

AUTHORIZATION OF OWNER

ASPEN BUSINESS PARK

EAST YALE AVENUE AND SOUTH GUN CLUB ROAD

THIS AUTHORIZATION OF OWNER (this “Authorization”) is made this _____ day of January, 2022 (the “Effective Date”), by GEORGE HOFFMAN and GUN CLUB ROAD REAL ESTATE PROGRAM, LLLP (collectively, the “Owner”), in favor of ABP 470 LLC, a Colorado limited liability company, and its assignees (the “Applicant”), and Applicant’s agents, including, but not limited to, GREY WOLF ARCHITECTURE, WARE MALCOMB and WHITE BEAR ANKELE TANAKA & WALDRON (collectively, the “Agents”).

RECITALS

A. Owner owns certain real property legally described on Exhibit A attached hereto (the “Property”).

B. Owner and Applicant are parties to that certain Contract to Buy and Sell Real Estate dated September 13, 2021 (as amended, the “Contract”) for the purchase and sale of the Property.

C. Owner would like to memorialize its authorization of Applicant and its Agents to submit various land development applications and related documents to the City of Aurora, Colorado (the “City”) that relate to the development of the Property.

AUTHORIZATION

1. Authorization. Owner hereby authorizes Applicant and its Agents to submit, on Owner’s behalf, all applications and related fees necessary to obtain approval by City for certain approvals and entitlements for the development of the Property including, but not limited to, a Master Plan, a Site Plan, a Preliminary Plat, a Subdivision Plat and a Service Plan for Metropolitan District (collectively, the “Entitlement Approvals”).

Owner further authorizes Applicant and Agents to act on its behalf with regard to any actions Applicant and its Agents deem necessary to obtain the Entitlement Approvals, including, but not limited to, authorization to submit and amend all applications and supporting documents required by City in connection with the Entitlement Approvals (collectively, the “Application”), to meet with and appear before City and its representatives and agents to discuss the Application, to obtain City’s approval of the Application, and to take any and all additional actions Applicant and its Agents deem reasonably necessary to obtain City’s approval of the Application; *provided, however*, that none of the Entitlement Approvals shall be recorded against the Property without Owner’s approval or upon Applicant demonstrating to City that Applicant has obtained fee title to the Property.

2. Term of Authorization. Owner’s authorizations granted in this Authorization shall be effective from the Effective Date to Owner’s notice to City that the Contract has been terminated.

3. Counterparts. This Authorization may be executed in counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument. The parties agree to accept digitized copies of manual signatures or other electronic signatures on this Authorization.

[Signatures on the following page]

OWNER:

George Hoffman

By: _____

Date: _____

Gun Club Road Real Estate Program, LLLP

By:  _____
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Name: william Hall MD

Title: General Partner


Date: 1/19/2022

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OWNER:

George Hoffman

Gun Club Road Real Estate Program, LLLP

By: 
Date: 1-24-22

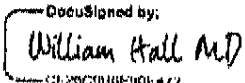
By: 
Name: William Hall MD
Title: General Partner
Date: 1/19/2022

EXHIBIT A

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING EASTERLY AND NORTHERLY OF THOSE PARCELS OF LAND TAKEN IN FEE SIMPLE BY THE E-470 PUBLIC HIGHWAY AUTHORITY IN RULE AND ORDER OF THE DISTRICT COURT RECORDED DECEMBER 13, 1996 UNDER RECEPTION NO. A6157198:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE SECTION LINE 100 RODS; THENCE WEST 320 RODS TO THE WEST LINE OF SAID SECTION 25; THENCE SOUTH ALONG SAID SECTION LINE 100 RODS; THENCE EAST 320 RODS TO THE POINT OF BEGINNING, EXCEPT THE EAST 50 FEET OF SUBJECT PROPERTY CONVEYED TO THE COUNTY OF ARAPAHOE, STATE OF COLORADO, FOR HIGHWAY PURPOSES IN DEED RECORDED MARCH 2, 1942 IN BOOK 462 AT PAGE 120.