



# Appeals Coordinator

## Office of the County Administrator

1325 Pearl Street, Old County Courthouse, 1<sup>st</sup> Floor Information Desk • Boulder, Colorado 80302 • (303).441-4590  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [boe@bouldercounty.org](mailto:boe@bouldercounty.org)

### BOULDER COUNTY BOARD OF EQUALIZATION OR ABATEMENT WAIVER OF HEARING

Date: December 7, 2022

Name of Property Owner or Authorized Tenant: AveXis Inc AGC Biologics Inc

Name of Agent (if appropriate): Ryan LLC

Property Identification Number: R0507670

Tax Year(s): 2020

Property Owner or Authorized Tenant hereby waives his/her right to a hearing concerning the Board of Equalization or abatement petition filed and understands that no hearing will be scheduled. If no stipulation is reached or the petition is not withdrawn, the petition will be denied by the Board of Equalization or the Board of County Commissioners without a hearing.

*Matthew Poling*

\_\_\_\_\_  
Signature of Property Owner, Authorized Tenant or Agent

**IMPORTANT:** If your hearing is scheduled, this form must be submitted at least three (3) business days before your scheduled hearing.

PETITION FOR ABATEMENT OR REFUND OF TAXES



County: BOULDER

Date Received: JUL 13 2022  
(Use Assessor's or Commissioners' Date Stamp)

RECEIVED

July 19, 2022

Section I: Petitioner, please complete Section I only.

Date: 7/7/2022  
Month Day Year

Petitioner's Name: AveXis Inc c/o Ryan LLC  
Petitioner's Mailing Address: 1999 Broadway, Suite 4100  
Denver CO 80202  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0507670	4000 Nelson Rd


Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

The subject property is valued in excess of fair market value based on the three approaches to value; cost, market, and income. In addition, the property is valued in excess of other similarly situated properties.

Petitioner's estimate of value: \$ 30,000,000 ( 2020 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

\_\_\_\_\_  
Petitioner's Signature Daytime Phone Number ( \_\_\_\_\_ )  
Email \_\_\_\_\_

By  Daytime Phone Number (303) 222-1845  
Agent's Signature\* Email matt.poling@ryan.com

Printed Name: Matthew Poling

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**  
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

\_\_\_\_\_  
Petitioner's Signature Date

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature Date

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (**being present--not present**) and  
Name  
Petitioner \_\_\_\_\_ (**being present--not present**), and WHEREAS, the said  
Name  
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto,  
NOW BE IT RESOLVED that the Board (**agrees--does not agree**) with the recommendation of the Assessor,  
and that the petition be (**approved--approved in part--denied**) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of said County  
this \_\_\_\_\_ day of \_\_\_\_\_,  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property Tax Administrator's Signature

\_\_\_\_\_  
Date

When Recorded, Return To:  
AveXis, Inc.  
2275 Half Day Road, Suite 200  
Bannockburn, IL 60015

SPECIAL WARRANTY DEED

**THIS DEED** is made this 29<sup>th</sup> day of March, 2019 between ASTRAZENECA PHARMACEUTICALS LP, a Delaware limited partnership ("Grantor"), whose address is 1800 Concord Pike, Wilmington, DE 19803, and AVEXIS, INC., a Delaware corporation ("Grantee"), whose address is 2275 Half Day Road, Suite 200, Bannockburn, IL 60015.

**WITNESS**, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Boulder and State of Colorado, described as follows:

See Exhibit A, Legal Description attached hereto and incorporated herein,

also known by street address as: 4500 and 8001 Nelson Road and 4201 Rogers Road, Longmont, Colorado.

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to the following matters:

See Exhibit B attached hereto and incorporated herein.

[Signature Page to Follow]

Recording Requested by:  
FNTG-NCS Colorado  
N0021523

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date set forth above.

GRANTOR:

WITNESS:

ASTRAZENECA PHARMACEUTICALS LP

Alene Yetta

By: Richard J. Kenny  
Richard J. Kenny,  
duly authorized designee of AstraZeneca AB

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Delaware )  
County of New Castle )

On 27 March 2019, before me, Sheila Lottie Vance, a Notary Public, personally appeared Richard J. Kenny, duly authorized designee of AstraZeneca AB for AstraZeneca Pharmaceuticals LP, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Delaware that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sheila Lottie Vance



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 1, Lot 2, and Outlot A,  
Amgen Center Longmont Subdivision,  
As per the Plat recorded May 28, 2004 at Reception No. 2591773,  
County of Boulder, State of Colorado.

Also known as the following tax parcel numbers: 131507012001; 131507012002; 131507012003

**EXHIBIT B**

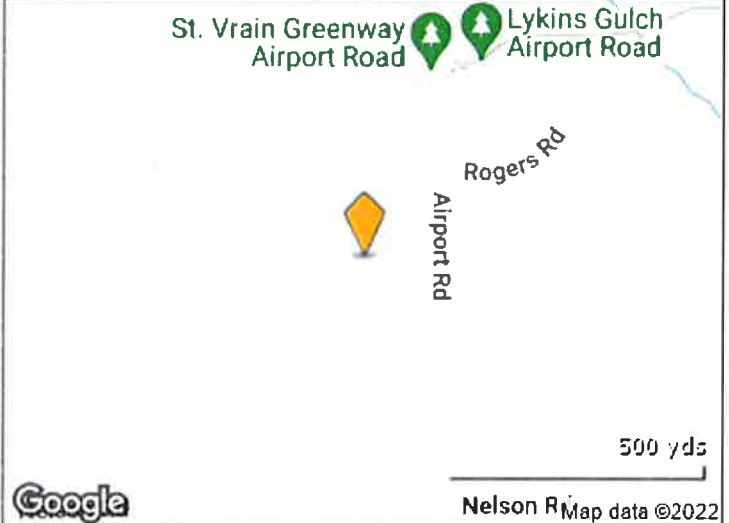
Non-delinquent taxes and assessments and all other covenants, conditions and restrictions, reservations, rights, rights of way, easements, encumbrances, liens, and title matters of record (to the extent valid, subsisting and enforceable) or which an accurate survey of the property would disclose.

# 4000 Nelson Rd - Manufacturing Facility

**SOLD**

Longmont, CO 80503

Sale on 4/2/2019 for \$6,652,407 (\$32.77/SF) - Research Complete (Part of Multi-Property)  
203,000 SF Class B Manufacturing Building Built in 1999



### Buyer & Seller Contact Info

Recorded Buyer: **Novartis Gene Therapy**  
True Buyer: **Novartis International AG**  
CH-4002  
Basel CH4002

Recorded Seller: **AstraZeneca Pharmaceuticals LP**  
True Seller: **AstraZeneca PLC**  
1 Francis Crick Ave  
Cambridge, CB2 0AA  
011 44 20 7604 8000

Buyer Type: **Corporate/User**

Seller Type: **Corporate/User**

### Transaction Details

ID: 4733651

Sale Date: **04/02/2019**  
Escrow Length: -  
Sale Price: **\$6,652,407-Allocated**  
Asking Price: -  
Price/SF: **\$32.77**  
Price/AC Land Gross: **\$392,331.20**

Sale Type: **Owner User**  
Bldg Type: **Manufacturing**  
Year Built/Age: **Built in 1999 Age: 20**  
RBA: **203,000 SF**  
Land Area: **16.96 AC (738,608 SF)**

Percent Leased: **100.0%**  
Tenancy: **Single**

Legal Desc: **L 1, 2, OL A B TR U BLD AMGEN CENTER LONGMONT SUBDIVISION**  
Sale History: **Portfolio sale of 8 properties sold for \$36,000,000 on 8/9/2021**  
**Portfolio sale of 7 properties sold for \$30,000,000 on 4/2/2019**  
**Portfolio sale of 7 properties sold for \$64,500,000 on 10/7/2016**

### Transaction Notes

This transaction represents the sale of a 692,000 SF, six building medical/research/manufacturing campus situated on a 64.12-acre parcel, plus an additional 164.23-acres of excess land located in Longmont. The campus is a combination of manufacturing, R & D, office, and warehouse buildings featuring clean rooms, cold rooms, utilities, loading docks, Hazmat rooms, and office, common area, and support space.

The buyer will be an owner/user of the property dba AveXis. The facility will be used to manufacture an investigational gene therapy for the treatment of spinal muscular atrophy, and for future gene therapy treatments in development.

There were no reported conditions on this transaction.



**4000 Nelson Rd - Manufacturing Facility****SOLD**

203,000 SF Class B Manufacturing Building Built in 1999 (con't)

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
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	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>

**Current Industrial Information**

ID: 450170

Bldg Type:	<b>Manufacturing</b>	RBA:	<b>203,000 SF</b>
Bldg Status:	<b>Built in 1999</b>	% Leased:	<b>100.0%</b>
Rent/SF/Yr:	-	Stories:	<b>3</b>
Bldg Vacant:	<b>0 SF</b>	Total Avail:	<b>0 SF</b>
Building FAR:	<b>0.27</b>	Warehouse Avail:	<b>0 SF</b>
Office Avail:	<b>0 SF</b>	CAM:	-
Max Contig:	-	Zoning:	<b>N-PE, Longmont</b>
Smallest Space:	-	Owner Type:	<b>Other - Private</b>
Land Area:	<b>16.96 AC</b>	Owner Occupied:	<b>Yes</b>
Lot Dimensions:	-	Tenancy:	<b>Single</b>
Ceiling Height:	-	Column Spacing:	-
Loading Docks:	<b>6 ext (bldg. total)</b>	Levelators:	<b>6 ext</b>
Cross Docks:	-	Crane:	-
Drive Ins:	<b>2/10'0"w x 14'0"h (total)</b>	Const Type:	<b>Reinforced Concrete</b>
Sprinklers:	<b>Yes</b>	Rail Spots:	-
Rail Line:	<b>None</b>		
Expenses:	<b>2021 Tax @ \$5.29/sf</b>		
Parking:	<b>200 free Surface Spaces are available; Ratio of 1.03/1,000 SF</b>		
Features:	<b>Fenced Lot</b>		

**Location Information**

Metro Market:	<b>Denver</b>
Submarket:	<b>Boulder Ind/Boulder County Ind</b>
County:	<b>Boulder</b>
CBSA:	<b>Boulder, CO</b>



**4000 Nelson Rd - Manufacturing Facility**

**SOLD**

203,000 SF Class B Manufacturing Building Built in 1999 (con't)

CSA: **Denver-Aurora, CO**

DMA: **Denver, CO-WY-NE**

# 4000 Nelson Rd - Lab & Support Bldg

**SOLD**

Longmont, CO 80503

Sale on 4/2/2019 for \$4,640,601 (\$36.54/SF) - Research Complete (Part of Multi-Property)  
127,000 SF Class B R&D Building Built in 1999



St. Vrain Greenway  
Airport Road

Lykins Gulch  
Airport Road



Rogers Rd  
Airport Rd

500 yds

Google

Map data ©2022

## Buyer & Seller Contact Info

Recorded Buyer: **Novartis Gene Therapy**  
True Buyer: **Novartis International AG**  
CH-4002  
Basel CH4002

Buyer Type: **Corporate/User**

Recorded Seller: **AstraZeneca Pharmaceuticals LP**  
True Seller: **AstraZeneca PLC**  
1 Francis Crick Ave  
Cambridge, CB2 0AA  
011 44 20 7604 8000

Seller Type: **Corporate/User**

## Transaction Details

ID: 4733651

Sale Date:	<b>04/02/2019</b>	Sale Type:	<b>Owner User</b>
Escrow Length:	-	Bldg Type:	<b>R&amp;D</b>
Sale Price:	<b>\$4,640,601-Allocated</b>	Year Built/Age:	<b>Built in 1999 Age: 20</b>
Asking Price:	-	RBA:	<b>127,000 SF</b>
Price/SF:	<b>\$36.54</b>	Land Area:	<b>9.02 AC (393,107 SF)</b>
Price/AC Land Gross:	<b>\$514,222.51</b>		
Percent Leased:	<b>100.0%</b>		
Tenancy:	<b>Single</b>		

Legal Desc: **L 1, 2, OL A B TR U BLD AMGEN CENTER LONGMONT SUBDIVISION**

Sale History: **Portfolio sale of 8 properties sold for \$36,000,000 on 8/9/2021**  
**Portfolio sale of 7 properties sold for \$30,000,000 on 4/2/2019**  
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The buyer will be an owner/user of the property dba AveXis. The facility will be used to manufacture an investigational gene therapy for the treatment of spinal muscular atrophy, and for future gene therapy treatments in development.

There were no reported conditions on this transaction.

# 4000 Nelson Rd - Lab & Support Bldg

**SOLD**

127,000 SF Class B R&D Building Built in 1999 (con't)

## Income Expense Data

<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
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	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>

## Current Building Information

ID: 450167

Bldg Type: <b>R&amp;D</b>	RBA: <b>127,000 SF</b>
Bldg Status: <b>Built in 1999</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>-</b>	Stories: <b>2</b>
Bldg Vacant: <b>0 SF</b>	Total Avail: <b>0 SF</b>
Building FAR: <b>0.32</b>	Warehouse Avail: <b>0 SF</b>
Office Avail: <b>0 SF</b>	CAM: <b>-</b>
Max Contig: <b>-</b>	Zoning: <b>N-PE, Longmont</b>
Smallest Space: <b>-</b>	Owner Type: <b>Other - Private</b>
Land Area: <b>9.02 AC</b>	Owner Occupied: <b>Yes</b>
Lot Dimensions: <b>-</b>	Tenancy: <b>Single</b>
Ceiling Height: <b>28'0"</b>	Column Spacing: <b>-</b>
Loading Docks: <b>None (bldg. total)</b>	Levelators: <b>None</b>
Cross Docks: <b>-</b>	Crane: <b>-</b>
Drive Ins: <b>2/10'0"w x 14'0"h (total)</b>	Const Type: <b>Reinforced Concrete</b>
Sprinklers: <b>Yes</b>	Rail Spots: <b>-</b>
Rail Line: <b>None</b>	
Property Mix: <b>Industrial (30.0%)</b>	
	<b>Office (70.0%)</b>
Expenses: <b>2021 Tax @ \$8.45/sf</b>	
Parking: <b>200 free Surface Spaces are available; Ratio of 1.82/1,000 SF</b>	
Features: <b>Fenced Lot</b>	

## Location Information

Metro Market: **Denver**  
 Submarket: **Boulder Ind/Boulder County Ind**



**4000 Nelson Rd - Lab & Support Bldg**

**SOLD**

127,000 SF Class B R&D Building Built in 1999 (con't)

County: **Boulder**  
CBSA: **Boulder, CO**  
CSA: **Denver-Aurora, CO**  
DMA: **Denver, CO-WY-NE**

# 4000 Nelson Rd - Science Lab

**SOLD**

Longmont, CO 80503

Sale on 4/2/2019 for \$4,421,360 (\$36.54/SF) - Research Complete (Part of Multi-Property)  
121,000 SF Class B R&D Building



### Buyer & Seller Contact Info

Recorded Buyer: **Novartis Gene Therapy**  
True Buyer: **Novartis International AG**  
CH-4002  
Basel CH4002

Recorded Seller: **AstraZeneca Pharmaceuticals LP**  
True Seller: **AstraZeneca PLC**  
1 Francis Crick Ave  
Cambridge, CB2 0AA  
011 44 20 7604 8000

Buyer Type: **Corporate/User**

Seller Type: **Corporate/User**

### Transaction Details

ID: 4733651

Sale Date:	<b>04/02/2019</b>	Sale Type:	<b>Owner User</b>
Escrow Length:	-	Bldg Type:	<b>R&amp;D</b>
Sale Price:	<b>\$4,421,360-Allocated</b>	Year Built/Age:	-
Asking Price:	-	RBA:	<b>121,000 SF</b>
Price/SF:	<b>\$36.54</b>	Land Area:	<b>7.87 AC (342,678 SF)</b>
Price/AC Land Gross:	<b>\$562,027.76</b>		
Percent Leased:	<b>100.0%</b>		
Tenancy:	<b>Single</b>		

Legal Desc: **L 1, 2, OL A B TR U BLD AMGEN CENTER LONGMONT SUBDIVISION**  
Sale History: **Portfolio sale of 8 properties sold for \$36,000,000 on 8/9/2021**  
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There were no reported conditions on this transaction.

**4000 Nelson Rd - Science Lab**

**SOLD**

121,000 SF Class B R&D Building (con't)

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
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<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>

**Current Building Information**

ID: 9838431

Bldg Type: <b>R&amp;D</b>	RBA: <b>121,000 SF</b>
Bldg Status: <b>Existing</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>-</b>	Stories: <b>3</b>
Bldg Vacant: <b>0 SF</b>	Total Avail: <b>0 SF</b>
Building FAR: <b>0.35</b>	Warehouse Avail: <b>0 SF</b>
Office Avail: <b>0 SF</b>	CAM: <b>-</b>
Max Contig: <b>-</b>	Zoning: <b>N-PE, Longmont</b>
Smallest Space: <b>-</b>	Owner Type: <b>Other - Private</b>
Land Area: <b>7.87 AC</b>	Owner Occupied: <b>Yes</b>
Lot Dimensions: <b>-</b>	Tenancy: <b>Single</b>
Ceiling Height: <b>-</b>	Column Spacing: <b>-</b>
Loading Docks: <b>-(bldg. total)</b>	Levelators: <b>-</b>
Cross Docks: <b>-</b>	Crane: <b>-</b>
Drive Ins: <b>-</b>	Const Type: <b>Reinforced Concrete</b>
Sprinklers: <b>-</b>	Rail Spots: <b>-</b>
Rail Line: <b>None</b>	
Expenses: <b>2021 Tax @ \$8.87/sf</b>	

**Location Information**

Metro Market: <b>Denver</b>
Submarket: <b>Boulder Ind/Boulder County Ind</b>
County: <b>Boulder</b>
CBSA: <b>Boulder, CO</b>
CSA: <b>Denver-Aurora, CO</b>
DMA: <b>Denver, CO-WY-NE</b>





## 4000 Nelson Rd - Adminstrative Office

**SOLD**

Longmont, CO 80503

Sale on 4/2/2019 for \$4,105,959 (\$48.88/SF) - Research Complete (Part of Multi-Property)  
84,000 SF Class B Office Building



St. Vrain Greenway  
Airport Road



Rogers Rd  
Airport Rd

500 yds

Google

Nelson Rd

Map data ©2022

### Buyer & Seller Contact Info

Recorded Buyer: **Novartis Gene Therapy**  
True Buyer: **Novartis International AG**  
CH-4002  
Basel CH4002

Buyer Type: **Corporate/User**

Recorded Seller: **AstraZeneca Pharmaceuticals LP**  
True Seller: **AstraZeneca PLC**  
1 Francis Crick Ave  
Cambridge, CB2 0AA  
011 44 20 7604 8000

Seller Type: **Corporate/User**

### Transaction Details

ID: 4733651

Sale Date: **04/02/2019**  
Escrow Length: -  
Sale Price: **\$4,105,959-Allocated**  
Asking Price: -  
Price/SF: **\$48.88**  
Price/AC Land Gross: **\$297,902.40**

Sale Type: **Owner User**  
Bldg Type: **Office**  
Year Built/Age: -  
RBA: **84,000 SF**  
Land Area: **13.78 AC (600,383 SF)**

Percent Leased: **100.0%**  
Tenancy: **Single**

Legal Desc: **L 1, 2, OL A B TR U BLD AMGEN CENTER LONGMONT SUBDIVISION**  
Sale History: **Portfolio sale of 8 properties sold for \$36,000,000 on 8/9/2021**  
**Portfolio sale of 7 properties sold for \$30,000,000 on 4/2/2019**  
**Portfolio sale of 7 properties sold for \$64,500,000 on 10/7/2016**

### Transaction Notes

This transaction represents the sale of a 692,000 SF, six building medical/research/manufacturing campus situated on a 64.12-acre parcel, plus an additional 164.23-acres of excess land located in Longmont. The campus is a combination of manufacturing, R & D, office, and warehouse buildings featuring clean rooms, cold rooms, utilities, loading docks, Hazmat rooms, and office, common area, and support space.

The buyer will be an owner/user of the property dba AveXis. The facility will be used to manufacture an investigational gene therapy for the treatment of spinal muscular atrophy, and for future gene therapy treatments in development.

There were no reported conditions on this transaction.



**4000 Nelson Rd - Adminstrative Office**

**SOLD**

84,000 SF Class B Office Building (con't)

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>

**Current Building Information**

ID: 9838598

Bldg Type: <b>Office</b>	Bldg Status: <b>Existing</b>
Class: <b>B</b>	RBA: <b>84,000 SF</b>
Total Avail: <b>0 SF</b>	% Leased: <b>100.0%</b>
Bldg Vacant: <b>0 SF</b>	Rent/SF/Yr: <b>-</b>
Tenancy: <b>Single</b>	Elevators: <b>0</b>
Owner Type: <b>Other - Private</b>	Core Factor: <b>-</b>
Owner Occupied: <b>Yes</b>	Stories: <b>4</b>
Zoning: <b>N-PE, Longmont</b>	Typical Floor Size: <b>37,816 SF</b>
Land Area: <b>13.78 AC</b>	Building FAR: <b>0.14</b>
Expenses: <b>2021 Tax @ \$12.78/sf</b>	

**Location Information**

Metro Market: <b>Denver</b>
Submarket: <b>Longmont/Longmont</b>
County: <b>Boulder</b>
CBSA: <b>Boulder, CO</b>
CSA: <b>Denver-Aurora, CO</b>
DMA: <b>Denver, CO-WY-NE</b>



# 4000 Nelson Rd - Warehouse

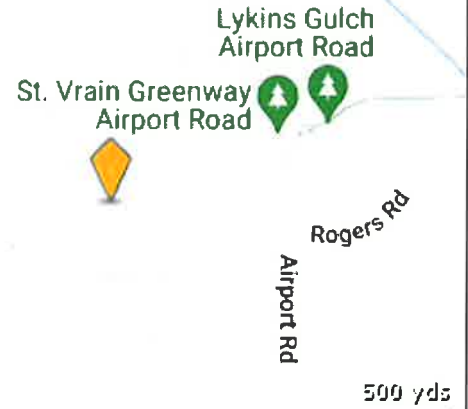
**SOLD**

Longmont, CO 80503

Sale on 4/2/2019 for \$3,703,064 (\$32.77/SF) - Research Complete (Part of Multi-Property)  
113,000 SF Class B Warehouse Building Built in 1999



Google



Map data ©2022

## Buyer & Seller Contact Info

Recorded Buyer: **Novartis Gene Therapy**  
True Buyer: **Novartis International AG**  
CH-4002  
Basel CH4002

Buyer Type: **Corporate/User**

Recorded Seller: **AstraZeneca Pharmaceuticals LP**  
True Seller: **AstraZeneca PLC**  
1 Francis Crick Ave  
Cambridge, CB2 0AA  
011 44 20 7604 8000

Seller Type: **Corporate/User**

## Transaction Details

ID: 4733651

Sale Date:	<b>04/02/2019</b>	Sale Type:	<b>Owner User</b>
Escrow Length:	-	Bldg Type:	<b>Warehouse</b>
Sale Price:	<b>\$3,703,064-Allocated</b>	Year Built/Age:	<b>Built in 1999 Age: 20</b>
Asking Price:	-	RBA:	<b>113,000 SF</b>
Price/SF:	<b>\$32.77</b>	Land Area:	<b>9.27 AC (403,832 SF)</b>
Price/AC Land Gross:	<b>\$399,437.37</b>		
Percent Leased:	<b>100.0%</b>		
Tenancy:	<b>Single</b>		

Legal Desc: **L 1, 2, OL A B TR U BLD AMGEN CENTER LONGMONT SUBDIVISION**

Sale History: **Portfolio sale of 8 properties sold for \$36,000,000 on 8/9/2021**  
**Portfolio sale of 7 properties sold for \$30,000,000 on 4/2/2019**  
**Portfolio sale of 7 properties sold for \$64,500,000 on 10/7/2016**

## Transaction Notes

This transaction represents the sale of a 692,000 SF, six building medical/research/manufacturing campus situated on a 64.12-acre parcel, plus an additional 164.23-acres of excess land located in Longmont. The campus is a combination of manufacturing, R & D, office, and warehouse buildings featuring clean rooms, cold rooms, utilities, loading docks, Hazmat rooms, and office, common area, and support space.

The buyer will be an owner/user of the property dba AveXis. The facility will be used to manufacture an investigational gene therapy for the treatment of spinal muscular atrophy, and for future gene therapy treatments in development.

There were no reported conditions on this transaction.

**4000 Nelson Rd - Warehouse**

**SOLD**

113,000 SF Class B Warehouse Building Built in 1999 (con't)

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>

**Current Industrial Information**

ID: 450168

Bldg Type: <b>Warehouse</b>	RBA: <b>113,000 SF</b>
Bldg Status: <b>Built in 1999</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>-</b>	Stories: <b>2</b>
Bldg Vacant: <b>0 SF</b>	Total Avail: <b>0 SF</b>
Building FAR: <b>0.28</b>	Warehouse Avail: <b>0 SF</b>
Office Avail: <b>0 SF</b>	CAM: <b>-</b>
Max Contig: <b>-</b>	Zoning: <b>N-PE, Longmont</b>
Smallest Space: <b>-</b>	Owner Type: <b>Other - Private</b>
Land Area: <b>9.27 AC</b>	Owner Occupied: <b>Yes</b>
Lot Dimensions: <b>-</b>	Tenancy: <b>Single</b>
Ceiling Height: <b>-</b>	Column Spacing: <b>-</b>
Loading Docks: <b>10 ext (bldg. total)</b>	Levelators: <b>10 ext</b>
Cross Docks: <b>-</b>	Crane: <b>-</b>
Drive Ins: <b>2/10'0"w x 14'0"h (total)</b>	Const Type: <b>Reinforced Concrete</b>
Sprinklers: <b>Yes</b>	Rail Spots: <b>-</b>
Rail Line: <b>None</b>	
Expenses: <b>2021 Tax @ \$9.50/sf</b>	
Parking: <b>50 free Surface Spaces are available; Ratio of 0.44/1,000 SF</b>	
Features: <b>Fenced Lot</b>	

**Location Information**

Metro Market: <b>Denver</b>
Submarket: <b>Boulder Ind/Boulder County Ind</b>
County: <b>Boulder</b>
CBSA: <b>Boulder, CO</b>



**4000 Nelson Rd - Warehouse**

**SOLD**

113,000 SF Class B Warehouse Building Built in 1999 (con't)

CSA: **Denver-Aurora, CO**  
DMA: **Denver, CO-WY-NE**

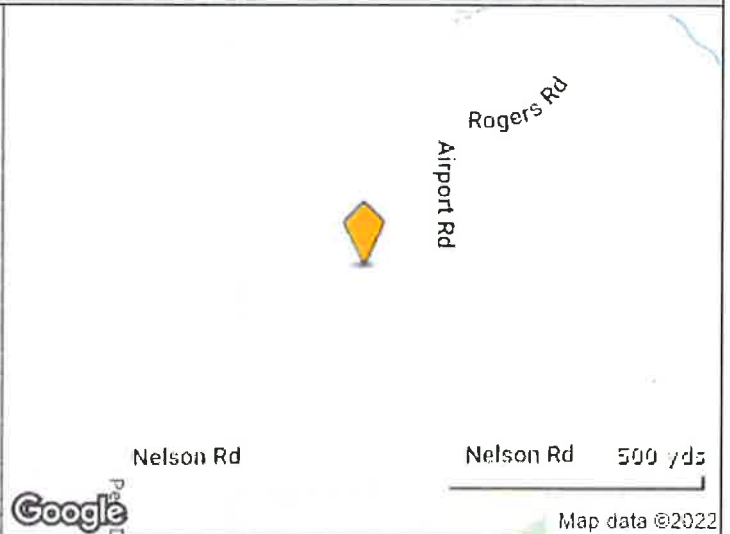
## 4000 Nelson Rd - Central Utility Plant

**SOLD**

Longmont, CO 80503

Sale on 4/2/2019 for \$1,441,901 (\$32.77/SF) - Research Complete (Part of Multi-Property)

44,000 SF Class B Manufacturing Building Built in 1999



### Buyer & Seller Contact Info

Recorded Buyer: **Novartis Gene Therapy**  
True Buyer: **Novartis International AG**  
CH-4002  
Basel CH4002

Buyer Type: **Corporate/User**

Recorded Seller: **AstraZeneca Pharmaceuticals LP**  
True Seller: **AstraZeneca PLC**  
1 Francis Crick Ave  
Cambridge, CB2 0AA  
011 44 20 7604 8000

Seller Type: **Corporate/User**

### Transaction Details

ID: 4733651

Sale Date: **04/02/2019**  
Escrow Length: -  
Sale Price: **\$1,441,901-Allocated**  
Asking Price: -  
Price/SF: **\$32.77**  
Price/AC Land Gross: **\$199,720.34**

Sale Type: **Owner User**  
Bldg Type: **Manufacturing**  
Year Built/Age: **Built in 1999 Age: 20**  
RBA: **44,000 SF**  
Land Area: **7.22 AC (314,486 SF)**

Percent Leased: **100.0%**  
Tenancy: **Single**

Legal Desc: **L 1, 2, OL A B TR U BLD AMGEN CENTER LONGMONT SUBDIVISION**  
Sale History: **Portfolio sale of 8 properties sold for \$36,000,000 on 8/9/2021**  
**Portfolio sale of 7 properties sold for \$30,000,000 on 4/2/2019**  
**Portfolio sale of 7 properties sold for \$64,500,000 on 10/7/2016**

### Transaction Notes

This transaction represents the sale of a 692,000 SF, six building medical/research/manufacturing campus situated on a 64.12-acre parcel, plus an additional 164.23-acres of excess land located in Longmont. The campus is a combination of manufacturing, R & D, office, and warehouse buildings featuring clean rooms, cold rooms, utilities, loading docks, Hazmat rooms, and office, common area, and support space.

The buyer will be an owner/user of the property dba AveXis. The facility will be used to manufacture an investigational gene therapy for the treatment of spinal muscular atrophy, and for future gene therapy treatments in development.

There were no reported conditions on this transaction.

# 4000 Nelson Rd - Central Utility Plant

**SOLD**

44,000 SF Class B Manufacturing Building Built in 1999 (con't)

## Income Expense Data

<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>
<b>Expenses</b>	- Taxes	<b>\$1,388,506</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,388,506</b>

## Current Industrial Information

ID: 449255

Bldg Type: <b>Manufacturing</b>	RBA: <b>44,000 SF</b>
Bldg Status: <b>Built in 1999</b>	% Leased: <b>100.0%</b>
Rent/SF/Yr: <b>-</b>	Stories: <b>1</b>
Bldg Vacant: <b>0 SF</b>	Total Avail: <b>0 SF</b>
Building FAR: <b>0.14</b>	Warehouse Avail: <b>0 SF</b>
Office Avail: <b>0 SF</b>	CAM: <b>-</b>
Max Contig: <b>-</b>	Zoning: <b>N-PE, Longmont</b>
Smallest Space: <b>-</b>	Owner Type: <b>Other - Private</b>
Land Area: <b>7.22 AC</b>	Owner Occupied: <b>Yes</b>
Lot Dimensions: <b>-</b>	Tenancy: <b>Single</b>
Ceiling Height: <b>-</b>	Column Spacing: <b>-</b>
Loading Docks: <b>-(bldg. total)</b>	Levelators: <b>-</b>
Cross Docks: <b>-</b>	Crane: <b>-</b>
Drive Ins: <b>-</b>	Const Type: <b>Reinforced Concrete</b>
Sprinklers: <b>Yes</b>	Rail Spots: <b>-</b>
Rail Line: <b>None</b>	
Expenses: <b>2021 Tax @ \$24.40/sf</b>	

## Location Information

Metro Market: <b>Denver</b>
Submarket: <b>Boulder Ind/Boulder County Ind</b>
County: <b>Boulder</b>
CBSA: <b>Boulder, CO</b>
CSA: <b>Denver-Aurora, CO</b>
DMA: <b>Denver, CO-WY-NE</b>





## AveXis expands world-leading gene therapy manufacturing capacity with purchase of advanced biologics therapy manufacturing campus in Longmont, Colorado

*Facility to become the largest of four state-of-the-art sites involved in manufacturing of AveXis gene therapies for pipeline of rare genetic diseases including spinal muscular atrophy*

*AveXis plans to offer positions to all approximately 150 employees previously employed at the site, and to announce further expansion of new jobs in the near term*

*Investment in the Longmont campus adds to existing \$115 million investment in Durham facility, leading to creation of more than 1,000 US-based, high-tech, biologics manufacturing jobs by the end of 2019*

**Basel, April 1, 2019** -- AveXis, a Novartis company, today announced it signed an agreement to purchase an advanced biologics therapy manufacturing campus in Longmont, Colorado, further expanding AveXis' production capacity as it prepares to launch Zolgensma® (onasemnogene abeparvovec-xioi<sup>1</sup>) an investigational gene therapy awaiting global regulatory approvals for the treatment of spinal muscular atrophy (SMA) Type 1 and for future gene therapy treatments in development.

AveXis currently has a fully-operational state-of-the-art manufacturing facility in Illinois, is building a facility in North Carolina scheduled to be operational in 2020 and is expanding its product development capacity at its San Diego facility. The addition of the six-building Longmont campus consists of nearly 700,000 square-feet of space for biologic drug manufacturing, offices, laboratories, warehousing and utilities. Initial start-up activities in Longmont will include preparing the facility for scaling, manufacturing and testing of gene therapies and hiring staff.

"Our Longmont, Colorado, campus, along with our existing manufacturing sites in Illinois, California and North Carolina, will play a crucial role in helping us achieve the future manufacturing capacity required to meet the global patient need for novel gene therapies," said Andrew Knudten, Senior Vice President, Global Strategic Operations. "We have built a team with exceptional depth of experience, unified by a common mission: to positively impact the lives of patients and families devastated by rare and life-threatening neurological genetic diseases. We are eager to add the talented team in Longmont to AveXis, and we hope that they will choose to join us as we build world-leading manufacturing capabilities in gene therapy."

"AveXis' success requires not just medical breakthroughs, but innovations in R&D and manufacturing. With the opening of our fourth location in the US, we will create more than 1,000 high-tech biologics manufacturing jobs by the end of 2019," said Dave Lennon, President. "AveXis has now established leading technical manufacturing

capabilities with the capacity to deliver our robust pipeline, as well as the flexibility to enter into multiple external partnerships as the development and manufacturing partner of choice in gene therapy."

### **About Zolgensma®**

Zolgensma (onasemnogene abeparvovec-xioi; AVXS-101) is an investigational gene therapy currently in development as a one-time infusion for SMA Type 1. Zolgensma is designed to address the monogenic root cause of SMA and prevent further muscle degeneration. Zolgensma represents the first in a proprietary platform to treat rare, monogenic diseases using gene therapy. In December, the FDA accepted the company's Biologics License Application for use of Zolgensma with SMA Type 1 patients. The drug previously received Breakthrough Therapy designation and has been granted Priority Review by the FDA, with regulatory action anticipated in May 2019. In addition, the drug is anticipated to receive approval in Japan and the European Union later this year.

### **About SMA**

SMA is a severe neuromuscular disease characterized by the loss of motor neurons leading to progressive muscle weakness and paralysis. SMA is caused by a genetic defect in the *SMN1* gene that codes SMN, a protein necessary for survival of motor neurons. The incidence of SMA is approximately one in 10,000 live births and is the leading genetic cause of infant mortality. The most severe form of SMA is Type 1, a lethal genetic disorder characterized by rapid motor neuron loss and associated muscle deterioration, which results in mortality or the need for permanent ventilation support by 24 months of age for more than 90 percent of patients.

### **Disclaimer**

This press release contains forward-looking statements within the meaning of the United States Private Securities Litigation Reform Act of 1995. Forward-looking statements can generally be identified by words such as "to become," "plans," "to announce," "in the near term," "leading to," "awaiting," "building," "scheduled," "expanding," "eager," "hope," "anticipated," "potential," "can," "will," "expect," "anticipate," "look forward," "believe," "committed," "investigational," "pipeline," "launch," or similar terms, or by express or implied discussions regarding the acquisition of the manufacturing campus in Longmont, Colorado; regarding potential strategic benefits or opportunities from the acquisition; regarding potential marketing approvals, new indications or labeling for the investigational products described in this press release, or regarding potential future revenues from such products. You should not place undue reliance on these statements. Such forward-looking statements are based on our current beliefs and expectations regarding future events and are subject to significant known and unknown risks and uncertainties. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those set forth in the forward-looking statements. There can be no guarantee that Novartis will be able to realize any of the potential strategic benefits or opportunities as a result of the acquisition of the manufacturing campus in Longmont, Colorado within any particular time frame, or at all. Neither can there be any guarantee that the investigational products described in this press release will be



submitted or approved for sale or for any additional indications or labelling in any market, or at any particular time. Nor can there be any guarantee that such products will be commercially successful in the future. In particular, our expectations regarding such products and the acquisition of the manufacturing campus in Longmont, Colorado could be affected by, among other things, the uncertainties inherent in research and development, including clinical trial results and additional analysis of existing clinical data; regulatory actions or delays or government regulation generally; the potential that the strategic benefits or opportunities expected from the acquisition may not be realized or may take longer to realize than expected; global trends toward health care cost containment, including government, payor and general public pricing and reimbursement pressures and requirements for increased pricing transparency; our ability to obtain or maintain proprietary intellectual property protection; the particular prescribing preferences of physicians and patients; general political and economic conditions; safety, quality or manufacturing issues; potential or actual data security and data privacy breaches, or disruptions of our information technology systems, and other risks and factors referred to in Novartis AG's current Form 20-F on file with the US Securities and Exchange Commission. Novartis is providing the information in this press release as of this date and does not undertake any obligation to update any forward-looking statements contained in this press release as a result of new information, future events or otherwise.

### **About AveXis**

AveXis, a Novartis company, is dedicated to developing and commercializing novel treatments for patients suffering from rare and life-threatening neurological genetic diseases. Our initial product candidate, Zolgensma, is its proprietary gene therapy currently in development for the treatment of spinal muscular atrophy, or SMA. In addition to developing Zolgensma to treat SMA, AveXis also plans to develop other novel treatments for rare neurological diseases, including Rett syndrome and a genetic form of amyotrophic lateral sclerosis caused by mutations in the superoxide dismutase 1 (*SOD1*) gene. For additional information, please visit [www.avexis.com](http://www.avexis.com).

### **About Novartis**

Novartis is reimagining medicine to improve and extend people's lives. As a leading global medicines company, we use innovative science and digital technologies to create transformative treatments in areas of great medical need. In our quest to find new medicines, we consistently rank among the world's top companies investing in research and development. Novartis products reach more than 800 million people globally and we are finding innovative ways to expand access to our latest treatments. About 130,000 people of nearly 150 nationalities work at Novartis around the world. Find out more at [www.novartis.com](http://www.novartis.com).

Novartis is on Twitter. Sign up to follow @Novartis at <http://twitter.com/novartis>  
For Novartis multimedia content, please visit [www.novartis.com/news/media-library](http://www.novartis.com/news/media-library)  
For questions about the site or required registration, please contact [media.relations@novartis.com](mailto:media.relations@novartis.com)

## References

1. The brand name Zolgensma® (onasemnogene abeparvovec-xioi) has been provisionally approved by the FDA for the investigational product AVXS-101, but the product itself has not received marketing authorization or BLA approval from any regulatory authorities.

## Novartis Media Relations

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## Novartis Investor Relations

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**LETTER OF AUTHORIZATION  
FOR PROPERTY TAX REPRESENTATION**

Novartis Corporation (and all its Subsidiaries)

Property Owner

SEE ATTACHED LIST

Subject Property

SEE ATTACHED LIST

Jurisdiction and State

ALL

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

 Jasmine Farris-Tate 2/25/2020  
Signature Printed Name Date

US Indirect Lead

Title

Sworn and subscribed before me this 25 day of February, 2020.



  
Notary Public  
My commission expires: 8/16/24

Parcel Assessee	Address	Parcel	Assessor	State
Novartis Vaccines & Diagnostics Inc	5300 Chiron Way	00-011142-00-025	Alameda Co Assessor	CA
NOVARTIS VACCINES & DIAGNOSTICS	1400 53rd St	00-011142-00-021	Alameda Co Assessor	CA
Novartis Vaccines & Diagnostics Inc	5300 CHIRON WAY	00-011142-00-014	Alameda Co Assessor	CA
Novartis Vaccines & Diagnostics, Inc	720 2nd Street	00-011142-00-022	Alameda Co Assessor	CA
Navigate Biopharma Services	1891 Rutherford Rd	7430101688	San Diego County Assessor	CA
Navigate Biopharma Services	2131 Faraday Ave	212-070-20-00	San Diego County Assessor	CA
Navigate Biopharma Services Inc	1890 Rutherford Rd	7430042062	San Diego County Assessor	CA
Novartis Institute for Biomedical Research	10675 John Jay Hopkins	340-190-13-00	San Diego County Assessor	CA
Novartis Institutes for BioMedical Research.	10675 John J Hopkins	743-0005760	San Diego County Assessor	CA
Novartis Institutes for BioMedical Research.	10675 John J Hopkins	743-0005760	San Diego County Assessor	CA
Novartis Institutes for BioMedical Research.	9401 Waples	700-6749940	San Diego County Assessor	CA
A P 3-S D 1 Campus Point LLC	10210 Campus Point Dr	343-230-17-00	San Diego County Assessor	CA
Novartis Gene Therapies - San Diego	10210 Campus Point Dr	743-0109072	San Diego County Assessor	CA
Novartis Pharmaceuticals	150 Industrial Rd, San Carlos	044311-0003	San Mateo Co Assessor	CA
AveXis inc	4000 Nelson Rd	R0507670	Boulder County Assessor	CO
Novartis Services, Inc	801 Pennsylvania Ave #725	133686643	Chief Assessor Personal Prop	DC
Novartis Latin America	5200 Blue Lagoon Dr	40-299555	Miami-Dade County Property	FL
Brit-Libertyville Owner LLC	600 US Highway 45	11-18-300-011 (LLR)	Libertyville Twp Assessor	IL
Libertyville Medical LLC	1900 USG Dr	11-18-103-030 (LLR)	Libertyville Twp Assessor	IL
Libertyville Medical LLC	1940 USG Dr	11-18-103-028 (LLR)	Libertyville Twp Assessor	IL
Libertyville Medical LLC	1940 USG Dr	11-18-103-029 (LLR)	Libertyville Twp Assessor	IL
Platinum Owner IL LLC	1940 USG Dr	11-18-103-037 (LLR)	Libertyville Twp Assessor	IL
Wanxiang Bannockburn LLC	2275 Half Day Rd	16-18-302-002 (LLR)	West Deerfield Twp Assessor	IL
Wanxiang Bannockburn LLC	2275 Half Day Rd	16-18-302-005 (LLR)	West Deerfield Twp Assessor	IL
Novartis Manufacturing LLC	8520 Challenger Dr	2014725	Marion County Assessor	IN
Novartis Inst.for BioMedical Resear	1 Summer Street	085476	Boston City Assessor	MA
MASSACHUSETTS INSTITUTE OF TECHNOLO	220 Massachusetts Ave	68-50	Cambridge City Assessor	MA
MIT 181 Massachusetts Ave Own LLC	181 Mass Ave	71-55	Cambridge City Assessor	MA
MIT 181 Massachusetts Ave Own LLC	209 Massachusetts Ave	70-74	Cambridge City Assessor	MA
Novartis Institutes For Biomedical	194 Massachusetts Ave	68-19	Cambridge City Assessor	MA
Novartis Institutes For Biomedical	254 Massachusetts Ave	68-47	Cambridge City Assessor	MA
Novartis Tax Dept	200 Quannapowitt Pkwy	114920	Wakefield Town Assessor	MA
Novartis Vaccines & Diagnostics Inc		F04056701	State Dept of Assess And Tax	MD
Novartis Gene Therapies	2512 South Tricenter Blvd	8679328	Durham County Assessor	NC
Novartis Services Inc	388 E Plaza Dr	80033508	Iredell County Assessor	NC
EON PHARMA LLC	4700 INTERNATIONAL BV	3702055862.000	Wilson County Assessor	NC
SANDOZ INC	4700 International	69955629	Wilson County Assessor	NC
E H ROUTE TEN REALTY CORP	135 Route 10	Block 99 Lot 9.02	East Hanover Twp Assessor	NJ
Novartis Pharmaceuticals Corp	59 ROUTE 10	Block 99 Lot 12	East Hanover Twp Assessor	NJ
Novartis Pharmaceuticals Corp	S Ridgedale Ave	Block 128 Lot 12	East Hanover Twp Assessor	NJ
Novartis Pharmaceuticals Corp	220 Hanover Ave	Block 601 Lot 1.01	Hanover Twp Assessor	NJ
Novartis Services	5 Airport Rd	Block 6501 Lot 1 Qual C0005	Hanover Twp Assessor	NJ
ARC SZPTNNJ001 LLC	100 College Rd West	BLOCK 303 LOT 1	Plainsboro Twp Assessor	NJ
NYCOMED US INC	60 BAYLIS RD, MELVILLE	0400-268.00-01.00-023.001	Huntington Town Assessor	NY
Nycomed Inc	75 Cantiague Rock Rd	11-441-52	Nassau County Assessor	NY
Nycomed Inc	75 Cantiague Rock Rd	11-441-53	Nassau County Assessor	NY
Novartis Corporation, INC	540 Mariner Point Dr	001 081M A 05600 P 002	Anderson County Assessor	TN
Novartis Pharmaceuticals Inc	Urban Services Dist	166674	Davidson County Assessor	TN
NOVARTIS PHARMACEUTICALS CORP	Various	10007520	Hamilton County Assessor	TN
NOVARTIS PHAR. CORP.-ACTIVE LEASE	0 Inside	1314298	Knox County Assessor	TN
NOVARTIS PHAR. CORP.-ACTIVE LEASE	0 Inside	1314298	Knox County Assessor	TN
Novartis Services Inc	155 Westchester Ct	053 010D A 01100 P 003	Loudon County Assessor	TN
Novartis Pharmaceuticals	3629 Chunn Valley Drive	060 050 03917 P 001	Mauzy County Assessor	TN
Novartis Pharmaceuticals	121 Kearney Ct., Lavergne	P13199978000	Rutherford County Assessor	TN
NOVARTIS PHARMACEUTICALS INC	5231 WALNUT GROVE Rd	P238173	Shelby County Assessor	TN
Novartis Services Inc	1013 Huntington Ct	082 060C C 00800 P 007	Sullivan County Assessor	TN
Novartis Services Inc	50 Three Oakes Dr	082 037C F 01200 P 001	Sullivan County Assessor	TN
Novartis Pharmaceuticals	1004 LAKE RISE OVERLOOK	173 034.00 P078	Sumner County Assessor	TN
Novartis Services Inc	117 Crooked Creek Court	173 034.00 P224	Sumner County Assessor	TN
Novartis Services Inc	176 Grandview Circle	173 034.00 P207	Sumner County Assessor	TN

Novartis Services Inc	Various	090 046M E 02800 P 933	Washington County Assessor TN
Novartis Services Inc	(10) County only	078J A 00500 P 175 10 078J	Williamson County Assessor TN
Novartis Services Inc	86 Brentwood (15)	078J A 00500 P 444 15 078J	Williamson County Assessor TN
Novartis Services Inc	Fairview 255	078J A 00500 P 093 01 078J	Williamson County Assessor TN
Novartis Services Inc	Franklin Only 263967	078J A 00500 P 921 09 078J	Williamson County Assessor TN
Novartis Pharmaceuticals	1231 Mt Vernon Ln	095 073C E 00200 P 002	Wilson County Assessor TN
Novartis Pharmaceuticals	2940 114th St	14276611	Tarrant Appraisal District TX
Novartis Pharmaceuticals Corp	6201 South Frwy	14718150	Tarrant Appraisal District TX