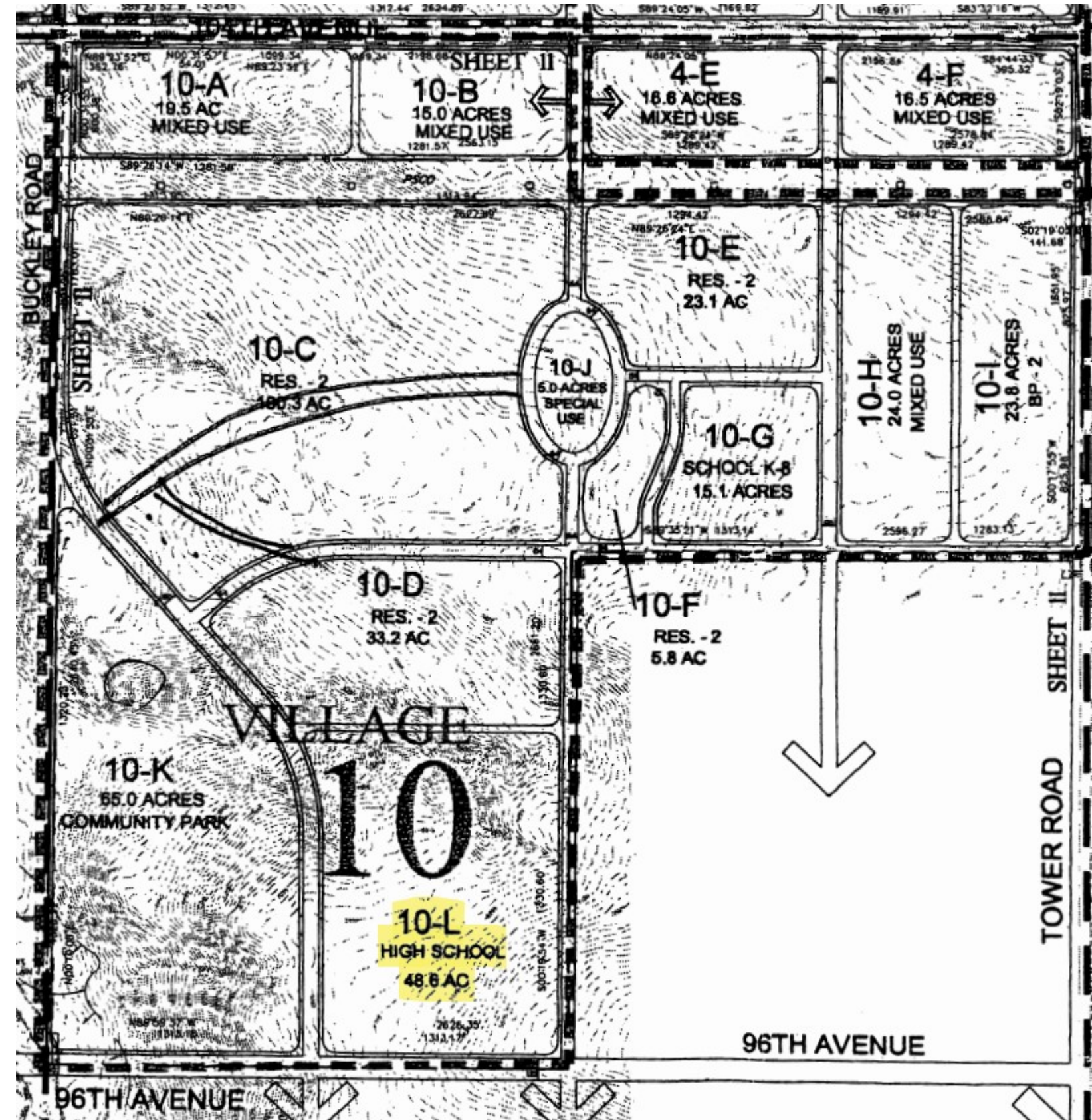


The Reunion PUD Zone Document, approved by the City Council of Commerce City in October 2002 and recorded on December 17, 2002 states within Section 1.11, Subsection F, “ A parcel of useable land, outside of the floodplain, consisting of 48.6 acres will be dedicated for the construction of a high school; and in Subsection G, “Parcel 10-L (48.6 acres) is zoned for a future high school site with this PUD Zone Document with the following condition: the zoning for Parcel 10-K shall revert to Mixed Use [when] the school site is either purchased by the School District or the parcel is dedicated to the School District by the Developer by build-out of 70% of the residential acreage of the PUD.”





27J Schools

Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education
Greg Piotraschke, President
Blaine Nickeson, Vice President
Kevin Kerber, Director
Lloyd Worth, Director
Tom Green, Director
Mandy Thomas, Director
Mary Vigil, Director

February 10, 2020

Kelly Leid
Oakwood Homes
KLeid@oakwoodhomesco.com

Dear Kelly,

Thank you for returning my call regarding the dedicated high school site located south of Reunion Southlawn. To recap our conversation:

- You noted that you and Jim Hayes would be attending your upcoming quarterly meeting with Fulenwider and that this item is on your agenda. I know you didn't have the date in front of you when we talked, so I'd appreciate it if you would let me know when you will meet.
- You also mentioned that you were planning to transfer title to the City of Commerce City. I know that is the preference of the City, as well, however the District would prefer to adhere to the language in the Reunion PUD Zone Document:

"The Reunion PUD Zone Document, approved by the City Council of Commerce City in October 2002 and recorded on December 17, 2002 states within Section 1.11, Subsection F. " A parcel of useable land, outside of the floodplain, consisting of 48.6 acres will be dedicated for the construction of a high school; and in Subsection G. " Parcel 10-L (48.6 acres) is zoned for a future high school site with this PUD Zone Document with the following condition: the zoning for Parcel 10-K shall revert to Mixed Use the school site is either purchased by the School District or **the parcel is dedicated to the School District by the Developer** by build out of 70% of the residential acreage of the PUD."

I've included below portions of a 2019 letter to you from the 27J Schools Superintendent, Dr. Chris Fiedler relating to the dedication:

It is our understanding that Oakwood Homes is the developer of record for Reunion. Therefore, please accept this letter as a formal request from 27J Schools for the dedication of the aforementioned parcel 10-L to 27J Schools. The construction of a high school on Parcel 10-L is being considered for inclusion in the potential bond election.

District is requesting that Oakwood convey Parcel 10-L to the School District by special warranty deed. Title to the parcel must be free and clear of all liens, encumbrances, and exceptions (other than those approved in writing by the District), including, without limitation, real property taxes, which shall be prorated to the date of conveyance or dedication. Finally, we request that Oakwood, at its expense, provide a title insurance commitment in an amount equal to the fair market value of the parcel at the time of dedication and cause the title company to deliver an owner's policy of title insurance to the District as soon as practicable after delivery of the executed special warranty deed.

District staff and legal counsel are available to review any and all documents and offer their assistance in completing this dedication in a timely manner. Should you have any questions regarding this matter, please feel free to contact me. Thank you, Kelly.

Sincerely,

A handwritten signature in black ink that reads "Kerrie Monti". The signature is written in a cursive, flowing style.

cc: Steve Timms, City of Commerce City



27J Schools Board of Education
Greg Piotraschke, President
Blaine Nickeson, Vice President
Kevin Kerber, Director
Lloyd Worth, Director
Tom Green, Director
Mandy Thomas, Director
Mary Vigil, Director

October 12, 2020

Dear Mr. Leid,

The Reunion PUD Zone Document, approved by the City Council of Commerce City in October 2002 and recorded on December 17, 2002 states within Section 1.11, Subsection F. " A parcel of useable land, outside of the floodplain, consisting of 48.6 acres will be dedicated for the construction of a high school; and in Subsection G. " Parcel 10-L (48.6 acres) is zoned for a future high school site with this PUD Zone Document with the following condition: the zoning for Parcel 10-K shall revert to Mixed Use [when] the school site is either purchased by the School District or the parcel is dedicated to the School District by the Developer by build-out of 70% of the residential acreage of the PUD."

It is our understanding that Oakwood Homes is the developer of record for Reunion. As such, the District has made multiple inquiries of you over the past eighteen months as to the timing of the required dedication.

As you know, 27J Schools has opted not to place a bond question on the ballot this year in the midst of these uncertain times created by COVID-19. As we look forward to November 2021, one of the key elements of a possible bond question will be related to meeting the future space needs for high school students coming from a variety of residential developments including Reunion. The construction of a high school on Parcel 10-L will certainly be considered for inclusion in the potential November 2021 bond election.

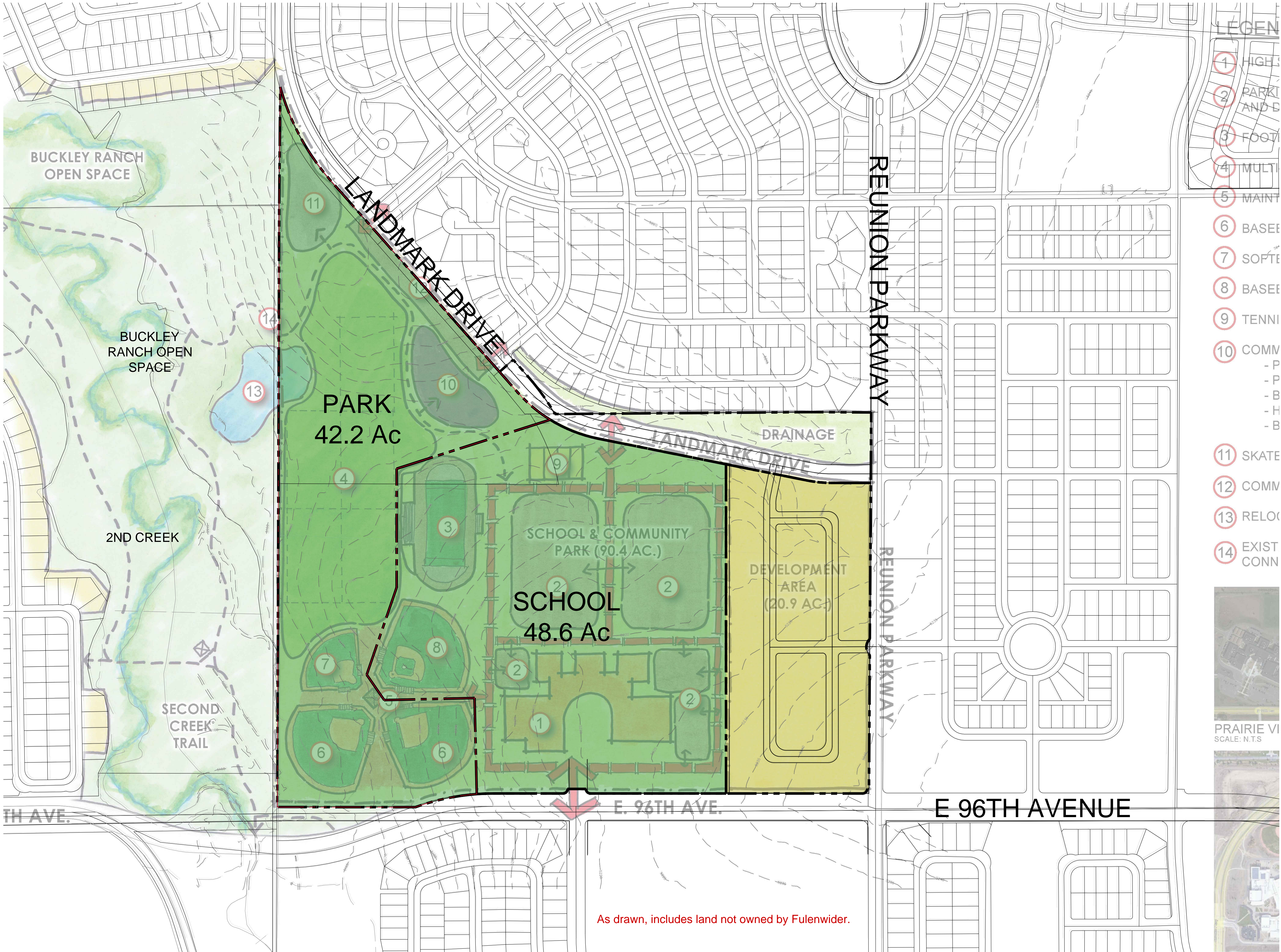
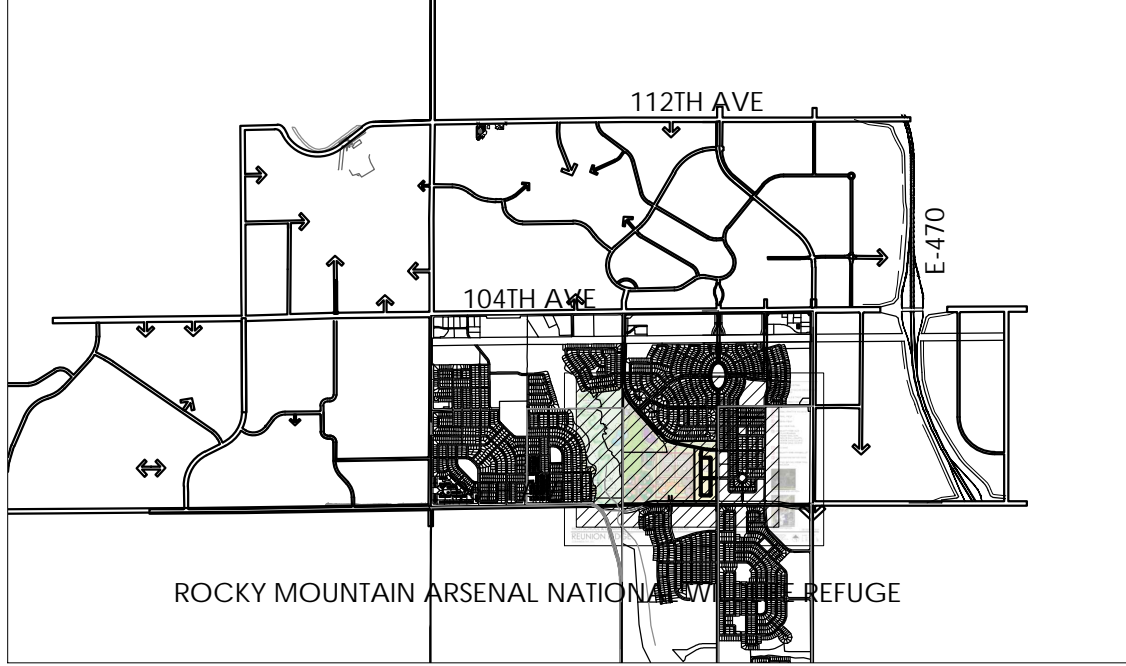
In order to facilitate the pre-design planning for this potential project, the District is requesting the dedication of this property at your earliest convenience. The District is requesting that Oakwood convey Parcel 10-L to the School District by special warranty deed. Title to the parcel must be free and clear of all liens, encumbrances, and exceptions (other than those approved in writing by the District), including, without limitation, real property taxes, which shall be prorated to the date of conveyance or dedication. Finally, we request that Oakwood, at its expense, provide a title insurance commitment in an amount equal to the fair market value of the parcel at the time of dedication and cause the title company to deliver an owner's policy of title insurance to the District as soon as practicable after delivery of the executed special warranty deed.

The District also requests a written response by October 31, 2020 to this dedication request containing the specific date that the parcel will be conveyed to the District.

District staff and legal counsel are available to review any and all documents and offer their assistance in completing this dedication in a timely manner. Should you have any questions regarding this matter, please feel free to contact the District's Planning Manager via e-mail at kmonti@sd27j.net or by phone at 303.655.2984.

Sincerely,
Chris Fiedler,
Superintendent of Schools

KEY MAP



- LEGEND
- 1 HIGH
 - 2 PARK AND B
 - 3 FOOT
 - 4 MULTI
 - 5 MAINT
 - 6 BASEE
 - 7 SOFTE
 - 8 BASEE
 - 9 TENNI
 - 10 COMM
- P
- P
- B
- H
- B
 - 11 SKATE
 - 12 COMM
 - 13 RELOC
 - 14 EXIST
CONN



As drawn, includes land not owned by Fulenwider.

REUNION RIDGE
Framework Plan



Scale: 1" = 200'
0 100 200 400
September 28, 2021

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