

## AUTHORIZATION OF OWNER

[56<sup>TH</sup> AVE. AND PICADILLY ROAD]

MOFFITT FAMILY LLC, a Colorado limited liability company ("Owner"), owner of certain real property legally described on **Exhibit A** attached hereto (the "Property"), hereby authorizes Sebastian Partners, LLC, a Wyoming limited liability company ("Applicant") and its agent, Brownstein Hyatt Farber Schreck LLP ("Agent"), to submit on Owner's behalf all applications necessary to obtain approval by the City of Aurora, Colorado (the "City") of certain entitlements for the Property including, but not limited to, a rezoning application, a preliminary and final plan unit development application, and a proposed amendment to the High Point at DIA Framework Development Plan (collectively, the foregoing shall be referred to herein as the "Entitlement Approvals").

Furthermore, Owner hereby authorizes Applicant and Agent to act on behalf of Owner with regard to those actions reasonably necessary to obtain the Entitlement Approvals, which authorization includes, without limitation, authorization to submit all applications and supporting documents required by the City in connection with the Entitlement Approvals (collectively, the "Application"), to amend the Application as required by the City, to meet with and appear before the City to discuss the Application, to obtain the City's approval of the Application, and to take any and all additional actions deemed reasonably necessary by Applicant to obtain the City's approval of the Application; provided, however, that, none of the Approvals shall be recorded against the Property prior to Applicant demonstrating to the City that it has obtained fee title to the Property.

The authorization granted hereunder shall expire upon Owner's notice to the City that the Purchase and Sale Agreement dated as of the date hereof between Owner and Applicant for the Property has been terminated.

OWNER:

MOFFITT FAMILY LLC,  
a Colorado limited liability company

By: [Signature]

Name: R. Royal Moffitt

Title: Co-owner/manager

State of Colorado )

)ss

County of Arapahoe )

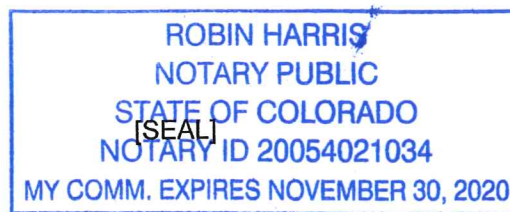
The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2017, by Robert Moffitt as Co-owner of Moffitt Family LLC, a Colorado limited liability company.

[Signature]

(Notary Signature)

11-30-2020

Commission Expires



# AUTHORIZATION OF OWNER

[56<sup>TH</sup> AVE. AND PICADILLY ROAD]

MOFFITT FAMILY LLC, a Colorado limited liability company ("Owner"), owner of certain real property legally described on **Exhibit A** attached hereto (the "Property"), hereby authorizes Sebastian Partners, LLC, a Wyoming limited liability company ("Applicant") and its agent, Brownstein Hyatt Farber Schreck LLP ("Agent"), to submit on Owner's behalf all applications necessary to obtain approval by the City of Aurora, Colorado (the "City") of certain entitlements for the Property including, but not limited to, a rezoning application, a preliminary and final plan unit development application, and a proposed amendment to the High Point at DIA Framework Development Plan (collectively, the foregoing shall be referred to herein as the "Entitlement Approvals").

Furthermore, Owner hereby authorizes Applicant and Agent to act on behalf of Owner with regard to those actions reasonably necessary to obtain the Entitlement Approvals, which authorization includes, without limitation, authorization to submit all applications and supporting documents required by the City in connection with the Entitlement Approvals (collectively, the "Application"), to amend the Application as required by the City, to meet with and appear before the City to discuss the Application, to obtain the City's approval of the Application, and to take any and all additional actions deemed reasonably necessary by Applicant to obtain the City's approval of the Application; provided, however, that, none of the Approvals shall be recorded against the Property prior to Applicant demonstrating to the City that it has obtained fee title to the Property.

The authorization granted hereunder shall expire upon Owner's notice to the City that the Purchase and Sale Agreement dated as of the date hereof between Owner and Applicant for the Property has been terminated.

OWNER:

MOFFITT FAMILY LLC,  
a Colorado limited liability company

By: Dianne T Canino  
Name: Dianne T Canino  
Title: co-owner / manager

State of Colorado )  
County of Arapahoe )ss

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April, 2017, by Dianne Therese Canino as Co-owner / Manager of Moffitt Family LLC, a Colorado limited liability company.

[Signature]  
(Notary Signature)

September 18, 2019

Commission Expires

GLORIA CASTANEDA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154037049  
MY COMMISSION EXPIRES SEPTEMBER 18, 2019

[SEAL]



## AUTHORIZATION OF OWNER

[22050 E. 64<sup>th</sup> Avenue]

THE HILLTOP FARM INVESTMENT GROUP, a Colorado general partnership ("Owner"), owner of certain real property legally described on **Exhibit A** attached hereto (the "Property"), hereby authorizes Sebastian Capital, LLC, a Wyoming limited liability company ("Applicant") and its agent, Brownstein Hyatt Farber Schreck LLP ("Agent"), to submit on Owner's behalf all applications necessary to obtain approval by the City of Aurora, Colorado (the "City") of entitlements for the Property including so as to permit Buyer's design, development and construction of a single family home project with mixed-use commercial components, acquisition of any off-site rights to the same to the extent necessary, expansion of water and sewer capacity to the Property, and the formation of a metropolitan district organized under Title 32, Article 1 of the Colorado Revised Statutes (collectively, the foregoing shall be referred to herein as the "Entitlement Approvals").

Owner is aware of the requests and proposals being made by the Agent and the Applicant in connection with the Entitlement Approvals and has no objections thereto. Furthermore, Owner hereby authorizes Applicant and Agent to act on behalf of Owner with regard to those actions reasonably necessary to effectuate the changes contemplated by the Entitlement Approvals, which authorization includes, without limitation, authorization to submit all applications and supporting documents required by the City in connection with the Entitlement Approvals (collectively, the "Application"), to amend the Application as required by the City, to meet with and appear before the City to discuss the Application, to obtain the City's approval of the Application, and to take any and all additional actions deemed reasonably necessary by Applicant to obtain the City's approval of the Application; provided, however, that Owner shall not be required to bear any costs required therefor, and (ii) Owner shall not be required to make any dedications, conveyances or binding land use changes on or of the Property. Further, Applicant shall not be permitted to effect any land use changes that would bind the Property prior to Applicant demonstrating to the City that it has obtained fee title to the Property.

Buyer shall notify seller of any future meetings with the City of Aurora and seller shall be able to attend if they want. Buyer shall provide seller with copies of all paperwork, applications, plans, documents, etc. given to the City of Aurora free of charge.

[Remainder of page intentionally left blank; signature(s) appear on following page(s).]

*MS* *SH*

In the event of termination by buyer, it will furnish seller with 3rd party reports in an "as-is" condition and makes no representation or warranties as to the accuracy of said reports.

*MS* *SH*

*MS* *SH*

By this acknowledgement, Owner hereby certifies that the above information is true and correct.

OWNER:

THE HILLTOP FARM INVESTMENT GROUP,  
a Colorado general partnership

By: Garet V. Heckman  
Name: GARET V. HECKMAN  
Title: PARTNERSHIP AGENT

State of Colorado )  
County of ARAPAHOE )ss

The foregoing instrument was acknowledged before me this 22 day of MARCH, 2017, by  
GARET V. HECKMAN as PARTNERSHIP AGENT of The Hilltop Farm Investment Group,  
a Colorado general partnership.

Karen S. Matthews  
(Notary Signature)



June 23, 2019  
Commission Expires

Exhibit A

Property

Parcel A:

The NW¼ of Section 12, Township 3 South, Range 66 West of the 6th P.M.,  
EXCEPT roads and highways along Section line as excepted in Deed recorded May 13, 1944 in Book 298  
at Page 84 and

EXCEPT that portion thereof conveyed to the City and County of Denver by Deed recorded February 18,  
1983 in Book 2719 at Page 830 and

EXCEPT that portion thereof conveyed to the City and County of Denver by Deed recorded February 23,  
1990 in Book 3650 at Page 86 and

EXCEPT that portion thereof conveyed to the City of Aurora by Deed July 11, 2000 in Book 6185 at Page  
251 and

EXCEPT that portion thereof platted as Hilltop Communications Subdivision Filing No. 1, the plat of which  
was recorded July 6, 2000 at Reception No. C0687153,

County of Adams,  
State of Colorado.

Parcel B:

Lot 1, Block 1, Hilltop Communications Subdivision Filing No. 1, County of Adams, State of Colorado.

For informational purposes only: APN: 0182112201001 and 182112200001