



R E S O L U T I O N

A RESOLUTION FINDING THAT PROPOSED MODIFICATIONS TO THE SOUTH THORNTON URBAN RENEWAL PLAN DO NOT CONSTITUTE A SUBSTANTIAL CHANGE TO THE PLAN.

WHEREAS, the City Council approved the South Thornton Urban Renewal Plan (the "Plan") by Ordinance Number 3217 on October 23, 2012; and

WHEREAS, the City Council approved an amendment to the Plan on April 9, 2013 by Ordinance Number 3235; and

WHEREAS, the City Council of the City of Thornton, Colorado, is desirous of modifying the Plan to clarify the Plan by adding the definition of Urban Renewal Project from the Colorado Revised Statutes (the "Statutes") and including that term where appropriate in the Plan; adding the phrase "undertakings and activities" to follow the Statutes when describing the improvements the Thornton Development Authority will carry out; and updating the definition of Comprehensive Plan to include any future amendments to the City of Thornton Comprehensive Plan that may occur while the Plan is in effect as set forth in Exhibit "A", a copy of which is attached hereto and incorporated herein by this reference; and

WHEREAS, this modification will not substantially change the urban renewal plan in land area, land use, design, building requirements, timing, or procedure; and

WHEREAS, such modification does not constitute a substantial change to the Plan as described in Section 31-25-107, C.R.S.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF THORNTON, COLORADO AS FOLLOWS:

That the City Council hereby finds that the modifications to the South Thornton Urban Renewal Plan as shown in Exhibit "A" will not substantially change the urban renewal plan in land area, land use, design, building requirements, timing, or procedure, and approval of the modifications does not require a public hearing under the requirements of Section 31-25-107, C.R.S.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Thornton, Colorado, on October 13, 2015.

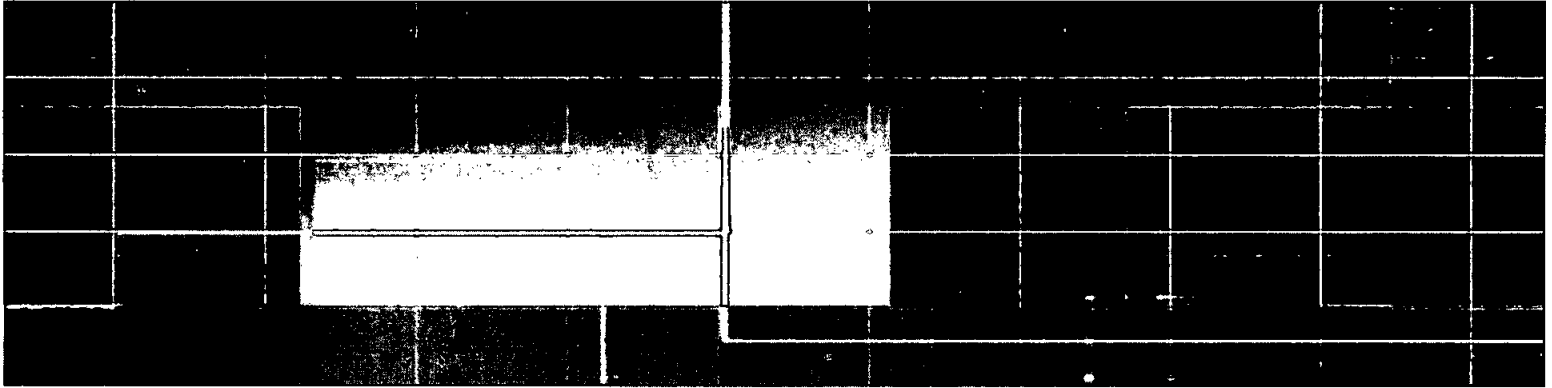
CITY OF THORNTON, COLORADO


Heidi K. Williams, Mayor

ATTEST:


Nancy A. Vincent, City Clerk

South Thornton Area



Urban Renewal Plan

Thornton, Colorado

October 9, 2012

Amended and Restated October 27, 2015

Prepared for:

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South Thornton Area

Urban Renewal Plan

Thornton, Colorado

Table of Contents

Section 1.0	Introduction	3
1.1	Preface	
1.2	Blight Findings	
1.3	Other Findings	
1.4	Urban Renewal Boundaries	
1.4.1	Map of Urban Renewal Area	
Section 2.0	Definitions	4
Section 3.0	Purpose of the Plan	7
3.1	Development and Design Objectives	
Section 4.0	Blight Conditions	8
Section 5.0	Plan's Relationship to Local Objectives and Appropriate Land Uses	9
5.1	General Description	
5.2	Relationship to Thornton Comprehensive Plan	
5.3	Relationship to Other Community Plans	
Section 6.0	Authorized Urban Renewal Undertakings and Activities	14
6.1	Public Improvements and Facilities	
6.2	Other Improvements and Facilities	
6.3	Development Opportunities – Catalyst Projects	
6.4	Development Standards	
6.5	Variations in the Plan	
6.6	Urban Renewal Plan Review Process	
6.7	Property Acquisition and Land Assemblage	
6.8	Relocation Assistance	

South Thornton Area

Urban Renewal Plan

Thornton, Colorado

Table of Contents (cont'd)

	6.9	Demolition, Clearance, Environmental Remediation, and Site Prep	
	6.10	Property Disposition	
	6.11	Redevelopment and Rehabilitation Actions	
	6.12	Redevelopment / Development Agreements	
	6.13	Cooperation Agreements	
Section	7.0	Project Financing	20
	7.1	Public Investment Objective	
	7.2	Authorization	
	7.3	Tax Increment Financing	
	7.3.1	Special Fund	
	7.3.2	Base Amount	
	7.3.3	Increment Amount	
	7.4	Other Financing Mechanisms and Structures	
Section	8.0	Severability	23
Appendix I:		Excerpts from South Thornton Revitalization Subarea Plan, August 2011	
Appendix II:		Urban Renewal Area Legal Description	
Attachment 1:		South Thornton Area Conditions Survey	
Attachment 2:		South Thornton Area Adams County Impact Report	

South Thornton Area

Urban Renewal Plan

City of Thornton, Colorado

1.0 Introduction

1.1 Preface

This South Thornton Area Urban Renewal Plan (the “**Plan**” or the “**Urban Renewal Plan**”) has been prepared by the Thornton Development Authority (the “**Authority**”) for the City of Thornton, Colorado (“**City**”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, ~~as amended~~ (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority. All figures, appendices, and attachments hereto are incorporated in and made a part of this Plan.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area that has been designated as appropriate for an urban renewal project. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council of the City (the “**City Council**”) must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”

The South Thornton Area Conditions Survey, prepared by RickerIcunningham, dated June, 2012, which is attached hereto as

- **Attachment 1** (the “**Survey**”), demonstrates that the South Thornton Area Conditions Survey Area (“**Study Area**”), as defined in the Survey, is a blighted area under the Act.

1.3 Other Findings

The Area is appropriate for an urban renewal project including undertakings and activities and undertakings authorized by the Act ~~to be performed by the Authority.~~

It is the intent of the City Council in adopting this Plan that the Authority exercise all powers authorized in the Act which are necessary, convenient or appropriate to accomplish the objectives stated herein. Further, it is the intent of this Plan that the Authority exercise all such powers as may now be possessed or hereafter granted for the elimination of blight in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised. This Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the City Council.

1.4 Urban Renewal Area Boundaries

The proposed South Thornton Urban Renewal Area (the “**Urban Renewal Area**” or the “**Area**”) includes over 290 separate parcels of real property, all of which are located within the City limits as delineated in **Figure No. 1** and described in the legal description attached as **Appendix II**. Geographically, the Area is generally described as including properties on both the east and west sides of Interstate 25 (I-25), bounded by 104th Avenue on the north, approximately 83rd Avenue on the south, approximately Huron Street on the west, and approximately Corona Street on the east and totals approximately 664 acres, including rights-of-way.

The legal description in **Appendix II** controls the map boundaries in case of any conflict.

1.4.1 Map of Urban Renewal Area (Figure 1)

The Urban Renewal Area map is presented as **Figure No. 1** on the following page.

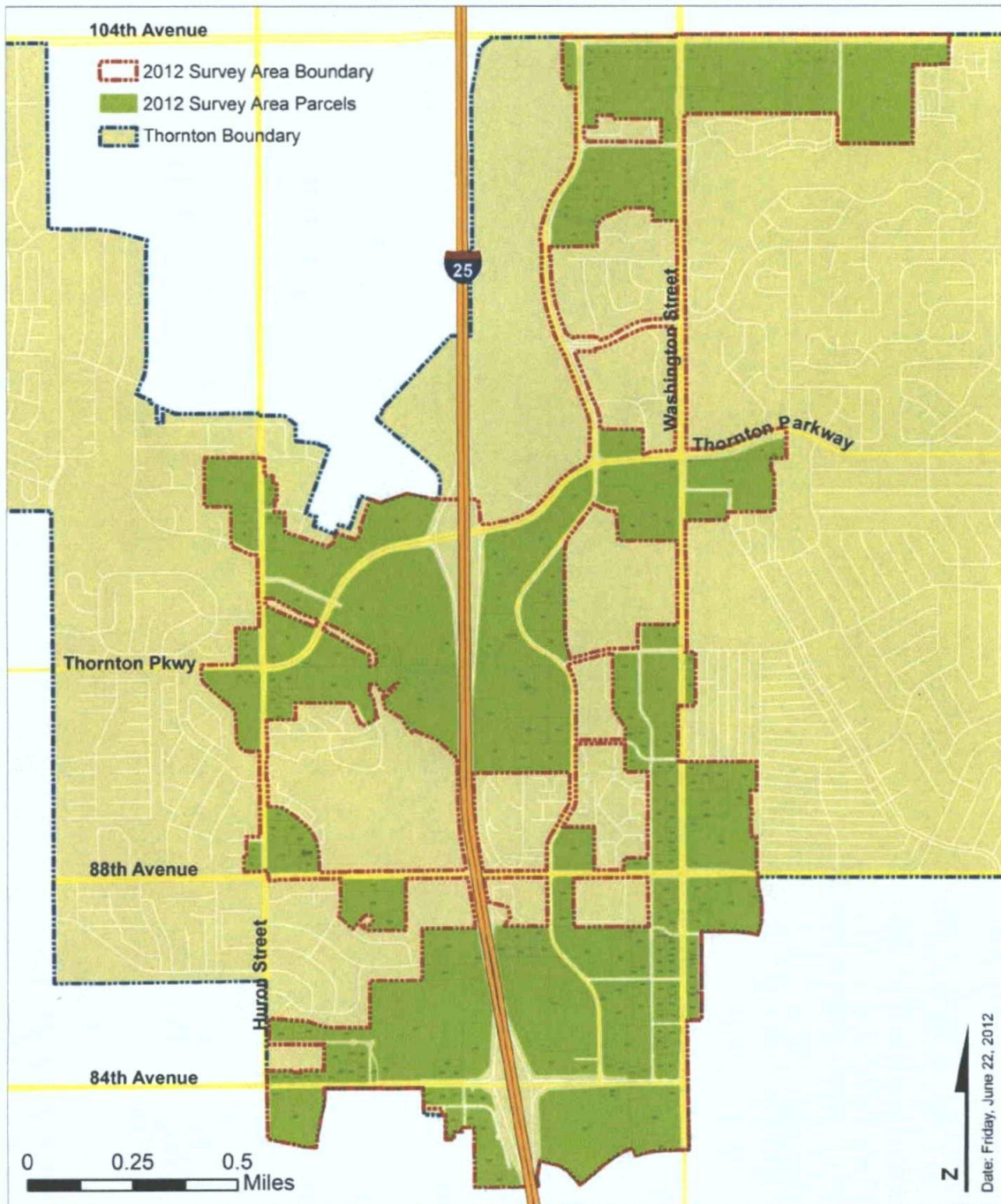
2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, ~~as amended~~. Unless otherwise stated, all capitalized terms herein shall have the same meaning as set forth in the Act.

Area or Urban Renewal Area – means the South Thornton Urban Renewal Area as depicted in **Figure 1** and legally described in **Appendix II**.

Authority – means the Thornton Development Authority.

Figure 1: Urban Renewal Area Map



Base Amount – means that portion of the property taxes and municipal sales taxes defined in Section 7.3.2 of this Plan.

Building and Zoning Code – means the building and zoning codes of the City, including all rules, regulations, and policies implementing the building and zoning codes as set forth in the Thornton Municipal Code.

Base Value – means the total assessed value of the properties in the Urban Renewal Area last certified prior to approval of the Plan.

City Council – means the City Council of the City of Thornton.

Comprehensive Plan – Thornton Comprehensive Plan – means the most recently updated version of the 2007 Thornton Comprehensive Plan, which ~~is dated~~ was amended May 26, 2010, and September 11, 2012. All references herein to “Comprehensive Plan” included any amendments or modifications adopted in the future.

Cooperation Agreement – means any agreement between the Authority and City, or any public body (the term “public body” being used in this Plan as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings and activities deemed necessary or appropriate by the Authority under this Plan.

C.R.S. – means the Colorado Revised Statutes, ~~as amended from time to time.~~

Impact Report – means the South Thornton Area Adams County Impact Report prepared by Ricker/Cunningham, dated April 2012, attached hereto as **Attachment 2** and incorporated herein by this reference.

Plan or Urban Renewal Plan – means this South Thornton Area Urban Renewal Plan.

Property Tax Increment Revenue – means the property tax increment revenue allocated to the Authority by the Act and Section 7.3.3 of this Plan.

Redevelopment / Development Agreement – means one or more agreements between the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Sales Tax Increment Revenue - means the municipal sales tax increment revenue allocated to the Authority by the Act and Section 7.3.3 of this Plan.

Study Area - means the geographic territory defined for the Survey, the boundaries of

which are coterminous with the Area boundaries.

Survey - means the South Thornton Area Conditions Survey, prepared by Ricker/Cunningham, dated April and June 2012, attached hereto as **Attachment 1** and incorporated herein by this reference.

Urban Renewal Project— means undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) Acquisition of a slum area or a blighted area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of this part 1 in accordance with the urban renewal plan;
- (d) Disposition of any property acquired or held by the authority as a part of its undertaking of the urban renewal project for the urban renewal areas (including sale, initial leasing, or temporary retention by the authority itself) at the fair value of such property for uses in accordance with the urban renewal plan;
- (e) Carrying out plans for a program through voluntary action and the regulatory process for the repair, alteration, and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and
- (f) Acquisition of any other property where necessary to eliminate unhealthful, unsanitary, or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise remove or prevent the spread of blight or deterioration or to provide land for needed public facilities. ~~shall have the same meaning as in the Act.~~

3.0 Purpose of the Plan

The purpose of this Plan is to reduce, eliminate and prevent the spread of blight within the Area and to stimulate growth and investment within its Area boundaries. To accomplish this purpose, the Plan promotes local objectives expressed in adopted community plans with respect to appropriate land uses, private investment and public improvements, provided that the delineation of such objectives shall not be construed to require that any particular ~~project undertaking or activity~~ necessarily promote all such objectives.

Specifically, the Plan advances the vision and priorities of the Comprehensive Plan. The development of properties within the Area will be accomplished through the improvement of existing and construction of new structures and infrastructure and attraction of new investment and reinvestment in the Area through the involvement of the Authority and City with participation and cooperation by the private sector.

3.1 Development and Design Objectives

All development in the Area shall conform to the Building and Zoning Codes and any site-specific zoning regulations or policies which might impact properties, all as in

effect and as may be amended from time to time. While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the City will regulate land use and building requirements through existing municipal codes and ordinances.

General development objectives for the Urban Renewal Area include investment and reinvestment of properties for the purpose of generating revenue sufficient to fund ~~public improvements~~ undertakings or activities that address conditions of blight. Correspondingly, it is the intent of this Plan to provide a range of improvements that raise the standard of living for Area residents in established neighborhoods.

Specific objectives include the following:

1. Eliminate and prevent blight
2. Implement elements of the Comprehensive Plan
3. Support and advance actions identified in existing and any future plans prepared by the City related to redevelopment in commercial corridors and infill locations that are consistent with the vision of this Plan
4. Improve and provide public improvements including streetscape amenities, trail connections, and parking
5. Stimulate development of under-utilized land in the Area
6. Increase property values and strengthen the City's economic base
7. Support local businesses
8. Advance cultural art programs and capital investment
9. Increase the capacity and quality of infrastructure in the Area
10. Encourage growth in primary jobs
11. Encourage and facilitate public-private partnerships
12. Provide a range of financing mechanisms for improvements

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the City, the Area must be determined to be a "blighted area" as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four of the following factors (see below) in the Area, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;

- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The general methodology for conducting the Survey is to: (i) define the Study Area; (ii) gather information about properties, infrastructure and other improvements within the Area; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various City departments and, (iv) record observed and documented conditions listed as blight factors in the Act.

Among the 11 qualifying factors identified in the Act, the Survey identified the presence of the following 10 blight factors in the Study Area:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

5.0 Plan's Relationship to Local Objectives and Appropriate Land Uses

5.1 General Description

Implementation of this Urban Renewal Plan supports the objectives and requirements of the Comprehensive Plan with respect to development and redevelopment. As development occurs in the Area, it shall conform to the Comprehensive Plan ~~and any subsequent updates~~, the City Building and Zoning Codes and any rules, regulations, and policies promulgated pursuant thereto, any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans, and any applicable City design standards, all as in effect and as may be amended from time to time.

Conditions of blight within the Area will be remedied by the proposed Plan and redevelopment by private enterprise. Public Improvements will be phased as the market allows and funded in part by tax increment revenues.

5.2 Relationship to Comprehensive Plan

~~A general plan for the City, known as the City of Thornton Comprehensive Plan, was adopted in 2007 and is proposed to be updated in 2012.~~ The Authority, with the cooperation of the City, private enterprise and other public bodies, will undertake ~~projects~~ undertakings and activities described in ~~this the Comprehensive Plan~~ in order to eliminate the conditions of blight identified herein while implementing the goals and objectives of the Comprehensive Plan ~~and any subsequent updates~~. Specific elements of the City of ~~Thornton (2007)~~ Comprehensive Plan which this Plan advances, include the following (taken) verbatim.

City of Thornton Comprehensive Plan

2007 Plan and Goal

The 2007 Thornton Comprehensive Plan established a vision for Thornton that can be expressed by what the City strives to be;

- A City of Quality and Diverse Neighborhoods
- A City of Plentiful Quality Jobs
- A City of Great Amenities
- A City of Active and Engage Partnerships

Section 1: Introduction

City Council Charge (page 1.2)

To initiate the comprehensive planning process, the Thornton City Council set the tone and direction for the Comprehensive Plan with the creation and adoption of ten Value Statements offering overall guidance as a foundation for the Comprehensive Plan. These are:

1. We value **families and children**; the diversity of our residents.
2. We value the sense of **pride** in our community.
3. We value **planned growth** as part of a dynamic community.
4. We value **safety and security** in our homes, schools and neighborhood.
5. We value **well planned roadways and trails** that allow us to easily move about our daily lives.
6. We value **open space, clean water, recreation, arts and culture, clean air and entertainment**.
7. We value **partnership** with other governments, businesses and educational institutions.
8. We value **economic development** and a **stable tax base**.
9. We value **jobs** that meet the diversity of our population.
10. We value our **location** and wish to take advantage of **major thoroughfares** that provide **unique development opportunities**.

A future land use map identifies numerous use designations for properties within the Area. **Figure 2** on the following page illustrates the location of these designations with the Area. Definitions of use categories are presented below.

Future Land Use Categories

Residential Medium

The Residential Medium category provides for a density range between 5 and 15 units per gross acre. Typical residential types include single family residential lots smaller than 6,000 square feet, manufactured homes, attached single family homes, patio homes, duplexes, triplexes, townhomes/row houses, condominiums, apartments and loft style units.

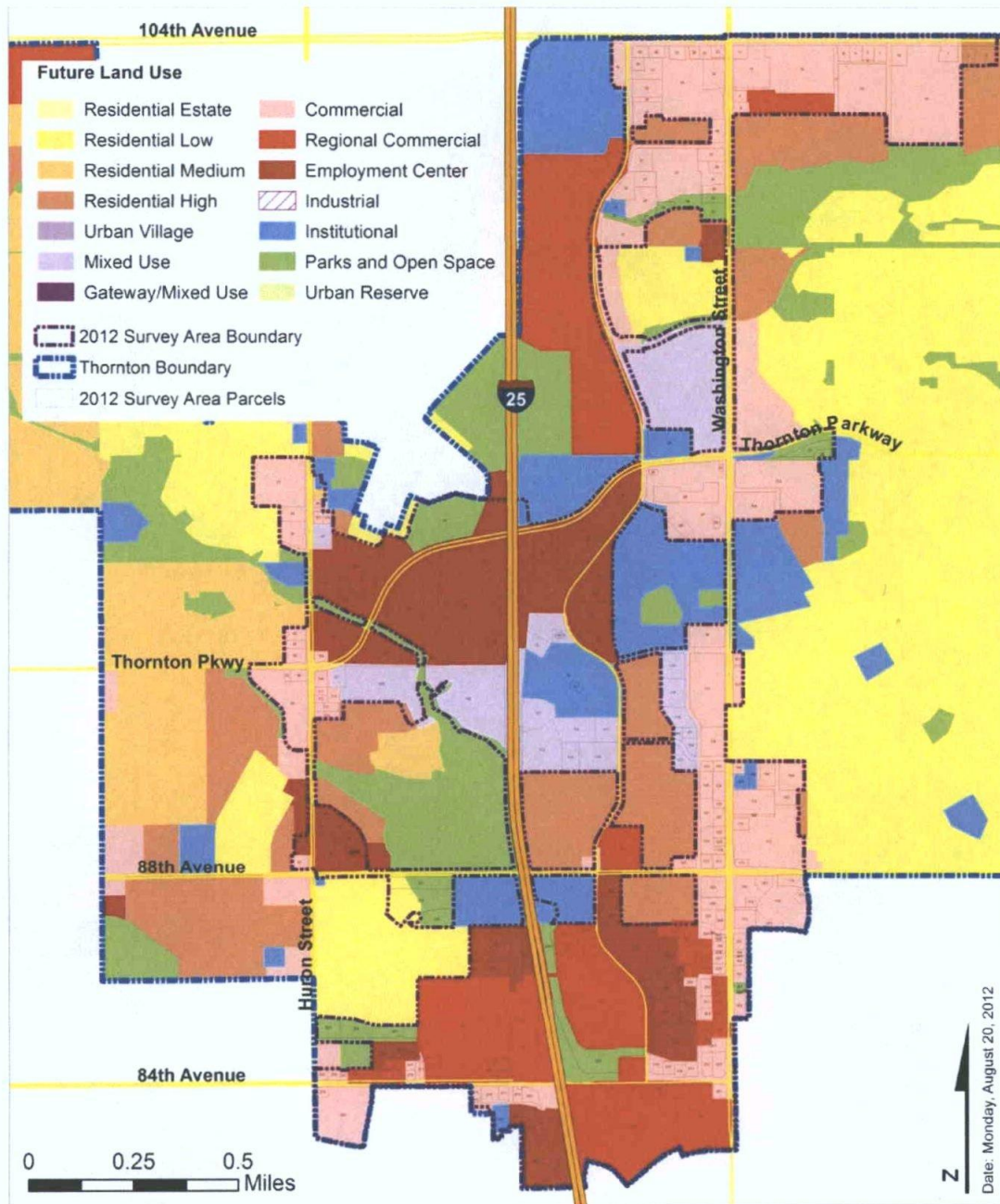
Residential High

The Residential High category provides for dwelling units with an average density ranging from 15 units to 25 units per gross acre. Typical residential types include apartments, condominiums, townhomes/row houses and loft style units. Senior housing and other types of group homes are included in this category.

Mixed-Use

The mixed use category requires a mix of uses that can include commercial, office, institutional and residential (typically multifamily units). Mixed use areas will be subject to a more specific area plan that demonstrates the interconnectedness of uses. The intention of the mixed use category is not to

Figure 2: Future Land Use Map (Overlay of Area Boundaries)



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respond quickly to the marketplace, but rather to create integrated land use developments with common landscaping, architectural and design elements.

Commercial

The Commercial category includes both **Neighborhood** and **Community Commercial** land uses. Neighborhood Commercial includes a variety of small retailers and services, including convenience stores, and sit-down restaurants. Neighborhood Commercial is either part of a Community Commercial development or a separate small cluster. Neighborhood Commercial would include neighborhood type commercial uses which do not generate a high volume of customer traffic or delivery traffic. The scale of the buildings is neighborhood in size and bulk. Community Commercial includes supermarkets, drugstores, financial services, offices and personal services.

Regional Commercial

Regional Commercial includes **Traditional Regional**, **Power Center** and **Lifestyle Center** retail uses. Traditional Regional is characterized by enclosed malls, with three or more large department store anchor tenants. Power Center uses are automotive-oriented sites anchored by two or more stand-alone "big box" stores of generally more than 100,000 square feet each, offering a wide variety of goods under one roof. Lifestyle Center is distinguished from Traditional Regional and Power Center by an attractive destination-oriented pedestrian environment, typified by superior architectural building treatments and extensive landscaping, with large retailers supported by restaurants, multi-screen cinema theaters, and amenities such as water features, public gathering spaces and sculptures.

Employment Center

The Employment Center category includes **Office Parks**, **Corporate Campuses** and **Industrial Parks**. Office Parks include small office and service use enclaves which have similar but lower level intensity uses than Corporate Campus. These uses do not need the same high level of visibility and access as Corporate Campus. The Corporate Campus land use subcategory anticipates a mix of office types, including multi-tenant mid-rise offices, single-tenant corporate offices, medical or post-secondary facilities, and support retail uses such as hotels, restaurants and other office support retail uses that are integrated into a master planned development. Suitable sites would be highly visible with excellent access. The Industrial Park subcategory provides for light manufacturing, research and development, office/warehouse and similar uses that make up the

“business infrastructure” for the corporate campus uses. Good access, in particular for heavy truck traffic, would be an important locational factor for this subcategory. Large distribution warehouses, truck terminals and exposed storage would not be appropriate in the Industrial Park subcategory.

Institutional

The Institutional category includes government, civic, and community facilities such as libraries, recreation, community centers, schools, places of worship, nursing homes, cemeteries and utilities.

Parks and Open Space

The Parks and Open Space category include both public and private open space, natural and improved parks and other recreational areas. These areas serve many functions including providing opportunities for outdoor recreation, preserving scenic values, providing a buffer between uses, and preserving the capacity and water quality of the storm drainage system.

5.3 Relationship to Other Community Plans

Implementation of this Urban Renewal Plan will be consistent with development objectives expressed in all community adopted and accepted plans including the Comprehensive Plan and South Thornton Revitalization Subarea Plan, August 2011.

Specific elements of the South Thornton Revitalization Subarea Plan which this Plan advances are presented in **Appendix I** of this Plan.

6.0 Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of undertakings and activities to be used in the implementation of an urban renewal plan. In the case of this Plan, it is the Authority’s intent to assist redevelopment through public investment to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will be key to the Authority’s strategy for preventing the spread of blight and eliminating existing blight conditions.

6.1 Public Improvements and Facilities

The Authority may undertake certain actions to make the Area more attractive

for private investment. The Authority may, or cooperate with others to, install, construct, and reconstruct any public improvements. Additionally, the Authority may, or cooperate with others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act.

Public ~~projects~~ improvements are intended to stimulate (directly and indirectly) private sector investment in and around the Area. It is the intent of this Plan that the combination of public and private investment that may be necessary to advance the objectives stated herein will assist in the investment and reinvestment of the Area and thereby contribute to the overall economic well-being of the community.

As described in **Section 4.0** of this Plan, 10 qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, are evident in the Area. This Plan proposes to remedy those conditions by providing certain public improvements and facilities, including, but not limited to, the following:

- (a) Slum, deteriorated, or deteriorating structures: building rehabilitation and facade improvements;
- (b) Predominance of defective or inadequate street layout: complete sidewalks and roadways; fix curbs and gutters; and, construct public parking;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness: improve vehicular and pedestrian access to interior portions of properties within the Area;
- (d) Unsanitary or unsafe conditions: enhanced lighting on public rights-of-way; assistance with flood mitigation and fire protection measures; completion of sidewalks; and new signage;
- (e) Deterioration of site or other improvements: parking surface repaving and landscaping;
- (f) Unusual topography or inadequate public improvements or utilities: complete street improvements; and underground utilities;
- (h) The existence of conditions that endanger life or property by fire or other causes: fire protection measures; and, items listed under (d) above;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities: (see (d) above);
- (j) Environmental contamination of buildings or property: environmental contamination remediation; and
- (k5) Existence of health, safety, or welfare factors requiring high levels of

municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements: construction of public improvements; and, assistance with the redevelopment and rehabilitation of private improvements.

6.2 Other Improvements and Facilities

There could be other non-public improvements in the Area that may be required to accommodate development and redevelopment. The Authority may assist in the financing, design and constructing of these improvements to the extent authorized by the Act.

6.3 Development Opportunities—Catalyst ~~Projects~~ Developments

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development throughout the Area and fund future public improvements.

6.4 Development Standards

All development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the City and any other governmental entity which has jurisdiction over all or any portion of the Area. In addition, all developers in the Area will be required to submit to the Authority, for review and approval, design standards for buildings, facades, landscaping and any public art elements.

In conformance with the Act and the Plan, the Authority may adopt design standards and other requirements applicable to ~~projects~~ undertakings and activities undertaken by the Authority in the Area. Unless otherwise approved by City Council, any such standards and requirements adopted by the Authority shall be consistent with all other City zoning and development policies and regulations.

6.5 Variations in the Plan

The Authority may propose, and the City Council may make, modifications to this Urban Renewal Plan as may be necessary provided they are consistent with the Comprehensive Plan ~~and any subsequent updates~~. Additionally, any such amendments made in accordance with this Plan and as otherwise contemplated by this Plan must also be compliant with the Act.

The Authority may, in specific cases, allow non-substantive variations from the

provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.6 Urban Renewal Plan Review Process

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for implementing key projects, undertakings and activities to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

- (a) The Authority may propose modifications, and the City Council may make such modifications as may be necessary provided they are consistent with the Comprehensive Plan ~~and any subsequent updates~~, as well as the Act.
- (b) Modifications may be developed from suggestions by the Authority, property and business owners, and City staff operating in support of the Authority and advancement of this Plan.

6.7 Property Acquisition and Land Assemblage

The Authority may acquire property by negotiation or any other method authorized by the Act, except that acquisition of property under the power of eminent domain must first be approved by the City Council and must comply with all other applicable legal requirements, including those required by the Act. The Authority may temporarily operate, manage and maintain property acquired in the Area. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

6.8 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority will adopt a relocation plan in conformance with the Act.

6.9 Demolition, Clearance, Environmental Remediation, and Site Prep

In carrying out this Plan, it is anticipated that the Authority may, on a case-by-

case basis, elect to demolish or to cooperate with others to clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan, including but not limited to Redevelopment or Cooperation Agreements, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to this Plan, if in the judgment of the Authority, such buildings, structures and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may also undertake such additional site preparation activities as it deems necessary to facilitate the disposition and development of such property.

6.10 Property Disposition

The Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. Real property or interests in real property may be sold, leased or otherwise transferred for uses in accordance with the Act and this Plan. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

6.11 Redevelopment and Rehabilitation Actions

Development and redevelopment actions within the Area may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements; installation, construction and reconstruction of public improvements; elimination of unhealthful, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities. The Authority may enter into Cooperation Agreements and Redevelopment /Development Agreements to provide assistance or undertake all other actions authorized by the Act or other applicable law to develop and redevelop the Area.

6.12 Redevelopment / Development Agreements

The Authority is authorized to enter into Redevelopment/Development Agreements or other contracts with other public bodies and private parties to provide financial assistance in support of development ~~projects or~~ redevelopment of the Urban Renewal Area consistent with this Plan as may be more fully set forth in the provisions of such agreements.

Existing agreements between the City and private parties that are consistent with this Plan are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.13 Cooperation Agreements

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. The City and the Authority recognize the need to cooperate in the implementation of this Plan and, as such, Cooperation Agreements may include, without limitation, agreements regarding the planning or implementation of this Plan and its ~~projects~~undertakings and activities, as well as programs, public works operations, or activities which the Authority, the City or such other public body is otherwise empowered to undertake and including without limitation, agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

7.0 Urban Renewal Project Financing

7.1 Public Investment Objective

It is the intent of the Plan that the public sector plays a significant role in urban renewal efforts as a strategic partner. However, experience has proven that a key component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources will be critical as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Typical public infrastructure investments may include, but are not limited to: unifying streetscape elements (except specific modifications made on private property); improving access and circulation; improving streets and public spaces; providing for infrastructure improvements; completing roads and utilities; and creating various financing mechanisms.

7.2 Authorization

The Authority may finance ~~undertakings~~ the Urban Renewal Project pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation of the following: issuance of notes, bonds and other obligations as defined in the Act in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; development or redevelopment agreements; reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and, loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

7.3 Tax Increment Financing

~~Activities~~ The Urban Renewal Project may be financed by the Authority under the tax increment financing provisions of the Act, Section 31-25-107(9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety. If there is any conflict between the Act as it exists as of the date of original adoption of this Plan and this Urban Renewal Plan, the provisions of the Act shall control, and the language in this Plan shall be automatically deemed to conform with the Act as it exists as of the date of the Plan.

Under the current provisions of the Act, such tax incremental revenues may be used for a period not to exceed the statutory requirement, which is ~~presently~~ 25 years after the effective date of the original adoption of this Plan. ~~If the time period for collection of such tax increments is extended beyond the present 25-year limit, such extension shall be automatically applicable to this Plan without the need for modification of any of its terms.~~

7.3.1 Special Fund

The Authority shall establish a special fund as required by the Act for the deposit of all funds generated pursuant to the division of ad valorem property and sales tax revenue described in this section.

7.3.2 Base Amount

That portion of the taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the urban renewal area, the effective date of the modification of the Plan, or that portion of municipal sales taxes collected within the boundaries of the Urban Renewal Area in the 12-month period ending on the last day of the month prior to the effective date of approval of the Plan, or both such portions (the "Base Amount"), shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

7.3.3 Increment Amount

All the property taxes in excess of the Base Amount paid into the funds of each such public body in accordance with Section 7.3.2 above shall be allocated to, and, when collected, paid into a special fund (the "Special Fund") of the Authority. Sales taxes in excess of the Base Amount paid into the funds of the City in accordance with Section 7.3.2 above ("Excess Sales Taxes") shall be allocated to, and when collected, paid into the Special Fund as follows:

(a) until the Authority issues any bonds, incurs any indebtedness, enters into any loans, or receives any advances, none of such Excess Sales Taxes will be paid into the Special Fund and all of such Excess Sales Taxes shall be retained by the City; and

(b) when the Authority issues any bonds, incurs any indebtedness, enters into any loans, or receives any advances, there shall be allocated to and when collected paid into the Special Fund, such amount of the Excess Sales Taxes as specified by the Authority in any loan agreement, bond indenture, resolution of the Authority or other agreement governing such bonds, indebtedness, loans or advances pursuant to which the Authority borrows money for the Urban Renewal Project. If the City Council is not acting as the Board of the Authority at such time, then the City Council shall also approve the amount of Excess Sales Taxes specified to be paid into the Special Fund.

The Special Fund shall be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by, whether funded, refunded,

assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, the ~~Urban Renewal Project within such Urban Renewal Area~~. Without limiting the foregoing, any financial obligations of the Authority in connection with existing agreements and any future agreements with metropolitan districts that may be formed to provide services in the Urban Renewal Area may be paid by the Authority with the taxes described herein. Any excess municipal sales tax collections not allocated pursuant to this subparagraph shall be paid into the funds of the City.

Unless and until the total valuation for assessment of the taxable property in the Urban Renewal Area exceeds the Base Amount for assessment of the taxable property in the Urban Renewal Area, all of the taxes levied upon taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies. Unless and until the total municipal sales tax collections in the Urban Renewal Area exceed the Base Amount of municipal sales tax collections in the Urban Renewal Area, all such sales tax collections shall be paid into the funds of the City. When such bonds, loans, advances and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property or the total municipal sales tax collections, or both, in the Urban Renewal Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this subsection 7.3.3, may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances and indebtedness incurred by the Authority to finance the Urban Renewal Project ~~(as defined in the Act)~~; provided, however, that this irrevocable pledge shall not extend to any taxes that are placed in a reserve fund by the Authority to be returned to the County for refunds of overpayments taxpayers in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S.

The Authority may set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

7.4 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with redevelopment, the Authority recognizes that it is imperative that solutions and resources be put in place, which solutions and resources are comprehensive, flexible and creative.

8.0 Severability

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

South Thornton Area

Urban Renewal Plan

Thornton, Colorado

Appendix I: Excerpts from the South Thornton Revitalization Subarea Plan

South Thornton Revitalization Subarea Plan, August 2011

Vision, Goals and Strategies

Goal A: Create more appropriate retail and reduce the number of vacant buildings.

Priority Strategies:

- A2 Continue to provide financial assistance or other incentives to existing and desired businesses and commercial entities:

Goal B: Capitalize on the strengths and unique regional character of the area.

Priority Strategies:

- B2 Continue to partner with other government entities and organizations to maximize revitalization efforts.

Goal C: Improve physical conditions of the area.

Priority Strategies:

- C1 Use Urban Renewal to assist in redeveloping difficult properties in the south Thornton area including the Thornton Shopping Center.

Goal E: Enhance access between and within the east and west sides of south Thornton.

Priority Strategies:

- E1 Improve the pedestrian, bicycle, and bus circulation throughout the area.

South Thornton Area

Urban Renewal Plan

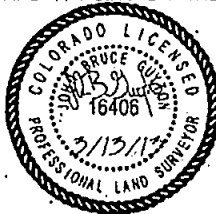
Thornton, Colorado

Appendix II: Urban Renewal Area Legal Description

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SHEET 1 OF 20

BEGINNING AT THE SOUTH WEST CORNER OF LOT 1 OF CORONADO SUBDIVISION THIRD FILING, AS DESCRIBED IN PLAT BOOK 7, PAGE 180, FILE 11, MAP 179, RECEPTION NO. 765899, RECORDED AUGUST 17, 1965 IN THE RECORDS OF ADAMS COUNTY, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET; THENCE WESTERLY ACROSS SAID NORTH WASHINGTON STREET RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF, BLOCK 1, NORTHVIEW ESTATES AS DESCRIBED IN PLAT BOOK 6, PAGE 101, FILE 10, MAP 349, RECEPTION NO. 602719, RECORDED FEBRUARY 24, 1960 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK ONE, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF WEST 83RD DRIVE, TO THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1 TO THE NORTHWEST CORNER OF SAID BLOCK 1, ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID NORTHVIEW ESTATES; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF BLOCK 2 OF SAID NORTHVIEW ESTATES, TO THE NORTHWEST CORNER OF LOT 14, BLOCK 2 OF SAID NORTHVIEW ESTATES, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25; THENCE ALONG THE WESTERLY LINE OF LOTS 14 AND 13 OF SAID BLOCK 2 AND THE EASTERLY LINE OF INTERSTATE 25 RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE WESTERLY ACROSS SAID INTERSTATE 25 RIGHT-OF-WAY TO A NORTHEAST CORNER OF SHERRELWOOD ESTATES FILING NO 5 AS DESCRIBED AT BOOK 6, PAGE 94, FILE 10, MAP 342, RECEPTION NO 594560, RECORDED OCTOBER 19, 1959; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID SHERRELWOOD ESTATES FILING NO 5 TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 31, SHERRELWOOD ESTATES FILING NO 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF SAID LOT 5 AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF ACOMA WAY;



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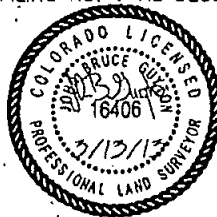
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SHEET 2 OF 20

THENCE ACROSS THE RIGHT-OF-WAY OF ACOMA WAY TO A POINT ON THE EASTERLY LINE
OF LOT 5, BLOCK 30 AND THE WESTERLY RIGHT-OF-WAY OF SAID ACOMA WAY; THENCE
ALONG THE EASTERLY LINE OF LOT 5 AND SAID WESTERLY RIGHT-OF-WAY TO THE
NORTHEAST CORNER OF LOT 6, BLOCK 30;
THENCE ALONG THE NORTH AND WEST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF
LOT 7, BLOCK 30 OF SAID SHERRELWOOD ESTATES FILING NO 5, ALSO BEING A POINT ON
THE NORTHERLY RIGHT-OF-WAY OF ACOMA WAY; THENCE ALONG THE SOUTH LINE OF SAID
LOT 7 AND SAID NORTHERLY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF SAID LOT 7,
ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF ACOMA STREET; THENCE ALONG
THE WEST LINES OF LOTS 7-11, BLOCK 30 OF SAID SHERRELWOOD ESTATES FILING NO 5
AND SAID EASTERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 11, ALSO
BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 83RD PLACE; THENCE ACROSS
THE RIGHT-OF-WAY OF ACOMA STREET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 32
OF SAID SHERRELWOOD ESTATES FILING NO 5, ALSO BEING A POINT ON THE SOUTHERLY
RIGHT-OF-WAY OF WEST 83RD PLACE; THENCE ALONG THE NORTH LINE OF SAID LOT 2 AND
LOT 31, BLOCK 32 AND SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHWEST CORNER OF
SAID LOT 31; THENCE ACROSS THE RIGHT-OF-WAY OF WEST 83RD PLACE TO THE
NORTHEAST CORNER OF THE INTERSECTION OF WEST 83RD PLACE RIGHT-OF-WAY AND
CONIFER ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE WEST LINE OF LOT 32, BLOCK
32; THENCE ALONG THE EAST RIGHT-OF-WAY OF CONIFER ROAD TO THE NORTHWEST
CORNER OF, BLOCK 29 OF SHERRELWOOD ESTATES FILING NO 5; THENCE ACROSS THE
RIGHT-OF-WAY OF CONIFER ROAD TO THE NORTHEAST CORNER OF, BLOCK 5 OF
SHERRELWOOD ESTATES FILING NO. 7 AS DESCRIBED AT PLAT BOOK 6, PAGE 104, FILE 10.



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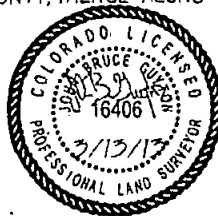
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SHEET 3 OF 20

MAP 352, RECEPTION NO. 602722, RECORDED FEBRUARY 24, 1960 IN THE RECORDS OF
ADAMS COUNTY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WEST 84TH
AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF WEST 84TH AVENUE TO THE
NORTHEAST CORNER OF TRACT A, BLOCK 1 OF SHERRELWOOD ESTATES FILING NO. 7;
THENCE ALONG THE EAST LINE OF SAID TRACT A, SOUTH LINE OF TRACT A, ALSO BEING
THE NORTHERLY RIGHT-OF-WAY OF WEST 83RD AVENUE AND THE WEST LINE OF SAID TRACT
A, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF GREENWOOD BOULEVARD TO THE
NORTHWEST CORNER OF SAID TRACT A;
THENCE ACROSS THE RIGHT-OF-WAY OF WEST 84TH AVE TO THE SOUTHWEST CORNER OF A
PARCEL DESCRIBED IN RECEPTION NO. CD611552, RECORDED NOVEMBER 9, 1999 IN THE
RECORDS OF ADAMS COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, ALSO
BEING THE EASTERLY RIGHT-OF-WAY OF HURON STREET, TO THE SOUTHWEST CORNER OF
HURON STREET BUSINESS PARK AS DESCRIBED AT FILE 14, MAP 972, RECEPTION NO.
B449652, RECORDED JULY 22, 1983 IN THE RECORDS OF ADAMS COUNTY;
THENCE ALONG THE SOUTH LINE OF LOT 1 AND LOT 2, BLOCK 2 OF SAID HURON STREET
BUSINESS PARK TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE
OF LOT 2, BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 2 AND A POINT ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF 85TH AVENUE; THENCE ALONG THE NORTH LINE OF LOT
2 AND LOT 1, BLOCK 1 TO THE NORTHWEST CORNER OF SAID LOT 1 AND A POINT ON THE
EASTERLY RIGHT-OF-WAY OF HURON STREET; THENCE ALONG SAID EAST RIGHT OF WAY TO
THE SOUTHWEST CORNER OF NORTH STAR HILLS- FIRST FILING AS DESCRIBED AT BOOK 7,
PAGE, 55, FILE 11, MAP 55, RECEPTION NO. 657436, RECORDED MARCH 13, 1962 IN THE
RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID



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SHEET 4 OF 20

NORTH STAR HILLS- FIRST FILING TO THE SOUTHEASTERLY CORNER OF NORTH STAR HILLS- SECOND FILING AS DESCRIBED AT BOOK 7, PAGE 112, FILE 11, MAP 112, RECEPTION NO. 703052, RECORDED AUGUST 9, 1963 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID NORTH STAR HILLS- SECOND FILING TO THE SOUTHEAST CORNER OF LOT 36, BLOCK 1 AND THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 25; THENCE NORTH ALONG SAID RIGHT-OF-WAY TO THE SOUTHWEST INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SAID INTERSTATE 25 AND THE SOUTHERLY RIGHT-OF-WAY OF 88TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 88TH AVENUE TO THE NORTHEAST CORNER OF LOT 23, BLOCK 1 OF SAID NORTH STAR HILLS- SECOND FILING; THENCE ALONG THE EASTERLY LINES OF LOT 23, BLOCK 1, LOT 11 AND LOT 21, BLOCK 3, AND LOT 20, BLOCK 4 OF SAID NORTH STAR HILLS- SECOND FILING TO THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 4; THENCE ALONG THE SOUTHERLY LINES OF LOTS 14-20, BLOCK 4 TO A POINT ON THE EAST RIGHT-OF-WAY OF SUNLIGHT LANE; THENCE ALONG SAID RIGHT-OF-WAY (CUL-DE-SAC) TO THE SOUTHEAST CORNER OF LOT 30, BLOCK 3 OF SAID NORTH STAR HILLS- SECOND FILING AND A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STARLIGHT ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTHERLY LINES OF LOT 30 AND LOT 31, BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE ALONG THE WESTERLY LINE OF LOTS 31, AND 32, AND LOT 1, BLOCK 3 TO THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 87TH PLACE; THENCE ACROSS THE RIGHT-OF-WAY OF 87TH PLACE TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 1; THENCE ALONG THE EAST LINE OF SAID LOT 12 TO THE NORTHEAST CORNER OF SAID LOT 12, A POINT ON THE NORTHERLY LINE OF BLOCK 1 AND A POINT ON THE SOUTHERLY



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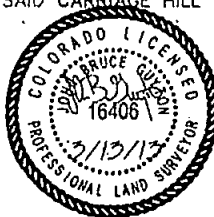
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SHEET 5 OF 20

RIGHT-OF-WAY OF 88TH AVENUE; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 1 AND SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHWESTERLY CORNER OF LOT 3, BLOCK 1 OF SAID NORTH STAR HILLS- SECOND FILING; THENCE ALONG THE SOUTH RIGHT-OF WAY OF 88TH AVENUE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF 88TH AVENUE AND THE EAST RIGHT-OF-WAY HURON STREET; THENCE NORTHERLY ACROSS THE RIGHT-OF-WAY OF 88TH AVENUE TO THE SOUTHWEST CORNER OF BROOKSIDE FILING NO 2, AS DESCRIBED. AT FILE 16, MAP 826, RECEPTION NO 8875457, DATED APRIL 10, 1989 SAID POINT ALSO BEING THE NORTHEAST INTERSECTION OF WEST 88TH AVENUE AND HURON STREET; THENCE WESTERLY ACROSS THE RIGHT-OF-WAY OF HURON STREET TO THE SOUTHEAST CORNER OF TRACT A OF CARRIAGE HILL, AS DESCRIBED AT FILE 12, MAP 41, RECEPTION NO. 802514, RECORDED JANUARY 17, 1967 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTH LINE OF SAID TRACT A TO THE SOUTHEAST CORNER OF CARRIAGE HILL EAST, AS DESCRIBED AT PUD 61, RECEPTION NO. 985902, RECORDED JANUARY 8, 1973 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EASTERLY AND SOUTHEASTERLY LINES OF SAID CARRIAGE HILLS EAST TO THE SOUTHWEST CORNER OF A PARCEL AS DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED C1124153, DATED APRIL 10, 2003; THENCE ALONG THE WEST LINE OF SAID PARCEL AND ACROSS A PORTION OF SAID CARRIAGE HILL EAST TO THE SOUTHWEST CORNER OF CARRIAGE HILL FILING NO. 2 AS DESCRIBED AT FILE 17, MAP 770, RECEPTION NO. C0344033, DATED DECEMBER 10, 1997; THENCE ALONG THE SOUTH LINE OF SAID CARRIAGE HILL FILING NO 2 TO THE SOUTHEAST CORNER OF CARRIAGE HILL FILING NO 2 AND A POINT ON THE WESTERLY LINE OF HURON STREET; THENCE ALONG THE EAST LINE OF SAID CARRIAGE HILL FILING NO. 2 AND SAID WESTERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID CARRIAGE HILL FILING NO 2; THENCE ALONG SAID WEST



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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 20

RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID CARRIAGE HILL EAST, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF GALE BOULEVARD;

THENCE ACROSS THE RIGHT-OF-WAY OF GALE BOULEVARD TO THE SOUTHEAST CORNER OF AUTUMN CREEK SUBDIVISION- AMENDMENT NO. 1 AS DESCRIBED AT RECEPTION NO.

2010000030967, RECORDED MAY 11, 2010; THENCE ALONG THE EAST AND NORTHERLY LINES OF SAID AUTUMN CREEK SUBDIVISION- AMENDMENT NO. 1 TO THE SOUTHEAST CORNER OF TRACT B OF AUTUMN CREEK, AS DESCRIBED AT FILE 17, MAP 807, RECEPTION NO.

C0365375, RECORDED FEBRUARY 19, 1998 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID AUTUMN CREEK TO A POINT ON THE SOUTH

RIGHT-OF-WAY LINE OF THORNTON PARKWAY; THENCE PERPENDICULAR ACROSS SAID

RIGHT-OF-WAY TO A POINT ON THE SOUTH LINE OF VALLEY VIEW HEIGHTS AS DESCRIBED AT FILE 14, MAP 412, RECORDED JULY 7, 1978 IN THE RECORDS OF ADAMS COUNTY; THENCE

ALONG THE SOUTH AND EASTERLY LINES OF SAID VALLEY VIEW HEIGHTS TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF NIVER CANAL AS DESCRIBED IN BOOK 69, PAGE 248

IN THE RECORDS OF ADAMS COUNTY AND THE WESTERLY RIGHT-OF-WAY OF HURON STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY TO THE SOUTHEAST CORNER OF VALLEY VIEW

HEIGHTS SUBDIVISION, AMENDMENT NO. 1 AS DESCRIBED AT RECEPTION NO. 2009000062150,

DATED AUGUST 19, 2009 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EAST

LINE OF SAID VALLEY VIEW HEIGHTS SUBDIVISION, AMENDMENT NO. 1 TO THE SOUTHEAST

CORNER OF TRACT B, HURON GREEN AS DESCRIBED AT PUD- 150, RECEPTION NO. 8058054,

RECORDED JANUARY 20, 1977 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE

EAST AND NORTHERLY LINES OF SAID TRACT B TO THE NORTHWEST CORNER OF SAID TRACT

B, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF CROKE DRIVE; THENCE



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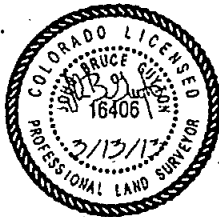
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 20

ACROSS THE RIGHT-OF-WAY OF CROKE DRIVE TO THE SOUTHEAST CORNER OF BLOCK 2 OF SAID HURON GREEN; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID BLOCK 2 TO A POINT ON THE SOUTH LINE OF DEZA ESTATES SECOND FILING AS DESCRIBED AT BOOK 7, PAGE 47, FILE 11, MAP NO. 47, RECEPTION NO. 652010, RECORDED JANUARY 3, 1963;

THENCE ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF DEZA ESTATES, SECOND FILING, THIRD AMENDMENT AS DESCRIBED AT FILE 17, MAP 704, RECEPTION NO. C0296276 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTH LINE OF SAID DEZA ESTATES, SECOND FILING, THIRD AMENDMENT, ALSO BEING A POINT OF THE WESTERLY RIGHT-OF-WAY OF HURON STREET; THENCE CROSSING THE RIGHT-OF-WAY OF HURON STREET TO THE NORTHWEST CORNER OF LOT 2A, BLOCK 1 TIONA SUBDIVISION AMENDMENT NO. 3 AS DESCRIBED AT RECEPTION NO. 2007000089600, RECORDED SEPTEMBER 20, 2007 IN THE RECORDS OF ADAMS COUNTY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID HURON STREET AND THE WESTERLY LINE OF SAID TIONA SUBDIVISION AMENDMENT NO. 3 TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1 OF SAID TIONA SUBDIVISION AMENDMENT NO. 3; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LOT 2A, BLOCK 1, TO THE SOUTHWEST CORNER OF SAID LOT 2A, BLOCK 1; THENCE ACROSS THE RIGHT-OF-WAY OF SWITZER LANE, TO THE NORTHWEST CORNER OF LOT 2 OF TIONA SUBDIVISION AMENDMENT NO. 1, AS DESCRIBED AT FILE 17, MAP 984, RECEPTION NO. C0486818 DATED DECEMBER 31, 1998 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY OF SWITZER LANE; TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2 OF SAID TIONA SUBDIVISION PUD AS DESCRIBED AT FILE PUD- 309, RECEPTION NO. B287615 DATED



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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 20

SEPTEMBER 29, 1980 IN THE RECORDS OF ADAMS COUNTY;

THENCE ALONG THE WEST LINES OF LOTS 2 AND 6, BLOCK 2 TO A SOUTHWESTERLY CORNER OF SAID TIONA SUBDIVISION PUD; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF TIONA SUBDIVISION PUD, TO THE SOUTHWEST CORNER OF WILSON RE-SUBDIVISION OF THE TOL-WIN HEIGHTS SUBDIVISION, AS DESCRIBED AT FILE 16, MAP 454, RECEPTION NO.

8673019, RECORDED AUGUST 22, 1986; THENCE ALONG THE SOUTH LINE OF SAID WILSON RE-SUBDIVISION OF THE TOL-WIN HEIGHTS SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 OF WILSON RE-SUBDIVISION OF THE TOL-WIN HEIGHTS SUBDIVISION, ALSO BEING A

SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED AT SPECIAL WARRANTY DEED RECEPTION NO. 10000087193 DATED DECEMBER 15, 2010 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID SPECIAL

WARRANTY DEED, TO THE SOUTHWEST CORNER OF THE NORTHERN PIECE OF THE NON CONTIGUOUS ADAMS COUNTY PARCEL 171922200003 THAT OCCURS WITHIN THE WARRANTY DEED BOOK 1916 PAGE 669 DATED MARCH 6, 1974 IN THE RECORDS OF ADAMS COUNTY;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF INTERSTATE 25; THENCE EASTERLY ACROSS INTERSTATE 25 RIGHT-OF-WAY, TO A SOUTH CORNER OF THORNTON MUNICIPAL

CAMPUS SUBDIVISION AS DESCRIBED AT FILE 18, MAP 815, RECEPTION NO. C1069763 DATED DECEMBER 19, 2002 IN THE RECORDS OF ADAMS COUNTY, ALSO BEING A POINT ON THE

NORTHERLY RIGHT-OF-WAY OF THORNTON PARKWAY; THENCE ALONG THE SOUTHEASTERLY LINES OF SAID THORNTON MUNICIPAL CAMPUS SUBDIVISION AND SAID NORTHERLY

RIGHT-OF-WAY OF THORNTON PARKWAY TO THE SOUTHEAST CORNER OF THORNTON SAM'S CLUB SUBDIVISION, FIRST AMENDMENT, AS DESCRIBED IN FILE 18, MAP 937, RECEPTION NO.



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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 20

C1198884, DATED AUGUST 26, 2003 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EAST LINE OF SAID THORNTON SAM'S CLUB SUBDIVISION, FIRST AMENDMENT, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF GRANT STREET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ACROSS THE DITCH AS DESCRIBED AT RECEPTION NO. 08000055186 DATED JULY 10, 2008 IN THE RECORDS OF ADAMS COUNTY TO THE SOUTHEAST CORNER OF THORNTON TOWN CENTER SUBDIVISION- THIRD AMENDMENT AS DESCRIBED AT DOCUMENT NO. 20040305000059350, RECORDED ON MARCH 5, 2004 IN THE RECORDS OF ADAMS COUNTY, SAID CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRANT STREET; THENCE ALONG THE EASTERLY LINE OF SAID THORNTON TOWN CENTER SUBDIVISION- THIRD AMENDMENT AND SAID WESTERLY RIGHT-OF-WAY, TO THE SOUTHEAST CORNER OF HIGHLANDS MORTUARY SUBDIVISION AS DESCRIBED AT FILE 17, MAP 320, RECEPTION NO. C0033426 DATED NOVEMBER 18, 1994 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EAST LINE OF SAID HIGHLANDS MORTUARY SUBDIVISION AND SAID WESTERLY RIGHT-OF-WAY, TO THE SOUTHEAST CORNER OF GRANT SQUARE PUD AS DESCRIBED IN, FILE PUD-132, RECEPTION NO. B008472, DATED JANUARY 6, 1976 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID GRANT SQUARE PUD TO THE NORTHWEST CORNER OF SAID GRANT SQUARE PUD; THENCE NORTHERLY ACROSS THE RIGHT-OF-WAY OF 104TH AVE, TO A POINT ON THE SOUTHERLY LINE OF NORTH GLENN - FIRST FILING AS DESCRIBED IN BOOK 6, PAGE 73, FILE 10, MAP 321, RECEPTION NO. 582165 DATED APRIL 27, 1959 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTH LINE OF NORTH GLENN - FIRST FILING, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EASTERLY LINE OF SAID NORTH GLENN - FIRST FILING, TO A POINT BEING THE WESTERN EXTENSION OF THE SOUTH BOUNDARY OF NORTHGLENN - THIRTEENTH



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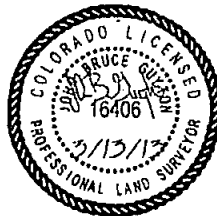
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 20

FILING, THENCE EAST TO THE SOUTHWEST CORNER OF NORTH GLENN- THIRTEENTH FILING AS DESCRIBED AT BOOK 7, PAGE 21, FILE 11, MAP 21, RECEPTION NO. 639280 DATED AUGUST 2, 1961 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTH LINE OF SAID NORTH GLENN- THIRTEENTH FILING, ALSO BEING THE NORTH RIGHT-OF-WAY OF 104TH AVENUE, TO THE SOUTHEAST CORNER OF SAID NORTH GLENN- THIRTEENTH FILING; THENCE SOUTHERLY ACROSS THE RIGHT-OF-WAY OF 104TH AVENUE TO THE NORTHEAST CORNER OF LOT 2 BROADSTONE AT THORNTON SUBDIVISION AS DESCRIBED AT RECEPTION NO. 2007000070838, DATED JULY 25, 2007 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF LOT 2 AND LOT 1 OF SAID BROADSTONE AT THORNTON SUBDIVISION, TO A POINT ON THE EAST LINE OF LAMBERTSON SUBDIVISION - FILING NO. 2, AS DESCRIBED IN, FILE 17, MAP 374, RECEPTION NO. C0071402 DATED MAY 5, 1995 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG SAID EAST AND SOUTH LINES OF SAID LAMBERTSON SUBDIVISION - FILING NO. 2 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY CROSSING THE RIGHT-OF-WAY OF MARION STREET TO A POINT ON THE EASTERLY LINE OF LAMBERTSON LAKES APARTMENTS AS DESCRIBED AT FILE 18, MAP 495, RECEPTION NO. C0845068 DATED AUGUST 21, 2001 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG SAID EAST LINE, ALSO BEING THE WEST LINE OF SAID MARION STREET, TO THE NORTHEAST CORNER OF SAID LAMBERTSON LAKES APARTMENTS; THENCE ALONG THE NORTH LINE OF SAID LAMBERTSON LAKES APARTMENTS, TO THE NORTHWEST CORNER, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET; THENCE ALONG THE WEST LINE OF SAID LAMBERTSON LAKES APARTMENTS AND THE EASTERLY SIDE OF SAID RIGHT-OF-WAY, TO THE NORTHWEST CORNER OF LAMBERTSON LAKES AS DESCRIBED



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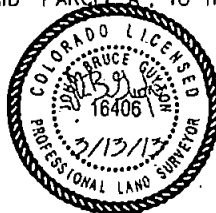
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SHEET 11 OF 20

AT FILE 18, MAP 691, RECEPTION NO. C0968516 DATED MAY 13, 2002 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE WEST LINE OF SAID LAMBERTSON LAKES AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY, TO THE NORTHWEST CORNER OF LAMBERTSON LAKES - 2ND AMENDMENT, AS DESCRIBED AT FILE 18, MAP 979, RECEPTION NO. C1247455 DATED DECEMBER 4, 2003 IN THE RECORDS OF ADAMS COUNTY (ALSO BEING THE CONDOMINIUMS OF SUNDANCE AT LAMBERTSON LAKES WITH MULTIPLE PHASES); THENCE ALONG THE WEST LINE AND CONTINUING ALONG SAID RIGHT-OF-WAY, TO THE SOUTHWEST CORNER OF SAID LAMBERTSON LAKES - 2ND AMENDMENT SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF EAST 100TH AVENUE; THENCE CROSSING THE RIGHT-OF-WAY OF EAST 100TH AVENUE, TO THE NORTHWEST CORNER OF LAMBERTSON LAKES-3RD AMENDMENT AS DESCRIBED AT RECEPTION NO. 20060424000412960 DATED APRIL 24, 2006 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE WEST LINE OF SAID LAMBERTSON LAKES-3RD AMENDMENT AND CONTINUING ALONG THE EAST LINE OF SAID WASHINGTON RIGHT-OF-WAY, TO THE NORTHWEST CORNER OF LAMBERTSON LAKES - FIRST AMENDMENT AS DESCRIBED AT FILE 18, MAP 943, RECEPTION NO. C1203602 DATED SEPTEMBER 4, 2003; THENCE ALONG THE WEST LINE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET, TO THE SOUTHWEST CORNER OF SAID LAMBERTSON LAKES - FIRST AMENDMENT, SAID POINT ALSO BEING ON THE NORTHERLY THE RIGHT-OF-WAY OF THORNTON PARKWAY; THENCE CROSSING THE RIGHT-OF-WAY OF THORNTON PARKWAY TO THE NORTHWEST CORNER OF "PARCEL A" AS DESCRIBED AT WARRANTY DEED, RECEPTION NO. 10000078249, RECORDED NOVEMBER 10, 2010 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID "PARCEL A", TO THE SOUTHWESTERLY CORNER OF SAID "PARCEL



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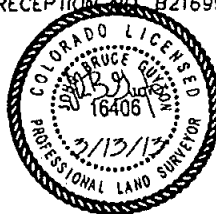
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 20

"A", SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF HOFFMAN WAY; THENCE CROSSING SAID RIGHT-OF-WAY TO A POINT ON THE WESTERLY RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE EASTERLY LINE OF "PARCEL B" AS DESCRIBED AT WARRANTY DEED, RECEPTION NO. 10000078249, RECORDED NOVEMBER 10, 2010 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID "PARCEL B", TO THE SOUTHWEST CORNER OF SAID "PARCEL B", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET;
THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WEST LINE OF, BLOCK 90 OF THORNTON COLORADO AS DESCRIBED IN PLAT BOOK 5, PAGE 78, FILE 10, MAP 124, RECEPTION NO. 443806 DATED MARCH 28, 1955 IN THE RECORDS OF ADAMS COUNTY TO THE SOUTHWEST CORNER OF SAID BLOCK 90; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET AND THE NORTH RIGHT-OF-WAY OF EPPINGER BOULEVARD; THENCE SOUTHERLY ACROSS THE RIGHT-OF-WAY OF EPPINGER BOULEVARD, TO THE NORTHWEST CORNER OF THORNTON COLORADO AMENDED PLAT OF, BLOCK 1 SECOND AMENDMENT AS DESCRIBED AT BOOK 6, PAGE 60, FILE 10, MAP 307, RECEPTION NO. 570393 DATED JANUARY 7, 1959 IN THE RECORDS OF ADAMS COUNTY, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET TO THE NORTHWEST CORNER OF BLOCK 1; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 1 AND THE SOUTH RIGHT-OF-WAY OF EPPINGER BOULEVARD TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 1, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF CLARKSON STREET, TO THE NORTHEAST CORNER OF NORTH WASHINGTON PUO AS DESCRIBED AT RECEPTION NO. 8216990 DATED AUGUST 15, 1979 IN THE RECORDS



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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 20

OF ADAMS COUNTY; THENCE ALONG THE EAST LINE OF SAID NORTH WASHINGTON PUD AND THE WESTERLY RIGHT-OF-WAY OF CLARKSON STREET, TO THE NORTHEAST CORNER OF LOT 10, BLOCK 1 OF SAID THORNTON COLORADO AMENDED PLAT OF BLOCK 1 SECOND AMENDMENT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 10, TO THE NORTHWEST CORNER OF SAID LOT 10, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET; THENCE ALONG THE WEST LINE OF SAID THORNTON COLORADO AMENDED PLAT OF BLOCK 1 SECOND AMENDMENT AND THE EAST RIGHT-OF-WAY OF NORTH WASHINGTON STREET, TO THE SOUTHWEST CORNER OF SAID THORNTON COLORADO AMENDED PLAT OF BLOCK 1 SECOND AMENDMENT; THENCE SOUTHERLY ACROSS THE RIGHT-OF-WAY OF RUSSELL BOULEVARD, TO THE NORTHWEST CORNER OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 1 AS DESCRIBED AT RECEPTION NO. C0772159 DATED MARCH 13, 2001, IN THE RECORDS OF ADAMS COUNTY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF RUSSELL BOULEVARD; THENCE ALONG THE NORTHERLY LINES OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 1 AND THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 2 AS DESCRIBED AT RECEPTION NO. 2010000031062 DATED MAY 11, 2010 IN THE RECORDS OF ADAMS COUNTY, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF SAID RUSSELL BOULEVARD, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 1; THENCE ALONG THE EASTERLY LINE (ALSO BEING THE WESTERLY RIGHT-OF-WAY OF CORONA STREET) AND SOUTHERLY LINE OF LOT 1, BLOCK 1 OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 1, TO A NORTHEAST CORNER OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 2; THENCE ALONG THE EASTERLY LINE OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 2 TO A NORTHEASTERLY CORNER OF



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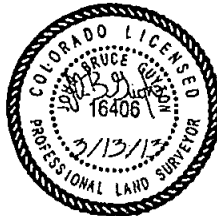
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EXHIBIT "A"

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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 20

THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 2, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF CORONA STREET; THENCE CONTINUING ALONG SAID EASTERLY LINE AND THE WESTERLY RIGHT-OF-WAY OF CORONA STREET TO THE SOUTHEAST CORNER OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 2, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF EAST 88TH AVENUE;
THENCE SOUTHERLY ACROSS THE RIGHT-OF-WAY OF EAST 88TH AVENUE, TO THE NORTHEAST CORNER OF BLOCK 1 OF CITY VIEW HEIGHTS SUBDIVISION FILING NO. 1 AS DESCRIBED AT BOOK 5, PAGE 184, RECEPTION NO. 489552, FILE 10, PAGE 210 DATED SEPTEMBER 11, 1956 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 1, ALSO BEING THE WESTERLY RIGHT-OF-WAY OF CORONA STREET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF SHELDON DRIVE, TO THE SOUTHEAST CORNER OF BENSAR 3RD FILING SUBDIVISION AS DESCRIBED AT RECEPTION NO 2008000086925 DATED NOVEMBER 3, 2008 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE SOUTH LINE OF SAID BENSAR 3RD FILING SUBDIVISION, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF SHELDON DRIVE, TO A POINT PERPENDICULAR TO THE EAST RIGHT-OF-WAY OF NORTH CLARKSON STREET; THENCE SOUTHERLY ACROSS THE RIGHT-OF-WAY OF SHELDON STREET, TO THE NORTHWEST CORNER OF BLOCK 18 CITY VIEW HEIGHTS SECOND FILING AS DESCRIBED BOOK 6, PAGE 22, FILE 10, MAP 269, RECEPTION NO. 543530 DATED MAY 8, 1958 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE EAST LINE OF BLOCKS 18 AND 20, ALSO BEING THE EASTERLY RIGHT-OF-WAY OF NORTH CLARKSON STREET, TO THE SOUTHWEST CORNER OF BLOCK 20; THENCE WESTERLY ACROSS SAID RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF LOT 16, BLOCK 19 OF SAID CITY VIEW



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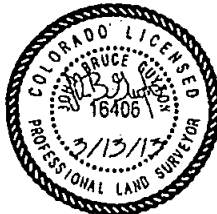
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 20

HEIGHTS SECOND FILING; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 16 TO THE NORTHWEST CORNER OF SAID LOT 16, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 19 AND SAID EASTERLY RIGHT-OF-WAY, TO THE SOUTHWEST CORNER OF SAID BLOCK 19;

THENCE SOUTHERLY ACROSS THE RIGHT-OF-WAY OF ESSEX DRIVE, TO A POINT ON THE WESTERLY LINE OF LOT 2, BLOCK 7 OF CORONADO SUBDIVISION AS DESCRIBED AT BOOK 5, PAGE 174, FILE 10, MAP 220, RECEPTION NO. 497016 DATED DECEMBER 10, 1956 IN THE RECORDS OF ADAMS COUNTY ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 7 AND SAID EASTERLY RIGHT-OF-WAY, TO THE SOUTHWEST CORNER OF SAID BLOCK 7; THENCE SOUTHERLY ACROSS THE RIGHT OF WAY OF CORONADO PARKWAY, TO THE NORTHWEST CORNER OF LOT 1 OF CORONADO SUBDIVISION THIRD FILING, AS DESCRIBED IN PLAT BOOK 7, PAGE 180, FILE 11, MAP 179, RECEPTION NO. 765899, RECORDED AUGUST 17, 1965 IN THE RECORDS OF ADAMS COUNTY; THENCE ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY OF NORTH WASHINGTON STREET, TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED AREAS;

- LOT 2 QUAIL RIDGE SUBDIVISION AS DESCRIBED AT FILE 16, MAP 246, RECEPTION NO. B566406 DATED APRIL 11, 1985 IN THE RECORDS OF ADAMS COUNTY;
- LOT 1, BLOCK 1 LAMPLIGHTER VILLAGE CONDOMINIUMS AS DESCRIBED AT FILE 16, MAP 321, RECEPTION NO. B602595 DATED SEPTEMBER 27, 1985 IN THE RECORDS OF ADAMS COUNTY;



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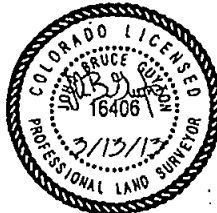
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 16 OF 20

- NORTH DENVER SURGICAL CENTER AS DESCRIBED AT FILE 16, MAP 404, RECEPTION NO. B634817 DATED MARCH 10, 1986 IN THE RECORDS OF ADAMS COUNTY;
- PARCEL 0171915401029 AS DESCRIBED AT BOOK 3151, PAGE 263 DATED MAY 29, 1986 IN THE RECORDS OF ADAMS COUNTY;
- BADDING HEIGHTS AS DESCRIBED IN, FILE 10, MAP 59 AT RECEPTION NO. 424351 DATED JULY 6, 1954 IN THE RECORDS OF ADAMS COUNTY;
- LOMA LINDA PARK FIRST FILING AMENDED AS DESCRIBED AT BOOK 7, PAGE 44, FILE 11, MAP 44, RECEPTION NO. 650478 DATED DECEMBER 11, 1961 IN THE RECORDS OF ADAMS COUNTY;
- LOMA LINDA PARK SECOND FILING AS DESCRIBED AT BOOK 7, PAGE 45, FILE 11, MAP 45, RECEPTION NO. 650479 DATED DECEMBER 11, 1961 IN THE RECORDS OF ADAMS COUNTY;
- LOMA LINDA PARK SECOND FILING AMENDMENT NO. 1 AS DESCRIBED AT FILE 17, MAP 717, RECEPTION NO. C0308279 DATED AUGUST 13, 1997 IN THE RECORDS OF ADAMS COUNTY;
- LOMA LINDA PARK SUBDIVISION 3RD FILING AS DESCRIBED AT FILE 17, MAP 791, RECEPTION NO. C0356653 DATED JANUARY 23, 1998 IN THE RECORDS OF ADAMS COUNTY;
- LOMA LINDA PARK SUBDIVISION 3RD FILING AMENDMENT NO 1 AS DESCRIBED AT RECEPTION NO. 2004001228410 DATED NOVEMBER 3, 2004 IN THE RECORDS OF ADAMS COUNTY;
- LOMA LINDA PARK 3RD FILING AMENDMENT NO 2 AS DESCRIBED AT RECEPTION NO. 20050621000649900 DATED JUNE 21, 2005 IN THE RECORDS OF ADAMS COUNTY;



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SHEET 17 OF 20

- PARCELS 0171915400022, 0171915400023, 0171915100004 PER ADAMS COUNTY WEBSITE AS RESEARCHED ON MARCH 11, 2013 (NO RECORDING INFORMATION WAS AVAILABLE)
- ANY OTHER AREAS INCLUDING, BUT NOT LIMITED TO, ADDITIONAL LOMA LINDA FILINGS AND/ OR AMENDMENTS ENCOMPASSED (CREATING A BOUNDARY THEREOF) BY THE EAST RIGHT-OF-WAY OF GRANT STREET, THE NORTH RIGHT-OF-WAY OF EAST 98TH PLACE, THE WEST RIGHT-OF-WAY OF NORTH WASHINGTON STREET AND THE WESTERLY AND NORTHERLY LINES OF SAID LOT 1, BLOCK 1 LAMPLIGHTER VILLAGE CONDOMINIUMS, SAID EASTERLY LINE OF NORTH DENVER SURGICAL CENTER CONDO COMPLEX AND SOUTHERLY LINE OF HORIZON MEADOWS SUBDIVISION FILING NO 1 AMENDMENT NO 3 AS DESCRIBED AT RECEPTION NO. 2007000097122 DATED OCTOBER 15, 2007 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

- HIGHPOINTE PARK AS DESCRIBED AT RECEPTION NO. 2007000096358 DATED OCTOBER 12, 2007 IN THE RECORDS OF ADAMS COUNTY;
- HIGHPOINTE PARK SUBDIVISION AMENDMENT NO 1 AS DESCRIBED AT RECEPTION NO. 2008000047996 DATED JUNE 13, 2008 IN THE RECORDS OF ADAMS COUNTY;
- HIGHPOINTE PARK SUBDIVISION AMENDMENT NO 2 AS DESCRIBED AT RECEPTION NO. 2012000004497 DATED JANUARY 20, 2012 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

- PARCEL AS DESCRIBED AT BOOK 2094, PAGE 876 DATED SEPTEMBER 28, 1976 IN THE RECORDS OF ADAMS COUNTY;
- TRACTS L & J WASHINGTON HEIGHTS AS DESCRIBED AT FILE 14, MAP 56, RECEPTION NO.



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PRINCIPAL MERIDIAN,

CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 18 OF 20

A018327 DATED OCTOBER 9, 1973 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

- TRACT F WASHINGTON HEIGHTS AS DESCRIBED AT FILE 14, MAP 56, RECEPTION NO.

A018327 DATED OCTOBER 9, 1973 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

- TRACT C WASHINGTON HEIGHTS AS DESCRIBED AT FILE 14, MAP 56, RECEPTION NO.

A018327 DATED OCTOBER 9, 1973 IN THE RECORDS OF ADAMS COUNTY;

- PHASE 3 PEPPERCORN CONDOS AS DESCRIBED AT RECEPTION NO. B428373 DATED APRIL 5, 1983 IN THE RECORDS OF ADAMS COUNTY;

- BRITTANY DOWNS AS DESCRIBED AT FILE 16, MAP 61, RECEPTION NO. B496349 DATED APRIL 6, 1984 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

- PHASES 1 & 2 PEPPERCORN CONDOS AS DESCRIBED AT RECEPTION NO. B428373 DATED APRIL 5, 1983 IN THE RECORDS OF ADAMS COUNTY;

- CORDOVA 88 PUD SUBDIVISION AMENDMENT NO 1 AS DESCRIBED AT PUD 3559, RECEPTION NO. C1016180 DATED SEPTEMBER 28, 2002 IN THE RECORDS OF ADAMS COUNTY;

- CORDOVA 88 PUD SUBDIVISION AMENDMENT NO 2 AS DESCRIBED AT RECEPTION NO. 2009000045654 DATED JUNE 24, 2009 IN THE RECORDS OF ADAMS COUNTY LESS THE RIGHT-OF-WAY OF GRANT STREET;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;



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SHEET 19 OF 20

- TOWN CENTER ESTATES CONDOMINIUMS (PREVIOUSLY 88TH AVENUE SUBDIVISION FILING NO 1, FILE 14. MAP 672 DATED JULY 31, 1980) IN THE RECORDS OF ADAMS COUNTY;
- VILLAGE 88 AMENDMENT NO 1 AS DESCRIBED AT RECEPTION NO. 2008000095658 DATED DECEMBER 10, 2008 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

- PARCEL AS DESCRIBED AT BOOK 2543, PAGE 169 DATED APRIL 2, 1981 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

- PARCEL AS DESCRIBED AT BOOK 2324, PAGE 815 DATED MARCH 8, 1979, BOOK 2552, PAGE 316 DATED MAY 7 1981, AND BOOK 2723, PAGE 582 DATED MARCH 3 1983 IN THE RECORDS OF ADAMS COUNTY;
- THE AREA THAT IS CONTAINED IN THE ORIGINAL BOUNDARY OF TRACT A AND, BLOCK 2 OF BROOKSIDE SUBDIVISION AS DESCRIBED AT FILE 16, MAP 97, RECEPTION NO. 8505107 DATED MAY 21, 1984 (THIS AREA INCLUDES BUT IS NOT LIMITED TO THE CURRENT PLATTING AS FOLLOWS:

BROOKSIDE FILING NO. 3 AS DESCRIBED AT RECEPTION NO. 81160213 DATED JULY 23, 1993 IN THE RECORDS OF ADAMS COUNTY;

BROOKSIDE CONDOMINIUMS (NO RECORDING INFORMATION WAS FOUND);

FOX CREEK CONDOMINIUMS (SEVERAL PHASES);



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SHEET 20 OF 20

- PARCEL NUMBER: 0171922300029 AS DESCRIBED AT BOOK 2814, PAGE 594 DATED NOVEMBER 23, 1983, BOOK 2814, PAGE 599 DATED NOVEMBER 14, 1983 AND BOOK 2836, PAGE 268 DATED FEBRUARY 19, 1984 IN THE RECORDS OF ADAMS COUNTY;
- NORTH CREEK SUBDIVISION AS DESCRIBED AT RECEPTION NO. C0253843 DATED FEBRUARY 12, 1997 IN THE RECORDS OF ADAMS COUNTY;
- NORTH CREEK SUBDIVISION FILING NO 1-A AMENDMENT NO 1 AS DESCRIBED AT RECEPTION NO. C1164955 DATED JUNE 26, 2003 IN THE RECORDS OF ADAMS COUNTY;
- CLARICE PUD SUBDIVISION LOT AMENDMENT AS DESCRIBED AT PUD 3593, RECEPTION NO. C1047829 DATED NOVEMBER 1, 2002 IN THE RECORDS OF ADAMS COUNTY;

THE AREA ENCUMBERED BY THE FOLLOWING INCLUDING ALL RIGHTS-OF-WAY;

NIVER CANAL RIGHT-OF-WAY LYING WITHIN THE NORTHWEST QUARTER OF SECTION 22 AS SHOWN ON THE TOLWIN SUBDIVISION AS DESCRIBED AT BOOK 6, PAGE 128, FILE 10, MAP 376, RECEPTION NO. 623406 IN THE RECORDS OF ADAMS COUNTY;

I, JOHN B. GUYTON, A LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.



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EXHIBIT 2

C.D. NO. 2013 - 045

City of Thornton Open Space Parcel:

A PORTION OF A PARCEL RECORDED IN BOOK 6067 AT PAGE 807 AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO. SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER. THENCE COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 53 MINUTES 47 SECONDS WEST A DISTANCE OF 250.00 FEET. TO THE NORTHEAST CORNER OF A PARCEL RECORDED IN BOOK 1901 AT PAGE 997 AT SAID CLERK AND RECORDER'S OFFICE:

THENCE COINCIDENT WITH THE EAST LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 49.30 FEET;

2) THENCE SOUTH 26 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 44.72 FEET, TO THE NORTHERLY CORNER OF A PARCEL RECORDED IN BOOK 1916 AT PAGE 669 AT SAID CLERK AND RECORDER'S OFFICE;

THENCE COINCIDENT WITH SAID EAST LINE AND THE WESTERLY LINE OF SAID PARCEL RECORDED IN BOOK 1916 AT PAGE 669. SOUTH 22 DEGREES 09 MINUTES 18 SECONDS WEST A DISTANCE OF 504.62 FEET. TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED IN BOOK 1901 AT PAGE 997 AND TO THE NORTHEAST CORNER OF SAID PARCEL RECORDED AT BOOK 6067 AT PAGE 807 AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID WESTERLY LINE AND THE EASTERLY LINE OF SAID PARCEL RECORDED AT BOOK 6067 AT PAGE 807. SOUTH 22 DEGREES 09 MINUTES 18 SECONDS WEST A DISTANCE OF 469.56 FEET. TO THE NORTHERLY RIGHT OF WAY OF THORNTON PARKWAY AS DESCRIBED IN BOOK 3382 AT PAGE 192 AT SAID CLERK AND RECORDER'S OFFICE AND THE SOUTHERLY LINE OF SAID PARCEL RECORDED AT BOOK 6067 AT PAGE 807;

THENCE COINCIDENT SAID NORTHERLY AND SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1) SOUTH 77 DEGREES 46 MINUTES 52 SECONDS WEST A DISTANCE OF 328.49 FEET. TO A NON-TANGENT CURVE TO THE LEFT;

2) ALONG SAID CURVE HAVING A RADIUS OF 1200.92 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 22 MINUTES 43 SECONDS, AN ARC DISTANCE OF 448.10 FEET, WHOSE CHORD BEARS SOUTH 69 DEGREES 12 MINUTES 46 SECONDS WEST A CHORD DISTANCE OF 445.50 FEET;

THENCE NORTH 31 DEGREES 28 MINUTES 36 SECONDS WEST A DISTANCE OF 202.18 FEET. TO A NORTHERLY CORNER OF SAID PARCEL RECORDED AT BOOK 6067 AT PAGE 807, AND THE SOUTHEAST CORNER OF LOT 2 OF WILSON RE-SUBDIVISION OF THE TOL-WIN HEIGHTS SUBDIVISION. SAID WILSON RE-SUBDIVISION IS RECORDED AT SAID CLERK AND RECORDER'S OFFICE AS MAP 454 AT FILE 16;

THENCE COINCIDENT WITH THE EAST LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID PARCEL, NORTH 20 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 78.91 FEET. TO THE NORTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF A PARCEL VACATING A PORTION OF SWITZER LANE. SAID PARCEL DESCRIBED IN BOOK 3508 AT PAGE 316 AT SAID CLERK AND RECORDER'S OFFICE;

C.D. NO. 2013 - 0 4 5

THENCE COINCIDENT WITH THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 3508 AT PAGE 316, NORTH 26 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 50.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL. THE NORTHERLY RIGHT OF WAY OF SWITZER LANE AS DEPICTED ON THE TOL-WIN HEIGHTS FIRST FILING SUBDIVISION. SAID SUBDIVISION IS RECORDED AS MAP 323 IN FILE 14 AT SAID CLERK AND RECORDER'S OFFICE AND A CURVE TO THE LEFT;

THENCE COINCIDENT WITH SAID RIGHT OF WAY AND ALONG SAID CURVE HAVING A RADIUS OF 234.45 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 13 MINUTES 30 SECONDS, AN ARC DISTANCE OF 25.47 FEET, WHOSE CHORD BEARS NORTH 66 DEGREES 50 MINUTES 15 SECONDS WEST A CHORD DISTANCE OF 25.46 FEET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF THE KNOX SUBDIVISION FILING NO. 1, SAID SUBDIVISION IS RECORDED AS MAP 70 IN FILE 13 AT SAID CLERK AND RECORDER'S OFFICE AND THE NORTHERLY LINE OF SAID PARCEL RECORDED AT BOOK 6067 AT PAGE 807;

THENCE COINCIDENT WITH THE EAST LINE OF SAID SUBDIVISION AND SAID NORTHERLY LINE, NORTH 20 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 407.00 FEET, TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE NORTHERLY LINE OF SAID PARCEL RECORDED AT BOOK 6067 AT PAGE 807;

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

- 1) SOUTH 69 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 155.00 FEET;
- 2) NORTH 68 DEGREES 39 MINUTES 15 SECONDS EAST A DISTANCE OF 331.53 FEET;
- 3) SOUTH 78 DEGREES 26 MINUTES 22 SECONDS EAST A DISTANCE OF 365.32 FEET;
- 4) SOUTH 69 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 45.32 FEET, TO THE WESTERLY LINE OF SAID PARCEL RECORDED IN BOOK 1916 AT PAGE 669 AND TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED IN BOOK 190) AT PAGE 997 AND TO THE NORTHEAST CORNER OF SAID PARCEL RECORDED AT BOOK 6067 AT PAGE 807 AND TO THE POINT OF BEGINNING;

BEARINGS FOR THIS DESCRIPTION BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS SHOWN ON THE TOL-WIN SUBDIVISION PLAT. RECORDED AS MAP 376 IN FILE 10 AT THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE. SAID LINE IS DESCRIBED AS SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST.

North Star Elementary School:

EXCLUDING ALL THOSE PORTIONS OF NORTH STAR HILLS - SECOND FILING RECORDED UNDER RECEPTION NO. 703052 LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 88TH AVENUE.