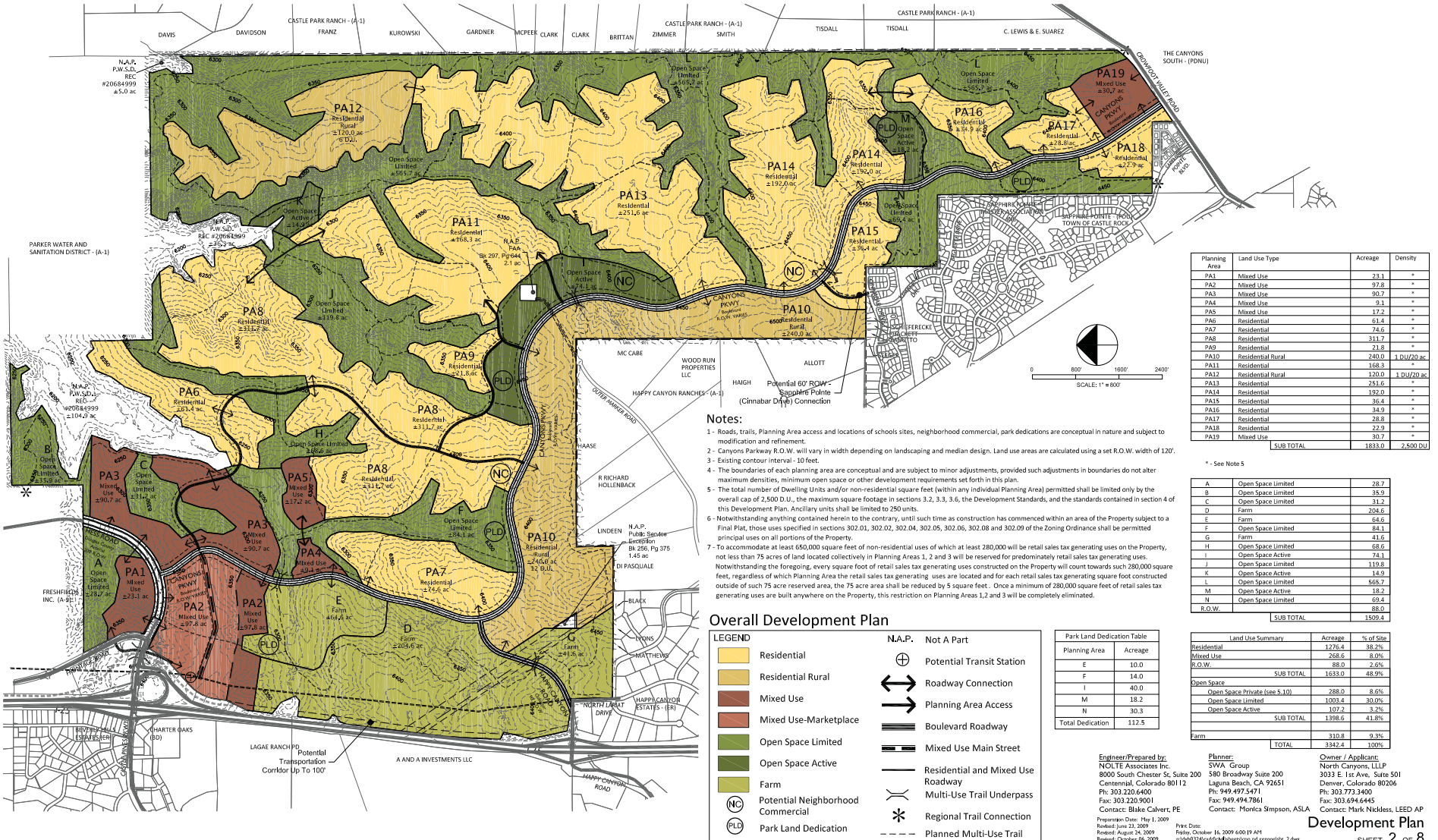


THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO,
3,342.4 ACRES ± ZR09 - 001



Notes:

- Roads, trails, Planning Area access and locations of schools sites, neighborhood commercial, park dedications are conceptual in nature and subject to modification and refinement.
- Canyons Parkway R.O.W. will vary in width depending on landscaping and median design. Land use areas are calculated using a set R.O.W. width of 120'.
- Existing contour interval - 10 feet.
- The boundaries of each planning area are conceptual and are subject to minor adjustments, provided such adjustments in boundaries do not alter maximum densities, minimum open space or other development requirements set forth in this plan.
- The total number of Dwelling Units and/or non-residential square feet (within any individual Planning Area) permitted shall be limited only by the overall cap of 2,500 D.U., the maximum square footage in sections 3.2, 3.3, 3.6, the Development Standards, and the standards contained in section 4 of this Development Plan. Ancillary units shall be limited to 250 units.
- Notwithstanding anything contained herein to the contrary, until such time as construction has commenced within an area of the Property subject to a Final Plat, those uses specified in sections 302.01, 302.02, 302.04, 302.05, 302.06, 302.08 and 302.09 of the Zoning Ordinance shall be permitted principal uses on all portions of the Property.
- To accommodate at least 650,000 square feet of non-residential uses of which at least 280,000 will be retail sales tax generating uses on the Property, not less than 75 acres of land located collectively in Planning Areas 1, 2 and 3 will be reserved for predominately retail sales tax generating uses. Notwithstanding the foregoing, every square foot of retail sales tax generating uses constructed on the Property will count towards such 280,000 square feet, regardless of which Planning Area the retail sales tax generating uses are located and for each retail sales tax generating square foot constructed outside of such 75 acre reserved area, the 75 acre area shall be reduced by 5 square feet. Once a minimum of 280,000 square feet of retail sales tax generating uses are built anywhere on the Property, this restriction on Planning Areas 1, 2 and 3 will be completely eliminated.

Overall Development Plan

LEGEND

- Residential
- Residential Rural
- Mixed Use
- Mixed Use-Marketplace
- Open Space Limited
- Open Space Active
- Farm
- Potential Neighborhood Commercial
- Park Land Dedication
- N.A.P. Not A Part
- Potential Transit Station
- Roadway Connection
- Planning Area Access
- Boulevard Roadway
- Mixed Use Main Street
- Residential and Mixed Use Roadway
- Multi-Use Trail Underpass
- Regional Trail Connection
- Planned Multi-Use Trail

Planning Area	Acres
E	10.0
F	14.0
I	40.0
M	30.3
N	30.3
Total Dedication	112.5

Planning Area	Land Use Type	Acres	Density
PA1	Mixed Use	23.1	*
PA2	Mixed Use	97.8	*
PA3	Mixed Use	90.7	*
PA4	Mixed Use	9.1	*
PA5	Mixed Use	17.2	*
PA6	Residential	61.4	**
PA7	Residential	74.6	*
PA8	Residential	311.7	*
PA9	Residential	21.8	*
PA10	Residential Rural	240.0	1 DU/20 ac
PA11	Residential	168.3	*
PA12	Residential Rural	120.0	1 DU/20 ac
PA13	Residential	253.6	*
PA14	Residential	152.0	*
PA15	Residential	36.4	*
PA16	Residential	34.9	*
PA17	Residential	23.8	*
PA18	Residential	22.9	*
PA19	Mixed Use	30.7	*
SUB TOTAL		1833.0	2,500 DU

* - See Note 5

Code	Description	Acres
A	Open Space Limited	28.7
B	Open Space Limited	35.9
C	Open Space Limited	31.2
D	Farm	204.6
E	Farm	64.6
F	Open Space Limited	45.1
G	Farm	41.6
H	Open Space Limited	68.6
I	Open Space Active	74.1
J	Open Space Limited	119.8
K	Open Space Active	14.9
L	Open Space Limited	568.7
M	Open Space Active	18.2
N	Open Space Limited	69.4
R.O.W.		88.0
SUB TOTAL		1509.4

Land Use Summary	Acres	% of Site
Residential	1276.4	38.2%
Mixed Use	268.6	8.0%
R.O.W.	88.0	2.6%
SUB TOTAL	1633.0	48.9%
Open Space		
Open Space Private (see 5.10)	288.0	8.6%
Open Space Limited	1005.4	30.0%
Open Space Active	107.2	3.2%
SUB TOTAL	1398.6	41.8%
Farm		
TOTAL	3342.4	100%

Engineer/Prepared by:
NOLTE Associates Inc.
8000 South Chester St, Suite 200
Centennial, Colorado 80112
Ph: 303.220.6400
Fax: 303.220.9001
Contact: Blake Calvert, PE
Prepared Date: Mar 1, 2009
Revised: June 23, 2009
Revised: August 24, 2009
Revised: October 06, 2009

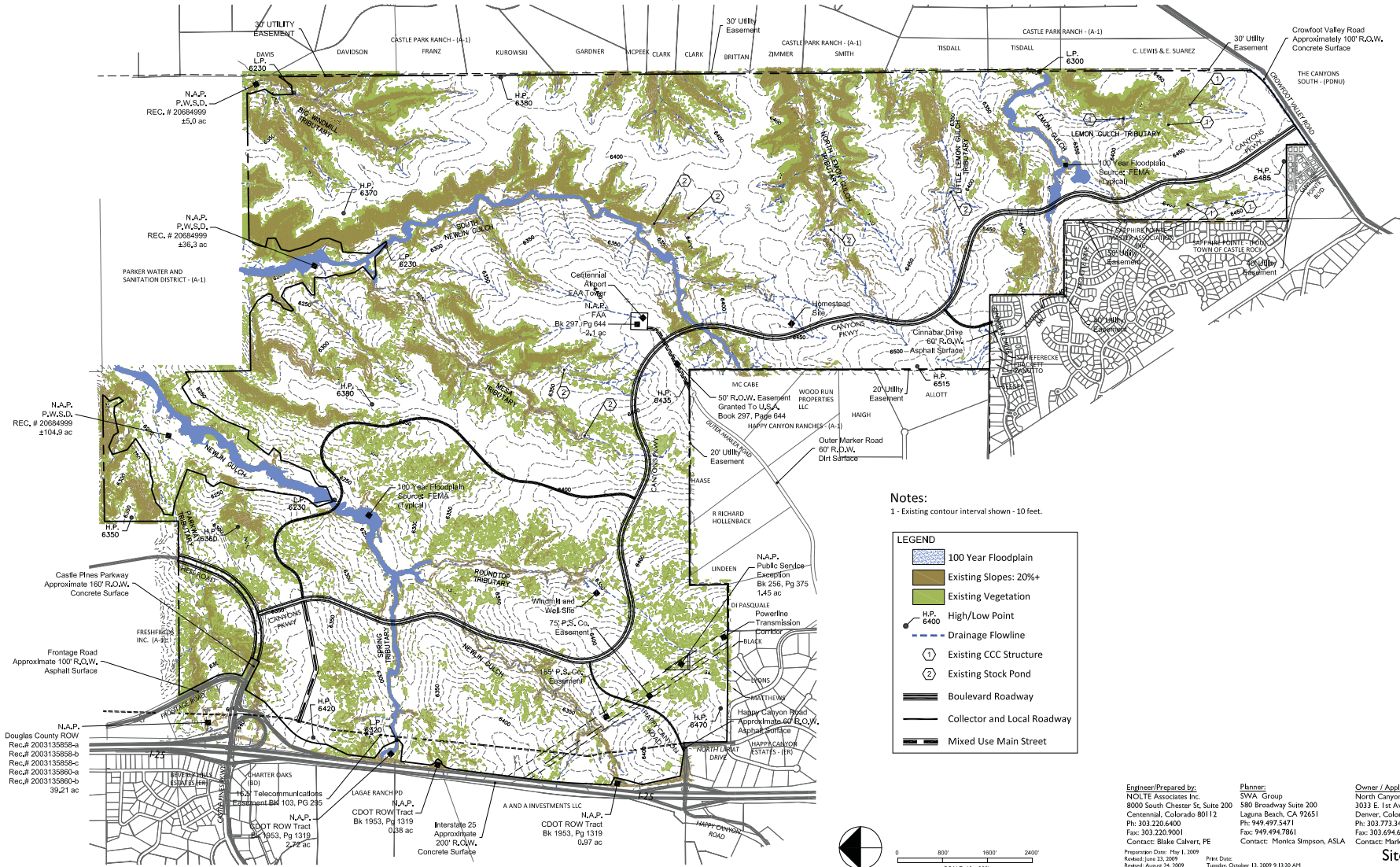
Planner:
SWA Group
580 Broadway Suite 200
Denver, Colorado 80202
Ph: 303.773.4000
Fax: 303.694.4445
Contact: Monica Simpson, ASLA

Owner / Applicant:
North Canyons, LLLP
3033 E. 1st Ave., Suite 501
Denver, Colorado 80206
Ph: 303.773.4000
Fax: 303.694.4445
Contact: Mark Nickless, LEED AP

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THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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Notes:
1 - Existing contour interval shown - 10 feet.

LEGEND

- 100 Year Floodplain
- Existing Slopes: 20%+
- Existing Vegetation
- High/Low Point
- Drainage Flowline
- Existing CCC Structure
- Existing Stock Pond
- Boulevard Roadway
- Collector and Local Roadway
- Mixed Use Main Street

Engineer/Prepared by:
NOLTE Associates Inc.
8000 South Chester St, Suite 200
Centennial, Colorado 80112
Ph: 303.220.6400
Fax: 303.220.9001
Contact: Blake Calvert, PE

Planner:
SWA Group
580 Broadway Suite 200
Laguna Beach, CA 92651
Ph: 949.497.5471
Fax: 949.494.7861
Contact: Monica Simpson, ASLA

Owner / Applicant:
North Canyons, LLLP
3033 E. 1st Ave., Suite 501
Denver, Colorado 80206
Ph: 303.773.3400
Fax: 303.694.6445
Contact: Mark Nickless, LEED AP

Preparation Date: Mar 1, 2009
Revised: June 23, 2009
Revised: August 24, 2009
Revised: October 06, 2009

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Site Analysis
SHEET 3 OF 8

THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
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3. Permitted Uses

3.1 Residential - Rural PA 10 and 12

Residential - Rural is intended to be primarily residential in character, providing detached single family homes with a minimum density of 1 Dwelling Unit per 20 acres, with a minimum lot size of 20 acres.

3.1.1 Principal Uses

- a. Residential
 - 1) 1 single family Dwelling Unit per lot (excluding mobile home)
- b. Community Uses
 - 1) Agricultural
 - 2) Artificial waterways and ponds
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - d) Guardhouses and/or gates at entries, exits, ingress/egress points
 - 4) Minor Utility Facilities
 - 6) Multi-use trails and trailheads
- c. Geothermal energy systems

3.1.2 Accessory Uses

- a. The following shall be allowed within the Building Envelope only when a principal use has been established on the lot.
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Ancillary Unit - 1 per lot
 - 3) Detached garages - private, limited to a maximum size of 1,200 square feet
 - 4) Domestic animals - including only horses, cattle, mules, alpacas, and llamas (1 per 2.5 acres of Fence Envelope to a total combination of 4 per lot)
 - 5) Domestic animals - including only up to a total of 14 per lot:
 - a) Chickens (six (6) hens and one (1) rooster)
 - b) Turkeys (six (6) hens and one (1) totem)
 - c) Ducks (six (6) hens and one (1) drake)
 - 6) Play structures not exceeding an area of 400 square feet and height of 15 feet
 - 7) Private gardens, water features and fountains
 - 8) Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below, including only one per lot and no more than 3 total per lot of the following:

a) Guest house	(1200 sf) (excluding mobile home) [per 5 acres of lot area]
b) Caretaker residence	(1200 sf) (excluding mobile home) [per 5 acres of lot area]
c) Barn	(1500 sf)
d) Shed	(500 sf)
e) Gazebo	(500 sf)
f) Green house (private)	(800sf) (+200 sf per 5 acres of lot area)
 - 9) Storm shelters (below ground)
 - 10) Swimming pool, tennis court, barbecue pit (one each)

3.1.3 Permitted Uses by Special Review

- a. The following uses are permitted throughout Residential - Rural, upon approval by the City in accordance with the Zoning Ordinance.
 - 1) Alternative energy solar and wind systems, which are not a part of a primary structure
 - 2) Daycare - large
 - 3) Fire station
 - 4) Open space active uses - see sections 3.6.1 and 3.6.2
 - 5) Utility - major facility and service facility

3.2 Residential PA 6, 7, 8, 9, 11, 13, 14, 15, 16, 17, and 18

Residential is intended to be primarily residential in character, providing detached single family, attached single family, clustered single family, and multi family Dwelling Units.

3.2.1 Principal Uses

- a. Residential
 - 1) 1 single family Dwelling Unit per lot (excluding mobile home)
- b. Community Uses
 - 1) Agricultural
 - 2) Artificial waterways and ponds
 - 3) Community Facilities
 - 4) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 5) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 6) Guardhouses and/or gates at entries, exits, ingress/egress points
 - 7) Minor Utility Facilities
 - 8) Multi-use trails and trailheads
 - 9) Parks and recreation facilities
 - c. Geothermal energy systems

3.2.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot.
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Ancillary Unit - 1 per lot
 - 3) Chickens - up to six (6) hens and one (1) rooster on lots 2 acres and larger
 - 4) Detached garages - private, as follows:
 - a) Lots 1 acre and larger may have a detached garage up to 1200 square feet
 - b) Lots less than one acre may have a detached garage up to 800 square feet
 - 5) Gardens, water features and fountains (private)
 - 6) Horses - One horse per 2.5 acres
 - 7) Play structures not exceeding an area of 400 square feet and height of 15 feet
 - 8) Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below. Secondary structures include one each of (no more than 2 total) the following:

a) Shed	(200 sf)
b) Gazebo	(200 sf)
c) Green house (private)	(200 sf)

3. Permitted Uses Cont'd

- 9) Storm shelters (below ground)
- 10) Swimming pool, tennis court, barbecue pit (one each)

3.2.3 Permitted Uses by Special Review

- a. The following uses are permitted throughout Residential, upon approval by the City in accordance with the Zoning Ordinance.
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Churches, synagogues, places of worship totaling less than 350 seats
 - 3) Daycare - large
 - 4) Fire station
 - 5) Library
 - 6) Neighborhood commercial center - only when located in Planning Areas 8 and 14, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants, cafes (including drive-through) and retail and support services, when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 7) Open space active uses - see sections 3.6.1 and 3.6.2
 - 8) Schools - K-8 - only located in Planning Areas 8, 14, 18
 - 9) Utility - major facility and service facility

3.3 Mixed Use PA 1, 2, 3, 4, 5, and 19

Mixed Use is intended to allow for a variety of uses, including a range of residential densities and housing types. Up to 2.1 million square feet of non-residential uses are permitted in the Mixed Use areas. Subject to the Development Standards herein and the Supplemental Development Standards as approved by the City.

3.3.1 The Marketplace

The Marketplace will be an urban concentration of development and density, sited adjacent to major regional roadways (I-25 and I-75) and a potential RTD transit stop. As a mixed use development, the Marketplace will allow for a variety of uses, positioned and scaled to create a functional, walkable, pedestrian-friendly urban environment. The mix of uses will occur both vertically and horizontally, where uses are combined in the same building in a stacked configuration, or mixed between adjacent parcels.

Principal uses in the Marketplace are the same as those in the Mixed Use planning areas, except excluding the following: Single-family detached (including mobile homes), Car wash (stand-alone), Equipment rental - small, Mini warehouse or self-storage, Motorized vehicle - sales and rental with more than 20 surface parking spaces, Repair rental service (small), Equestrian, Golf courses, driving ranges and related facilities.

3.3.1 Principal Uses

- a. Residential
 - 1) Multifamily - apartment, condominium
 - 2) Single family detached or attached residential (excluding mobile home)
- b. Non-Residential
 - 1) Amusement arcade and center (excluding Sexually Oriented Businesses)
 - 2) Art studio and gallery
 - 3) Auditorium, theater - indoor/outdoor
 - 4) Bank/financial institution
 - 5) Bar/nightclub/brew pub (excluding adult oriented)
 - 6) Bed and Breakfast
 - 7) Daycare - small or large
 - 8) Hotel/motel, including conference or convention facilities located within the principal building
 - 9) Laundry, coin-operated and dry cleaner collection station
 - 10) Nursery
 - 11) Office - general, medical, dental, professional, governmental, non-profit, community, sales
 - 12) Parking lot (including structure) - public or private
 - 13) Personal service shops including spa, barber and beauty parlor
 - 14) Personal wireless service facility (including telecommunications, cellular, radio and television antennas)
 - 15) Pharmacy
 - 16) Printing/copy shop
 - 17) Repair or rental service (small)
 - 18) Restaurant, cafe and other places serving food and beverages, including drive-through with indoor/outdoor dining areas and related facilities
 - 19) Retail/service business - indoor/outdoor
 - 20) Senior housing, retirement, nursing, or convalescent home and other extended care facilities
 - 21) Studio, including television and radio broadcasting station with roof mounted antennas and microwave dishes, but excluding free standing antenna towers and microwave dishes
 - 22) Transit terminal/park and ride facility
 - 23) Veterinary clinic/hospital (small animal daycare/short term boarding facility - animals shall be confined in an enclosed building which is part of the principal structure)
 - 24) Other uses of similar character and impact as determined by the City
- c. Community Uses
 - 1) Agricultural
 - 2) Equestrian
 - 3) Artificial waterways and ponds
 - 4) Churches, synagogues, places of worship totaling less than 350 seats
 - 5) Community Facilities
 - 6) Fire station
 - 7) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, when located in Planning Areas 4 and 5 only. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 8) Higher Education - including college or university and related facilities
 - 9) Hospital
 - 10) Library
 - 11) Minor Utility Facilities
 - 12) Multi-use trails and trailheads
 - 13) Museum/civic institution
 - 14) Outdoor entertainment facilities, including amphitheaters
 - 15) Parks

3. Permitted Uses Cont'd

- 16) Post office
- 17) Recreation facility - indoor/outdoor
- 18) Sheriff/police substation

3.3.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Ancillary Unit - 1 per lot (Single Family)
 - 3) Detached garages - private, limited to a maximum size of 2 cars per Dwelling Unit
 - 4) Gardens, water features and fountains (private)
 - 5) Parking (including structure) - public or private
 - 6) Play structures not exceeding an area of 400 square feet and height of 15 feet
 - 7) Storm shelters (below ground)
 - 8) Swimming pools, tennis courts, barbecue pits

3.3.3 Permitted Uses by Special Review

- a. The following uses are permitted throughout Mixed Use, upon approval by the City in accordance with the Zoning Ordinance.
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Automobile filling station, which may offer repair
 - 3) Car wash
 - 4) Churches, synagogues, places of worship totaling 350 seats or more
 - 5) Equipment rental - small
 - 6) Heliport
 - 7) Mini warehouse or self-storage - no storage of dangerous/flammmable materials, and no sales or services from any structure
 - 8) Motorized vehicle - sales and rental with associated service, limited to automobiles and smaller vehicles
 - 9) Open space active uses - see sections 3.6.1 and 3.6.2
 - 10) School - K-8
 - 11) Utility - major facility and service facility

3.4 Farm D, E, and G

Farm is intended to be primarily used for agricultural uses, providing limited park and picnic facilities, Drainage Facilities, water and wastewater facilities, trails, and primarily native landscaping.

3.4.1 Principal Uses

- a. Community Uses
 - 1) Agriculture including community supported agriculture and farm sales
 - 2) Artificial waterways and ponds
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 4) Fair/hatchery
 - 5) Gazebo, kiosk, or similar facilities/improvements
 - 6) Minor Utility Facilities
 - 7) Multi-use trails and trailheads
 - 8) Native and ornamental landscaping
 - 9) Nursery
 - 10) Park / playground - only when located in Planning Area E
 - 11) Picnic and barbecue areas
 - 12) Restroom facilities
 - 13) View overlooks
 - 14) Geothermal energy systems
- b. Geothermal energy systems

3.4.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Barn
 - 3) Parking lots
 - 4) Storage structures

3.4.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance.
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Fire station/police/sheriff station
 - 3) School - K-8
 - 4) Utility - major facility and service facility only when located in Planning Areas D or G
 - 5) Other uses of similar character and impact as determined by the City

3.5 Open Space- Limited A, B, C, F, H, J, L, and N

Open Space Limited is intended to be primarily maintained in its natural character, providing passive recreational activities, Drainage Facilities, water and wastewater facilities, trails, and primarily native landscaping.

3.5.1 Principal Uses

- a. Community Uses
 - 1) Artificial waterways and ponds
 - 2) Cemetery
 - 3) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Pasture areas
 - c) Stables
 - 4) Gazebo, kiosk, or similar facilities/improvements
 - 5) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 6) Minor Utility Facilities
 - 7) Multi-use trails and trailheads

3. Permitted Uses Cont'd

- 8) Native and ornamental landscaping
- 9) Picnic and barbecue areas
- 10) Restroom facilities
- 11) View overlooks

3.5.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Parking lots
 - 3) Storage structures 500 sf maximum

3.5.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance.
 - 1) Alternative energy solar and wind systems which are not a part of a primary structure
 - 2) Fire station/police/sheriff station
 - 3) Parks/playgrounds
 - 4) School - K-8
 - 5) Sports fields - when located in Planning Area N only
 - 6) Utility - major facility and service facility
 - 7) Other uses of similar character and impact as determined by the City

3.6 Open Space- Active I, J, K and M

Open Space Active is intended to provide both passive and active recreational opportunities, organized recreation facilities, Drainage Facilities, Community Facilities, water and wastewater facilities, limited small scale commercial facilities associated or consistent with uses otherwise permitted in these Planning Areas, trails and native and ornamental landscaping. The maximum permitted non-residential square feet per Planning Area is calculated as follows: 002 multiplied by the total Planning Area acreage.

3.6.1 Principal Uses

- a. Community Uses
 - 1) Agriculture including community supported agriculture and farm sales
 - 2) Amphitheater
 - 3) Art studio and gallery
 - 4) Artificial waterways and ponds
 - 5) Cemetery
 - 6) Children's play equipment
 - 7) Equestrian center and equestrian related facilities limited to:
 - a) Arenas
 - b) Stables
 - c) Pasture areas
 - 8) Gazebo, kiosk, or similar facilities/improvements
 - 9) Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - a) Pro shops
 - b) Restaurants located within the clubhouse building
 - c) Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - 10) Minor Utility Facility
 - 11) Multi-use trails and trailheads
 - 12) Museum/civic institution indoor/outdoor
 - 13) Native and ornamental landscaping
 - 14) Park / playground
 - 15) Picnic and barbecue areas
 - 16) Recreation facility indoor/outdoor
 - 17) Restaurants, cafes and other places (excluding fast food) serving food and beverages including indoor/outdoor dining areas and related facilities only when located in Planning Areas I and E
 - 18) Restroom facilities
 - 19) Sport fields - with limited lighting, when located in Planning Area I only
 - 20) View overlooks
 - b. Geothermal energy systems

3.6.2 Accessory Uses

- a. The following shall be allowed only when a principal use has been established on the lot:
 - 1) Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - 2) Barn
 - 3) Gazebo (500 sf maximum)
 - 4) Green house (500 sf maximum)
 - 5) Open air pavilion
 - 6) Parking lot
 - 7) Caretaker residence (excluding mobile home)
 - 8) Storage structure (500 sf maximum)

3.6.3 Permitted Uses by Special Review

- a. The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended.
 - 1) Fire station
 - 2) Neighborhood commercial center - only when located in Planning Area I having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services, when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - 3) School - K-8
 - 4) Utility - major facility
 - 5) Other uses of similar character and impact as determined by the City

Engineer/Prepared by:

NCLTE Associates Inc.

8000 South Chester St, Suite 200

Centennial, Colorado 80112

Ph: 303.220.6400

Fax: 303.220.9001

Contact: Blake Calvert, PE

Prepared: June 23, 2009

Revised: August 24, 2009

Revised: October 06, 2009

Planner:

SVVA Group

580 Broadway Suite 200

Denver, Colorado 80206

Ph: 949.494.7861

Fax: 303.694.6445

Contact: Monica Simpson, ASLA

Prepared: June 23, 2009

Revised: October 12, 2009 4:43:09 PM

Revised: October 06, 2009

Land Use Standards

THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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4. Development Standards Cont'd.

4.2 Roadways Cont'd

- 4.2.12 Surfaces
- The design of all pavement sections shall comply with the requirements in Chapter 5 of the DCBDCS or current City standards.
 - Concrete and asphalt are permitted throughout the Property with City approval.
 - Pervious concrete or asphalt shall be permitted in on- or off-street parking areas where appropriate.
 - Gravel shall be a permitted surface on private roadways, parking lots, and Type "R" Residential Streets.
 - Pavers are shall be permitted in public streets, however locations shall be limited to pedestrian crossings and intersections.
- 4.2.13 Private Roadways
- Alleys in residential and commercial areas shall have a minimum paved width of 12'.
 - Shared Driveways
 - May serve a maximum of 4 residential units.
 - Shall have a maximum length of 300 feet. If length exceeds 150', a turnaround with appropriate Fire Code dimensions shall be provided at the terminus.

4.3 Water and Sewer Facilities

- 4.3.1 Master Utility Study
Utility Reports submitted during the subdivision process shall be in general conformance with the Master Utility Study as approved with zoning.
- 4.3.2 Site Requirements
The following standards shall apply to the water storage or water and wastewater treatment facility sites:
- The design of all buildings, facilities, vents, heating/cooling devices and other appurtenances shall be reasonably colored or visually screened to be compatible with the architecture and surroundings.
 - All lighting shall be scaled and limited in illumination intensity so as to minimize impact on adjacent residents, pedestrians or motorists.
 - All fences, barrier devices, and retaining structures shall be considered as architectural elements. Such elements may be used for privacy and screening purposes and shall comply with the following restrictions:
 - All fences, walls and barrier devices shall be of materials and coloration compatible and in keeping with the architectural character established for the structures within the Property.
 - Natural character landscaping shall be incorporated into the overall design to break up linear appearance.
 - Retaining walls. Exterior surfaces of retaining walls shall be of materials indigenous to the site or similar enough in surface texture and coloration so as to appear compatible with its surroundings.

4.4 Drainage

- 4.4.1 Low Impact Development Practices
The Owners shall comply with the principles of Low Impact Development (LID) for managing stormwater quality within the Property. LID principles are intended to create attractive facilities that add value to a site and are integrated into the landscape and natural terrain. The following design and stormwater quality principles provide a foundation for developing a stormwater quality strategy:
- Consider the stormwater quality needs early in the design process.
 - Take advantage of the entire site when planning for stormwater quality treatment.
 - Reduce runoff rates and volumes to more closely match natural conditions, which include:
 - Flushing stormwater in contact with the landscape and soil.
 - Apply the Urban Drainage principles of MDCA.
 - Reduce the total amount of impervious area on a site.
 - Select treatment areas that promote greater infiltration.
 - Integrate stormwater quality management and flood control.
 - Develop stormwater facilities that enhance roadways, the site, the community, and the environment.
- 4.4.2 Urban roadsides swales, driveway trench drains, Denver type 13 inlets, vane grate inlets, Denver type 16 inlets, and unlined low flow channels shall be permitted throughout the Property when designed in accordance with Urban Drainage and Flood Control District and/or DCSDSDTCM standards.
- 4.4.3 Emergency overflow swales shall utilize soil riprap and be revegetated with native grasses at a minimum. Use of exposed riprap or rock shall be minimized.
- 4.4.4 Outside of frequent flow areas in drainageways, grouted boulders shall be buried with topsoil and revegetated with native grasses. Additional shrubs are encouraged depending on desired channel characteristics.

4.5 Trails

- 4.5.1 Unless otherwise provided in the Supplemental Development Standards, multi-use trail design shall be as follows:
- Multi-use trails designated for single track use are intended to be dirt and 2-3 foot wide.
 - Improved multi-use trails shall be constructed with a crusher fines, asphalt, concrete, pervious surface or recycled material and shall be from 5 to 12 feet wide.
- 4.5.2 Trails shall be constructed in accordance with the terms of the applicable Final Plat and associated Subdivision Improvement Agreement.

4.6 Overlot Grading

- 4.6.1 Where reasonably possible, grading on the Property shall be minimized to reduce the impact to the existing topography, drainageways, and vegetation.
- 4.6.2 If the City determines grading applications incorporate sufficient erosion control BMPs, GESC permits (or equivalent) up to 140 acres may be authorized.
- 4.6.3 Stone-blend GESC permits (or equivalent) shall be permitted when the activities subject to the permit are not associated with an active site improvement plan or subdivision application.

4. Development Standards Cont'd.

4.7 Landscaping

- 4.7.1 The Supplemental Development Standards and/or Design Guidelines shall establish standards for landscaping within the Property.
- 4.7.2 The Supplemental Development Standards and/or Design Guidelines shall contain requirements that provide for a variety of landscape treatments to be utilized to supplement natural screening or buffering and shall include at least one or any combination of the following treatments:
- Stabilized earthen berms
 - Vegetative planting
 - The width and composition of buffers may vary according to landscape treatments utilized and the degree of buffering necessary for different conditions. Plant material selected for visual screening buffering shall have a year-round effectiveness.
 - Specific detailed revegetation techniques, plant lists, and additional design criteria will be addressed within the Design Guidelines for the Property.
 - Retaining walls may be utilized where appropriate to reduce slope grades. The Design Guidelines shall establish standards for the design of retaining walls for the Property.
 - The Design Guidelines shall establish standards for the design of fencing for the Property that contributes to improved water quality and enhance the site and community.

- 4.7.3 Drainage Facility Landscaping
Where appropriate, Drainage Facilities shall incorporate trees, shrubs, and perennials to contribute to improved water quality and enhance the site and community.

- 4.7.4 Water Conservation- Water conservation measures shall include the use of native and drought resistant plant material where practical, efficient irrigation systems and best management practices for constructed environments, and household conservation practices.
- Limitations on Irrigated Turf
The Supplemental Development Standards or covenants shall impose landscaping restrictions that will limit the amount of irrigated turf.
 - Veriscape Principles
Plantings within the Property shall incorporate veriscape principles into the landscape design. This includes using drought tolerant plants and turf, and irrigation with non-potable water where possible.
 - Veriscape Demonstration Garden
The Owners may develop a veriscape demonstration garden and a program to educate homeowners about veriscape gardening.
 - Irrigation Systems
Irrigation systems shall consider controls which prevent overwatering. Controls may include those which regulate the irrigation of landscape based upon current weather conditions.

4.8 Lighting

Except for the exceptions within the Supplemental Development Standards, the Property shall be governed by the lighting regulations found in Section 30.3 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.

4.9 Signage

Except for the exceptions within the Supplemental Development Standards, the Property shall be governed by the signage regulations found in Section 29 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.

4.10 Parking

- 4.10.1 Parking concepts may include:
- On street parking, parallel or diagonal
 - Shared parking concepts
 - Carpool options
 - Car and van pool parking in the most convenient locations
 - Ample bicycle parking/storage
 - Landscape islands

- 4.10.2 Parking Standards
- Except for the exceptions below, the Property shall be governed by the parking regulations found in Section 28 of the City of Castle Pines North Zoning Ordinance or other applicable parking regulations adopted by the City.
 - Mixed Use Parking Reduction
Within the all Planning Areas, an area-wide 25% reduction in the number of required parking spaces shall be granted from the requirements of Section 28 of the Zoning Ordinance:
 - Reductions of 26% to 50%. In order to obtain a reduction in the number of required parking spaces of 26% to 50%, information supporting such a reduction in the form of shared parking analysis, trip reduction strategy, or transportation management plan shall be included in a Site Improvement Plan submitted. The total number of parking spaces required on an area-wide basis shall not be reduced by more than 50%.
 - Disabled parking- The number of spaces required for persons with disabilities shall not be reduced.

- 4.10.3 Minimum Setback Table
- | Land Use Type | Lot Size | Front | Side | Rear | All |
|-----------------------------|--------------------------------|-------|------|-------|-----|
| Mixed Use - Non Residential | All | 0' | 0' | 0' | 0' |
| ALSF Residential Detached | 5 Acres and Larger | N/A | N/A | N/A | 0' |
| | 2.0 Acres - 4.99 Acres | 25' | 30' | 25' | 0' |
| | 1 Acre - 1.99 Acres | 25' | 25' | 25' | 0' |
| | 0.5 Acre - 0.99 Acre | 20' | 10' | 25' | 0' |
| | 10,000 sq. ft. - 1,949 sq. ft. | 15** | 5' | 20' | 0' |
| | 5,000 sq. ft. - 9,999 sq. ft. | 15*** | 5' | 15*** | 0' |
| | 3,500 sq. ft. - 4,999 sq. ft. | 6' | 0' | 6' | 0' |
| All Residential Attached | All | 0' | 0' | 0' | 0' |
| Neighborhood Commercial | 500 sq. ft. Minimum | 0' | 0' | 7' | 7' |
| Community Facilities | All | 20' | 30' | 30' | 0' |
| Open Space | All | 20' | 30' | 30' | 0' |
| Golf Course | All | 20' | 20' | 20' | 0' |
| Fequation Facility | All | 20' | 20' | 20' | 0' |
| Parks | All | 20' | 30' | 30' | 0' |
| School | All | 20' | 25' | 25' | 0' |
- The setback is measured from the lot line to the foundation wall of the structure horizontally and perpendicular to the lot line. The setback from the pole line is measured from the closest edge of the easement to the structure. Building separations must meet current fire code standards. Between planning areas 5 and 6, and planning areas 17 and 18, a residential/non-residential horizontal building separation must be maintained between structures equal to the highest calculated building height between the two structures.
- † 15 feet minimum front setback for residences with side entry garages.
** 5 feet minimum from alley or court, 10 feet minimum front setback for residences with side entry garages.
*** 5 feet minimum for garage located near rear property line.
- 4.10.4 Encroachments
- A bay window, cornice, canopy, cantilevers, chimney, eaves, fireplace, swing wall or similar architectural feature may extend 3' into a required setback. Fire escapes may extend 6' into a required setback.
 - An open, unenclosed, uncovered deck/porch less than 5' in height may extend 6' into a front or rear setback, 3' for a side setback.
 - A building permit shall not be issued for any structure which is to be located within an easement unless written approval, by the easement holder(s), is provided.
 - Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation, or gas regulator/meter station shall meet the required setbacks.
- 4.10.5 Sign Standards
- Commercial- Commercial signs in mixed use areas may have a zero setback consistent with the PD Land Use section, and may be allowed to overhang a sidewalk into the right of way up to 42' provided 8' vertical clearance is maintained.
 - Residential- Signs in residential areas may be located within public rights of way, including medians, provided they meet roadway design sight distance criteria, and a license agreement has been executed with the City.

4. Development Standards Cont'd.

4.11 Building Envelopes

- 4.11.1 On all lots five acres or larger, Building Envelopes (as provided below) will be established to ensure that a portion of each such lot is preserved as open space, in order to reasonably:
- Protect the visual character of the site;
 - Provide open space;
 - Maintain wildlife corridors;
 - Preserve steep slopes, rock outcroppings, drainageways and other sensitive areas; and
 - Control private lot fencing.
- 4.11.2 Building Envelopes shall be established on all lots five acres or larger as follows:
- A contiguous portion of each such lot, being a maximum of 20% of the lot area, shall be designated as a Building Envelope on the Final Plat.
 - A portion of each such lot, being a maximum of 50% of the lot area, shall be designated as a "Fencing Envelope" on the Final Plat. The Fencing Envelope shall contain the entire Building Envelope.
 - The Covenants shall contain a restriction that the area within such lots located outside of identified Fencing Envelopes shall be left in its natural state. No improvements (other than driveways, sidewalks, multi-use trails, mailboxes, Minor Utility Facilities, open rail fencing along crenseways) shall occur outside of the Fencing Envelope.
 - Within the Fencing Envelope, fences shall be open in character and shall comply with wildlife friendly criteria. Solid fencing is allowed only within the Building Envelope in accordance with the Supplemental Development Standards.

4.12 Summary of Minimum Setbacks All Uses

As specified in each of the Land Use Types set forth below, the following minimum setbacks shall be subject to any exceptions specified in the Land Use Types below apply to structures within the PD:

Land Use Type	Minimum Setbacks Principal and Accessory Structures				
	Lot Size	Front	Side	Rear	Accessory Structure
Mixed Use - Non Residential	All	0'	0'	0'	0'
ALSF Residential Detached	5 Acres and Larger	N/A	N/A	N/A	0'
	2.0 Acres - 4.99 Acres	25'	30'	25'	0'
	1 Acre - 1.99 Acres	25'	25'	25'	0'
	0.5 Acre - 0.99 Acre	20'	10'	25'	0'
	10,000 sq. ft. - 1,949 sq. ft.	15**	5'	20'	0'
	5,000 sq. ft. - 9,999 sq. ft.	15***	5'	15***	0'
	3,500 sq. ft. - 4,999 sq. ft.	6'	0'	6'	0'
All Residential Attached	All	0'	0'	0'	0'
Neighborhood Commercial	500 sq. ft. Minimum	0'	0'	7'	7'
Community Facilities	All	20'	30'	30'	0'
Open Space	All	20'	30'	30'	0'
Golf Course	All	20'	20'	20'	0'
Fequation Facility	All	20'	20'	20'	0'
Parks	All	20'	30'	30'	0'
School	All	20'	25'	25'	0'

The setback is measured from the lot line to the foundation wall of the structure horizontally and perpendicular to the lot line. The setback from the pole line is measured from the closest edge of the easement to the structure. Building separations must meet current fire code standards. Between planning areas 5 and 6, and planning areas 17 and 18, a residential/non-residential horizontal building separation must be maintained between structures equal to the highest calculated building height between the two structures.

- † 15 feet minimum front setback for residences with side entry garages.
** 5 feet minimum from alley or court, 10 feet minimum front setback for residences with side entry garages.
*** 5 feet minimum for garage located near rear property line.
- 4.12.2 Encroachments
- A bay window, cornice, canopy, cantilevers, chimney, eaves, fireplace, swing wall or similar architectural feature may extend 3' into a required setback. Fire escapes may extend 6' into a required setback.
 - An open, unenclosed, uncovered deck/porch less than 5' in height may extend 6' into a front or rear setback, 3' for a side setback.
 - A building permit shall not be issued for any structure which is to be located within an easement unless written approval, by the easement holder(s), is provided.
 - Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation, or gas regulator/meter station shall meet the required setbacks.

- 4.12.3 Sign Standards
- Commercial- Commercial signs in mixed use areas may have a zero setback consistent with the PD Land Use section, and may be allowed to overhang a sidewalk into the right of way up to 42' provided 8' vertical clearance is maintained.
 - Residential- Signs in residential areas may be located within public rights of way, including medians, provided they meet roadway design sight distance criteria, and a license agreement has been executed with the City.

4. Development Standards Cont'd.

4.13 Height Limitations

Use	Maximum Permitted Building Heights Height (ft. in feet)
Rural Residential	35
Residential (Single Family/Multi-Family)	35/45
Mixed Use (PA 1, 2, 3)	180
Mixed Use (PA 4, 5, 15)	60
Open Space - All	30
Neighborhood Commercial	45
Farm	35



- 4.13.1 Building Height- Height is measured from the average proposed finished ground elevation at the front of the structure to the lowest point of the coping on a flat roof, to the average height of the highest gable of a pitched or hipped roof, or to the deck line of a mansard roof.
- 4.13.2 The maximum building height shall not apply to bellfries, cupolas, mechanical penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level. These may exceed the maximum height limitations by no more than 20'.

5. Definitions

All terms not defined in this Development Plan shall have the meanings ascribed to them in the Zoning Ordinance. Where terms are defined in both this Development Plan and the Zoning Ordinance, the definitions contained in this Development Plan shall control.

- 5.1 Agriculture - Limited agricultural activities, including, small dairies, poultry and egg production facilities, grazing of livestock, crop production, fruit and nut tree orchards, excluding, however, feed lots and hog farms.
- 5.2 Ancillary Unit - A one-bedroom dwelling not greater than 1,000 square feet in size located on the same lot and detached from the principal dwelling, and which may be used for lease or rent by principal owner.
- 5.3 Bed and Breakfast - A dwelling where overnight or otherwise short-term temporary lodging for the general public is provided with or without meals, in which there are no more than 10 guest room/suites and 8 accessory units. The operator of the facility may live in the dwelling.
- 5.4 Community Facilities - Structures, which may contain outdoor elements, intended for recreational and cultural activities. Use of such facilities may be restricted to persons living in a specific geographical area, but shall not be based upon race or creed. Any fees assessed shall apply equally to all users.
- 5.5 Community Uses - Recreational and cultural uses intended for the general public. Such uses may be restricted to persons living in a specific geographical area, provided such restriction is not based upon race or creed. Any fees assessed shall apply equally to all users.
- 5.6 Drainage Facilities - Drainageways and stormwater structures, conveyances, retention and detention areas and facilities, and easements for any of the foregoing.
- 5.7 Dwelling Unit - Any single family residential unit permitted as a principal use but specifically excluding guest houses, Ancillary Units, and caretaker units.
- 5.8 Minor Utility Facility - Above-grade utilities of less than ten-thousand (10,000) square feet of gross lot area that have a localized impact on surrounding properties and are necessary to provide essential services, including the following:
 - Electric services, limited to electrical substation, and electrical relay switching stations; if electric substation transformers are exposed, an enclosing fence, berm, or wall at least eight (8) feet high, adequate to minimize visibility and noise, shall be provided.
 - Natural gas transmission and distribution, limited to natural gas distribution substations.
 - Telephone communication stations and telephone switching stations; excluding, however, communication towers.
 - Wastewater collector, limited to utility lift stations
 - Water supply, limited to utility pumping stations
- 5.9 Owner - Owner is defined as "Developer, Owners, Successor, and/or Assigns" as to their respective ownership parcels.
- 5.10 Private Open Space - Within Residential - Rural, the portion of private land located outside of the Building Envelope.
- 5.11 Utility Service Facilities - Any electric distribution line, natural gas distribution pipeline, telegraph/telephone line, cable television line, neighborhood substation, gas regulator/motor station, cell site, or water storage/treatment or wastewater treatment facility, and any similar or related structures, facilities and equipment, and easements for any of the foregoing.

Engineer/Prepared by:
NOLTE Associates Inc.
8000 South Chester St., Suite 200
Centennial, Colorado 80112
Ph: 303.720.6400
Fax: 303.220.9001

Planner:
SWVA Group
580 Broadway Suite 200
Denver, Colorado 80206
Ph: 303.497.5471
Fax: 949.494.7861

Owner / Applicant:
North Canyons, LLLP
3033 E. 1st Ave, Ste 501
Denver, Colorado 80206
Ph: 303.773.3400
Fax: 303.694.6445

Contact: Blake Calvert, PE
Prepared: June 23, 2009
Revised: August 24, 2009
Permit: October 06, 2009

Contact: Monica Simpson, ASLA
Permit: June 23, 2009
Revised: August 24, 2009
Permit: October 06, 2009

Contact: Mark Nickless, LEED AP
Permit: June 23, 2009
Revised: August 24, 2009
Permit: October 06, 2009

Development Standards

THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24, & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES NORTH, DOUGLAS COUNTY, COLORADO,
3.3424 ACRES ± ZR09 - 001

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING A PORTION OF THOSE PARCELS OF LAND OF RECORD RECEPTION NUMBER 200607358 AND R006C47 AT PAGE 336, RECORDED BY THE RECORDER'S OFFICE, DOUGLAS COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 13 BY A STAMPED AND ACCEPTED INCH ALUMINUM CAP STAMPED "TKM, 1.75, 867W, 1/4, 51454515, 2002, PLS 235315" AND MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 13 BY A RECORDED AND ACCEPTED INCH ALUMINUM CAP STAMPED "TKM, 1.75, 867W, 511512514515, 2002, PLS 235315", WITH THE LINE CONSIDERED TO BEAR N00°00'11"W, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEARING: AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN:
THE LINE S89°54'33"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 2672.88 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;
THENCE S09°54'33"W ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 2672.88 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11;
THENCE S09°54'33"W ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 1169.50 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14;
THENCE S09°10'10" ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, A DISTANCE OF 679.92 FEET TO THE SOUTHWEST CORNER OF SAID WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14;
THENCE S80°48'40"W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 1494.10 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14;

THENCE N89°27'00"W ALONG SAID NORTHERLY BOUNDARY LINE OF HAPPY CANYON HUNG NO. 3, AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 1306.50 FEET TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15;

THENCE N02°02'28"W ALONG THE WEST LINE OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15 AND ALONG THE EAST BOUNDARY LINE OF HAPPY CANYON HUNG NO. 3, SECOND AMENDMENT OF RECORD AT RECEPTION NO. 0042294, A DISTANCE OF 624.62 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 15;
THENCE N89°31'53"W ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 5.81 FEET TO POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S. INTERSTATE NO. 25 CORRIDOR;

THENCE THE FOLLOWING TWENTY-THREE (23) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE U.S. INTERSTATE NO. 25 CORRIDOR:
1. N07°00'30"W, A DISTANCE OF 880.00 FEET;
2. N87°53'30"W, A DISTANCE OF 2000.00 FEET;
3. N00°46'00"W, A DISTANCE OF 403.10 FEET;
4. N12°22'00"W, A DISTANCE OF 684.02 FEET;
5. N15°42'55"W, A DISTANCE OF 286.49 FEET;
6. N11°30'00"W, A DISTANCE OF 286.49 FEET;
7. N64°02'52"W, A DISTANCE OF 145.35 FEET;
8. N07°00'30"W, A DISTANCE OF 369.49 FEET TO POINT OF CURVATURE;
9. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11350.00 FEET, A CENTRAL ANGLE OF 05°07'00"W, A DISTANCE OF 997.96 FEET TO POINT OF TANGENCY;
10. N07°00'30"W, A DISTANCE OF 117.75 FEET;
11. N17°30'00"E, A DISTANCE OF 1193.03 FEET;
12. N26°15'29"E, A DISTANCE OF 783.97 FEET;
13. N12°42'58"E, A DISTANCE OF 52.95 FEET;
14. N82°70'09"W, A DISTANCE OF 78.12 FEET;
15. N05°39'22"W, A DISTANCE OF 80.26 FEET;
16. N00°50'11"W, A DISTANCE OF 62.80 FEET;
17. N27°03'43"W, A DISTANCE OF 72.63 FEET;
18. N07°30'00"W, A DISTANCE OF 60.75 FEET;
19. N87°38'09"W, A DISTANCE OF 299.66 FEET;
20. N48°16'07"E, A DISTANCE OF 114.03 FEET;
21. N24°38'17"E, A DISTANCE OF 250.48 FEET;
22. N52°10'54"W, A DISTANCE OF 226.66 FEET;
23. N07°00'30"W, A DISTANCE OF 482.14 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 1 OF RECORD AT RECEPTION NO. 200313860;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 1 OF RECORD AT RECEPTION NO. 200313860:
1. R02°01'01"E, A DISTANCE OF 411.99 FEET;
2. N07°00'27"E, A DISTANCE OF 185.00 FEET TO POINT OF CURVATURE;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 40°39'11"E, A DISTANCE OF 567.67 FEET TO POINT OF TANGENCY;
4. N47°48'38"E, A DISTANCE OF 651.62 FEET TO THE SOUTH-EAST CORNER OF PARCEL 2 OF RECORD AT RECEPTION NO. 200313858;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 2 OF RECORD AT RECEPTION NUMBER 200313858:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS S21°07'40"W, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 05°32'32", A DISTANCE OF 37.46 FEET TO POINT OF TANGENCY;
2. S67°38'47"E, A DISTANCE OF 171.27 FEET TO THE SOUTHWESTERN CORNER OF PARCEL 1A OF RECORD AT RECEPTION NUMBER 200313860;
THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID PARCEL 1A:
1. S67°38'47"E, A DISTANCE OF 191.88 FEET;
2. N27°11'37"E, A DISTANCE OF 160.00 FEET TO THE NORTHEASTERN CORNER OF SAID PARCEL 1A, ALSO BEING THE SOUTHWESTERN CORNER OF SAID PARCEL 2B OF RECORD AT RECEPTION NUMBER 200313858;
THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINE OF SAID PARCEL 2B:
1. N67°38'47"E, A DISTANCE OF 363.16 FEET TO POINT OF CURVATURE;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 09°11'07", A DISTANCE OF 6.71 FEET TO POINT OF TANGENCY;
3. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N67°25'02"W, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 50.00 DEGREES TO POINT OF TANGENCY;
4. N27°01'00"W, A DISTANCE OF 709.99 FEET TO POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE S80°46'00"W ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 9, A DISTANCE OF 422.52 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9;
THENCE S80°46'00"W ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 2674.50 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID NORTHWEST ONE-QUARTER OF SECTION 2;
THENCE N08°09'47"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 OF THE NORTHWEST ONE-QUARTER OF SECTION 2, A DISTANCE OF 1314.20 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2;
THENCE N82°12'07"W ALONG THE NORTH LINE OF GOVERNMENT LOT 1 OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 225.92 FEET TO A POINT ON "PARCEL 1 REVERSE" AS SHOWN ON THE "ORDER FOR IMMEDIATE POSSESSION", DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO, CASE NUMBER 08-CV-1689 OF RECORD AT RECEPTION NUMBER 200805764;
THENCE THE FOLLOWING FIFTY (50) COURSES ALONG THE WESTERN, SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID "PARCEL 1 REVERSE" OF RECORD AT RECEPTION NO. 200805764:
1. S32°36'41"W, A DISTANCE OF 58.64 FEET;
2. S45°50'00"W, A DISTANCE OF 2100.00 FEET;
3. S22°42'21"E, A DISTANCE OF 380.00 FEET;
4. S39°20'25"W, A DISTANCE OF 180.00 FEET;
5. N11°50'27"W, A DISTANCE OF 180.00 FEET;
6. N86°43'27"W, A DISTANCE OF 20.00 FEET;
7. S17°37'47"W, A DISTANCE OF 36.00 FEET;
8. N84°14'40"W, A DISTANCE OF 180.00 FEET;
9. N67°07'22"W, A DISTANCE OF 20.00 FEET;
10. S64°57'10"W, A DISTANCE OF 150.00 FEET;
11. S17°27'33"E, A DISTANCE OF 275.00 FEET;
12. S52°53'17"E, A DISTANCE OF 250.00 FEET;
13. S57°00'30"W, A DISTANCE OF 455.00 FEET;
14. S85°32'06"W, A DISTANCE OF 262.45 FEET;
15. S13°09'50"W, A DISTANCE OF 135.00 FEET;
16. N78°50'43"W, A DISTANCE OF 148.00 FEET;
17. S17°21'21"E, A DISTANCE OF 280.00 FEET;
18. S49°49'00"W, A DISTANCE OF 170.00 FEET;
19. S68°30'47"W, A DISTANCE OF 86.00 FEET;
20. S05°50'20"E, A DISTANCE OF 136.37 FEET;
21. S79°17'18"E, A DISTANCE OF 231.62 FEET;
22. S70°32'06"E, A DISTANCE OF 150.00 FEET;
23. S69°10'13"E, A DISTANCE OF 430.00 FEET;
24. S18°59'37"W, A DISTANCE OF 345.00 FEET;
25. S82°28'20"W, A DISTANCE OF 110.00 FEET;
26. S33°56'15"W, A DISTANCE OF 15.00 FEET;
27. S31°39'01"E, A DISTANCE OF 185.00 FEET;
28. S19°43'30"W, A DISTANCE OF 235.00 FEET;
29. S17°31'11"W, A DISTANCE OF 310.00 FEET;
30. S07°42'25"E, A DISTANCE OF 225.00 FEET;
31. S13°07'44"W, A DISTANCE OF 780.00 FEET;
32. S08°24'17"W, A DISTANCE OF 135.00 FEET;
33. S06°05'13"W, A DISTANCE OF 250.00 FEET;
34. S20°48'29"W, A DISTANCE OF 170.00 FEET;
35. S39°23'29"E, A DISTANCE OF 150.00 FEET;
36. S18°44'17"E, A DISTANCE OF 296.48 FEET;
37. N67°10'27"E, A DISTANCE OF 278.58 FEET;
38. N6°49'01"E, A DISTANCE OF 133.08 FEET;
39. N46°09'11"E, A DISTANCE OF 91.67 FEET;
40. N03°26'32"E, A DISTANCE OF 225.00 FEET;
41. N20°28'17"E, A DISTANCE OF 240.39 FEET;
42. N03°28'19"E, A DISTANCE OF 150.00 FEET;
43. N24°59'03"E, A DISTANCE OF 115.00 FEET;
44. N13°13'07"E, A DISTANCE OF 140.00 FEET;
45. N12°42'58"E, A DISTANCE OF 130.00 FEET;
46. N37°25'00"E, A DISTANCE OF 145.00 FEET;
47. N62°50'00"E, A DISTANCE OF 140.00 FEET;
48. N37°45'39"E, A DISTANCE OF 470.00 FEET;
49. S81°39'48"E, A DISTANCE OF 150.00 FEET;
50. N22°02'00"E, A DISTANCE OF 150.00 FEET;
51. N35°43'01"E, A DISTANCE OF 315.00 FEET;
52. N02°11'00"E, A DISTANCE OF 150.00 FEET;
53. N67°52'00"E, A DISTANCE OF 225.00 FEET;
54. S43°52'31"E, A DISTANCE OF 390.00 FEET;
55. N64°15'21"E, A DISTANCE OF 152.12 FEET TO A POINT ON THE WEST LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1 AND SAID "ORDER FOR IMMEDIATE POSSESSION", DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO, CASE NUMBER 08-CV-1689 OF RECORD AT RECEPTION NUMBER 200805764;

THENCE N89°13'17"E ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 795.62 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 1;
THENCE N89°13'17"E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 2324.33 FEET TO A POINT ON THE BOUNDARY LINE OF "EXCHANGE PARCELS" AS SHOWN ON THE "ORDER FOR IMMEDIATE POSSESSION", DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO, CASE NUMBER 08-CV-1689 OF RECORD AT RECEPTION NUMBER 200805764;
THENCE THE FOLLOWING SIX (6) COURSES ALONG THE WESTERN AND SOUTHERLY BOUNDARY LINES OF SAID "EXCHANGE PARCELS 1" OF RECORD AT RECEPTION NO. 200805764:
1. S08°50'56"W, A DISTANCE OF 54.96 FEET;
2. S16°27'41"E, A DISTANCE OF 275.00 FEET;
3. S34°16'19"W, A DISTANCE OF 180.00 FEET;
4. S01°22'52"E, A DISTANCE OF 340.00 FEET;
5. N86°25'37"E, A DISTANCE OF 165.00 FEET;
6. N64°48'34"E, A DISTANCE OF 271.83 FEET TO A POINT THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 1;
THENCE S00°22'39"E ALONG SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, A DISTANCE OF 2078.77 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 1;
THENCE S00°22'39"E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 2642.72 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 12;
THENCE S00°21'11"E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 2641.03 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE S00°21'47"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 2642.36 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 13;
THENCE S00°20'27"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 2644.17 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE S00°18'27"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 2652.51 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 24;
THENCE S00°18'27"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 2010.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, RECORDED IN BOOK 3106 AT PAGE 2159 AND A POINT ON A NON-TANGENT CURVE;
THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD, OF RECORD IN BOOK 1936 AT PAGE 2165:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS N64°44'27"W, HAVING A RADIUS OF 1387.00 FEET, A CENTRAL ANGLE OF 27°06'37", A DISTANCE OF 1122.70 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;
2. S55°22'10"W, A DISTANCE OF 1122.70 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;
THENCE N00°20'10"W ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 383.18 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24;
THENCE N89°37'19"W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 1322.39 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 24;
THENCE N00°20'10"W ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 2642.40 FEET TO THE CENTER ONE-QUARTER CORNER OF SECTION 24;
THENCE N00°20'10"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 2642.40 FEET TO THE EAST ONE-QUARTER CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24;
THENCE N89°53'11"W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 1320.39 FEET TO THE CENTER ONE-QUARTER CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24;
THENCE N00°19'59"W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 1312.32 FEET TO THE EAST ONE-QUARTER CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24;
THENCE N89°42'37"W ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 1320.18 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE N00°14'50"W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 2674.87 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 13;
THENCE N00°06'11"W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 2674.87 FEET TO A POINT ON THE EASTERLY FACE OF A FENCE LINE ON THE EASTERLY "60' OF LOT 1", HAPPY CANYON RANCHES, OF RECORD AT RECEPTION 23223, DELINEATING THE OCCUPATION LIMITS OF SAID LOT 1;

THENCE THE FOLLOWING FORTY-TWO (42) COURSES ALONG THE WESTERN, SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID "PARCEL 3 REVERSE" OF RECORD AT RECEPTION NO. 200805764:
1. S08°14'00"E, A DISTANCE OF 82.39 FEET;
2. S58°33'35"E, A DISTANCE OF 474.77 FEET;
3. S34°15'30"E, A DISTANCE OF 212.57 FEET;
4. S10°15'16"W, A DISTANCE OF 22.81 FEET;
5. S64°46'21"W, A DISTANCE OF 52.38 FEET;
6. N11°23'30"W, A DISTANCE OF 60.75 FEET;
7. S60°16'11"W, A DISTANCE OF 116.69 FEET;
8. S20°59'07"E, A DISTANCE OF 27.19 FEET;
9. S24°39'29"W, A DISTANCE OF 31.41 FEET;
10. S54°40'50"W, A DISTANCE OF 39.61 FEET;
11. S07°27'10"W, A DISTANCE OF 184.00 FEET;
12. S34°55'08"E, A DISTANCE OF 44.79 FEET;
13. N48°28'08"E, A DISTANCE OF 274.19 FEET;
14. S65°39'16"E, A DISTANCE OF 32.48 FEET;
15. S18°22'30"E, A DISTANCE OF 324.38 FEET;
16. S57°50'19"W, A DISTANCE OF 270.78 FEET;
17. S45°40'27"W, A DISTANCE OF 54.38 FEET;
18. N68°28'08"E, A DISTANCE OF 318.17 FEET;
19. S04°58'33"W, A DISTANCE OF 135.15 FEET;
20. S18°07'17"E, A DISTANCE OF 196.00 FEET;
21. S27°40'00"W, A DISTANCE OF 63.51 FEET;
22. S12°57'56"E, A DISTANCE OF 284.56 FEET;
23. S34°31'45"E, A DISTANCE OF 185.55 FEET;
24. S50°33'54"W, A DISTANCE OF 292.48 FEET;
25. S59°09'06"E, A DISTANCE OF 84.75 FEET;
26. N66°27'57"E, A DISTANCE OF 521.36 FEET;
27. S45°40'27"E, A DISTANCE OF 117.99 FEET;
28. S51°07'21"E, A DISTANCE OF 265.89 FEET;
29. N65°18'25"E, A DISTANCE OF 65.11 FEET;
30. N25°47'25"W, A DISTANCE OF 360.00 FEET;
31. N02°11'24"E, A DISTANCE OF 616.66 FEET;
32. N78°08'52"E, A DISTANCE OF 164.24 FEET;
33. N01°10'20"E, A DISTANCE OF 280.00 FEET;
34. N05°44'33"W, A DISTANCE OF 150.00 FEET;
35. N05°20'07"W, A DISTANCE OF 220.00 FEET;
36. N15°52'37"W, A DISTANCE OF 105.00 FEET;
37. N13°00'17"E, A DISTANCE OF 180.00 FEET;
38. N67°38'34"E, A DISTANCE OF 225.00 FEET;
39. N01°46'00"W, A DISTANCE OF 140.00 FEET;
40. N76°04'17"W, A DISTANCE OF 140.00 FEET;
41. N14°27'31"E, A DISTANCE OF 170.00 FEET;
42. N11°35'48"E, A DISTANCE OF 130.73 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF

SECTION 1;
1. N08°50'21"E, A DISTANCE OF 100.00 FEET;
2. N02°54'58"E, A DISTANCE OF 33.25 FEET;
3. N02°01'23"E, A DISTANCE OF 30.39 FEET;
4. N00°19'59"E, A DISTANCE OF 33.59 FEET;
5. N00°00'50"E, A DISTANCE OF 33.20 FEET;
6. N00°27'10"W, A DISTANCE OF 44.89 FEET;
7. N00°21'11"W, A DISTANCE OF 26.53 FEET;
8. N00°11'03"W, A DISTANCE OF 37.48 FEET;
9. N00°05'29"W, A DISTANCE OF 41.35 FEET;
10. N10°07'23"W, A DISTANCE OF 25.05 FEET;
11. N00°10'58"W, A DISTANCE OF 28.00 FEET;
12. N00°15'37"W, A DISTANCE OF 30.00 FEET;
13. N01°19'28"E, A DISTANCE OF 48.17 FEET;
14. N01°19'34"E, A DISTANCE OF 36.89 FEET;
15. N00°58'31"W, A DISTANCE OF 38.58 FEET;
16. N00°06'41"W, A DISTANCE OF 26.35 FEET;
17. N00°06'08"E, A DISTANCE OF 46.65 FEET;
18. N00°22'24"W, A DISTANCE OF 39.59 FEET;
19. N00°24'07"E, A DISTANCE OF 19.99 FEET;
20. N00°44'19"W, A DISTANCE OF 52.47 FEET;
21. N00°30'35"E, A DISTANCE OF 31.31 FEET;
22. N00°44'57"E, A DISTANCE OF 37.90 FEET;
23. N00°45'50"W, A DISTANCE OF 20.58 FEET;
24. N00°40'29"W, A DISTANCE OF 11.21 FEET;
25. N03°15'32"W, A DISTANCE OF 20.00 FEET;
26. N03°51'32"E, A DISTANCE OF 23.60 FEET;
27. N00°27'29"W, A DISTANCE OF 38.15 FEET;
28. N00°39'10"W, A DISTANCE OF 31.56 FEET;
29. N00°24'38"E, A DISTANCE OF 41.23 FEET;
30. N00°07'34"W, A DISTANCE OF 28.72 FEET;
31. N00°14'18"W, A DISTANCE OF 25.26 FEET;
32. N00°11'48"W, A DISTANCE OF 28.00 FEET;
33. N00°18'24"W, A DISTANCE OF 36.44 FEET;
34. N00°38'53"W, A DISTANCE OF 35.40 FEET;
35. N00°09'07"W, A DISTANCE OF 14.81 FEET;
36. N01°10'21"E, A DISTANCE OF 31.59 FEET;
37. N05°32'04"E, A DISTANCE OF 41.34 FEET;
38. N01°10'21"E, A DISTANCE OF 21.59 FEET;
39. N00°09'04"E, A DISTANCE OF 38.72 FEET;
40. N00°33'37"E, A DISTANCE OF 31.73 FEET;
41. N00°12'58"W, A DISTANCE OF 44.68 FEET;
42. N01°14'48"W, A DISTANCE OF 28.00 FEET;
43. N00°19'59"W, A DISTANCE OF 36.89 FEET;
44. N00°38'53"W, A DISTANCE OF 35.40 FEET;
45. N00°18'51"W, A DISTANCE OF 30.00 FEET;
46. N00°49'07"E, A DISTANCE OF 44.89 FEET;
47. N00°21'52"E, A DISTANCE OF 30.19 FEET;
48. N00°16'46"E, A DISTANCE OF 45.06 FEET;
49. N00°10'21"E, A DISTANCE OF 45.06 FEET;
50. N00°19'59"W, A DISTANCE OF 29.31 FEET;
51. N00°18'24"W, A DISTANCE OF 26.59 FEET;
52. N00°53'24"W, A DISTANCE OF 44.59 FEET;
53. N00°48'41"W, A DISTANCE OF 29.54 FEET;
54. N00°21'52"E, A DISTANCE OF 30.19 FEET;
55. N00°46'00"W, A DISTANCE OF 45.31 FEET;
56. N00°25'00"W, A DISTANCE OF 21.59 FEET;
57. N07°39'23"W, A DISTANCE OF 0.97 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED GROSS AREA OF 145,746.97 SQUARE FEET OR 3,342.877 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PARCEL OF RECORD IN BOOK 292 AT PAGE 644, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE N48°20'41" ACROSS THE SOUTH-EAST CORNER OF SAID SECTION 12 A DISTANCE OF 1,025.17 FEET TO THE POINT OF BEGINNING;
THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WESTERN, NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID PARCEL OF RECORD IN BOOK 292 AT PAGE 644:
1. N02°17'31"E, A DISTANCE OF 300.00 FEET;
2. S84°41'43"E, A DISTANCE OF 300.00 FEET;
3. S102°17'31"W, A DISTANCE OF 300.00 FEET;
4. N84°14'30"W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 90,000 SQUARE FEET OR 2.064 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM THAT PARCEL OF RECORD IN BOOK 157 AT PAGE 30, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 11;
THENCE N00°14'30"W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 11 A DISTANCE OF 428.50 FEET;
THENCE LEAVING SAID WEST LINE, S33°13'38"E A DISTANCE OF 828.50 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 11;
THENCE S00°54'33"W ALONG SAID SOUTH LINE A DISTANCE OF 288.40 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 63,231 SQUARE FEET OR 1.452 ACRES, MORE OR LESS.

CALCULATED TOTAL NET AREA FOR THIS LEGAL DESCRIPTION:
145,595,166 SQUARE FEET OR 3,342.399 ACRES, MORE OR LESS.

Engineer/Prepared by:
NCLTE Associates Inc.
8000 South Chester St., Suite 200
Denver, Colorado 80112
Ph: 303.220.6400
Fax: 303.220.9001
Contact: Blake Calvert, PE

Planner:
SWA Group
580 Broadway Suite 200
Lynnwood, CA 92851
Ph: 949.497.5471
Fax: 949.494.7861
Contact: Monica Simpson, ASLA

Owner / Applicant:
North Canyons, LLP
3033 E. 1st Ave., Suite 501
Denver, Colorado 80206
Ph: 303.773.4400
Fax: 303.624.6445
Contact: Mark Nickless, LEED AP

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