

**NON-MATERIAL MODIFICATION TO**  
**MODIFIED SERVICE PLAN**  
**FOR**  
**COPPERLEAF METROPOLITAN DISTRICT NO. 1**

**ARAPAHOE COUNTY, COLORADO**

**MODIFIED SERVICE PLAN APPROVED: SEPTEMBER 14, 2004**

**NON-MATERIAL MODIFICATION TO MODIFIED SERVICE PLAN**  
**EFFECTIVE: DECEMBER 24, 2007**

**Prepared by:** **McGeady Sisneros, P.C.**  
**450 17<sup>th</sup> Street, Suite 400**  
**Denver, CO 80202**

## **NON-MATERIAL MODIFICATION TO MODIFIED SERVICE PLAN FOR COPPERLEAF METROPOLITAN DISTRICT NO. 1**

### **1. BACKGROUND**

The County Commissioners for Arapahoe County ("County") approved the Modified Service Plan for Copperleaf Metropolitan District No. 1 ("District") on September 14, 2004 ("Service Plan"). Subsequent to approval of the Service Plan, the District determined that the legal description describing the District's future inclusion area ("Future Inclusion Area"), which is attached as Exhibit B to the Service Plan, and the map depicting the Future Inclusion Area, which is attached as Exhibit C to the Service Plan, and the Vicinity Map, which is attached as Exhibit D to the Service Plan, need to be amended to depict additional property to be included within the Future Inclusion Area ("Modification"). The Modifications relate to describing the Future Inclusion Area of the District to encompass certain in-fill parcels totaling approximately 5 acres ("Parcels P - V") and a certain parcel encompassing approximately 25 acres (the "Southpoint Parcel") which is expected to be served by Copperleaf Metropolitan District No. 9, a quasi-municipal corporation and political subdivision of the State of Colorado ("District No. 9"). The service plan for District No. 9 was approved by Arapahoe County, Colorado on August 17, 2007 and the District Court in and for Arapahoe County, Colorado entered the Order and Decree Creating District, Issuing Certificates of Election and Releasing Bond on December 21, 2007. The future inclusion area approved for District No. 9 is the same as the Future Inclusion Area as modified by this Non-Material Modification described herein.

By Joint Resolution No. 2007-06-01 Regarding Adoption of a Non-Material Modification to Modified Service Plan of Copperleaf Metropolitan District Nos. 1 – 8, adopted by the District Board of Directors ("Board") on June 18, 2007 ("Resolution"), the Board determined that:

- a. It is in the best interests of the District and its constituents to modify the Service Plan to replace Exhibit B with a complete and accurate legal description of the expanded Future Inclusion Area; to replace Exhibit C with an updated map of the Future Inclusion Area; and to replace Exhibit D with an updated Vicinity map and to make certain non-material conforming definitional and language changes. Such modifications are not of a basic or essential nature and adoption and implementation of this Non-Material Modification to Amended and Restated Service Plan for Copperleaf Metropolitan District No. 1 (“Modification to Service Plan”) do not require formal approval of the County; and
- b. The procedure outlined in Section 32-1-207 (3) (b), C.R.S. (“Statute”), is the appropriate mechanism for the District’s adoption and implementation of this Modification to Service Plan, which procedure was set forth in the Resolution.

## 2. NON-MATERIAL MODIFICATION

As required by the Statute, on July 12, 2007, the District published a notice one time in *The Villager*, a newspaper of general circulation in the District, stating the District’s intent to adopt and implement this Modification to Service Plan relating to Parcels P – V, with a statement that any action to enjoin such adoption and implementation of the Modification to Service Plan as a material departure from the Service Plan must be brought within forty-five (45) days from the date of publication. Also as required by the Statute, on or before publication of such notice, the District provided the County with notice of the District’s intent to adopt and implement this Modification to Service Plan. No injunction was brought during the 45-day notice period, which expired on August 27, 2007.

As required by the Statute, on November 8, 2007, the District published a notice one time in *The Villager*, a newspaper of general circulation in the District, stating the District’s intent to

adopt and implement this Modification to Service Plan relating to the Southpoint Parcel with a statement that any action to enjoin such adoption and implementation of the Modification to Service Plan as a material departure from the Service Plan must be brought within forty-five (45) days from the date of publication. Also as required by the Statute, on or before publication of such notice, the District provided the County with notice of the District's intent to adopt and implement this Modification to Service Plan. No injunction was brought during the 45-day notice period, which expired on December 24, 2007.

Accordingly, the District has adopted and implemented this Modification to Service Plan by: (i) deleting and replacing the Future Inclusion Area legal description in the Service Plan in its entirety with the correct and accurate legal description attached to this Modification to Service Plan as **Exhibit B**; and (ii) deleting and replacing the Future Inclusion Area map in the Service Plan in its entirety with the correct and accurate Future Inclusion Area map attached to this Modification to Service Plan as **Exhibit C**; ii) deleting and replacing the Vicinity map in the Service Plan in its entirety with the correct and accurate Vicinity map attached to this Modification to Service Plan as **Exhibit D** and making the following non-material conforming language changes throughout the Service Plan:

All references to the "Development", as defined in the Service Plan, shall include within the definition, Parcels P –V and the Southpoint Parcel.

All references to the "Financing Districts" and/or the "Districts", as defined in the Service Plan, shall include within the definition, District No. 9.

All references to the acreage of the Development and/or of the Future Inclusion Area, as those terms are defined in the Service Plan, shall be amended to also include the acreage for Parcels P – V and for the Southpoint Parcel and such acreages shall be adjusted accordingly.

## **EXHIBIT B**

## **EXHIBIT B**

### **Legal Description of Future Inclusion Area**

**EXHIBIT**  
**SHEET 1 OF 30**

**LEGAL DESCRIPTION**

**NORTH PARCEL:**

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 11 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 11, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO BEAR NORTH 89°40'09" EAST, 2647.72 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°40'09" EAST, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1423.28 FEET;

THENCE SOUTH 00°19'51" EAST, A DISTANCE OF 70.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE THE FOLLOWING FOUR (4) COURSES;

- 1) NORTH 89°40'09" EAST, A DISTANCE OF 1224.00 FEET;
- 2) NORTH 89°40'08" EAST, A DISTANCE OF 2626.29 FEET;
- 3) NORTH 89°27'11" EAST, A DISTANCE OF 2645.50 FEET;
- 4) NORTH 89°26'17" EAST, A DISTANCE OF 434.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF E-470;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN (13) COURSES

- 1) SOUTH 70°41'59" EAST, A DISTANCE OF 220.78 FEET;
- 2) NORTH 89°26'17" EAST, A DISTANCE OF 72.90 FEET;
- 3) SOUTH 00°33'43" EAST, A DISTANCE OF 14.99 FEET;
- 4) NORTH 89°26'17" EAST, A DISTANCE OF 150.00 FEET;
- 5) NORTH 00°33'43" WEST, A DISTANCE OF 14.99 FEET;
- 6) NORTH 89°26'17" EAST, A DISTANCE OF 48.74 FEET;
- 7) SOUTH 00°33'43" EAST, A DISTANCE OF 55.85 FEET TO A POINT OF CURVATURE;
- 8) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 81°27'21", A RADIUS OF 225.00 FEET, A DISTANCE OF 319.88 FEET, THE CHORD OF WHICH BEARS SOUTH 41°17'24" EAST;
- 9) SOUTH 82°01'04" EAST, A DISTANCE OF 235.03 FEET TO A POINT OF CURVATURE;
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 70°59'29", A RADIUS OF 75.00 FEET, A DISTANCE OF 92.93 FEET, THE CHORD OF WHICH BEARS SOUTH 46°31'20" EAST;
- 11) SOUTH 11°01'35" EAST, A DISTANCE OF 947.39 FEET TO A POINT OF CURVATURE;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°01'27", A RADIUS OF 1273.14 FEET, A DISTANCE OF 267.18 FEET, THE CHORD OF WHICH BEARS SOUTH 05°00'52" EAST;
- 13) SOUTH 00°59'52" WEST, A DISTANCE OF 776.26 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1343, AT PAGE 165 OF SAID ARAPAHOE COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°29'18" WEST, A DISTANCE OF 1527.39 FEET;
- 2) SOUTH 89°29'27" WEST, A DISTANCE OF 2710.09 FEET;
- 3) SOUTH 89°42'18" WEST, A DISTANCE OF 2631.55 FEET;
- 4) SOUTH 89°42'04" WEST, A DISTANCE OF 569.49 FEET TO THE SOUTHEASTERLY CORNERS OF CHERRY CREEK MIDDLE SCHOOL NO. 9 SUBDIVISION FILING NO. 1 (AS YET UNRECORDED)



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# EXHIBIT

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THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID CHERRY CREEK MIDDLE SCHOOL NO. 9 SUBDIVISION THE FOLLOWING FOUR (4) COURSES;

- 1) NORTH 14°37'58" EAST, A DISTANCE OF 807.16 FEET;
- 2) NORTH 34°00'48" WEST, A DISTANCE OF 850.80 FEET;
- 3) SOUTH 89°57'57" WEST, A DISTANCE OF 400.54 FEET TO A POINT OF CURVATURE;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80°00'00", A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET, THE CHORD OF WHICH BEARS NORTH 45°02'03" WEST TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HIMALAYA STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 00°02'09" WEST A DISTANCE OF 847.76 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°41'59", A RADIUS OF 50.00 FEET, A DISTANCE OF 78.28 FEET, THE CHORD OF WHICH BEARS NORTH 44°48'51" EAST TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 418.337 ACRES, MORE OR LESS;

EXCEPT FOR A PARCEL OF LAND KNOWN AS WELL SITE A-12 AS DESCRIBED IN BOOK 5572, PAGE 50 AND BOOK 5567, PAGE 384 AND THAT PARCEL OF LAND KNOWN AS WELL SIT A-11 DESCRIBED AT RECEPTION NO. 80051724 OF SAID ARAPAHOE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12;

THENCE SOUTH 08°10'22" EAST A DISTANCE OF 1730.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°26'51" EAST, A DISTANCE OF 93.21 FEET;

THENCE SOUTH 45°33'09" EAST, A DISTANCE OF 66.40 FEET;

THENCE NORTH 89°27'11" EAST, A DISTANCE OF 39.99 FEET;

THENCE SOUTH 00°05'47" EAST, A DISTANCE OF 90.00 FEET;

THENCE SOUTH 89°27'11" WEST, A DISTANCE OF 180.52 FEET;

THENCE NORTH 00°05'47" WEST, A DISTANCE OF 136.94 FEET TO THE POINT OF BEGINNING,

EXCEPTION PARCEL CONTAINING A CALCULATED AREA OF 0.499 ACRE, MORE OR LESS,

PARCEL CONTAINING A CALCULATED AREA OF 417.838 ACRES, MORE OR LESS.



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**EXHIBIT**  
**SHEET 3 OF 30**

TOGETHER WITH,

**NORTH PARCEL:**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 11 AND THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER TO BEAR SOUTH 00°00'40" WEST, 2649.77 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°29'18" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 1045.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. A6061025, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00°59'52" WEST, A DISTANCE OF 928.27 FEET;
- 2) SOUTH 88°24'40" WEST, A DISTANCE OF 297.97 FEET;
- 3) SOUTH 00°00'40" WEST, A DISTANCE OF 660.00 FEET;
- 4) NORTH 88°24'40" EAST, A DISTANCE OF 411.46 FEET;
- 5) SOUTH 01°09'46" WEST, A DISTANCE OF 1064.26 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89°29'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1520.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89°56'08" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1646.50 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. B0051724, PARCEL 2, OF SAID ARAPAHOE COUNTY RECORDS;

THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°03'52" WEST, A DISTANCE OF 100.00 FEET;
- 2) SOUTH 89°56'18" WEST, A DISTANCE OF 200.00 FEET;
- 3) SOUTH 00°03'52" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89°56'08" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 46.31 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. A9086112, OF SAID ARAPAHOE COUNTY RECORDS;

THENCE ALONG SAID PARCEL THE FOLLOWING FIVE (5) COURSES;

- 1) NORTH 45°03'52" WEST, A DISTANCE OF 23.59 FEET;
- 2) NORTH 00°03'52" WEST, A DISTANCE OF 258.65 FEET;
- 3) NORTH 31°25'28" WEST, A DISTANCE OF 227.05 FEET;
- 4) NORTH 05°34'32" EAST, A DISTANCE OF 288.28 FEET;
- 5) NORTH 40°34'32" EAST, A DISTANCE OF 18.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CHENANGO AVENUE SAID POINT BEING A POINT ON CURVE;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF EAST CHENANGO AVENUE AND SOUTH PICADILLY STREET AS DESCRIBED IN BOOK 7675, PAGE 737 OF SAID ARAPAHOE COUNTY RECORDS THE FOLLOWING THIRTEEN (13) COURSES:



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## EXHIBIT

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- 1) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°10'57", A RADIUS OF 1530.00 FEET, A DISTANCE OF 138.39 FEET, THE CHORD OF WHICH BEARS SOUTH 46°52'38" EAST;
- 2) NORTH 45°42'50" EAST A DISTANCE OF 100.00 FEET TO A POINT ON CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 46°13'00", A RADIUS OF 1630.00 FEET, A DISTANCE OF 1314.81 FEET, THE CHORD OF WHICH BEARS NORTH 67°23'40" WEST;
- 4) SOUTH 89°29'50" WEST A DISTANCE OF 570.00 FEET TO A POINT OF CURVATURE;
- 5) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET, THE CHORD OF WHICH BEARS NORTH 45°30'10" WEST;
- 6) NORTH 00°30'10" WEST A DISTANCE OF 270.00 FEET;
- 7) SOUTH 89°29'50" WEST A DISTANCE OF 100.00 FEET;
- 8) SOUTH 00°30'10" EAST A DISTANCE OF 270.00 FEET TO A POINT OF CURVATURE;
- 9) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET, THE CHORD OF WHICH BEARS SOUTH 44°29'50" WEST;
- 10) SOUTH 89°29'50" WEST A DISTANCE OF 285.37 FEET TO A POINT OF CURVATURE;
- 11) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°58'09", A RADIUS OF 2093.70 FEET, A DISTANCE OF 327.75 FEET, THE CHORD OF WHICH BEARS SOUTH 85°00'46" WEST;
- 12) SOUTH 80°31'41" WEST A DISTANCE OF 704.72 FEET TO A POINT OF CURVATURE;
- 13) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°30'00", A RADIUS OF 2357.00 FEET, A DISTANCE OF 390.80 FEET, THE CHORD OF WHICH BEARS SOUTH 85°16'41" WEST TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 00°02'34" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1561.81 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 89°42'18" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11 AND ALONG THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1343, PAGE 165 OF SAID ARAPAHOE COUNTY RECORDS, A DISTANCE OF 2631.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12;

THENCE NORTH 89°29'27" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1343, PAGE 165 OF SAID ARAPAHOE COUNTY RECORDS, A DISTANCE OF 2714.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12;

THENCE NORTH 89°28'18" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 12 AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1343, PAGE 165 OF THE ARAPAHOE COUNTY RECORDS, A DISTANCE OF 1520.26 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 318.652 ACRES, MORE OR LESS.



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**EXHIBIT**  
**SHEET 5 OF 30**

TOGETHER WITH,

**FILING NO. 1 PARCEL:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER TO BEAR NORTH 00°02'43" EAST, 2637.51 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°02'34" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 975.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CHENANGO AVENUE AS DESCRIBED IN DEED RECORDED IN BOOK 7575 AT PAGE 737, SAID POINT BEING A POINT ON A CURVE;

THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF SAID EAST CHENANGO AVENUE AND SOUTH PICADILLY STREET THE FOLLOWING SIX (6) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°30'02", A RADIUS OF 2457.00 FEET, A DISTANCE OF 407.41 FEET, THE CHORD OF WHICH BEARS NORTH 85°16'42" EAST;
- 2) NORTH 80°31'41" EAST A DISTANCE OF 704.72 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°58'09", A RADIUS OF 1993.70 FEET, A DISTANCE OF 312.10 FEET, THE CHORD OF WHICH BEARS NORTH 85°00'46" EAST;
- 4) NORTH 89°29'50" EAST A DISTANCE OF 285.37 FEET;
- 5) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 30.00 FEET, A DISTANCE OF 47.12 FEET, THE CHORD OF WHICH BEARS SOUTH 45°30'09" EAST;
- 6) SOUTH 00°30'09" EAST A DISTANCE OF 1109.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°29'50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1737.42 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 42.552 ACRES, MORE OR LESS.



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**EXHIBIT**  
**SHEET 6 OF 30**

TOGETHER WITH,

**RIPPEY PARCEL:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER TO BEAR SOUTH 00°00'40" WEST, 2649.77 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°00'40" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 113.37 FEET;

THENCE NORTH 89°59'20" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS DESCRIBED IN DEED RECORDED IN BOOK 489 AT PAGE 523 SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2466.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF E-470 AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. A6081025;

THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF E-470 AS DESCRIBED THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°29'31" WEST A DISTANCE OF 452.88 FEET;
- 2) NORTH 01°09'40" EAST, A DISTANCE OF 1751.79 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°21'59", A RADIUS OF 23,143.31, A DISTANCE OF 551.92 FEET, THE CHORD OF WHICH BEARS NORTH 00°28'40" EAST;
- 4) NORTH 02°36'47" EAST A DISTANCE OF 277.11 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1343 AT PAGE 185;

THENCE NORTH 89°29'18" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 273.87 FEET;  
THENCE SOUTH 48°34'04" EAST, A DISTANCE OF 169.07 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 25.169 ACRES, MORE OR LESS.



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**EXHIBIT**  
SHEET 7 OF 30

TOGETHER WITH,

**QUINCY PARCEL:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 00°00'39" EAST, 2648.48 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°00'39" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 154.64 FEET;

THENCE NORTH 89°59'21" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD SAID POINT ALSO BEING BEING A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1343 AT PAGE 165 SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°29'18" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 393.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF E-470;

THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF E-470 THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 02°36'47" EAST A DISTANCE OF 1087.15 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°19'22", A RADIUS OF 3136.82 FEET, A DISTANCE OF 181.92, THE CHORD OF WHICH BEARS NORTH 04°16'28" EAST;

THENCE SOUTH 89°59'21" EAST A DISTANCE OF 330.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD;

THENCE SOUTH 00°00'39" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1263.82 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 10.590 ACRES, MORE OR LESS.



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**EXHIBIT**  
**SHEET 8 OF 30**

TOGETHER WITH,

**PDP PARCEL P:**

A PARCEL OF LAND BEING THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER B6123226 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°00'39" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 89°26'11" WEST, A DISTANCE OF 40.00 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GUN CLUB ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'39" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 518.22 FEET;

THENCE NORTH 89°59'21" WEST, A DISTANCE OF 108.47 FEET;

THENCE NORTH 29°43'35" WEST, A DISTANCE OF 258.44 FEET;

THENCE NORTH 77°47'00" WEST, A DISTANCE OF 8.09 FEET TO A POINT ON THE EASTERLY LINE OF THE E-470 PUBLIC HIGHWAY AUTHORITY MULTI-USE EASEMENT KNOWN AS MU-70 RT RECORDED AT RECEPTION NUMBER A9022372 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE NORTH 00°33'54" WEST, ALONG SAID EASTERLY LINE, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 290.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST QUINCY AVENUE;

THENCE NORTH 89°26'11" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 245.54 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 110,131 SQUARE FEET OR 2.528 ACRES, MORE OR LESS.



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**EXHIBIT**  
SHEET 9 OF 30

TOGETHER WITH,

**PDP PARCEL Q:**

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°26'11" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1229.55 FEET;  
THENCE SOUTH 00°33'49" WEST, A DISTANCE OF 70.00 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF QUINCY AVENUE, SAID POINT ALSO THE POINT OF BEGINNING;

THENCE SOUTH 00°36'07" EAST, A DISTANCE OF 34.82 FEET;  
THENCE SOUTH 08°36'15" EAST, A DISTANCE OF 94.70 FEET;  
THENCE SOUTH 00°33'49" EAST, A DISTANCE OF 36.67 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°07'24", A RADIUS OF 2074.86 FEET AND AN ARC LENGTH OF 221.74 FEET;  
THENCE SOUTH 19°31'30" WEST, A DISTANCE OF 44.04 FEET TO A POINT ON THE NORTH EASTERLY LINE OF COPPERLEAF FILING NO. 2 AS RECORDED UNDER RECEPTION NO. B6106703 OF THE RECORDS OF THE ARAPAHOE CLERK AND RECORDER, SAID POINT BEING A POINT ON A CURVE;

THENCE ALONG THE SAID NORTH EASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 61°16'34", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 106.95 FEET, THE CHORD OF WHICH BEARS NORTH 51°22'53" WEST;
- 2) NORTH 82°01'10" WEST, A DISTANCE OF 235.03 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81°27'21", A RADIUS OF 200.00 FEET, AND AN ARC LENGTH OF 284.33 FEET;
- 4) NORTH 00°33'49" WEST, A DISTANCE OF 130.85 FEET TO A POINT THE SOUTHERLY RIGHT-OF-WAY LINE OF QUINCY AVENUE;

THENCE NORTH 89°26'11" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.73 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 159,892 SQUARE FEET OR 3.671 ACRES, MORE OR LESS.



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**EXHIBIT**  
**SHEET 10 OF 30**

TOGETHER WITH,

**PDP PARCEL R:**  
THAT PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. B6123229 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°26'11" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°26'11" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1775.00 FEET;  
THENCE SOUTH 00°33'49" EAST, A DISTANCE OF 70.00 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE AND TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. B6123229, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE SOUTH 00°33'49" EAST, A DISTANCE OF 90.00 FEET;
- 2) THENCE SOUTH 89°26'11" WEST, A DISTANCE OF 150.00 FEET;
- 3) THENCE NORTH 00°33'49" WEST, A DISTANCE OF 90.00 FEET;
- 4) THENCE NORTH 89°26'11" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 13,500 SQUARE FEET OR 0.310 ACRE, MORE OR LESS.



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**EXHIBIT**  
SHEET 11 OF 30

TOGETHER WITH,

**PDP PARCEL S:**

A PARCEL OF LAND BEING TRACT M1, COPPERLEAF FILING NO. 2 RECORDED AT RECEPTION NO. B6106703 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SAID PARCEL CONTAINING A CALCULATED AREA OF 12,700 SQUARE FEET OR 0.292 ACRE, MORE OR LESS.



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**EXHIBIT**  
**SHEET 12 OF 30**

TOGETHER WITH,

**PDP PARCEL T:**

A PARCEL OF LAND BEING A PART OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NUMBER B6123224 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°29'18" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;  
THENCE SOUTH 52°34'53" EAST, A DISTANCE OF 1518.70 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 88°24'40" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 424.74 FEET;  
THENCE SOUTH 01°09'48" WEST, A DISTANCE OF 341.93 FEET;  
THENCE NORTH 89°59'20" WEST, A DISTANCE OF 417.70 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;  
THENCE NORTH 00°00'40" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 3.247 ACRES, MORE OR LESS,

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

A PARCEL OF LAND BEING A PART OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER B1623224 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°29'18" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE SOUTH 52°34'53" EAST, A DISTANCE OF 1518.70 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NUMBER B1623224, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 88°24'40" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 137.98 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO LEFT HAVING A CENTRAL ANGLE OF 33°05'24", A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 101.07 FEET, THE CHORD OF WHICH BEARS SOUTH 17°21'43" EAST, A DISTANCE OF 99.67 FEET;  
THENCE SOUTH 33°54'25" EAST, A DISTANCE OF 55.71 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°19'29", A RADIUS OF 125.00 FEET, AND AN ARC LENGTH OF 37.80 FEET, THE CHORD OF WHICH BEARS SOUTH 25°14'41" EAST, A DISTANCE OF 37.85 FEET;  
THENCE SOUTH 89°29'31" WEST, A DISTANCE OF 214.85 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;  
THENCE NORTH 00°00'40" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 173.50 FEET TO THE POINT OF BEGINNING;

SAID EXCEPTION CONTAINING A CALCULATED AREA OF 0.678 ACRES, MORE OR LESS.

SAID PARCEL CONTAINING A NET AREA OF 2.569 ACRES, MORE OR LESS.



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**EXHIBIT**  
SHEET 13 OF 30

TOGETHER WITH,

**PDP PARCEL U:**

A PARCEL OF LAND BEING A PART OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NUMBER B6123224 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 TO BEAR NORTH 89°29'18" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 43°54'43" EAST, A DISTANCE OF 1739.04 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL OF LAND, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°59'20" EAST, A DISTANCE OF 417.70 FEET;

THENCE SOUTH 01°09'46" WEST, A DISTANCE OF 318.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 88°24'40" WEST, A DISTANCE OF 411.46 FEET;
- 2) NORTH 00°00'40" EAST, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 3.085 ACRES, MORE OR LESS.



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**EXHIBIT**  
SHEET 14 OF 30

TOGETHER WITH,

**PDP PARCEL V:**

A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. B6123228 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER TO BEAR SOUTH 00°00'40" WEST, 2649.77 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°29'31" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GUN CLUB ROAD AS DESCRIBED IN DEED RECORDED IN BOOK 489 AT PAGE 523 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°29'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 454.29 FEET TO A POINT ON THE EASTERLY LINE OF THE E-470 PUBLIC HIGHWAY AUTHORITY MULTI-USE EASEMENT MU-68RT AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER A9022370 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE NORTH 01°09'40" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 70.03 FEET;

THENCE NORTH 89°29'31" EAST, A DISTANCE OF 452.88 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 00°00'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 31,751 SQUARE FEET OR 0.729 ACRE, MORE OR LESS.



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**EXHIBIT**  
**SHEET 15 OF 30**

TOGETHER WITH,

**GUN CLUB PARCEL:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13, AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°00'38" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GUN CLUB ROAD;  
THENCE NORTH 00°00'38" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.07 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 60°53'42" WEST, 334.06 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°50'58", A RADIUS OF 3579.72 FEET, AN ARC LENGTH OF 1052.72 FEET, THE CHORD OF WHICH BEARS NORTH 09°30'43" WEST, 1048.93 FEET;

THENCE NORTH 01°05'14" WEST, A DISTANCE OF 95.30 FEET;

THENCE NORTH 07°27'51" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 01°09'46" EAST, A DISTANCE OF 1239.19 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 13;

THENCE NORTH 89°29'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 454.40 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 00°00'38" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2634.40 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 25.554 ACRES, MORE OR LESS,

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 7330 AT PAGE 791 OF THE ARAPAHOE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 89°29'31" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 150.01 FEET;

THENCE SOUTH 00°00'38" EAST, A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'38" EAST, PARALLEL WITH AND 150.00 FEET, BY PERPENDICULAR MEASUREMENT, WESTERLY FROM THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 80.00 FEET;  
THENCE SOUTH 89°29'31" WEST, PARALLEL WITH AND 121.00 FEET SOUTHERLY BY PERPENDICULAR MEASUREMENT, SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 125.00 FEET;



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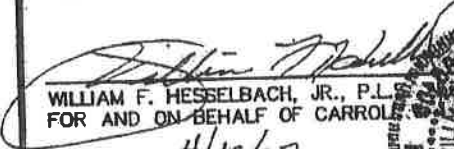
**EXHIBIT**  
SHEET 16 OF 30

THENCE NORTH 00°00'38" WEST, PARALLEL WITH AND 275.00 FEET, BY PERPENDICULAR MEASUREMENT, WESTERLY FROM THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 80.00 FEET;  
THENCE NORTH 89°29'31" EAST, PARALLEL WITH AND 41.00 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 125.00 FEET;  
TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 0.230 ACRE, MORE OR LESS.

CONTAINING A CALCULATED NET AREA OF 25.324 ACRES, MORE OR LESS.  
COMBINED PARCELS CONTAINING A CALCULATED AREA OF 853.309 ACRES.

I, WILLIAM F. HESSELBACH, JR., A SURVEYOR LICENSED IN THE STATE OF COLORADO,  
DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTIONS AND ATTACHED EXHIBITS  
WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

  
WILLIAM F. HESSELBACH, JR., P.L.S.  
FOR AND ON BEHALF OF CARROLL & LANGE, INC.

DATE

4/12/07



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This portion of the legal description was not prepared by Carroll & Lange, Inc.:

THE ABOVE AND FOREGOING DESCRIBES A SURFACE ESTATE ONLY.  
EXPRESSLY EXCLUDED FROM THIS LEGAL DESCRIPTION ARE ANY  
ESTATES BELOW THE SURFACE, INCLUDING OIL, GAS AND OTHER  
MINERALS (INCLUDING SAND AND GRAVEL), AND ANY RELATED RIGHTS  
OF SURFACE USE.

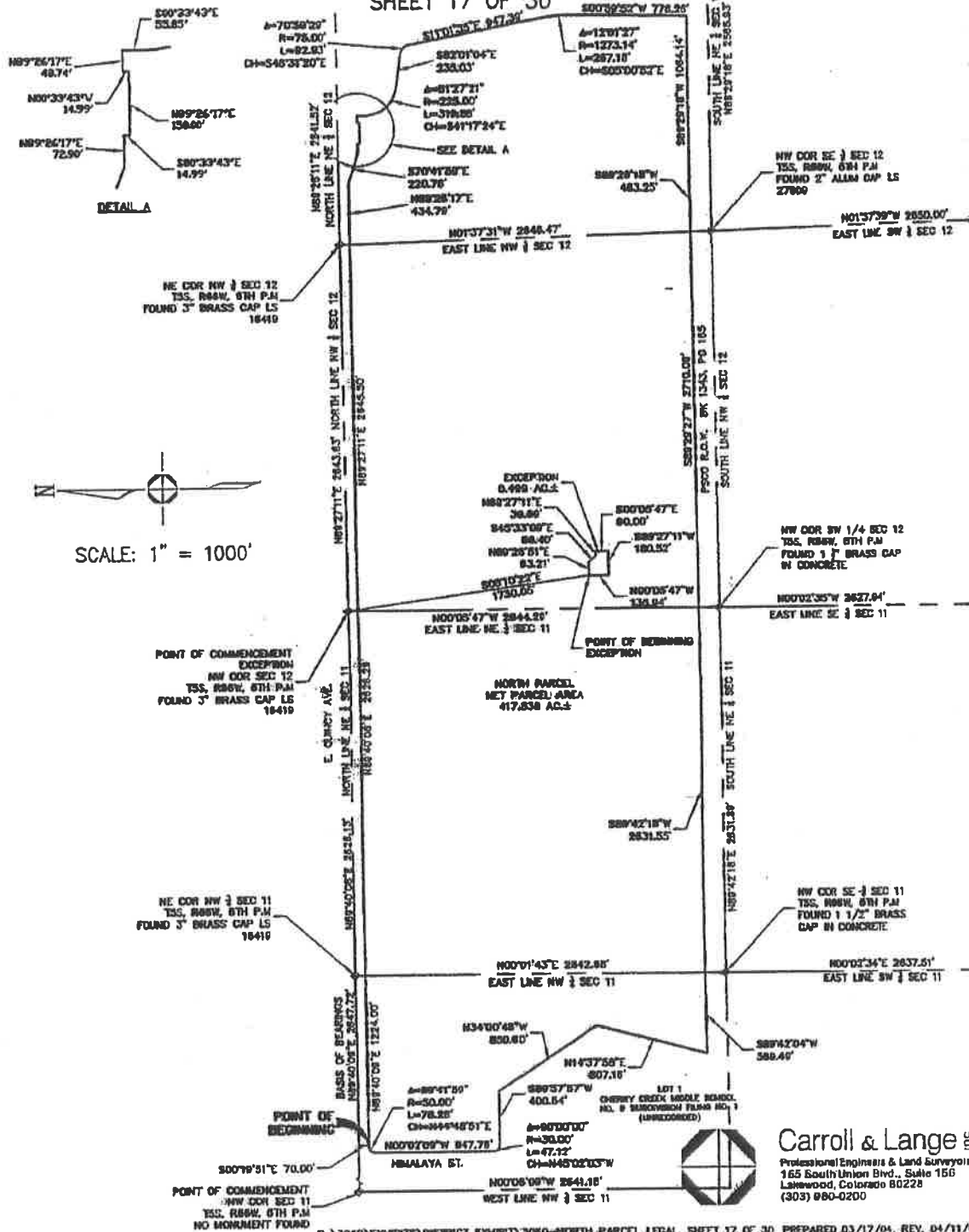
## **EXHIBIT C**



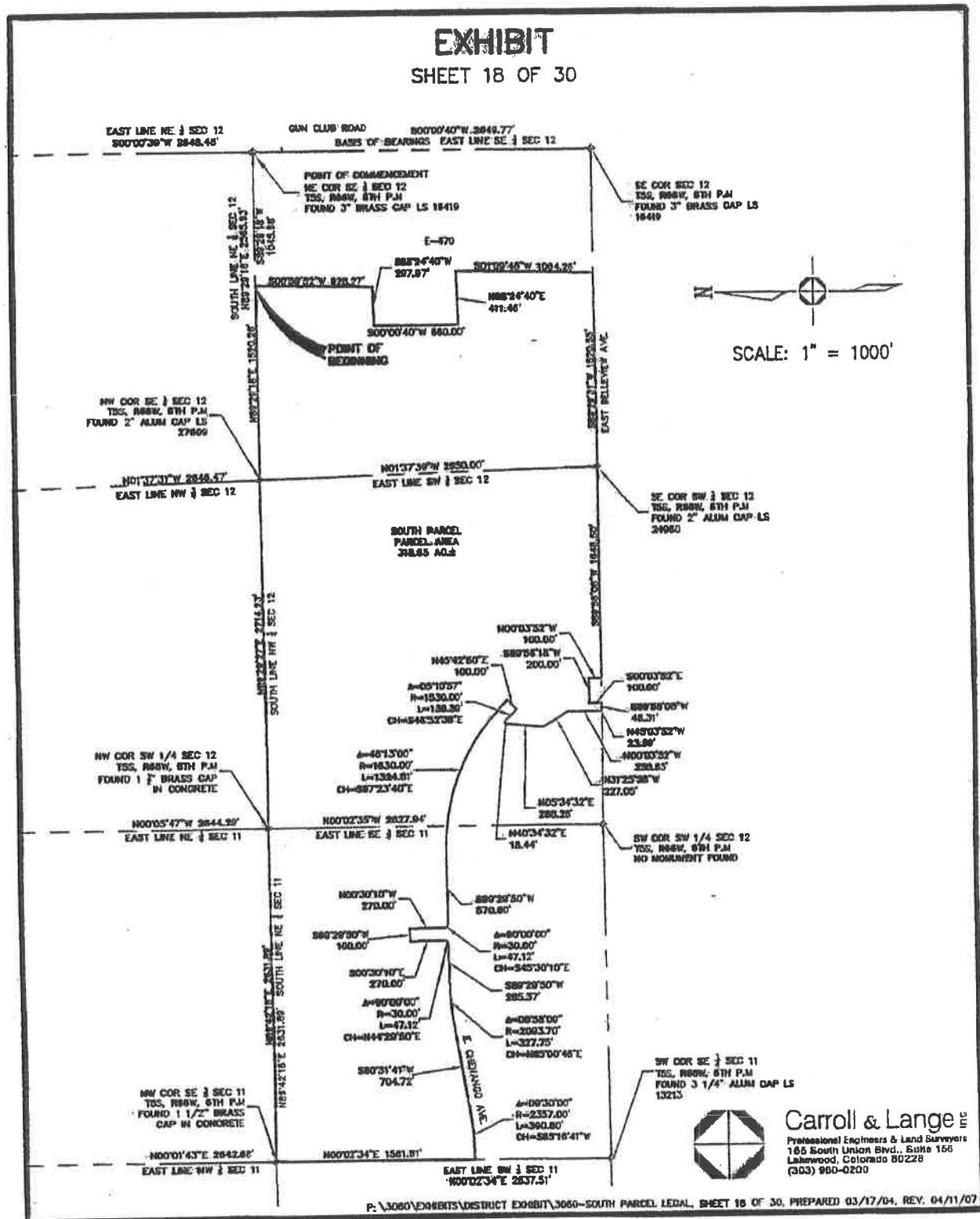
## **EXHIBIT C**

### **Boundary Map for Property and Future Inclusion Area**

# EXHIBIT SHEET 17 OF 30

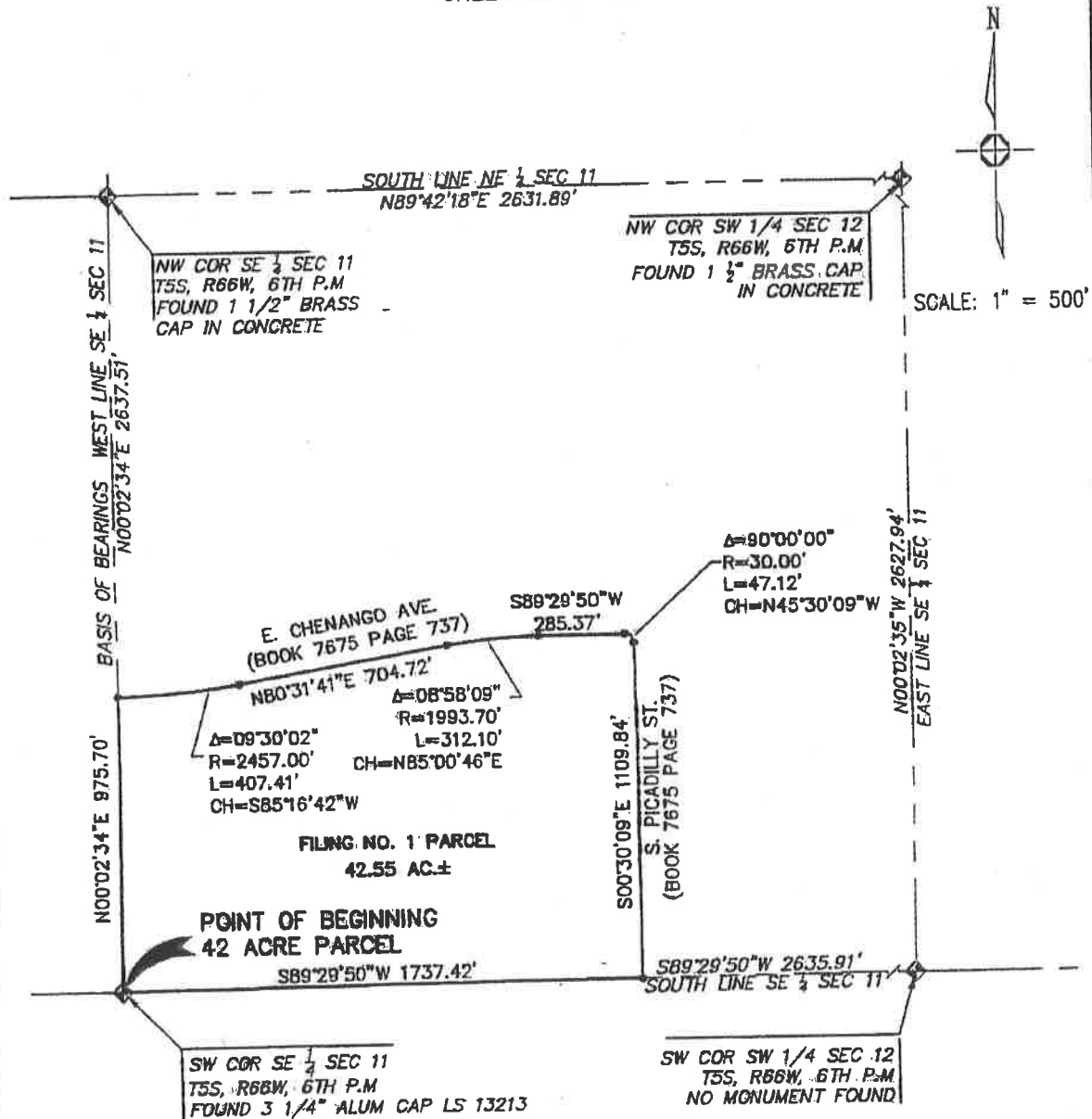


# EXHIBIT SHEET 18 OF 30



# EXHIBIT

SHEET 19 OF 30



**NOTE:**  
 ● Denotes Change of Direction Only. This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.



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SHEET 20 OF 30



**NOTE:**  
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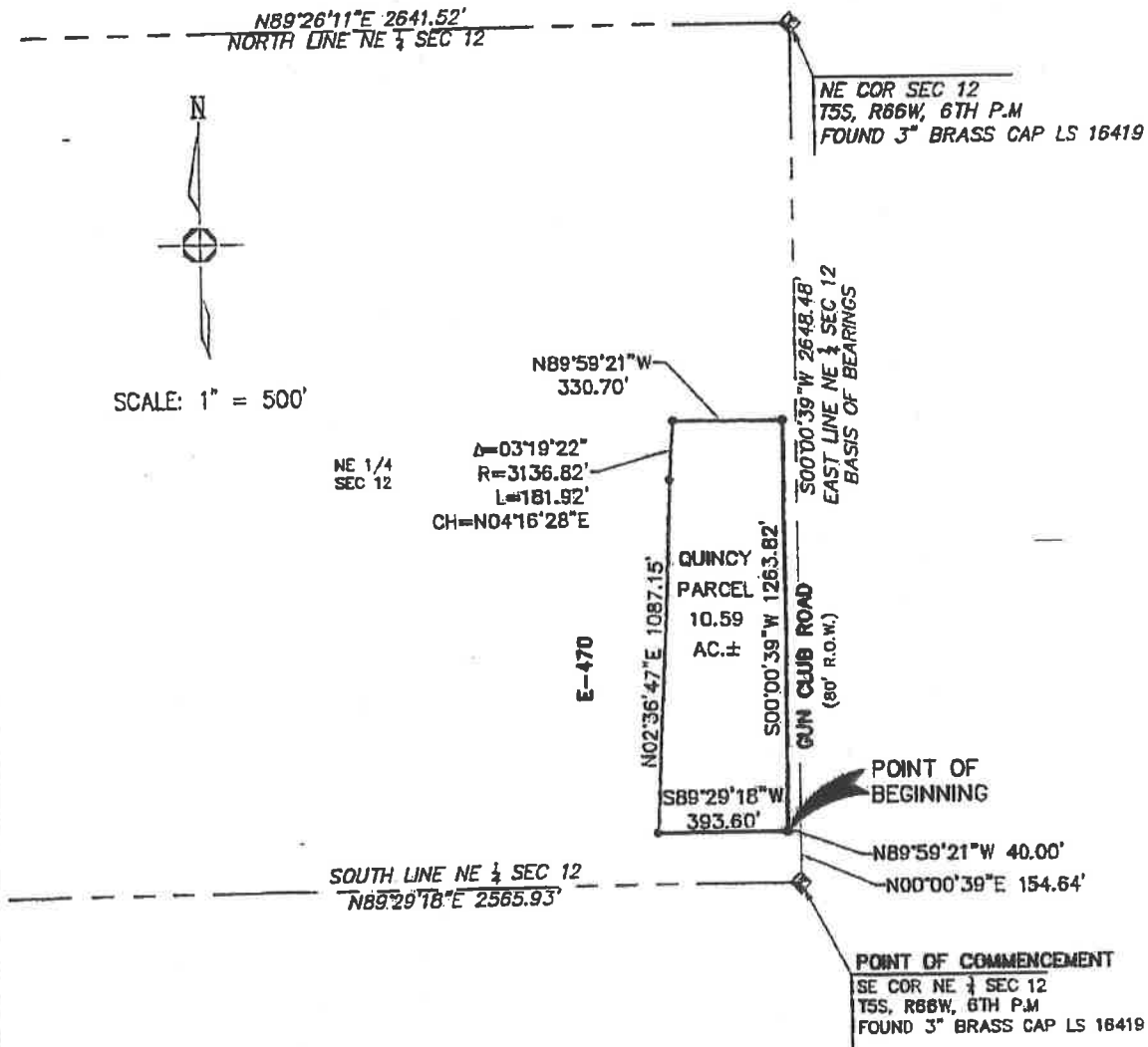
P:\3080\EXHIBITS\DISTRICT EXHIBIT\3080-RIPEY COMM PARCEL LEGAL, SHEET 20 OF 30, PREPARED 03/17/04, REV. 04/11/07



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# EXHIBIT

## SHEET 21 OF 30



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# EXHIBIT

SHEET 22 OF 30

NW1/4 SEC 12  
FND 3" BRASS  
CAP LS 16419

CITY OF AURORA  
ARAPAHOE COUNTY

N LINE NE1/4 SEC 12  
N89°26'11"E 2641.52'  
BASIS OF BEARINGS

E. QUINCY AVE.

POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT  
NE COR SEC 12  
FND 3" BRASS  
CAP LS 16419



SCALE:  
1" = 100'

MU-70 RT

N89°26'11"E  
245.54'

PDP PARCEL P  
2.528 AC.±

N00°33'54"W  
290.08'

N77°47'00"W  
6.09'

N29°43'35"W 258.44'

N89°59'21"W  
108.47'

S00°00'39"W 518.22'

S. GUN CLUB RD.  
E LINE NE1/4 SEC 12 S00°00'39"W 2648.48'

## NOTE:

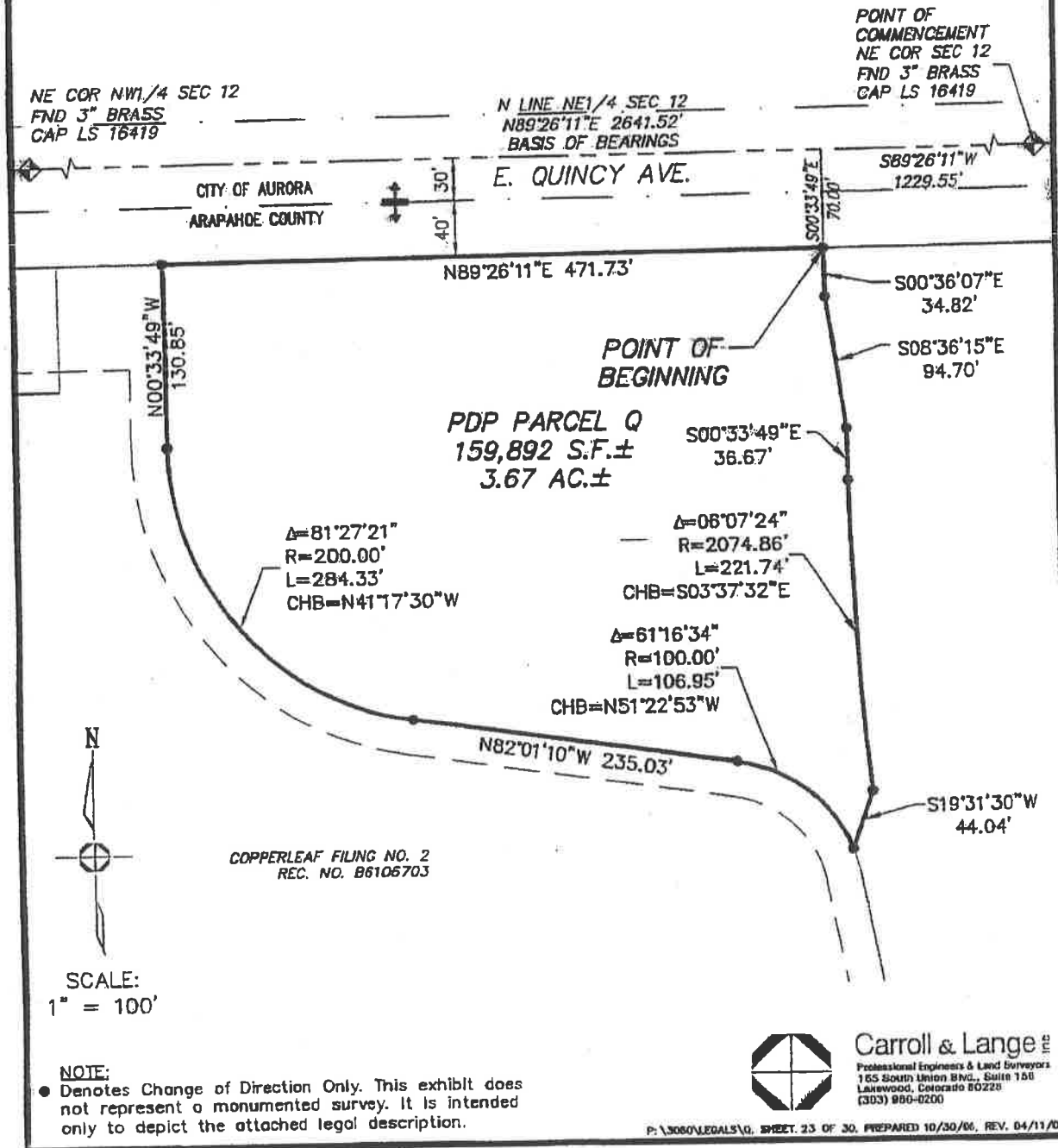
- Denotes Change of Direction Only. This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.



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# EXHIBIT

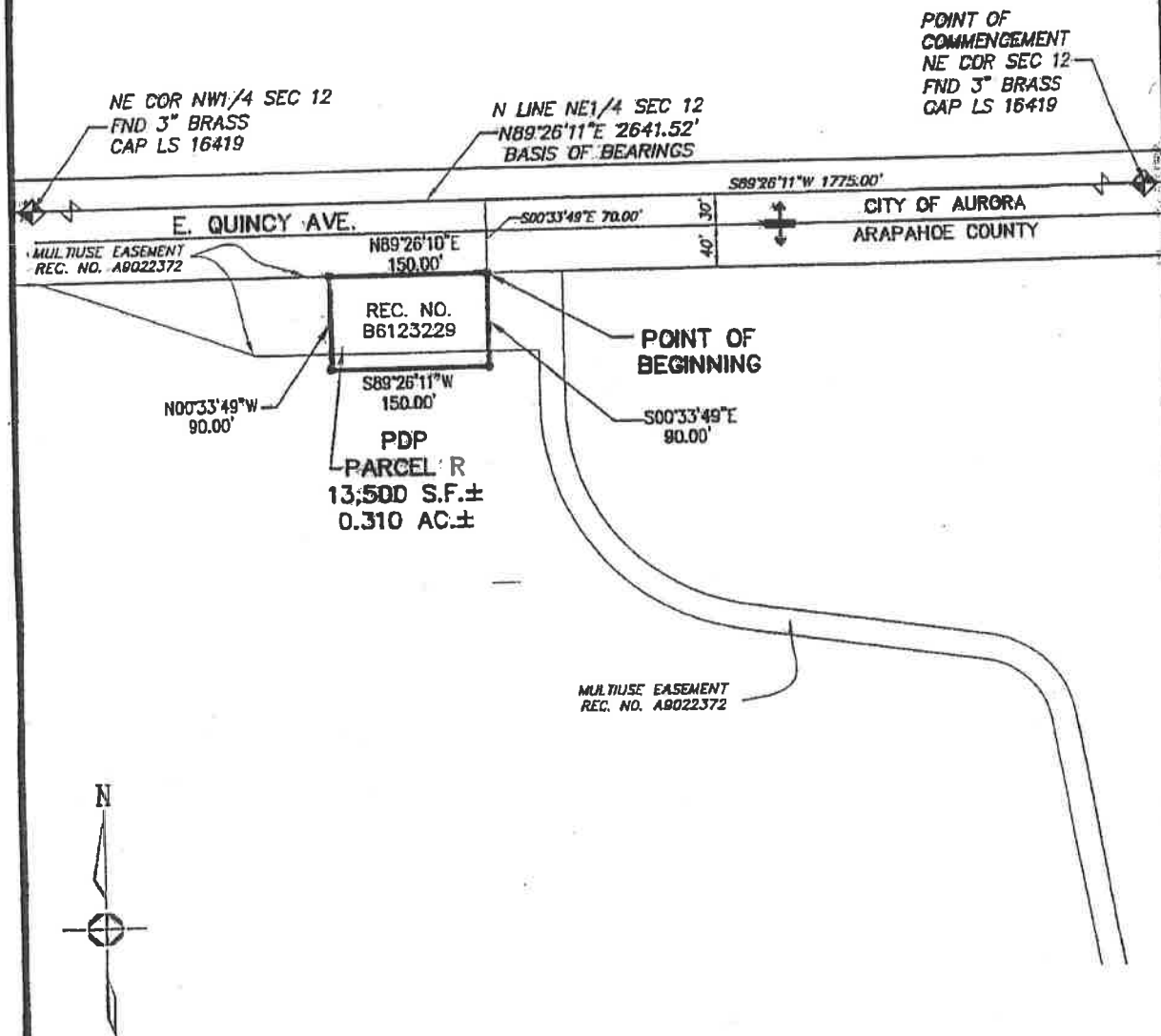
SHEET 23 OF 30





# EXHIBIT

SHEET 24 OF 30



SCALE:  
1" = 150'

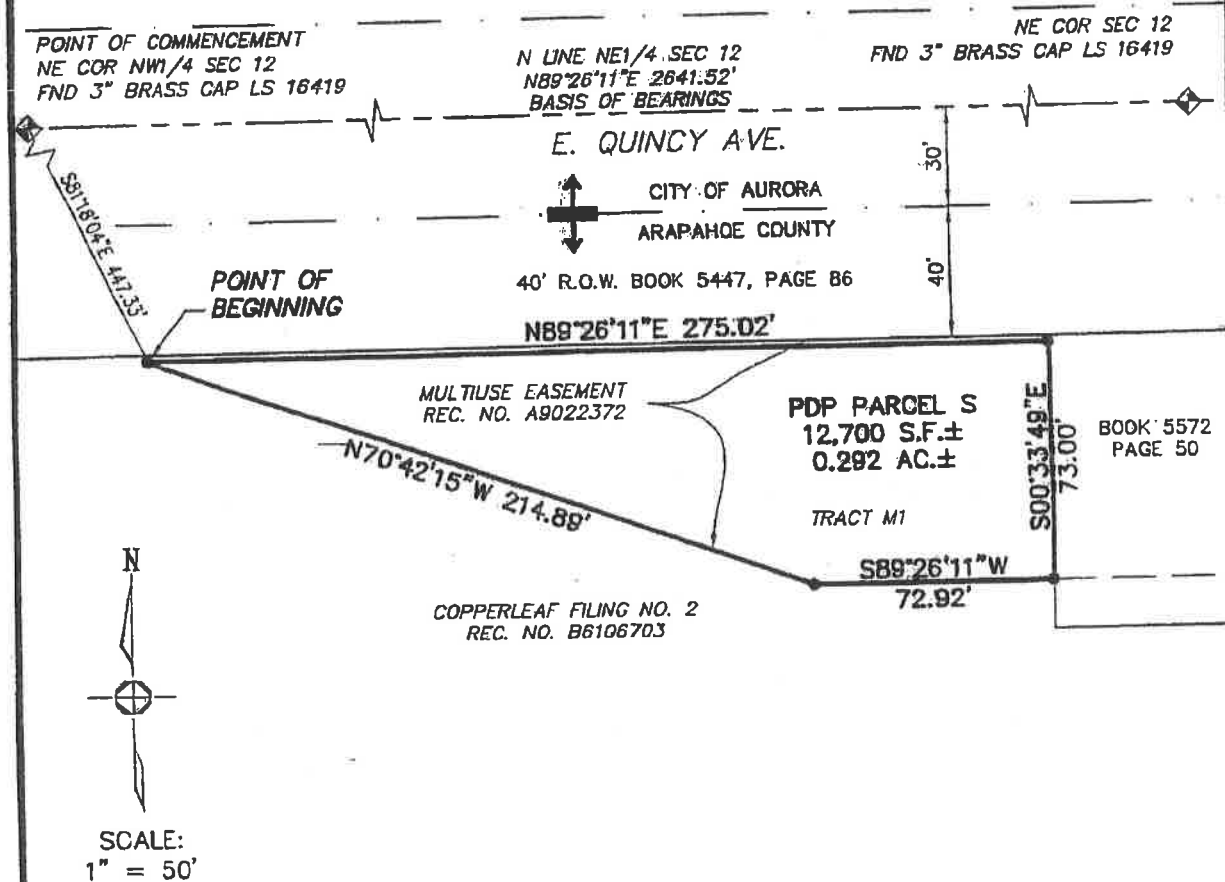
- NOTE:**
- Denotes Change of Direction Only. This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.



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# EXHIBIT

## SHEET 25 OF 30



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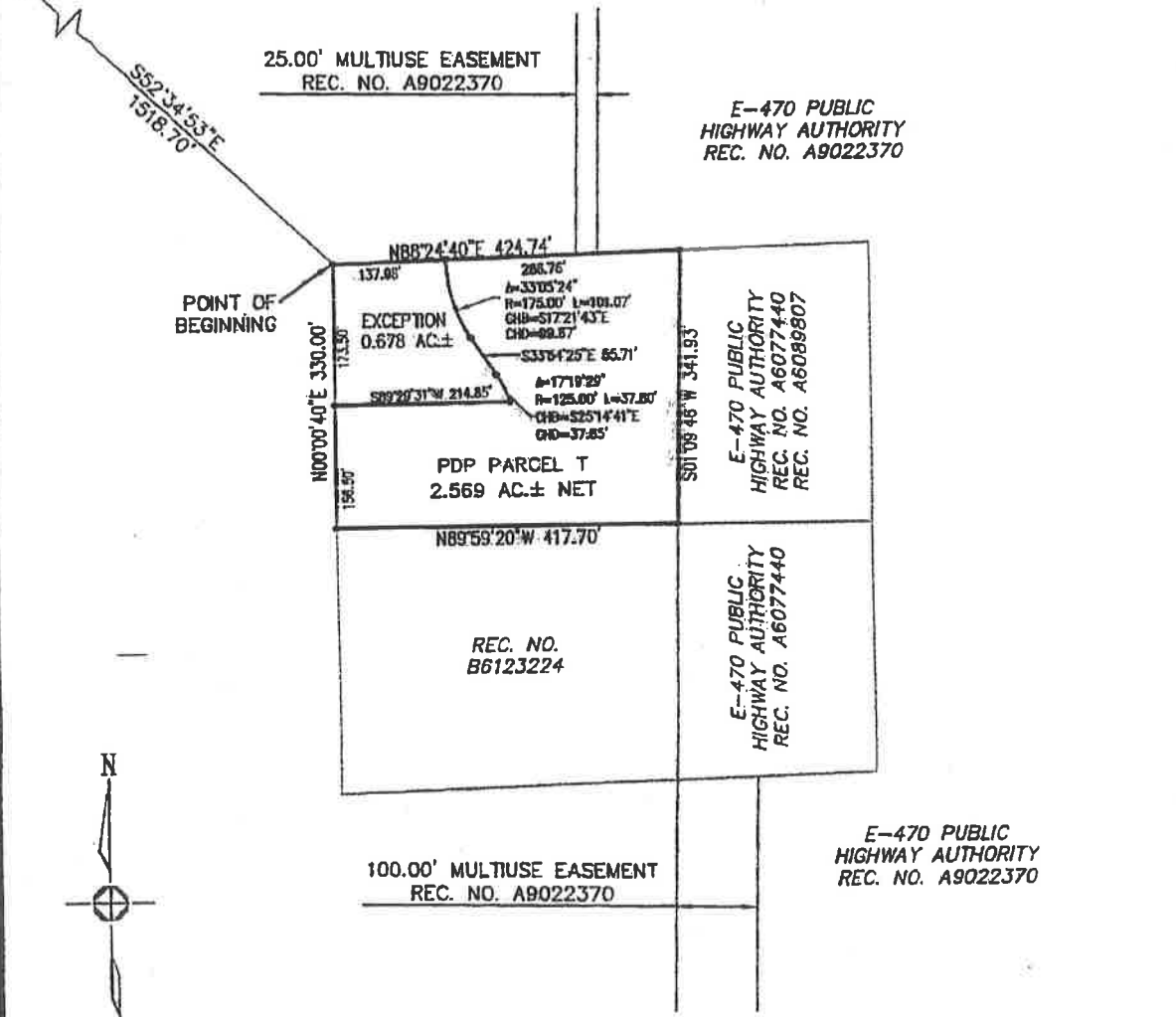
# EXHIBIT

SHEET 26 OF 30

POINT OF COMMENCEMENT  
NW COR SE1/4 SEC 12  
FND 2" ALUM CAP LS 27609

NE COR SE 1/4 SEC 12  
FND 3" BRASS CAP LS 16419

N LINE SE1/4 SEC 12 N89°29'18"E 2565.93'  
BASIS OF BEARINGS



SCALE:  
1" = 200'

## NOTE:

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# EXHIBIT

SHEET 27 OF 30

POINT OF COMMENCEMENT  
NW COR SE1/4 SEC 12  
FND 2" ALUM CAP LS 27609

NE COR SE 1/4 SEC 12  
FND 3" BRASS CAP LS 18419

N LINE SE1/4 SEC 12 N89°29'18"E 2565.93'  
BASIS OF BEARINGS

25.00' MULTIUSE EASEMENT  
REC. NO. A9022370

E-470 PUBLIC  
HIGHWAY AUTHORITY  
REC. NO. A9022370

S43°54'43"E  
1739.04'

REC. NO.  
B6123224

E-470 PUBLIC  
HIGHWAY AUTHORITY  
REC. NO. A6077440  
REC. NO. A6089807

S89°59'20"E 417.70'

POINT OF  
BEGINNING

PDP PARCEL U  
3.085 AC.±

E-470 PUBLIC  
HIGHWAY AUTHORITY  
REC. NO. A6077440

N00°00'40"E 330.00'

S01°08'46"W 318.58'

S88°24'40"W 411.46'

100.00' MULTIUSE EASEMENT  
REC. NO. A9022370

E-470 PUBLIC  
HIGHWAY AUTHORITY  
REC. NO. A9022370



SCALE:  
1" = 200'

## NOTE:

- Denotes Change of Direction Only. This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

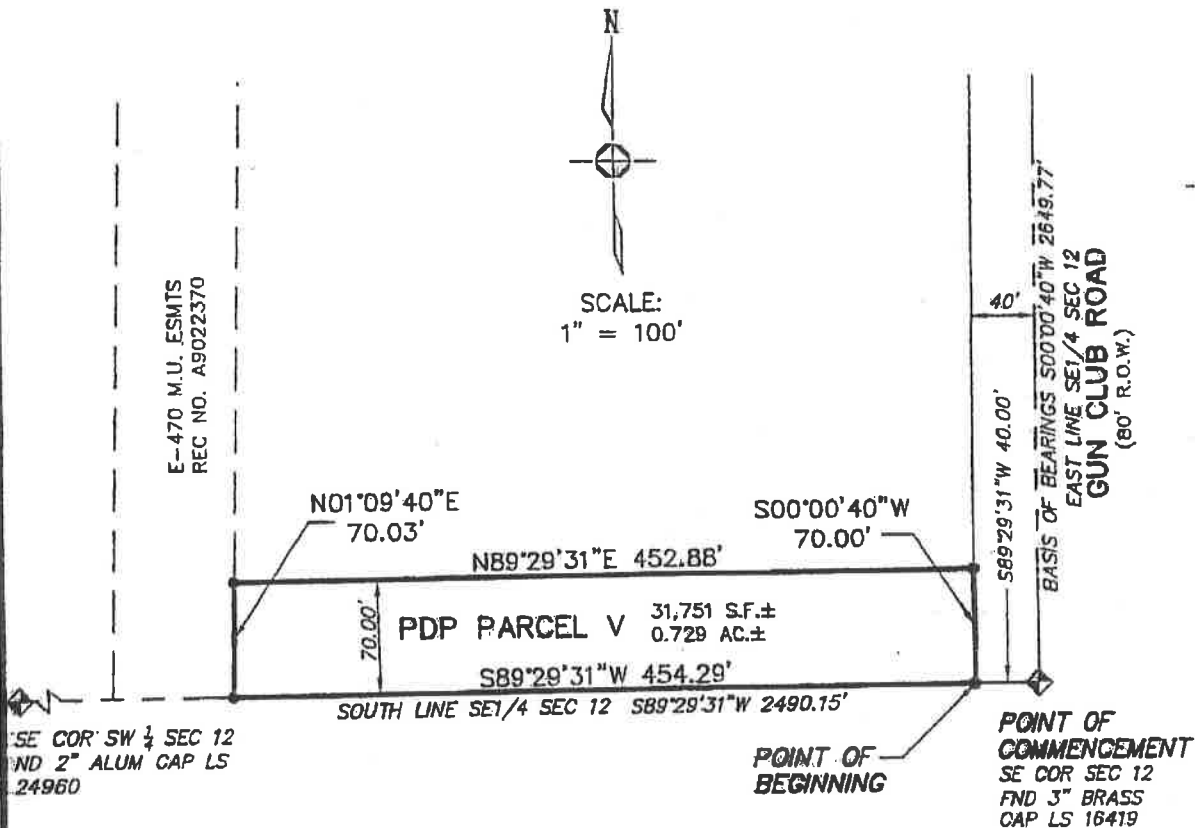


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P:\3086\LEGAL\U, SHEET 27 OF 30, PREPARED 08/02/06, REV. 4/11/07

# EXHIBIT

## SHEET 28 OF 30



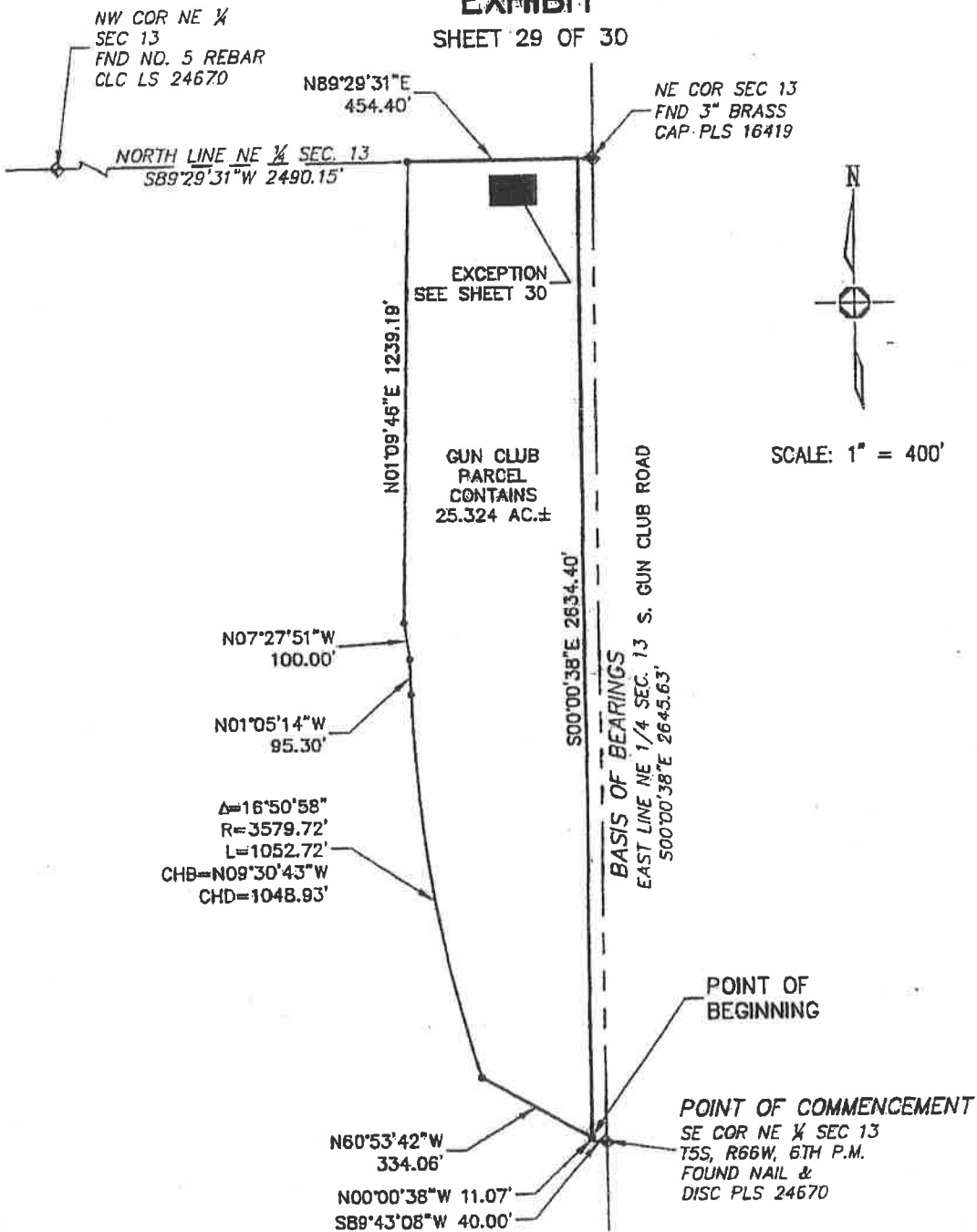
### NOTE:

- Denotes Change of Direction Only. This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.



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# EXHIBIT SHEET 29 OF 30



## NOTE:

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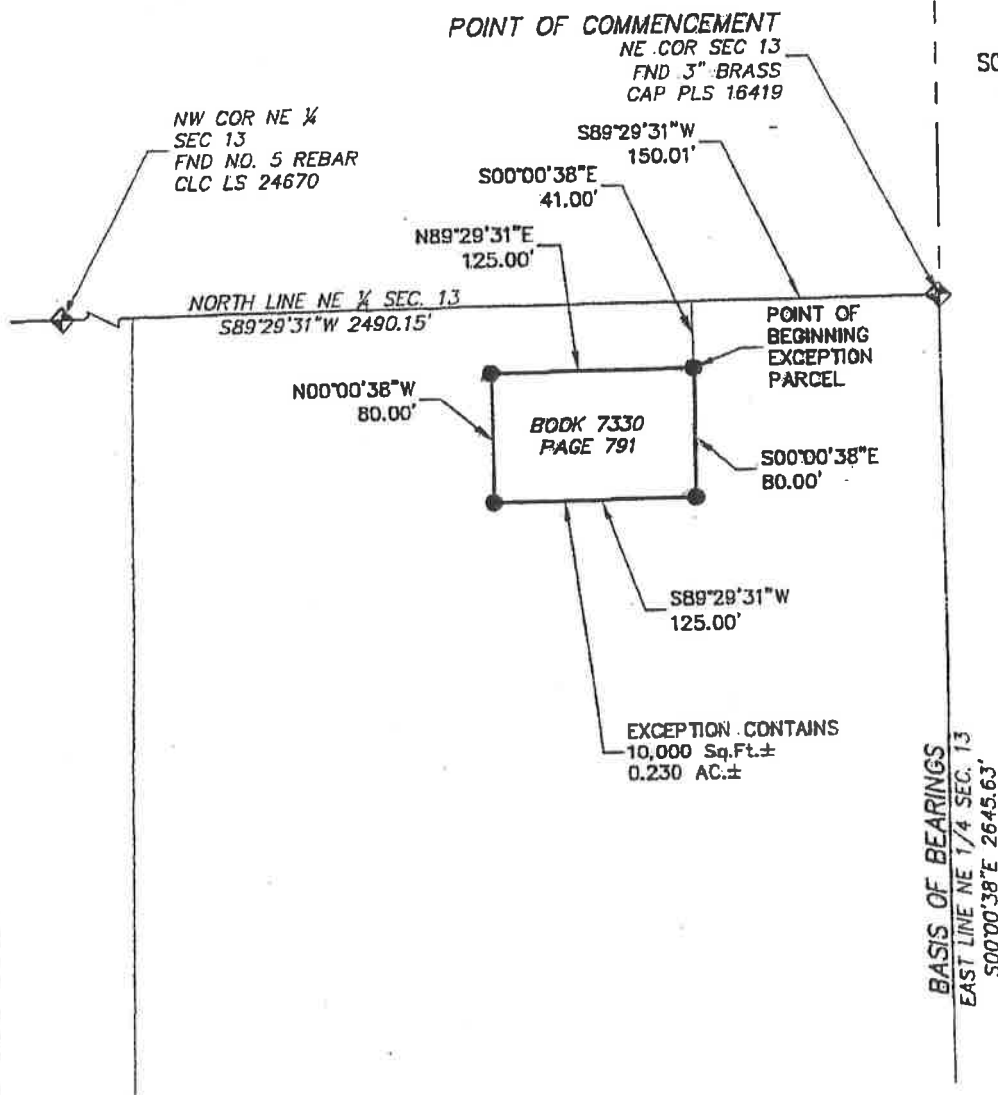
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# EXHIBIT

SHEET 30 OF 30



SCALE: 1" = 100'



**NOTE:**  
 ● Denotes Change of Direction Only. This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.



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## **EXHIBIT D**



**EXHIBIT D**

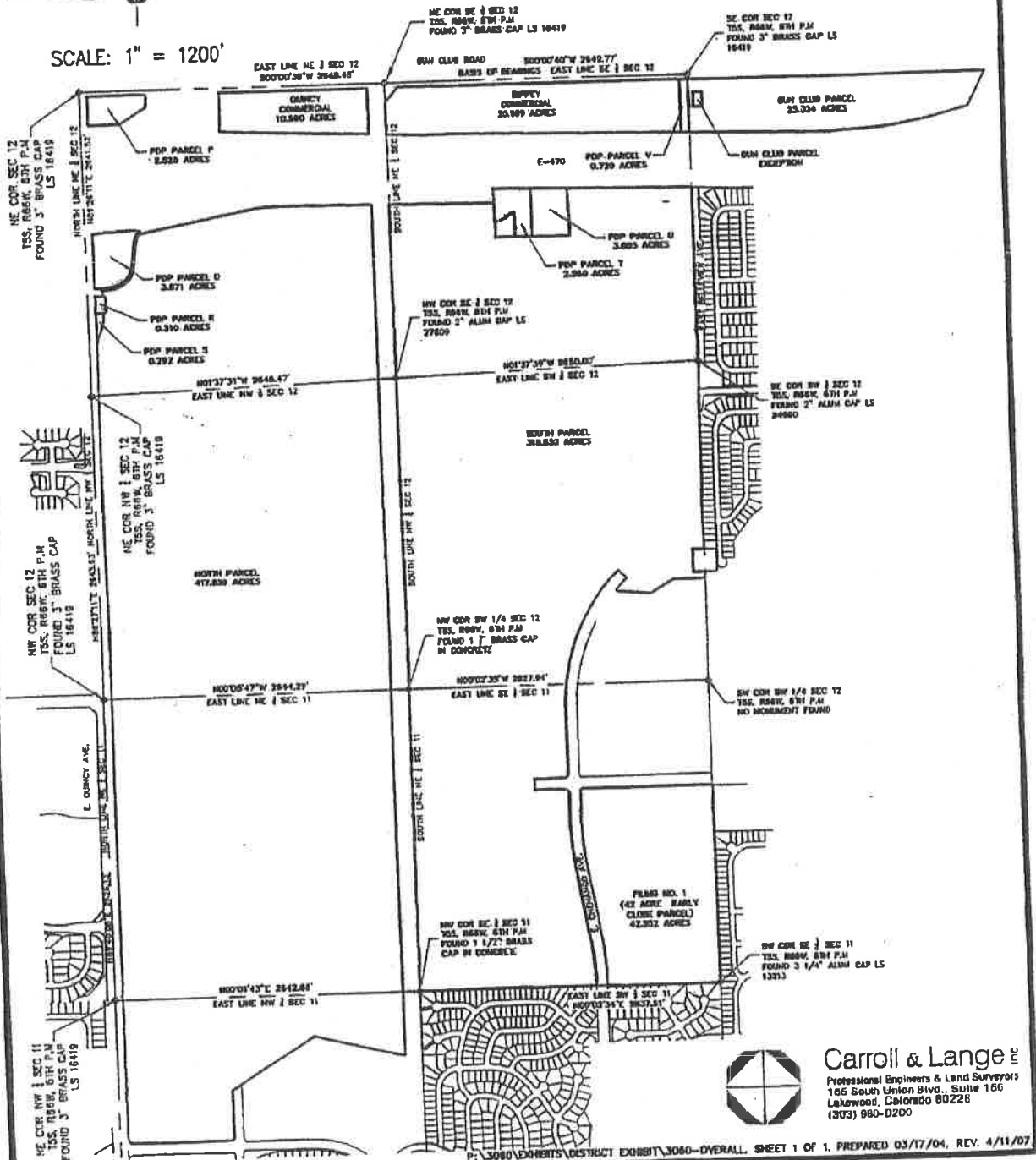
**Vicinity Map**

# COPPERLEAF OVERALL EXHIBIT

## SHEET 1 OF 1



SCALE: 1" = 1200'



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