

EXHIBIT A

LEGAL DESCRIPTION AND MAP OF INITIAL DISTRICT BOUNDARIES

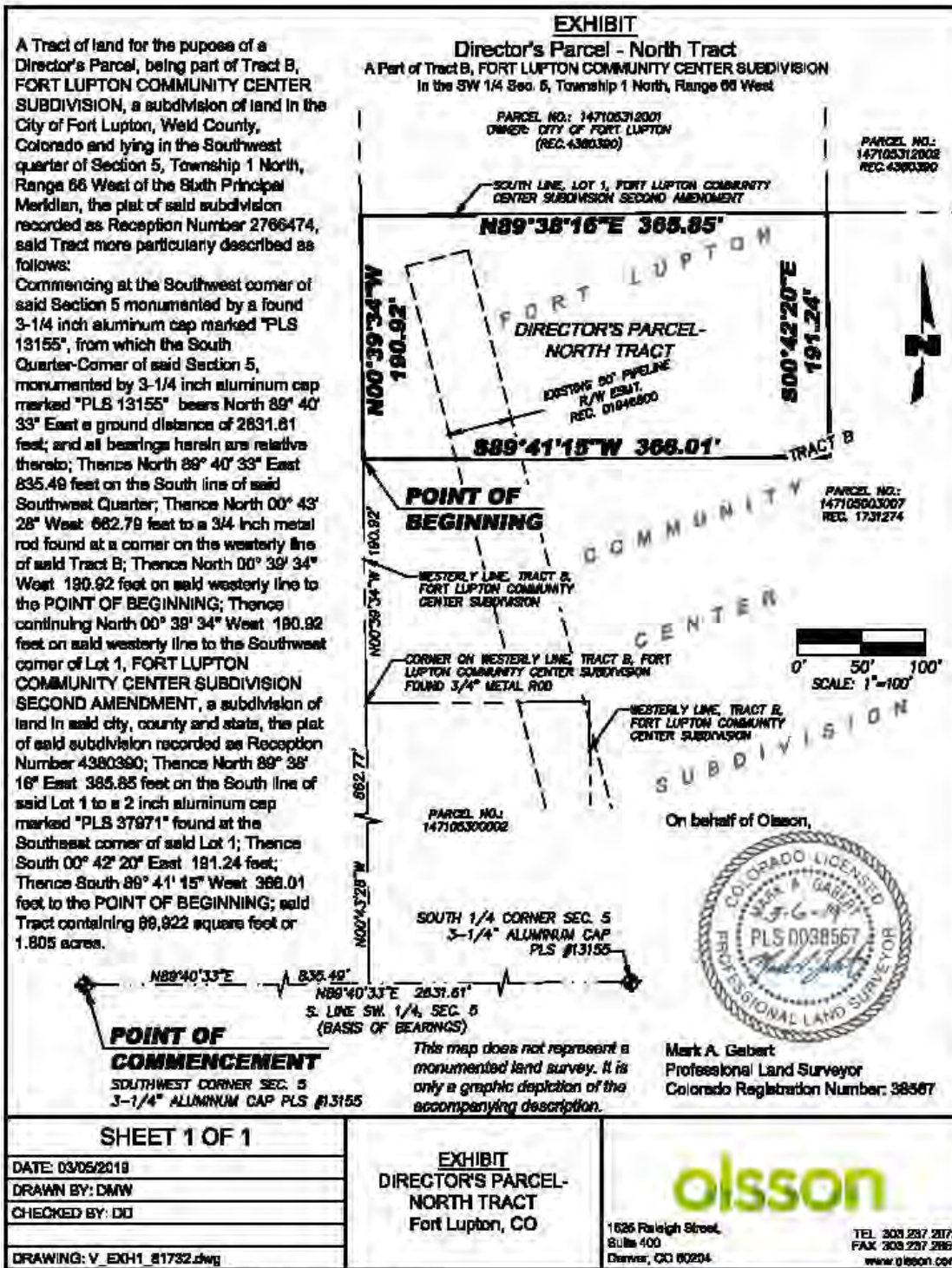
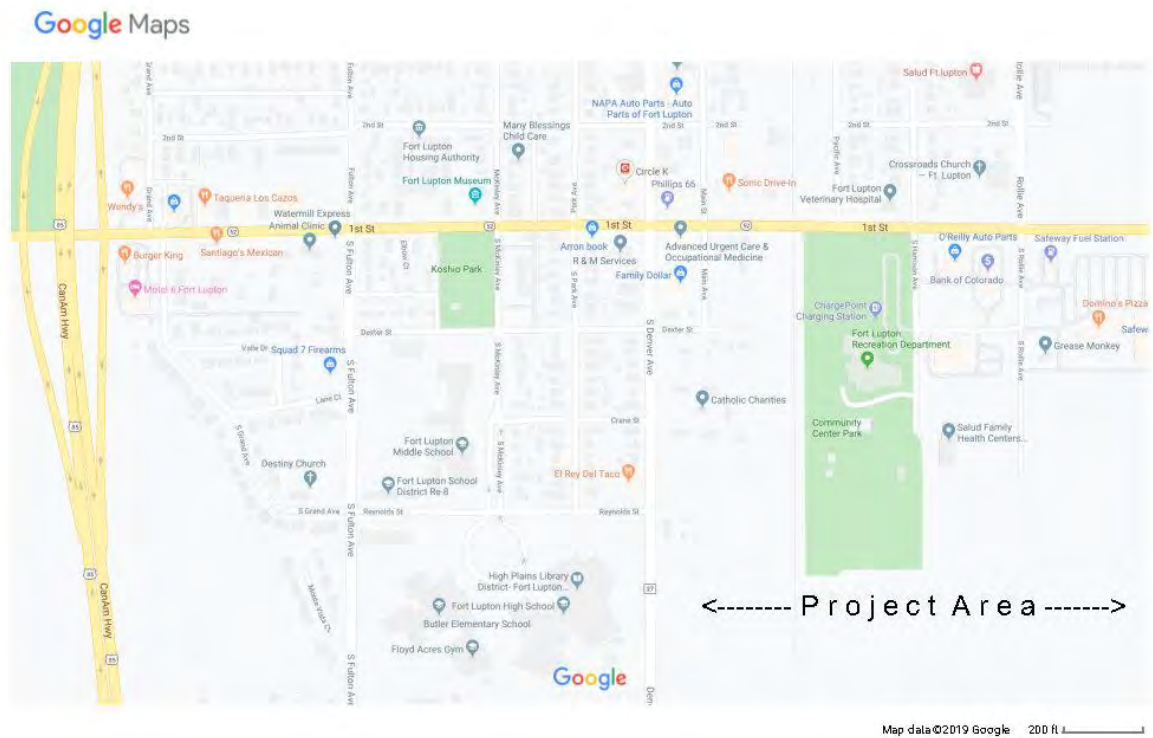


EXHIBIT B VICINITY MAP

12/28/2019

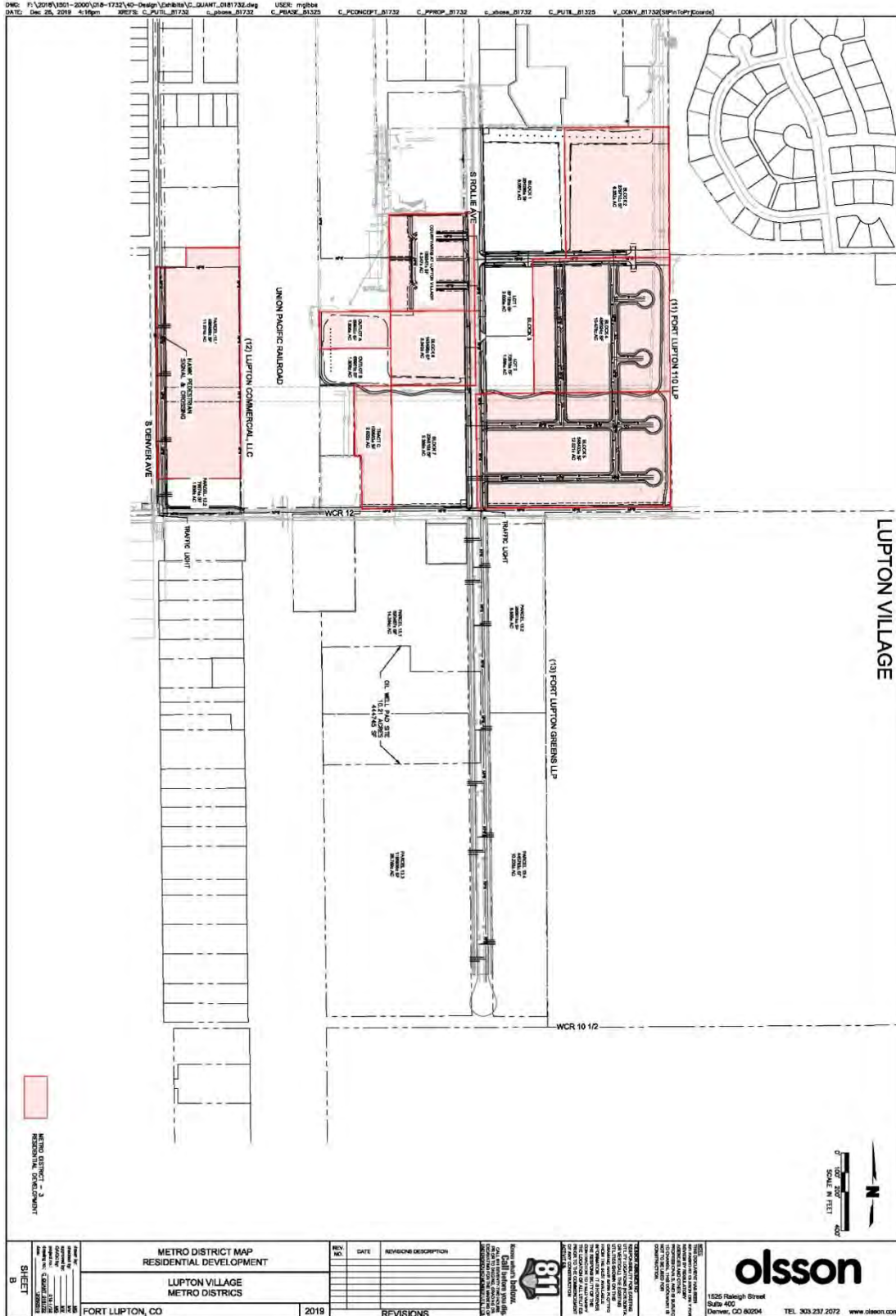
Google Maps



**EXHIBIT C-1
INCLUSION AREA LEGAL DESCRIPTION**

All or a Portion of Parcel No.:	Located in Weld County, Colorado at:	And Having the Following Legal Description:	Acreage
147105312002	S5 T1 R66 SW4	Lot 2 FORT LUPTON COMMUNITY CENTER 2ND AM	4.3
147105303008	S5 T1 R66 SW4	FTL FLCC PT TR B FORT LUPTON COMMUNITY CENTER EXC BEG SW COR LOT 2 BLK 3 TH S0D42.20E 427' S89D3816W 60' N0D4220W 30' S89D3816W 306' TO SW COR TR D S0D4220E 101.12' N89D3810E 761' TO E LN TR B N0D4220W 498.12' S89D3816W 395' TO POB ALSO INC S30' LOT 1 FT LUPTON COMMUNITY CENTER 1ST AMD, <u>EXCLUDING "OUTLOT B" AND "BLOCK 7" OF SAID PARCEL.</u>	7.5
147105000034	S5 T1 R66	FTL 15049-F PT SW4 5 1 66 BEG SW COR SW4 N1275.75' E155' N100' E275.20' S0D12'E 1377.02' N89D50'W 435.13' TO PT OF BEG EXC UPRR RES (1.25R 6.33RR), <u>EXCLUDING THE SOUTHERN APPROXIMATELY 1.8 ACRES OF SAID PARCEL.</u>	11.4
147105003007	S5 T1 R66	PT TRACT C FORT LUPTON COMMUNITY CENTER EXC BEG SE COR BLK1 FT LUPTON COMMUNITY CENTER 2ND FG S0D42E 654.48 S89D38W 432.63 N0D42W 654.48 N89D38E 432.63 TPOB, <u>EXCLUDING "BLOCK 3" OF SAID PARCEL.</u>	29.3
Total Approximate Acreage Within the District's Boundaries:			52.5

EXHIBIT C-2 INCLUSION AREA BOUNDARY MAP



METRO DISTRICT - 3 RESIDENTIAL DEVELOPMENT	METRO DISTRICT MAP RESIDENTIAL DEVELOPMENT LUPTON VILLAGE METRO DISTRICTS	818 <small>Always within 60 feet of the street frontage.</small>	olsson <small>1525 Raleigh Street Suite 400 Denver, CO 80204 TEL: 303.237.2072 www.olsson.com</small>
SHEET B	FORT LUPTON, CO	2019	REVISIONS

EXHIBIT C-3

**CONSENTS OF THE OWNERS FOR THE INCLUSION OF PROPERTY
WITHIN THE INCLUSION AREA BOUNDARIES**

10-11-19, 2019

Board of Directors
Lupton Village Residential and Commercial Metropolitan Districts
c/o Miller & Associates Law Offices, LLC
1641 California Street, Suite 300
Denver, Colorado 80202

RE: Consent to Include Property Into Either Lupton Village Residential Metropolitan District or Lupton Village Commercial Metropolitan District

Ladies and Gentlemen:

Fort Lupton 110, LLP is the sole owner of the property described below (the "Property").

Parcel No 147105003007, City of Fort Lupton, County of Weld, State of Colorado, having the following legal description:

PT TRACT C FORT LUPTON COMMUNITY CENTER EXC BEG SE COR BLK1 FT
LUPTON COMMUNITY CENTER 2ND FG S0D42E 654.48 S89D38W 432.63 N0D42W
654.48 N89D38E 432.63 TPOB

The purpose of this letter is to advise that I, John J. Vandemoer, as Managing Partner of Fort Lupton 110, LLP, do hereby consent to the inclusion of the Property into the boundaries of either Lupton Village Residential Metropolitan District or Lupton Village Commercial Metropolitan District (but not both), as the Board of Directors may determine in its sole discretion based on the development plans and needs of the districts.

FORT LUPTON 110, LLP,
a Colorado limited liability partnership


John J. Vandemoer, Managing Partner

10-17, 2019

Board of Directors
Lupton Village Residential and Commercial Metropolitan Districts
c/o Miller & Associates Law Offices, LLC
1641 California Street, Suite 300
Denver, Colorado 80202

RE: Consent to Include Property Into Either Lupton Village Residential Metropolitan District or Lupton Village Commercial Metropolitan District

Ladies and Gentlemen:

Fort Lupton 110, LLP is the sole owner of the property described below (the "Property").

Parcel No 147105303008, City of Fort Lupton, County of Weld, State of Colorado, having the following legal description:

FTL FLCC PT TR B FORT LUPTON COMMUNITY CENTER EXC BEG SW COR LOT 2 BLK 3 TH S0D42.20E 427' S89D3816W 60' N0D4220W 30' S89D3816W 306' TO SW COR TR D S0D4220E 101.12' N89D3810E 761' TO E LN TR B N0D4220W 498.12' S89D3816W 395' TO POB ALSO INC S30' LOT 1 FT LUPTON COMMUNITY CENTER 1ST AMD

The purpose of this letter is to advise that I, John J. Vandemoer, as Managing Partner of Fort Lupton 110, LLP, do hereby consent to the inclusion of the Property, in whole or in part, into the boundaries of either Lupton Village Residential Metropolitan District or Lupton Village Commercial Metropolitan District (but not both), as the Board of Directors may determine in its sole discretion based on the development plans and needs of the districts.

FORT LUPTON 110, LLP,
a Colorado limited liability partnership


John J. Vandemoer, Managing Partner

10-17-, 2019

Board of Directors
Lupton Village Residential and Commercial Metropolitan Districts
c/o Miller & Associates Law Offices, LLC
1641 California Street, Suite 300
Denver, Colorado 80202

RE: Consent to Include Property Into Either Lupton Village Residential Metropolitan District or Lupton Village Commercial Metropolitan District

Ladies and Gentlemen:

Fort Lupton Commercial, General Partnership, L.L.P. is the sole owner of the property described below (the "Property").

Parcel No 147105000034, City of Fort Lupton, County of Weld, State of Colorado, having the following legal description:

FTL 15049-F PT SW4 5 1 66 BEG SW COR SW4 N1275.75' E155' N100' E275.20' S0D12'E 1377.02' N89D50'W 435.13' TO PT OF BEG EXC UPRR RES (1.25R 6.33RR)

The purpose of this letter is to advise that I, John J. Vandemoer, as Managing Partner of Fort Lupton Commercial, General Partnership, L.L.P., do hereby consent to the inclusion of the Property into the boundaries of either Lupton Village Residential Metropolitan District or Lupton Village Commercial Metropolitan District (but not both), as the Board of Directors may determine in its sole discretion based on the development plans and needs of the districts.

FORT LUPTON COMMERCIAL, GENERAL PARTNERSHIP, L.L.P.,
a Colorado limited liability partnership


John J. Vandemoer, Managing Partner

Property Owner's Consent

Oct. 15, 2019

City Council
City of Fort Lupton
130 South McKinley Avenue
Fort Lupton, Colorado 80621

RE: **Lupton Village Residential Metropolitan District**
(f.k.a./ Cottonwood Greens Metropolitan District No. 3)

Ladies and Gentlemen:

Lupton Village One, LLC is the sole owner of the property described below (the "Property"):

Parcel No 147105312002, City of Fort Lupton, County of Weld, State of Colorado,
also known as Lot 2 FORT LUPTON COMMUNITY CENTER 2ND AM;
also known as 207 South Rollie Avenue, Fort Lupton, Colorado.

The purpose of this letter is to advise that I, William B. Johnson, as Managing Member of Lupton Village One, LLC, do hereby consent to the inclusion of the Property into the boundaries of the District.

LUPTON VILLAGE ONE, LLC
a Colorado limited liability company

By: [Signature] Pres. JMO's, Inc

Printed name: Realty Funding Source, Manager

Title: Managing member JMO's, Inc
by President William B. Johnson