,100
Other Information	2020	2022	2022 Sub Issue	Total
District D/S Mill Levy	45.000	45.000	45.000	45.000
District O&M Mill Levy	5.000	5.000	5.000	5.000
Total District Mill Levy - Service Plan Cap	50.000	50.000	50.000	50.000
District D/S Mill Levy - Avg Actual Needed	42.092	42.092	42.092	42.092
District O&M Mill Levy	5.000	5.000	5.000	5.000
Total District Mill Levy - Avg Actual Needed	47.092	47.092	47.092	47.092
Adjustment for Possessory Interest Loss	-1.378	-1.378	-1.378	-1.378
Total District Mill Levy - Avg Actual Needed (Fee Simple)	45.714	45.714	45.714	45.714
Commercial Assessment %	29.00%	29.00%	29.00%	29.00%
Residential Assessment %	6.20%	6.20%	6.20%	6.20%
PIF Rate	2.00%	2.00%	2.00%	2.00%
Minimum Coverage Requirement	1.35	1.35	1.05	N/A

**Football Stadium South Lot Development
Metropolitan District Financing Analysis
Stadium Development Plan (SAR Initial Concept)
2% Biennial Reappraisal & 1% Sales Growth thru 2029**

Development Summary - Property Tax																							
Block	Description	Include	Property Type	Start Date	Complete Date	Full AV Year	Collect Year	Sq Ft or Units	Market Value per Sq Ft or Unit	Improved Market Value	Initial Land Value (99 Year Lease)	Total Improved & Land Value	6.20% R 29.00% C Assessed Value	2016/2018 Collect AV % Complete	2017/2019 Collect AV % Complete	2018/2020 Collect AV % Complete	2019/2021 Collect AV % Complete	2020/2022 Collect AV % Complete	2021/2023 Collect AV % Complete	2022/2024 Collect AV % Complete	2023/2025 Collect AV % Complete		
All Phases of Development																							
1	Apartments	Yes	Residential	Feb-20	Aug-21	2021	2023	397,100	325	129,057,500	7,915,510	136,973,010	8,492,327					61.11%	100.00%	100.00%	100.00%		
2	Office	Yes	Commercial	Feb-21	Aug-22	2022	2024	270,500	320	86,560,000	6,609,858	93,169,858	27,019,259					61.11%	100.00%	100.00%	100.00%		
3	Apartments	Yes	Residential	Feb-20	Aug-21	2021	2023	313,000	325	101,725,000	7,676,594	109,401,594	6,782,899					61.11%	100.00%	100.00%	100.00%		
3	Office	Yes	Commercial	Feb-20	Aug-21	2021	2023	270,800	320	86,656,000	6,641,602	93,297,602	27,056,305					61.11%	100.00%	100.00%	100.00%		
4	Office	Yes	Commercial	Feb-19	Aug-20	2020	2022	404,100	320	129,312,000	13,249,694	142,561,694	41,342,891				61.11%	100.00%	100.00%	100.00%	100.00%		
5	Hotel	Yes	Commercial	Feb-19	Aug-20	2020	2022	300,000	155	46,500,000	9,374,340	55,874,340	16,203,559				61.11%	100.00%	100.00%	100.00%	100.00%		
5	Apartments	Yes	Residential	Feb-19	Aug-20	2020	2022	322,000	325	104,650,000	10,061,792	114,711,792	7,112,131				61.11%	100.00%	100.00%	100.00%	100.00%		
6	Retail	Yes	Commercial	Feb-20	Aug-21	2021	2023	58,800	250	14,700,000	2,178,306	16,878,306	4,894,709					61.11%	100.00%	100.00%	100.00%		
7	Retail	Yes	Commercial	Feb-20	Aug-21	2021	2023	25,600	250	6,400,000	824,425	7,224,425	2,095,083					61.11%	100.00%	100.00%	100.00%		
8	Office	Yes	Commercial	Feb-21	Aug-22	2022	2024	102,600	320	32,832,000	3,916,953	36,748,953	10,657,196					61.11%	100.00%	100.00%	100.00%		
9	Hotel	Yes	Commercial	Feb-21	Aug-22	2022	2024	100,000	155	15,500,000	3,021,650	18,521,650	5,371,278					61.11%	100.00%	100.00%	100.00%		
10	Office	Yes	Commercial	Feb-22	Aug-23	2023	2025	202,000	320	64,640,000	7,674,031	72,314,031	20,971,069							61.11%	100.00%		
11	Affordable Apt.	Yes	Residential	Feb-21	Aug-22	2022	2024	115,000	150	17,250,000	1,270,678	18,520,678	1,148,282							61.11%	100.00%	100.00%	
12	Apartments	Yes	Residential	Feb-19	Aug-20	2020	2022	128,000	325	41,600,000	2,587,987	44,187,987	2,739,655				61.11%	100.00%	100.00%	100.00%	100.00%		
13	Apartments	Yes	Residential	Feb-20	Aug-21	2021	2023	64,600	325	20,995,000	1,025,869	22,020,869	1,365,294					61.11%	100.00%	100.00%	100.00%	100.00%	
14	Apartments	Yes	Residential	Feb-22	Aug-23	2023	2025	160,300	325	52,097,500	6,656,489	58,753,989	3,642,747							61.11%	100.00%	100.00%	
1	Restaurant	Yes	Commercial	Feb-20	Aug-21	2021	2023	25,000	400	10,000,000	10,000,000	2,900,000					61.11%	100.00%	100.00%	100.00%	100.00%		
2	Retail	Yes	Commercial	Feb-21	Aug-22	2022	2024	16,000	250	4,000,000		4,000,000	1,160,000							61.11%	100.00%	100.00%	
3	Restaurant	Yes	Commercial	Feb-20	Aug-21	2021	2023	30,000	400	12,000,000		12,000,000	3,480,000					61.11%	100.00%	100.00%	100.00%	100.00%	
4	Restaurant	Yes	Commercial	Feb-21	Aug-22	2022	2024	20,000	400	8,000,000		8,000,000	2,320,000					61.11%	100.00%	100.00%	100.00%	100.00%	
5	Restaurant	Yes	Commercial	Feb-19	Aug-20	2020	2022	19,200	400	7,680,000		7,680,000	2,227,200				61.11%	100.00%	100.00%	100.00%	100.00%		
8	Retail	Yes	Commercial	Feb-21	Aug-22	2022	2024	10,000	250	2,500,000		2,500,000	725,000							61.11%	100.00%	100.00%	
9	Retail	Yes	Commercial	Feb-21	Aug-22	2022	2024	8,000	250	2,000,000		2,000,000	580,000							61.11%	100.00%	100.00%	
10	Retail	Yes	Commercial	Feb-19	Aug-20	2020	2022	12,400	250	3,100,000		3,100,000	899,000				61.11%	100.00%	100.00%	100.00%	100.00%		
11	Retail	Yes	Commercial	Feb-21	Aug-22	2022	2024	4,200	250	1,050,000		1,050,000	304,500							61.11%	100.00%	100.00%	
12	Retail	Yes	Commercial	Feb-19	Aug-20	2020	2022	8,000	250	2,000,000		2,000,000	580,000				61.11%	100.00%	100.00%	100.00%	100.00%		
14	Retail	Yes	Commercial	Feb-22	Aug-23	2023	2025	12,800	250	3,200,000		3,200,000	928,000							61.11%	100.00%	100.00%	
Commercial Total								1,900,000	283	538,630,000	53,490,859	592,120,859	171,715,049	-	-	-	38,180,818	89,430,169	136,392,221	169,791,974	178,652,337		
Residential Total								1,500,000	312	467,375,000	37,194,917	504,569,917	31,283,335	-	-	-	6,140,947	20,829,841	28,292,672	31,073,326	32,547,182		
Development Total								3,400,000		1,006,005,000	90,685,776	1,096,690,776	202,998,384	-	-	-	44,321,765	110,260,010	164,684,893	200,865,300	211,199,519		
District Mill Levy Revenue @ 45.000 Mills														-	-	-	1,994,479	4,961,700	7,410,820	9,038,938	9,503,978		
Mill Levy Revenue @ 45.000 Mills														-	-	-	1,994,479	4,961,700	7,410,820	9,038,938	9,503,978		
Commercial Reappraisal Change																2.00%	2.00%						
Cumulative Commercial Reappraisal Change																100%	100%	102%	102%	104%	104%	104%	104%
Residential Reappraisal Change																2.00%	2.00%						
Cumulative Residential Reappraisal Change																100%	100%	102%	102%	104%	104%	104%	104%
Land Reappraisal Change																2.00%	2.00%						
Cumulative Land Reappraisal Change																100%	100%	102%	102%	104%	104%	104%	104%

Football Stadium South Lot Development
 Metropolitan District Financing Analysis
 Stadium Development Plan (SAR Initial Concept)
 2% Biennial Reappraisal & 1% Sales Growth thru 2029

Development Summary - Sales Tax

Block	Description	Include	Property Type	Start Date	Complete Date	Sq Ft	Sales per Sq Ft	Taxable %	Taxable Sales	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	
All Phases of Development																		
6	Retail	Yes	Commercial	Feb-20	Aug-21	58,800	300	100%	17,640,000				41.67%	100.00%	100.00%	100.00%	100.00%	
7	Retail	Yes	Commercial	Feb-20	Aug-21	25,600	300	100%	7,680,000				41.67%	100.00%	100.00%	100.00%	100.00%	
1	Restaurant	Yes	Commercial	Feb-20	Aug-21	25,000	500	100%	12,500,000				41.67%	100.00%	100.00%	100.00%	100.00%	
2	Retail	Yes	Commercial	Feb-21	Aug-22	16,000	300	100%	4,800,000					41.67%	100.00%	100.00%	100.00%	
3	Restaurant	Yes	Commercial	Feb-20	Aug-21	30,000	500	100%	15,000,000					41.67%	100.00%	100.00%	100.00%	
4	Restaurant	Yes	Commercial	Feb-21	Aug-22	20,000	500	100%	10,000,000						41.67%	100.00%	100.00%	
5	Restaurant	Yes	Commercial	Feb-19	Aug-20	19,200	500	100%	9,600,000				41.67%	100.00%	100.00%	100.00%	100.00%	
8	Retail	Yes	Commercial	Feb-21	Aug-22	10,000	300	100%	3,000,000						41.67%	100.00%	100.00%	
9	Retail	Yes	Commercial	Feb-21	Aug-22	8,000	300	100%	2,400,000							41.67%	100.00%	
10	Retail	Yes	Commercial	Feb-19	Aug-20	12,400	300	100%	3,720,000				41.67%	100.00%	100.00%	100.00%	100.00%	
11	Retail	Yes	Commercial	Feb-21	Aug-22	4,200	300	100%	1,260,000						41.67%	100.00%	100.00%	
12	Retail	Yes	Commercial	Feb-19	Aug-20	8,000	300	100%	2,400,000				41.67%	100.00%	100.00%	100.00%	100.00%	
14	Retail	Yes	Commercial	Feb-22	Aug-23	12,800	300	100%	3,840,000							41.67%	100.00%	
Total						250,000	375		93,840,000	-	-	-	6,615,500	38,486,673	79,829,439	95,319,327	98,626,783	
Public Improvement Fee Revenue @ 2.00%										-	-	-	132,310	769,733	1,596,589	1,906,387	1,972,536	
Sales Growth Rate												1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Cumulative Sales Growth Rate										100%	100%	100%	101%	102%	103%	104%	105%	

**Football Stadium South Lot Development
Metropolitan District Financing Analysis
Stadium Development Plan (SAR Initial Concept)
2% Biennial Reappraisal & 1% Sales Growth thru 2029**

Hotel Development Summary - Sales Tax

Block	Description	Total Rooms	Hotel ADR	Hotel Occupancy	Start Date	Stabilization Date	Gross Sales	Lodging % Taxable	Collect 2018	Collect 2019	Collect 2020	Collect 2021	Collect 2022	Collect 2023	Collect 2024	Collect 2025
Development - Lodging																
5	Hotel	325	\$250.00	75.0%	Aug-20	Aug-23	21,937,500	100%	0%	0%	42%	100%	100%	100%	100%	100%
9	Hotel	125	\$200.00	75.0%	Aug-22	Aug-25	6,750,000	100%	0%	0%	0%	0%	42%	100%	100%	100%
Lodgers Sales Totals		450	\$236.11	75.0%			28,687,500				9,324,352	22,602,228	25,754,949	30,150,851	30,452,359	30,756,883

Area	Description	Total Rooms	F&B PAR	F&B % Usage	Start Date	Stabilization Date	Gross Sales	F&B % Taxable	Collect 2018	Collect 2019	Collect 2020	Collect 2021	Collect 2022	Collect 2023	Collect 2024	Collect 2025
Development - Food & Beverage																
5	Hotel	325	\$65.00	100.0%	Aug-20	Aug-23	5,703,750	100%	0%	0%	42%	100%	100%	100%	100%	100%
9	Hotel	125	\$20.00	100.0%	Aug-22	Aug-25	675,000	100%	0%	0%	0%	0%	42%	100%	100%	100%
Food & Beverage Sales Totals		450	\$52.50	100.0%			6,378,750				2,424,331	5,876,579	6,228,015	6,704,130	6,771,172	6,838,883
Total Lodging & F&B Sales		450	\$288.61	75.0%			35,066,250				11,748,683	28,478,808	31,982,964	36,854,981	37,223,531	37,595,766
Public Improvement Fee Revenue @ 2.00%									-	-	234,974	569,576	639,659	737,100	744,471	751,915
Growth & Inflation Change									-	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Cumulative Growth & Inflation Change									100%	101%	102%	103%	104%	105%	106%	107%

Football Stadium South Lot Development
Metropolitan District Financing Analysis
Stadium Development Plan (SAR Initial Concept)
2% Biennial Reappraisal & 1% Sales Growth thru 2029

Cash Flow Summary

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Property Tax Revenue Information												
Beginning Assessed Value (Land/Lease)	-	-	-	-	-	7,345,256	11,171,998	15,179,150	17,816,352	17,815,157	17,813,872	17,812,490
Additions (Land/Lease)	-	-	-	-	7,345,256	3,826,742	4,007,152	2,637,202	(1,196)	(1,285)	(1,382)	(1,485)
Beginning Assessed Value (Improvements)	-	-	-	-	39,743,222	100,979,554	151,307,783	187,215,425	196,482,240	200,411,885	200,411,885	204,420,123
Additions (Improvements)	-	-	-	39,743,222	60,441,468	50,328,228	32,881,487	9,266,815	-	-	-	-
Reappraisal Adjustments	-	-	-	-	794,864	-	3,026,156	-	3,929,645	-	4,008,238	-
Total Assessed Value	-	-	-	39,743,222	108,324,810	162,479,781	202,394,576	214,298,593	218,227,042	218,225,756	222,232,612	222,231,127
District Mill Levy	-	45.000	45.000	45.000	49.081	46.982	41.327	41.242	40.922	40.894	40.392	40.275
Total Pledged Mill Levy	-	45.000	45.000	45.000	49.081	46.982	41.327	41.242	40.922	40.894	40.392	40.275
% Reappraisal Growth	0.00%		2.00%		2.00%		2.00%		2.00%		2.00%	
District Property Tax Revenue	-	-	-	1,788,445	5,316,730	7,633,665	8,364,346	8,838,062	8,930,379	8,924,056	8,976,520	8,950,338
Specific Ownership Tax - 6.00%	-	-	-	107,307	319,004	458,020	501,861	530,284	535,823	535,443	538,591	537,020
Treasurer's Fee - 1.00%	-	-	-	(17,884)	(53,167)	(76,337)	(83,643)	(88,381)	(89,304)	(89,241)	(89,765)	(89,503)
Total Property Tax Revenue	-	-	-	1,877,867	5,582,567	8,015,349	8,782,564	9,279,965	9,376,898	9,370,259	9,425,346	9,397,855
Retail Sales & PIF Revenue Information												
Tablex Retail Sales	-	-	6,615,500	38,486,673	79,829,439	95,319,327	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783
% Growth/Inflation								1.00%	1.00%	1.00%	1.00%	1.00%
Adjusted Taxable Sales	-	-	6,615,500	38,486,673	79,829,439	95,319,327	98,626,783	99,613,051	100,609,181	101,615,273	102,631,426	103,657,740
Tablex Hotel Lodging Sales	-	-	9,324,352	22,602,228	25,754,949	30,150,851	30,452,359	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883
Tablex Hotel F&B Sales	-	-	2,424,331	5,876,579	6,228,015	6,704,130	6,771,172	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883
% Growth/Inflation								1.00%	1.00%	1.00%	1.00%	1.00%
Adjusted Taxable Sales	-	-	11,748,683	28,478,808	31,982,964	36,854,981	37,223,531	37,595,766	37,971,724	38,351,441	38,734,956	39,122,305
Public Improvement Fee Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
PIF Retail Sales Revenue	-	-	132,310	769,733	1,596,589	1,906,387	1,972,536	1,992,261	2,012,184	2,032,305	2,052,629	2,073,155
PIF Hotel Sales Revenue	-	-	234,974	569,576	639,659	737,100	744,471	751,915	759,434	767,029	774,699	782,446
Collection Fee - 1.00%	-	-	(3,673)	(13,393)	(22,362)	(26,435)	(27,170)	(27,442)	(27,716)	(27,993)	(28,273)	(28,556)
Public Improvement Fee Revenue	-	-	363,611	1,325,917	2,213,886	2,617,051	2,689,836	2,716,735	2,743,902	2,771,341	2,799,054	2,827,045
Total Revenue for Debt Service	-	-	363,611	3,203,784	7,796,452	10,632,400	11,472,400	11,996,700	12,120,800	12,141,600	12,224,400	12,224,900
Senior Debt Service Information												
Debt Service	-	-	2,258,200	3,871,200	6,526,893	8,445,600	9,020,600	9,546,100	9,673,000	9,693,200	9,772,400	9,776,700
Capitalized Interest	-	-	(1,900,000)	(670,000)	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Debt Service	-	-	358,200	3,201,200	6,526,893	8,445,600	9,020,600	9,546,100	9,673,000	9,693,200	9,772,400	9,776,700
Coverage Ratio	-	-	1.02	1.00	1.19	1.26	1.27	1.26	1.25	1.25	1.25	1.25
Coverage Ratio at Max Mill Levy	-	-	1.02	1.00	1.12	1.22	1.36	1.35	1.35	1.35	1.36	1.36
Revenue After Senior D/S	-	-	5,411	2,584	1,269,559	2,186,800	2,451,800	2,450,600	2,447,800	2,448,400	2,452,000	2,448,200
Subordinate Debt Service Information												
Debt Service	-	-	-	-	1,269,559	2,186,800	2,451,800	2,450,600	2,447,800	2,448,400	2,452,000	2,448,200
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Debt Service	-	-	-	-	1,269,559	2,186,800	2,451,800	2,450,600	2,447,800	2,448,400	2,452,000	2,448,200
Coverage Ratio	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Revenue After Subordinate D/S	-	-	5,411	2,584	-	-	-	-	-	-	-	-

Football Stadium South Lot Development
Metropolitan District Financing Analysis
Stadium Development Plan (SAR Initial Concept)
2% Biennial Reappraisal & 1% Sales Growth thru 2029

Cash Flow Summary

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Property Tax Revenue Information												
Beginning Assessed Value (Land/Lease)	17,811,004	17,809,408	17,807,691	17,805,846	17,803,862	17,801,730	17,799,438	17,796,974	17,794,325	17,791,477	17,788,416	17,785,125
Additions (Land/Lease)	(1,597)	(1,716)	(1,845)	(1,984)	(2,132)	(2,292)	(2,464)	(2,649)	(2,848)	(3,061)	(3,291)	(3,538)
Beginning Assessed Value (Improvements)	204,420,123	208,508,525	208,508,525	212,678,696	212,678,696	216,932,269	216,932,269	221,270,915	221,270,915	225,696,333	225,696,333	230,210,260
Additions (Improvements)	-	-	-	-	-	-	-	-	-	-	-	-
Reappraisal Adjustments	4,088,402	-	4,170,171	-	4,253,574	-	4,338,645	-	4,425,418	-	4,513,927	-
Total Assessed Value	226,317,933	226,316,216	230,484,542	230,482,558	234,734,000	234,731,707	239,067,888	239,065,239	243,487,810	243,484,749	247,995,384	247,991,847
District Mill Levy	40.210	40.145	40.125	40.126	40.022	40.031	40.055	40.045	39.948	39.966	39.681	39.712
Total Pledged Mill Levy	40.210	40.145	40.125	40.126	40.022	40.031	40.055	40.045	39.948	39.966	39.681	39.712
% Reappraisal Growth	2.00%		2.00%		2.00%		2.00%		2.00%		2.00%	
District Property Tax Revenue	9,100,338	9,085,576	9,248,148	9,248,338	9,394,624	9,396,529	9,575,767	9,573,291	9,726,910	9,731,100	9,840,719	9,848,338
Specific Ownership Tax - 6.00%	546,020	545,135	554,889	554,900	563,677	563,792	574,546	574,397	583,615	583,866	590,443	590,900
Treasurer's Fee - 1.00%	(91,003)	(90,856)	(92,481)	(92,483)	(93,946)	(93,965)	(95,758)	(95,733)	(97,269)	(97,311)	(98,407)	(98,483)
Total Property Tax Revenue	9,555,355	9,539,855	9,710,555	9,710,755	9,864,355	9,866,355	10,054,555	10,051,955	10,213,255	10,217,655	10,332,755	10,340,755
Retail Sales & PIF Revenue Information												
Tablexible Retail Sales	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783
% Growth/Inflation												
Adjusted Taxable Sales	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740
Tablexible Hotel Lodging Sales	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883
Tablexible Hotel F&B Sales	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883
% Growth/Inflation												
Adjusted Taxable Sales	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305
Public Improvement Fee Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
PIF Retail Sales Revenue	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155
PIF Hotel Sales Revenue	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446
Collection Fee - 1.00%	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)
Public Improvement Fee Revenue	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045
Total Revenue for Debt Service	12,382,400	12,366,900	12,537,600	12,537,800	12,691,400	12,693,400	12,881,600	12,879,000	13,040,300	13,044,700	13,159,800	13,167,800
Senior Debt Service Information												
Debt Service	9,935,000	9,917,700	10,089,400	10,088,400	10,239,000	10,241,600	10,434,000	10,429,200	10,592,700	10,593,700	10,710,600	10,715,600
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Debt Service	9,935,000	9,917,700	10,089,400	10,088,400	10,239,000	10,241,600	10,434,000	10,429,200	10,592,700	10,593,700	10,710,600	10,715,600
Coverage Ratio	1.25	1.25	1.24	1.24	1.24	1.24	1.23	1.23	1.23	1.23	1.23	1.23
Coverage Ratio at Max Mill Levy	1.36	1.36	1.36	1.36	1.36	1.36	1.35	1.35	1.35	1.35	1.36	1.36
Revenue After Senior D/S	2,447,400	2,449,200	2,448,200	2,449,400	2,452,400	2,451,800	2,447,600	2,449,800	2,447,600	2,451,000	2,449,200	2,452,200
Subordinate Debt Service Information												
Debt Service	2,447,400	2,449,200	2,448,200	2,449,400	2,452,400	2,451,800	2,447,600	2,449,800	2,447,600	2,451,000	2,449,200	2,452,200
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Debt Service	2,447,400	2,449,200	2,448,200	2,449,400	2,452,400	2,451,800	2,447,600	2,449,800	2,447,600	2,451,000	2,449,200	2,452,200
Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Revenue After Subordinate D/S	-	-	-	-	-	-	-	-	-	-	-	-

Football Stadium South Lot Development
Metropolitan District Financing Analysis
Stadium Development Plan (SAR Initial Concept)
2% Biennial Reappraisal & 1% Sales Growth thru 2029

Cash Flow Summary

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Property Tax Revenue Information												
Beginning Assessed Value (Land/Lease)	17,781,587	17,777,784	17,773,696	17,769,301	17,764,576	17,759,497	17,754,038	17,748,168	17,741,859	17,735,076	17,727,785	
Additions (Land/Lease)	(3,803)	(4,088)	(4,395)	(4,725)	(5,079)	(5,460)	(5,869)	(6,309)	(6,783)	(7,291)	(7,838)	
Beginning Assessed Value (Improvements)	230,210,260	234,814,465	234,814,465	239,510,754	239,510,754	244,300,969	244,300,969	249,186,989	249,186,989	254,170,729	254,170,729	
Additions (Improvements)	-	-	-	-	-	-	-	-	-	-	-	192,661,220
Reappraisal Adjustments	4,604,205	-	4,696,289	-	4,790,215	-	4,886,019	-	4,983,740	-	5,083,415	66,592,923
Total Assessed Value	252,592,249	252,588,161	257,280,055	257,275,331	262,060,467	262,055,007	266,935,157	266,928,848	271,905,805	271,898,514	276,974,090	259,254,143
District Mill Levy	39.613	39.622	39.442	39.481	39.288	39.271	38.790	38.777	38.297	38.843	38.254	
Total Pledged Mill Levy	39.613	39.622	39.442	39.481	39.288	39.271	38.790	38.777	38.297	38.843	38.254	
% Reappraisal Growth	2.00%		2.00%		2.00%		2.00%		2.00%		2.00%	
District Property Tax Revenue	10,005,957	10,008,052	10,147,576	10,157,576	10,295,957	10,291,291	10,354,433	10,350,719	10,413,291	10,561,291	10,595,291	294,673,654
Specific Ownership Tax - 6.00%	600,357	600,483	608,855	609,455	617,757	617,477	621,266	621,043	624,797	633,677	635,717	17,680,419
Treasurer's Fee - 1.00%	(100,060)	(100,081)	(101,476)	(101,576)	(102,960)	(102,913)	(103,544)	(103,507)	(104,133)	(105,613)	(105,953)	(2,946,737)
Total Property Tax Revenue	10,506,255	10,508,455	10,654,955	10,665,455	10,810,755	10,805,855	10,872,155	10,868,255	10,933,955	11,089,355	11,125,055	309,407,337
Retail Sales & PIF Revenue Information												
Tableable Retail Sales	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	98,626,783	3,080,427,649
% Growth/Inflation												
Adjusted Taxable Sales	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	103,657,740	3,211,132,419
Tableable Hotel Lodging Sales	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	30,756,883	979,477,461
Tableable Hotel F&B Sales	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	6,838,883	219,492,962
% Growth/Inflation												
Adjusted Taxable Sales	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	39,122,305	1,237,878,178
Public Improvement Fee Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
PIF Retail Sales Revenue	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	2,073,155	64,222,648
PIF Hotel Sales Revenue	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	782,446	24,757,564
Collection Fee - 1.00%	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(28,556)	(889,802)
Public Improvement Fee Revenue	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	2,827,045	88,090,410
Total Revenue for Debt Service	13,333,300	13,335,500	13,482,000	13,492,500	13,637,800	13,632,900	13,699,200	13,695,300	13,761,000	13,916,400	13,952,100	397,497,747
Senior Debt Service Information												
Debt Service	10,884,100	10,885,300	11,032,600	11,041,100	11,187,400	11,181,900	11,251,800	11,246,100	16,282,500	11,466,800	17,935,200	336,965,593
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	(2,570,000)
DSR Fund	-	-	-	-	-	-	-	-	(4,971,700)	-	(6,434,700)	(11,406,400)
Total Net Debt Service	10,884,100	10,885,300	11,032,600	11,041,100	11,187,400	11,181,900	11,251,800	11,246,100	11,310,800	11,466,800	11,500,500	322,989,193
Coverage Ratio	1.23	1.23	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.21	1.21	
Coverage Ratio at Max Mill Levy	1.36	1.36	1.36	1.36	1.36	1.36	1.37	1.37	1.39	1.37	1.38	
Revenue After Senior D/S	2,449,200	2,450,200	2,449,400	2,451,400	2,450,400	2,451,000	2,447,400	2,449,200	2,450,200	2,449,600	2,451,600	74,508,554
Subordinate Debt Service Information												
Debt Service	2,449,200	2,450,200	2,449,400	2,451,400	2,450,400	2,451,000	2,447,400	2,449,200	2,450,200	2,449,600	2,451,600	74,500,559
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Debt Service	2,449,200	2,450,200	2,449,400	2,451,400	2,450,400	2,451,000	2,447,400	2,449,200	2,450,200	2,449,600	2,451,600	74,500,559
Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Revenue After Subordinate D/S	-	-	-	-	-	-	-	-	-	-	-	7,995

Football Stadium South Lot Development
 Pro Forma Financing Analysis - Operations Mill Levy
 Metropolitan District Financing Analysis
 03/02/2018

Operations Cash Flow Analysis

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Property Tax Information												
Ending Assessed Value	-	-	-	39,743,222	108,324,810	162,479,781	202,394,576	214,298,593	218,227,042	218,225,756	222,232,612	222,231,127
Appreciation Rate%	0.00%	-	2.00%	-	2.00%	-	2.00%	-	2.00%	-	2.00%	-
Total Assessed Value	-	-	-	39,743,222	108,324,810	162,479,781	202,394,576	214,298,593	218,227,042	218,225,756	222,232,612	222,231,127
Operations Mill Levy												
	5.000	5.000	5.000	5.000	0.919	3.018	5.000	5.000	5.000	5.000	5.000	5.000
Collection Costs												
	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
O&M Property Tax Revenue												
	-	-	-	195,735	98,018	482,969	996,793	1,055,421	1,074,768	1,074,762	1,094,496	1,094,488
Specific Ownership Tax @ 6.00%												
	-	-	-	11,744	5,881	28,978	59,808	63,325	64,486	64,486	65,670	65,669
Events Income												
	-	-	-	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Revenue	-	-	-	207,479	128,899	536,947	1,081,601	1,143,746	1,164,254	1,164,248	1,185,165	1,185,158
District Operational Expenses												
Administration/Accounting/Legal	50,000	50,750	51,511	52,284	100,000	200,000	200,000	203,000	206,045	209,136	212,273	215,457
Events	-	-	-	50,000	50,000	100,000	275,000	279,125	283,312	287,562	291,875	296,253
Physical & Pedestrian Improvements	-	-	-	-	-	-	200,000	203,000	206,045	209,136	212,273	215,457
Operations & Maintenance	-	-	-	50,000	50,000	100,000	200,000	203,000	206,045	209,136	212,273	215,457
Miscellaneous	-	-	-	25,000	25,000	25,375	25,756	26,142	26,534	26,932	27,336	27,746
Inflation Rate%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Total General Fund Expenses	50,000	50,750	51,511	177,284	225,000	425,375	900,756	914,267	927,981	941,901	956,029	970,370
Net Operating Margin	(50,000)	(50,750)	(51,511)	30,196	(96,101)	111,572	180,845	229,479	236,273	222,347	229,136	214,788
Beginning Fund Balance	-	(50,000)	(100,750)	(152,261)	(122,066)	(218,167)	(106,595)	74,250	303,729	540,002	762,349	991,485
Ending Fund Balance (Capital Reserve)	(50,000)	(100,750)	(152,261)	(122,066)	(218,167)	(106,595)	74,250	303,729	540,002	762,349	991,485	1,206,273

Football Stadium South Lot Development
 Pro Forma Financing Analysis - Operations Mill Levy
 Metropolitan District Financing Analysis
 03/02/2018

Operations Cash Flow Analysis

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Property Tax Information												
Ending Assessed Value	226,317,933	226,316,216	230,484,542	230,482,558	234,734,000	234,731,707	239,067,888	239,065,239	243,487,810	243,484,749	247,995,384	247,991,847
Appreciation Rate%	2.00%		2.00%		2.00%		2.00%		2.00%		2.00%	
Total Assessed Value	226,317,933	226,316,216	230,484,542	230,482,558	234,734,000	234,731,707	239,067,888	239,065,239	243,487,810	243,484,749	247,995,384	247,991,847
Operations Mill Levy	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000
Collection Costs	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
O&M Property Tax Revenue	1,114,616	1,114,607	1,135,136	1,135,127	1,156,065	1,156,054	1,177,409	1,177,396	1,199,177	1,199,162	1,221,377	1,221,360
Specific Ownership Tax @ 6.00%	66,877	66,876	68,108	68,108	69,364	69,363	70,645	70,644	71,951	71,950	73,283	73,282
Events Income	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Revenue	1,206,493	1,206,484	1,228,245	1,228,234	1,250,429	1,250,417	1,273,054	1,273,040	1,296,128	1,296,112	1,319,660	1,319,641
District Operational Expenses												
Administration/Accounting/Legal	218,689	221,969	225,299	228,678	232,108	235,590	239,124	242,710	246,351	250,046	253,797	257,604
Events	300,697	305,207	309,785	314,432	319,149	323,936	328,795	333,727	338,733	343,814	348,971	354,206
Physical & Pedestrian Improvements	218,689	221,969	225,299	228,678	232,108	235,590	239,124	242,710	246,351	250,046	253,797	257,604
Operations & Maintenance	218,689	221,969	225,299	228,678	232,108	235,590	239,124	242,710	246,351	250,046	253,797	257,604
Miscellaneous	28,162	28,585	29,014	29,449	29,890	30,339	30,794	31,256	31,725	32,201	32,684	33,174
Inflation Rate%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Total General Fund Expenses	984,925	999,699	1,014,695	1,029,915	1,045,364	1,061,044	1,076,960	1,093,114	1,109,511	1,126,154	1,143,046	1,160,192
Net Operating Margin	221,568	206,785	213,550	198,319	205,065	189,373	196,094	179,926	186,617	169,959	176,614	159,450
Beginning Fund Balance	1,206,273	1,427,841	1,634,626	1,848,176	2,046,495	2,251,560	2,440,933	2,637,027	2,816,953	3,003,570	3,173,529	3,350,143
Ending Fund Balance (Capital Reserve)	1,427,841	1,634,626	1,848,176	2,046,495	2,251,560	2,440,933	2,637,027	2,816,953	3,003,570	3,173,529	3,350,143	3,509,593

Football Stadium South Lot Development
 Pro Forma Financing Analysis - Operations Mill Levy
 Metropolitan District Financing Analysis
 03/02/2018

Operations Cash Flow Analysis

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Property Tax Information												
Ending Assessed Value	252,592,249	252,588,161	257,280,055	257,275,331	262,060,467	262,055,007	266,935,157	266,928,848	271,905,805	271,898,514	276,974,090	-
Appreciation Rate%	2.00%		2.00%		2.00%		2.00%		2.00%		2.00%	
Total Assessed Value	252,592,249	252,588,161	257,280,055	257,275,331	262,060,467	262,055,007	266,935,157	266,928,848	271,905,805	271,898,514	276,974,090	-
Operations Mill Levy												
	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
Collection Costs												
	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	
O&M Property Tax Revenue												
	1,244,017	1,243,997	1,267,104	1,267,081	1,290,648	1,290,621	1,314,656	1,314,625	1,339,136	1,339,100	1,364,097	35,450,018
Specific Ownership Tax @ 6.00%												
	74,641	74,640	76,026	76,025	77,439	77,437	78,879	78,877	80,348	80,346	81,846	2,127,001
Events Income												
	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Total Revenue	1,343,658	1,343,636	1,368,131	1,368,106	1,393,087	1,393,058	1,418,535	1,418,502	1,444,484	1,444,446	1,470,943	38,352,020
District Operational Expenses												
Administration/Accounting/Legal	261,468	265,390	269,371	273,412	277,513	281,675	285,901	290,189	294,542	298,960	303,444	7,704,285
Events	359,519	364,911	370,385	375,941	381,580	387,304	393,113	399,010	404,995	411,070	417,236	10,099,643
Physical & Pedestrian Improvements	261,468	265,390	269,371	273,412	277,513	281,675	285,901	290,189	294,542	298,960	303,444	7,199,740
Operations & Maintenance	261,468	265,390	269,371	273,412	277,513	281,675	285,901	290,189	294,542	298,960	303,444	7,399,740
Miscellaneous	33,671	34,176	34,689	35,209	35,738	36,274	36,818	37,370	37,931	38,500	39,077	1,002,544
Inflation Rate%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	
Total General Fund Expenses	1,177,594	1,195,258	1,213,187	1,231,385	1,249,856	1,268,604	1,287,633	1,306,947	1,326,551	1,346,450	1,366,646	33,405,952
Net Operating Margin	166,063	148,378	154,943	136,721	143,231	124,455	130,902	111,555	117,933	97,997	104,297	4,946,067
Beginning Fund Balance	3,509,593	3,675,656	3,824,034	3,978,978	4,115,698	4,258,929	4,383,384	4,514,286	4,625,841	4,743,774	4,841,770	
Ending Fund Balance (Capital Reserve)	3,675,656	3,824,034	3,978,978	4,115,698	4,258,929	4,383,384	4,514,286	4,625,841	4,743,774	4,841,770	4,946,067	

Football Stadium South Lot Development
 Metropolitan District Financing Analysis
 Stadium Development Plan (SAR Initial Concept)

2% Biennial Reappraisal & 1% Sales Growth thru 2029

Debt Service Summary

Senior - Scheduled D/S

Date	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Principal	-	-	-	-	-	-	575,000	1,135,000	1,330,000	1,430,000	1,595,000	1,695,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	-	-	2,258,200	3,871,200	6,526,893	8,445,600	8,445,600	8,411,100	8,343,000	8,263,200	8,177,400	8,081,700
Total P+i	-	-	2,258,200	3,871,200	6,526,893	8,445,600	9,020,600	9,546,100	9,673,000	9,693,200	9,772,400	9,776,700
CAPI	-	-	(1,900,000)	(670,000)	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	358,200	3,201,200	6,526,893	8,445,600	9,020,600	9,546,100	9,673,000	9,693,200	9,772,400	9,776,700

Subordinate - Scheduled D/S

Date	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Principal	-	-	-	-	-	-	265,000	285,000	305,000	330,000	360,000	385,000
Coupon	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Interest	-	-	-	-	1,269,559	2,186,800	2,186,800	2,165,600	2,142,800	2,118,400	2,092,000	2,063,200
Total P+i	-	-	-	-	1,269,559	2,186,800	2,451,800	2,450,600	2,447,800	2,448,400	2,452,000	2,448,200
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	1,269,559	2,186,800	2,451,800	2,450,600	2,447,800	2,448,400	2,452,000	2,448,200

Debt Service Summary - 2020 Bond Issue

Senior - Scheduled D/S

Date	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Principal	-	-	-	-	-	-	575,000	1,135,000	1,155,000	1,220,000	1,190,000	1,260,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	-	-	2,258,200	3,871,200	3,871,200	3,871,200	3,871,200	3,836,700	3,768,600	3,699,300	3,626,100	3,554,700
Total P+i	-	-	2,258,200	3,871,200	3,871,200	3,871,200	4,446,200	4,971,700	4,923,600	4,919,300	4,816,100	4,814,700
CAPI	-	-	(1,900,000)	(670,000)	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	358,200	3,201,200	3,871,200	3,871,200	4,446,200	4,971,700	4,923,600	4,919,300	4,816,100	4,814,700

Debt Service Summary - 2022 Senior Bond Issue

Senior - Scheduled D/S

Date	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Principal	-	-	-	-	-	-	-	-	175,000	210,000	405,000	435,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	-	-	-	-	2,655,693	4,574,400	4,574,400	4,574,400	4,574,400	4,563,900	4,551,300	4,527,000
Total P+i	-	-	-	-	2,655,693	4,574,400	4,574,400	4,574,400	4,749,400	4,773,900	4,956,300	4,962,000
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	2,655,693	4,574,400	4,574,400	4,574,400	4,749,400	4,773,900	4,956,300	4,962,000

Debt Service Summary - 2022 Sub Bond Issue

Subordinate - Scheduled D/S

Date	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Principal	-	-	-	-	-	-	265,000	285,000	305,000	330,000	360,000	385,000
Coupon	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Interest	-	-	-	-	1,269,559	2,186,800	2,186,800	2,165,600	2,142,800	2,118,400	2,092,000	2,063,200
Total P+i	-	-	-	-	1,269,559	2,186,800	2,451,800	2,450,600	2,447,800	2,448,400	2,452,000	2,448,200
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	1,269,559	2,186,800	2,451,800	2,450,600	2,447,800	2,448,400	2,452,000	2,448,200

Football Stadium South Lot Development
Metropolitan District Financing Analysis
Stadium Development Plan (SAR Initial Concept)
2% Biennial Reappraisal & 1% Sales Growth thru 2029

Debt Service Summary

Senior - Scheduled D/S

Date	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Principal	1,955,000	2,055,000	2,350,000	2,490,000	2,790,000	2,960,000	3,330,000	3,525,000	3,900,000	4,135,000	4,500,000	4,775,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	7,980,000	7,862,700	7,739,400	7,598,400	7,449,000	7,281,600	7,104,000	6,904,200	6,692,700	6,458,700	6,210,600	5,940,600
Total P+I	9,935,000	9,917,700	10,089,400	10,088,400	10,239,000	10,241,600	10,434,000	10,429,200	10,592,700	10,593,700	10,710,600	10,715,600
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	9,935,000	9,917,700	10,089,400	10,088,400	10,239,000	10,241,600	10,434,000	10,429,200	10,592,700	10,593,700	10,710,600	10,715,600

Subordinate - Scheduled D/S

Date	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Principal	415,000	450,000	485,000	525,000	570,000	615,000	660,000	715,000	770,000	835,000	900,000	975,000
Coupon	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Interest	2,032,400	1,999,200	1,963,200	1,924,400	1,882,400	1,836,800	1,787,600	1,734,800	1,677,600	1,616,000	1,549,200	1,477,200
Total P+I	2,447,400	2,449,200	2,448,200	2,449,400	2,452,400	2,451,800	2,447,600	2,449,800	2,447,600	2,451,000	2,449,200	2,452,200
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	2,447,400	2,449,200	2,448,200	2,449,400	2,452,400	2,451,800	2,447,600	2,449,800	2,447,600	2,451,000	2,449,200	2,452,200

Debt Service Summary - 2020 Bond Issue

Senior - Scheduled D/S

Date	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Principal	1,335,000	1,415,000	1,500,000	1,590,000	1,685,000	1,790,000	1,885,000	1,990,000	2,125,000	2,255,000	2,390,000	2,535,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	3,479,100	3,399,000	3,314,100	3,224,100	3,128,700	3,027,600	2,920,200	2,807,100	2,687,700	2,560,200	2,424,900	2,281,500
Total P+I	4,814,100	4,814,000	4,814,100	4,814,100	4,813,700	4,817,600	4,805,200	4,797,100	4,812,700	4,815,200	4,814,900	4,816,500
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	4,814,100	4,814,000	4,814,100	4,814,100	4,813,700	4,817,600	4,805,200	4,797,100	4,812,700	4,815,200	4,814,900	4,816,500

Debt Service Summary - 2022 Senior Bond Issue

Senior - Scheduled D/S

Date	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Principal	620,000	640,000	850,000	900,000	1,105,000	1,170,000	1,445,000	1,535,000	1,775,000	1,880,000	2,110,000	2,240,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	4,500,900	4,463,700	4,425,300	4,374,300	4,320,300	4,254,000	4,183,800	4,097,100	4,005,000	3,898,500	3,785,700	3,659,100
Total P+I	5,120,900	5,103,700	5,275,300	5,274,300	5,425,300	5,424,000	5,628,800	5,632,100	5,780,000	5,778,500	5,895,700	5,899,100
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	5,120,900	5,103,700	5,275,300	5,274,300	5,425,300	5,424,000	5,628,800	5,632,100	5,780,000	5,778,500	5,895,700	5,899,100

Debt Service Summary - 2022 Sub Bond Issue

Subordinate - Scheduled D/S

Date	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Principal	415,000	450,000	485,000	525,000	570,000	615,000	660,000	715,000	770,000	835,000	900,000	975,000
Coupon	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Interest	2,032,400	1,999,200	1,963,200	1,924,400	1,882,400	1,836,800	1,787,600	1,734,800	1,677,600	1,616,000	1,549,200	1,477,200
Total P+I	2,447,400	2,449,200	2,448,200	2,449,400	2,452,400	2,451,800	2,447,600	2,449,800	2,447,600	2,451,000	2,449,200	2,452,200
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	2,447,400	2,449,200	2,448,200	2,449,400	2,452,400	2,451,800	2,447,600	2,449,800	2,447,600	2,451,000	2,449,200	2,452,200

Football Stadium South Lot Development
 Metropolitan District Financing Analysis
 Stadium Development Plan (SAR Initial Concept)

2% Biennial Reappraisal & 1% Sales Growth thru 2029

Debt Service Summary

Senior - Scheduled D/S

Date	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	5,230,000	5,545,000	6,025,000	6,395,000	6,925,000	7,335,000	7,845,000	8,310,000	13,845,000	9,860,000	16,920,000	140,760,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Interest	5,654,100	5,340,300	5,007,600	4,646,100	4,262,400	3,846,900	3,406,800	2,936,100	2,437,500	1,606,800	1,015,200	196,205,593
Total P+I	10,884,100	10,885,300	11,032,600	11,041,100	11,187,400	11,181,900	11,251,800	11,246,100	16,282,500	11,466,800	17,935,200	336,965,593
CAPI	-	-	-	-	-	-	-	-	-	-	-	(2,570,000)
DSR	-	-	-	-	-	-	-	-	(4,971,700)	-	(6,434,700)	(11,406,400)
Net D/S	10,884,100	10,885,300	11,032,600	11,041,100	11,187,400	11,181,900	11,251,800	11,246,100	11,310,800	11,466,800	11,500,500	322,989,193

Subordinate - Scheduled D/S

Date	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	1,050,000	1,135,000	1,225,000	1,325,000	1,430,000	1,545,000	1,665,000	1,800,000	1,945,000	2,100,000	2,270,000	27,335,000
Coupon	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	
Interest	1,399,200	1,315,200	1,224,400	1,126,400	1,020,400	906,000	782,400	649,200	505,200	349,600	181,600	47,165,559
Total P+I	2,449,200	2,450,200	2,449,400	2,451,400	2,450,400	2,451,000	2,447,400	2,449,200	2,450,200	2,449,600	2,451,600	74,500,559
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	2,449,200	2,450,200	2,449,400	2,451,400	2,450,400	2,451,000	2,447,400	2,449,200	2,450,200	2,449,600	2,451,600	74,500,559

Debt Service Summary - 2020 Bond Issue

Senior - Scheduled D/S

Date	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	2,685,000	2,845,000	3,015,000	3,200,000	3,380,000	3,580,000	3,810,000	4,035,000	8,940,000	-	-	64,520,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Interest	2,129,400	1,968,300	1,797,600	1,616,700	1,424,700	1,221,900	1,007,100	778,500	536,400	-	-	83,963,200
Total P+I	4,814,400	4,813,300	4,812,600	4,816,700	4,804,700	4,801,900	4,817,100	4,813,500	9,476,400	-	-	148,483,200
CAPI	-	-	-	-	-	-	-	-	-	-	-	(2,570,000)
DSR	-	-	-	-	-	-	-	-	(4,971,700)	-	-	(4,971,700)
Net D/S	4,814,400	4,813,300	4,812,600	4,816,700	4,804,700	4,801,900	4,817,100	4,813,500	4,504,700	-	-	140,941,500

Debt Service Summary - 2022 Senior Bond Issue

Senior - Scheduled D/S

Date	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	2,545,000	2,700,000	3,010,000	3,195,000	3,545,000	3,755,000	4,035,000	4,275,000	4,905,000	9,860,000	16,920,000	76,240,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Interest	3,524,700	3,372,000	3,210,000	3,029,400	2,837,700	2,625,000	2,399,700	2,157,600	1,901,100	1,606,800	1,015,200	112,242,393
Total P+I	6,069,700	6,072,000	6,220,000	6,224,400	6,382,700	6,380,000	6,434,700	6,432,600	6,806,100	11,466,800	17,935,200	188,482,393
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	(6,434,700)	(6,434,700)
Net D/S	6,069,700	6,072,000	6,220,000	6,224,400	6,382,700	6,380,000	6,434,700	6,432,600	6,806,100	11,466,800	11,500,500	182,047,693

Debt Service Summary - 2022 Sub Bond Issue

Subordinate - Scheduled D/S

Date	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	1,050,000	1,135,000	1,225,000	1,325,000	1,430,000	1,545,000	1,665,000	1,800,000	1,945,000	2,100,000	2,270,000	27,335,000
Coupon	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	
Interest	1,399,200	1,315,200	1,224,400	1,126,400	1,020,400	906,000	782,400	649,200	505,200	349,600	181,600	47,165,559
Total P+I	2,449,200	2,450,200	2,449,400	2,451,400	2,450,400	2,451,000	2,447,400	2,449,200	2,450,200	2,449,600	2,451,600	74,500,559
CAPI	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	2,449,200	2,450,200	2,449,400	2,451,400	2,450,400	2,451,000	2,447,400	2,449,200	2,450,200	2,449,600	2,451,600	74,500,559