

THE SPRINGS SOUTH METROPOLITAN DISTRICT
TOWN OF FIRESTONE, COLORADO
2024 ANNUAL REPORT

Board of Trustees
Town of Firestone, Colorado
via Email

County Clerk and Recorder
Weld County, Colorado
via Email

Office of the State Auditor,
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
via E-Filing Portal

Division of Local Government,
1313 Sherman Street, Room 521
Denver, Colorado 80203
via E-Filing Portal

The following information and documents (attached as exhibits) are provided for calendar year 2024 pursuant to Section VII of the Service Plan of The Springs South Metropolitan District (the “**District**”), approved by the Board of Trustees of the Town of Firestone, Colorado (the “**Town**”).

For the year ending December 31, 2024, the District makes the following report:

1. Boundary changes made:

The District had no boundary changes in 2024.

2. Intergovernmental agreements entered into or terminated:

The First Amendment to Intergovernmental Agreement with the Town of Firestone, dated September 25, 2024 will be sent to the Town when available.

3. Changes or proposed changes in District’s polices:

There are no changes or proposed changes in the District’s polices.

4. Changes or proposed changes in District’s operations:

There are no changes or proposed changes in the District’s operations.

5. Access information to obtain a copy of the Rules and Regulations:

The District has not yet adopted any rules or regulations.

6. A summary of any litigation involving public improvements by the District:

To the best of our knowledge, the District is not involved in any litigation involving public improvements.

7. Proposed plans for the year immediately following the report year:

There are no plans or proposed plans for 2025.

8. Status of the construction of public improvements by the District:

The District did not have any development activity in 2024.

9. List of facilities or improvements constructed by the District that were conveyed to the Town:

N/A. The District did not have any development activity in 2024.

10. Final Assessed Value of Taxable Property within the District's boundaries as of December 31, 2024:

The 2024 total gross assessed value of taxable property within the boundaries of the District is \$27,590.

The 2024 total net assessed value of taxable property within the boundaries of the District is \$17,029.

11. Current annual budget of the District:

Attached as Exhibit A is a copy of the District's Budget for the current fiscal year 2025.

12. Most recently filed audited financial statements of the District. To the extent audited financial statements are required by state law or most recently filed audit exemption:

Attached as Exhibit B is a copy of the District's application for exemption from audit for fiscal year 2023.

The District's application for exemption from audit for fiscal year 2024 will be sent to the Town upon completion.

13. Notice of any uncured defaults:

No notices of any uncured default were issued during fiscal year 2024.

14. The District's inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:

To the best of our knowledge, the District has been able to pay its obligations as they come due during fiscal year 2024.

15. Certificate certifying that the District is in full compliance with the District's Service Plan:

See attached Exhibit C.

Respectfully submitted this 28th day of April, 2025.

THE SPRINGS SOUTH METROPOLITAN
DISTRICT

By:  76C2809552F54DF...
Chair

Attest:

 3AAB467438B14DC...
Secretary

EXHIBIT A

2025 Budget

THE SPRINGS SOUTH METROPOLITAN DISTRICT

2025 BUDGET MESSAGE

The Springs South Metropolitan District (the “**District**”) was organized in November 2005 as a quasi-municipal corporation and a political subdivision organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment maintenance and financing of certain Public Improvements to be developed by the District.

The District is in the start-up phase, has no employees, and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District’s financial statements.

THE SPRINGS SOUTH METROPOLITAN DISTRICT
2025 BUDGET
GENERAL FUND

	Actual 2023	Estimated 2024	Budget 2025
Beginning Balance	\$15	\$196	\$2,359
<u>REVENUE</u>			
Property Taxes	\$174	\$156	\$102
Specific Ownership Taxes	\$10	\$10	\$10
Developer Advances	\$48,000	\$48,000	\$48,000
Other Income	\$0	\$0	\$0
TOTAL	\$48,184	\$48,166	\$48,112
TOTAL FUNDS AVAILABLE	\$48,199	\$48,362	\$50,471
<u>EXPENSES</u>			
County Treasurer's Collection Fees	\$3	\$3	\$3
Insurance	\$3,000	\$3,000	\$3,000
Accounting and Legal	\$40,000	\$40,000	\$40,000
Election	\$3,000	\$0	\$3,000
Capital Improvements	\$0	\$0	\$0
Utilities	\$0	\$0	\$0
Misc./Adminstrative	\$2,000	\$3,000	\$3,000
Developer Reimbursement	\$0		\$0
TOTAL	\$48,003	\$46,003	\$49,003
ENDING FUND BALANCE	\$196	\$2,359	\$1,468

Preliminary AV: \$17,029
Mill Levy: 6.000

EXHIBIT B

Application for Exemption from Audit for fiscal year 2023

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT
ADDRESS

The Springs South Metropolitan District
44 Cook Street, Suite 620
Denver, Colorado 80206

For the Year Ended
12/31/23
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

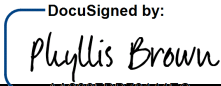
Matt Ruhland
303-218-7200
mruhland@cegrlaw.com

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE

Phyllis Brown
Director of Finance and Accounting
Community Resource Services of Colorado
7995 E. Prentice Avenue, Suite 103E, Greenwood Village, CO 80111
303-381-4960

PREPARER (SIGNATURE REQUIRED)		DATE PREPARED
<div>DocuSigned by:  AA206FDD70144EC...</div>		3/27/2024 3:27 PM PDT
Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 237	
2-2	Specific ownership	\$ 11	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ 6	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 254	

PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify): County treasurer fees	\$ 2	
3-24	TIF	\$ 78	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 80	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - STOP. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain below:	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain below:	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

**Subscription Based Information Technology Arrangements

*Must agree to prior year-end balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes: How much?	64,900,000	
Date the debt was authorized:	11/4/2014	
4-6 Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes: How much?	\$ -	
4-7 Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes: What is the amount outstanding?	\$ -	
4-8 Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes: What is being leased?		
What is the original date of the lease?		
Number of years of lease?		
Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input type="checkbox"/>
What are the annual lease payments?	\$ -	

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
Total Cash Deposits		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
Csafe	\$ 188	
	\$ -	
	\$ -	
	\$ -	
Total Investments		\$ 188
Total Cash and Investments		\$ 188

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, **MUST** use this space to provide any explanations:

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes

No

6-1 Does the entity have capital assets?

☒☐6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, **MUST** explain:☒☐

6-3 Complete the following capital & right-to-use assets table:				
	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ 89,124	\$ -	\$ -	\$ 89,124
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 89,124	\$ -	\$ -	\$ 89,124

*must tie to prior year ending balance

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

7-1 Does the entity have an "old hire" firefighters' pension plan?

☐☒

7-2 Does the entity have a volunteer firefighters' pension plan?

☐☒

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):

\$ -

State contribution amount:

\$ -

Other (gifts, donations, etc.):

\$ -

TOTAL

\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

\$ -

Part 7 - Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

N/A

8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, **MUST** explain:☒☐☐8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain:☒☐☐

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General	\$ 48,003

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, MUST explain:

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

Is this application for a newly formed governmental entity?



10-1

If yes: Date of formation:

10-2 Has the entity changed its name in the past or current year?



If yes: Please list the NEW name & PRIOR name:

10-3 Is the entity a metropolitan district?



Please indicate what services the entity provides:

Streets, street lights, traffic & safety, water, sewer, transportation, parks & recreation.

10-4 Does the entity have an agreement with another government to provide services?



If yes: List the name of the other governmental entity and the services provided:

10-5 Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during



If yes: Date Filed:

10-6 Does the entity have a certified Mill Levy?



If yes:

Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills

	-
General/Other mills	6.000
Total mills	6.000

Yes

No

N/A

10-7 NEW 2023! If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.



Please use this space to provide any additional explanations or comments not previously included:

PART 11 - GOVERNING BODY APPROVAL			
Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
 - b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

Print the names of ALL members of current governing body below.		A MAJORITY of the members of the governing body must sign below.
Board Member 1	Print Board Member's Name Blake Carlson	I <u>Blake Carlson</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>[Signature]</u> Date: <u>3/27/2024 4:20 PM PDT</u> My term Expires: <u>May 2025</u>
Board Member 2	Print Board Member's Name Brian Jumps	I <u>Brian Jumps</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name Walraven Ketellapper	I <u>Walraven Ketellapper</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>[Signature]</u> Date: <u>3/28/2024 8:43 PM PDT</u> My term Expires: <u>May 2027</u>
Board Member 4	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 5	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

Certificate Of Completion

Envelope Id: F67CC5B6B29749E196A3A5377532C926

Status: Sent

Subject: Complete with DocuSign: 2023 Audit Exemption - Springs South Metro.pdf, 2023 Audit Exemption - ...

Source Envelope:

Document Pages: 16

Signatures: 6

Envelope Originator:

Certificate Pages: 5

Initials: 0

Sarah Luetjen

AutoNav: Enabled

44 Cook Street, Suite 620

Envelopeld Stamping: Enabled

Denver, CO 80206

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

sluetjen@cegrlaw.com

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Holder: Sarah Luetjen

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3/27/2024 2:12:05 PM

sluetjen@cegrlaw.com

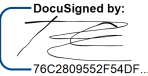
Signer Events

Blake Carlson

blake@carlsonld.com

Security Level: Email, Account Authentication (None)

DocuSigned by:



76C2809552F54DF...

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Viewed: 3/27/2024 2:19:53 PM

Signed: 3/27/2024 2:20:15 PM

Signature Adoption: Drawn on Device

Using IP Address: 98.53.138.85

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 3/27/2024 2:19:53 PM

ID: 07185261-3f54-450c-9f59-7854217fb488

Brian Jumps

bjumps@jumpsllaw.com

Security Level: Email, Account Authentication (None)

Sent: 3/27/2024 2:16:24 PM

Electronic Record and Signature Disclosure:

Accepted: 1/19/2024 6:53:00 AM

ID: 3c62f20a-7325-48ef-9f8e-d8d03871a545

Phyllis Brown

pbrown@crsfofcolorado.com

Security Level: Email, Account Authentication (None)

DocuSigned by:



AA206FDD70144EC...

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Viewed: 3/27/2024 3:27:40 PM

Signed: 3/27/2024 3:27:49 PM

Signature Adoption: Pre-selected Style

Using IP Address: 96.88.70.121

Electronic Record and Signature Disclosure:

Accepted: 3/27/2024 3:27:40 PM

ID: 9d48b964-9ff0-4e46-8c33-edfa6f725ddd

Walraven Ketellapper

walraven@stillwaterresources.com

Security Level: Email, Account Authentication (None)

DocuSigned by:



27CC327B558F4AF...

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Viewed: 3/28/2024 8:43:30 PM

Signed: 3/28/2024 8:43:53 PM

Signature Adoption: Pre-selected Style

Using IP Address: 71.196.152.219

Electronic Record and Signature Disclosure:

Accepted: 3/28/2024 8:43:30 PM

ID: d257eb4f-44f7-4560-ac6b-4e06ddf5e3b6

In Person Signer Events

Signature

Timestamp

Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/27/2024 2:16:25 PM
Certified Delivered	Security Checked	3/28/2024 8:43:30 PM
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Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

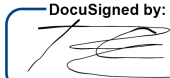
EXHIBIT C

CERTIFICATION

The Board of Directors of The Springs South Metropolitan District (the “**District**”) hereby certifies that, pursuant to Section VII of the District’s Service Plan, the District is in full compliance with its Service Plan.

IN WITNESS WHEREOF, I, Blake Carlson, chair of The Springs South Metropolitan District in the Town of Firestone, Weld County, Colorado, certify the above information as of the date of this report.

THE SPRINGS SOUTH METROPOLITAN DISTRICT

By:  DocuSigned by:
76C2809552F54DF...
Blake Carlson, Chair

Certificate Of Completion

Envelope Id: 10E312E3-85E9-4CD1-9F13-94F75692A6CF
 Subject: Complete with Docusign: Springs MD/Springs South MD - 2024 Annual Reports
 Source Envelope:
 Document Pages: 36
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
 Sarah Luetjen
 44 Cook Street, Suite 620
 Denver, CO 80206
 sluetjen@cegrlaw.com
 IP Address: 10.101.81.73

Record Tracking

Status: Original
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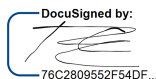
Holder: Sarah Luetjen
 sluetjen@cegrlaw.com

Location: DocuSign

Signer Events

Blake Carlson
 blake@carlsonld.com
 Manager
 BC Land, LLC
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

 76C2809552F54DF...

Signature Adoption: Drawn on Device
 Using IP Address: 73.14.11.213

Timestamp

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 Signed: 4/28/2025 6:16:44 PM

Electronic Record and Signature Disclosure:

Accepted: 4/28/2025 6:16:28 PM
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Brian Jumps
 bjumps@jumpslaw.com
 Security Level: Email, Account Authentication
 (None)

Signed by:

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Signature Adoption: Pre-selected Style
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 Signed: 4/29/2025 6:46:55 AM

Electronic Record and Signature Disclosure:

Accepted: 4/29/2025 6:46:08 AM
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
 Certified Delivered

Hashed/Encrypted
 Security Checked

4/28/2025 5:41:45 PM
 4/29/2025 6:46:08 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	4/29/2025 6:46:55 AM
Completed	Security Checked	4/29/2025 6:46:55 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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