



November 22, 2022

City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

To All Departments Under City of Aurora Authority:

The Fitzsimons Redevelopment Authority ("FRA") owns certain portions of land bounded by North Scranton Street to the east, East 22<sup>nd</sup> Avenue to the south, North Revere Street to the west, and East 23<sup>rd</sup> Avenue to the north. The portions of the land are shown on **Exhibit A**.

The FRA has reached an agreement to commercially lease this parcel of land to Apartment Investment Management Company ("AIMCO") with Tryba Architects as the project architect.

The FRA supports AIMCO's efforts to proceed with submittal of a Site Development Plan, Building Permit, and all other submittals required by the City of Aurora on the parcel of land currently owned by the FRA and as shown on Exhibit A.

Please call or e-mail me at [lartz@fitzsimonsinnovation.com](mailto:lartz@fitzsimonsinnovation.com) with any issues or questions.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lyle R. Artz". The signature is fluid and stylized, with a long horizontal stroke at the end.

Lyle R. Artz  
Site Manager  
Fitzsimons Redevelopment Authority

cc: Elizabeth Likovich, AIMCO  
David Tryba, Tryba Architects

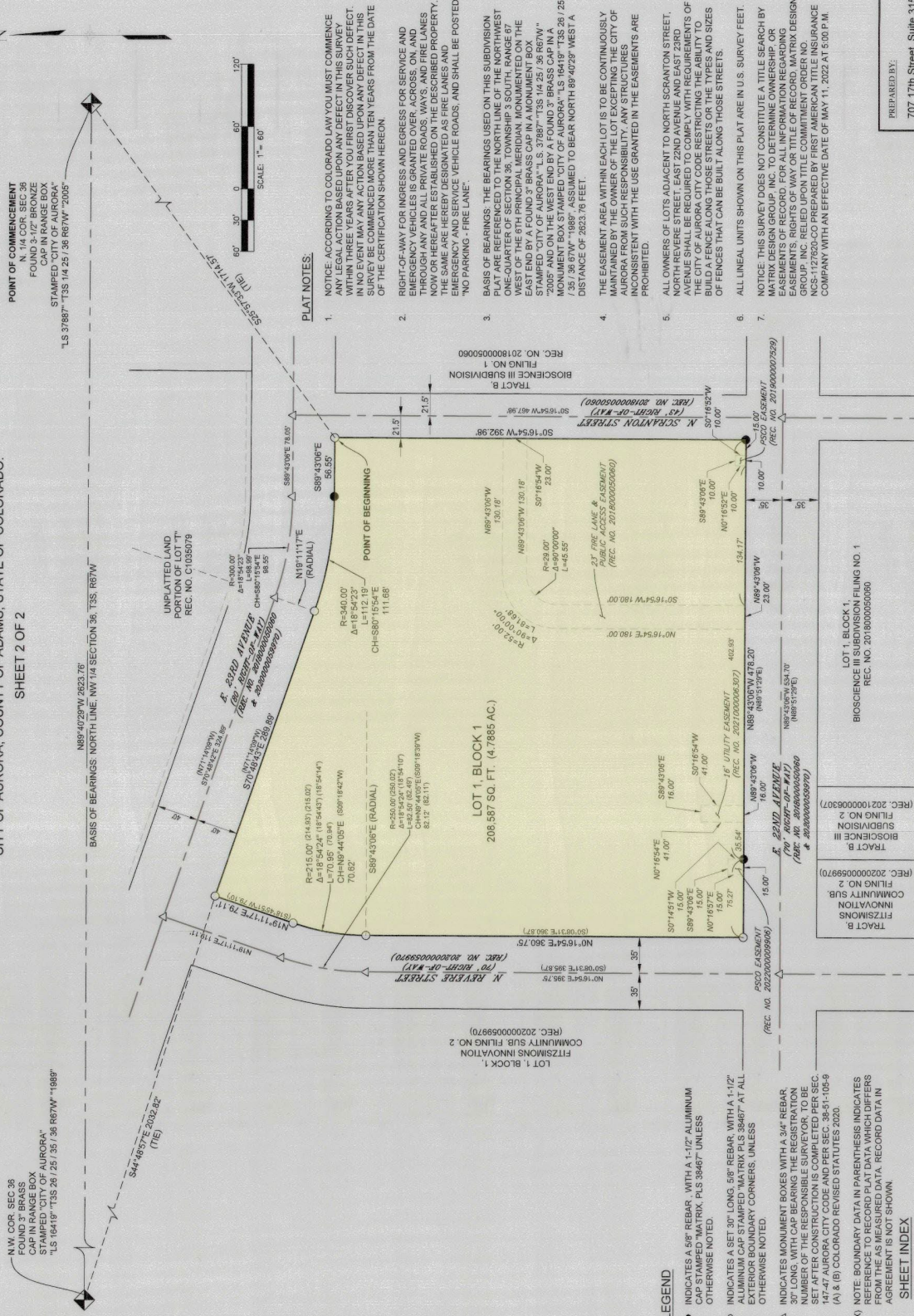
**Attachments:**

1. Exhibit A – Bioscience 4 Subdivision Filing No.1

# BIOSCIENCE 4 SUBDIVISION FILING NO. 1

A RESUBDIVISION OF TRACT A, BIOSCIENCE III SUBDIVISION FILING NO. 2 AND TRACT A, FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2



PREPARED BY:  
707 17th Street, Suite 3150  
Denver, CO 80202  
Phone 303-572-0200  
Fax 303-572-0202

A RESUBDIVISION OF TRACT A, BIOSCIENCE III SUBDIVISION FILING NO. 2 AND TRACT A, FITZSIMMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF PARCELS OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 6 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, FITZSIMONS INNOVATION COMMUNITY SUBDIVISION FILING NO. 2 RECORDED JUNE 30, 2020 AT RECEPTION NO. 202000059970 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

TRACT A, BIOSCIENCE III SUBDIVISION FILING NO. 2  
RECORDED JANUARY 20, 2021 AT RECEPTION NO. 202100006307 IN SAID OFFICIAL  
RECORDS.  
CONTAINING 38,158 SQUARE FEET (0.87599 ACRES) MORE OR LESS.

THENCE NORTH 89°43'05" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 478.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH REVERE STREET (70' WIDE ROW) AS DESCRIBED IN SAID RECEPTION NUMBER 20200000359970;

THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

2. THENCE NORTHERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $18^{\circ}54'24"$ , AN ARC DISTANCE OF 70.95 FEET AND HAVING A CHORD THAT BEARS NORTH  $09^{\circ}44'08"$  EAST, A DISTANCE OF 70.62 FEET;

THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

2. THENCE EASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°54'23", AN ARC DISTANCE OF 112.19 FEET AND HAVING A CHORD THAT BEARS SOUTH 80°15'55" EAST, A DISTANCE OF 111.68 FEET:

CONTAINING A TOTAL AREA OF 208,587 SQUARE FEET (4.7885 ACRES), MORE OR LESS, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE (1) LOT AND BLOCK AS

**COVENANTS:** \_\_\_\_\_  
SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED

CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE

MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

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ITZSIMONS DEVELOPMENT AUTHORITY A GOVERNMENTAL ENTITY OF THE STATE OF COLORADO

NOTABIA:

) SS  
 COUNTY OF ADAMS )

November 2022

GOVERNMENTAL ENTITY OF THE STATE OF COLORADO AS OWNER.

Mark

MY COMMISSION

**THE UNIVERSITY OF CHICAGO**

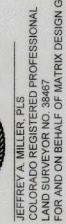
SHEET 2 - NOTES AND PLAT GRAPHIC

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS DAY OF 20 A.D. SUBJECT TO THE CONDITION THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR DATE

I, JEFFREY A. MILLER, HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT. THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AND OBSERVED ON SEPTEMBER 28, 2022.



ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY,  
COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK

CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.:

707 17th Street, Suite 3150  
Denver, CO 80202  
Phone 303-572-0200  
Fax 303-572-0202