

CUNNINGHAM FIRE PROTECTION DISTRICT

RESOLUTION NO. 2019-11

A RESOLUTION CONSENTING TO THE INCLUSION OF PROPERTY INTO SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT (SHEA HOMES LIMITED PARTNERSHIP)

WHEREAS, Cunningham Fire Protection District (“Cunningham”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, South Metro Fire Rescue Fire Protection District (“South Metro”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, South Metro and Cunningham Fire have entered into that certain South Metro/Cunningham Fire Rescue Authority Creation and Pre-Unification Agreement dated November 16, 2017 (“Creation Agreement”), which created the South Metro/Cunningham Fire Rescue Authority (“Authority”); and

WHEREAS, Shea Homes Limited Partnership, has petitioned South Metro for the inclusion of real property; and

WHEREAS, pursuant to Section VIII, A., of the Creation Agreement, neither party will include or exclude property pursuant to Parts 4 or 5 of Article 1, Title 32, C.R.S., without the written consent of the other party; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Cunningham Fire Protection District as follows:

1. **Consent to Inclusion.** The Board of Directors of Cunningham Fire Protection District hereby consents to the inclusion of property into South Metro Fire Rescue Fire Protection District, as described in the Petitions for Inclusion attached hereto as Exhibit A and incorporated herein by this reference.

2. **Severability.** If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

3. **Effective Date.** This Resolution shall take effect and be enforced immediately upon its approval by the District Board.

ADOPTED this 6th day of May, 2019.

CUNNINGHAM FIRE PROTECTION
DISTRICT

By 
Mark L. Lampert, Chairman

Attest:


Patricia Shaver, Secretary

EXHIBIT A

PETITIONS FOR INCLUSION

SOUTH METRO FIRE RESCUE

BOARD AGENDA

MEETING DATE: 5/6/2019

AGENDA ITEM TYPE: ACTION ITEM

SUBJECT: ORDER BY BOARD OF DIRECTORS OF THE SOUTH METRO FIRE RESCUE
FIRE PROTECTION DISTRICT FOR INCLUSION OF REAL PROPERTY (SHEA HOMES LIMITED PARTNERSHIP)

BACKGROUND: This request is for the inclusion of two parcels of land: 1) a 66.7-acre parcel in the Backcountry area south of Highlands Ranch; and 2) a 201-acre parcel near the northwest corner of Wildcat Reserve Pkwy and Summit View Pkwy in Highlands Ranch. These parcels were not in the Highlands Ranch Metro District and therefore not included into SMFR during the unification process. Inclusion of these parcels is being pursued as part of the cleanup process and the land acquisition process for the proposed Fire Station #20, which will potentially be located within the large parcel #2 noted above. The parcels have a small assessed value resulting in potential revenues of about \$1,000 but may become exempt in the future when transferred to the Highlands Ranch Metro District.

RECOMMENDATION: Staff recommends approval of the order.

SUBMITTED BY: Mike Dell'Orfano

APPROVED BY: Bob Baker

**ORDER BY BOARD OF DIRECTORS OF THE
SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT
FOR INCLUSION OF REAL PROPERTY
(SHEA HOMES LIMITED PARTNERSHIP)**

WHEREAS, there was filed with the Board of Directors of the South Metro Fire Rescue Fire Protection District ("District") duly acknowledged Petitions, copies of which are attached hereto as Exhibit A and incorporated herein by this reference, by Shea Homes Limited Partnership ("Petitioner"), one hundred percent (100%) fee owner of the real property described in the Petitions attached hereto, and requesting that the Board of Directors include such property within the District; and

WHEREAS, the Petitions were heard at an open meeting of the Board of Directors of the District on May 6, 2019, at the hour of 6:00 p.m., at 9195 E. Mineral Avenue, Centennial, Colorado 80112, after publication of notice of the filing of such Petitions, and the place, time and date of such meeting, the name of the Petitioner and a general description of the property to be included, in the *Douglas County News-Press*, *Littleton Independent* and *Golden Transcript* on April 4, 2019, which proofs of publication are attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, no objection has been filed to the inclusion of the property into the District; and

WHEREAS, the subject property is capable of being served by the District facilities; and

WHEREAS, it is deemed to be in the best interests of the District and the taxpaying electors thereof that such Petitions be granted.

IT IS THEREFORE ORDERED that such Petitions be granted as to the real property described herein; that the boundaries of the District shall be enlarged by the inclusion of the real property described herein; and that the Douglas County District Court, in which Court an Order was entered establishing this District, be requested to enter an Order that the real property described herein be included within the District.

I certify that the foregoing Order was unanimously passed at a meeting of the Board of Directors of the South Metro Fire Rescue Fire Protection District, duly called and held on May 6, 2019, at the hour of 6:00 p.m. and that the undersigned is the duly acting and authorized Chairman of the District.

SOUTH METRO FIRE RESCUE FIRE
PROTECTION DISTRICT

By: _____
Laura Simon, Chairman

ATTEST:

By: _____
Ronda Scholting, Secretary

**EXHIBIT A TO ORDER BY BOARD OF DIRECTORS
(PETITIONS FOR INCLUSION)**

PETITION FOR INCLUSION

IN THE MATTER OF SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT

TO THE BOARD OF DIRECTORS OF THE DISTRICT:

The undersigned Petitioner, being the fee owner of one hundred percent (100%) of the real property hereinafter described, hereby petitions that such property be included within the South Metro Fire Rescue Fire Protection District, as provided by law, and for cause, states:

1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitutes the fee owner of one hundred percent (100%) of such property.
3. That there shall be no withdrawal from this Petition after publication of notice by the Board without the consent of the Board, nor shall further objections be filed thereto by the Petitioner.
4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner, and to all duly promulgated rules, regulations and rates of the District.
5. That the property owned by Petitioner and sought to be included in the District is described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

PETITIONER:

SHEA HOMES LIMITED PARTNERSHIP, a
California limited partnership

By: 

Print Name: _____

Jeffrey H. Donelson
Assistant Secretary

By: 

Print Name: _____

Jeffrey F. Kappes
Assistant Secretary

STATE OF COLORADO

)
) ss.
)

COUNTY OF DOUGLAS

The foregoing Petition for Inclusion was acknowledged before me this 15th day
of March, 2019 by Jeffrey H. Denelson as Asst. Secretary
and by Jeffrey F. Kappes as Asst. Secretary
of Shea Homes Limited Partnership.

Witness my hand and official seal.

My commission expires:

9/29/2020

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|--|
| MICHELE M. MILLER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19924013384 MY COMMISSION EXPIRES 09/29/2020 |
|--|


Notary Public

EXHIBIT A
(LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED)

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, AND CONSIDERING THE EAST LINE OF SAID SECTION 23 TO BEAR SOUTH 00°15'55" EAST, A DISTANCE OF 5264.38 FEET, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, SOUTH 00°15'55" EAST A DISTANCE OF 1974.88 FEET TO THE SOUTHWEST CORNER OF TRACT D, HIGHLANDS RANCH FILING NO. 122-P AS RECORDED AT RECEPTION NO. 00037979, IN THE RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, ALSO BEING THE NORTHWEST CORNER OF TRACT A, HIGHLANDS RANCH FILING NO. 122-U 1ST AMENDMENT AS RECORDED AT RECEPTION NO. 01116891, SAID COUNTY RECORDS, SAID CORNER BEING THE **POINT OF BEGINNING**.

THENCE ALONG WEST THE LINE OF SAID TRACT A, SOUTH 00°15'55" EAST, A DISTANCE OF 1042.78 FEET TO THE NORTH BOUNDARY OF THE OPEN SPACE CONSERVATION AREA AS RECORDED AT RECEPTION NO. 2009037287, SAID COUNTY RECORDS;

THENCE ALONG SAID NORTH BOUNDARY, SOUTH 87°26'22" WEST, A DISTANCE OF 1983.86 FEET TO THE EAST BOUNDARY OF THE OPEN SPACE CONSERVATION AREA AS RECORDED AT RECEPTION NO. 2009037289, SAID COUNTY RECORDS;

THENCE ALONG SAID EAST BOUNDARY, NORTH 00°20'33" WEST, A DISTANCE OF 1787.11 FEET TO THE SOUTH BOUNDARY OF TRACT A, HIGHLANDS RANCH FILING NO. 118-S AS RECORDED AT RECEPTION NO. 2015007508, SAID COUNTY RECORDS;

THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89°54'38" EAST, A DISTANCE OF 503.21 FEET TO THE SOUTHWESTERLY BOUNDARY OF DOUGLAS COUNTY SCHOOL SITE #6 AS RECORDED IN BOOK 1736, PAGE 2099, SAID COUNTY RECORDS.

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 45°48'32" EAST, A DISTANCE OF 703.25 FEET;
2. NORTH 90°00'00" EAST, A DISTANCE OF 191.38 FEET;
3. NORTH 66°42'53" EAST, A DISTANCE OF 497.75 FEET TO THE WEST BOUNDARY OF SAID TRACT D, HIGHLANDS RANCH FILING NO. 122-P;

THENCE ALONG SAID WEST BOUNDARY, SOUTH 42°25'05" EAST, A DISTANCE OF 491.75 FEET TO THE **POINT OF BEGINNING**.

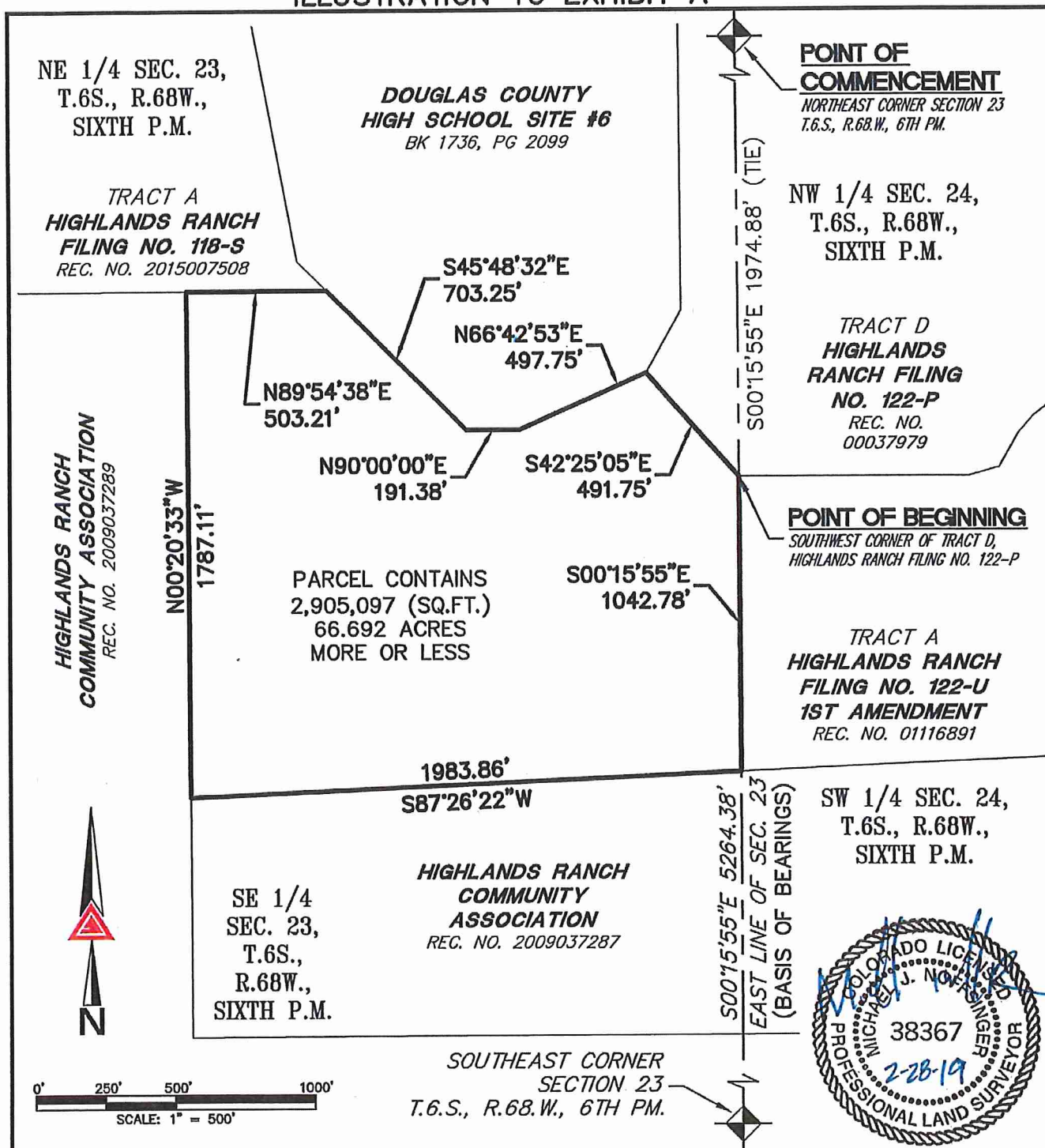
CONTAINING AN AREA OF 66.692 ACRES, (2,905,097 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER, PLS 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\10718-06\DWG\EXHIBITS\
 DWG NAME: Shea Parcel.DWG
 DWG: MJN CHK: JRW
 DATE: 2/28/2019
 SCALE: 1" = 500'



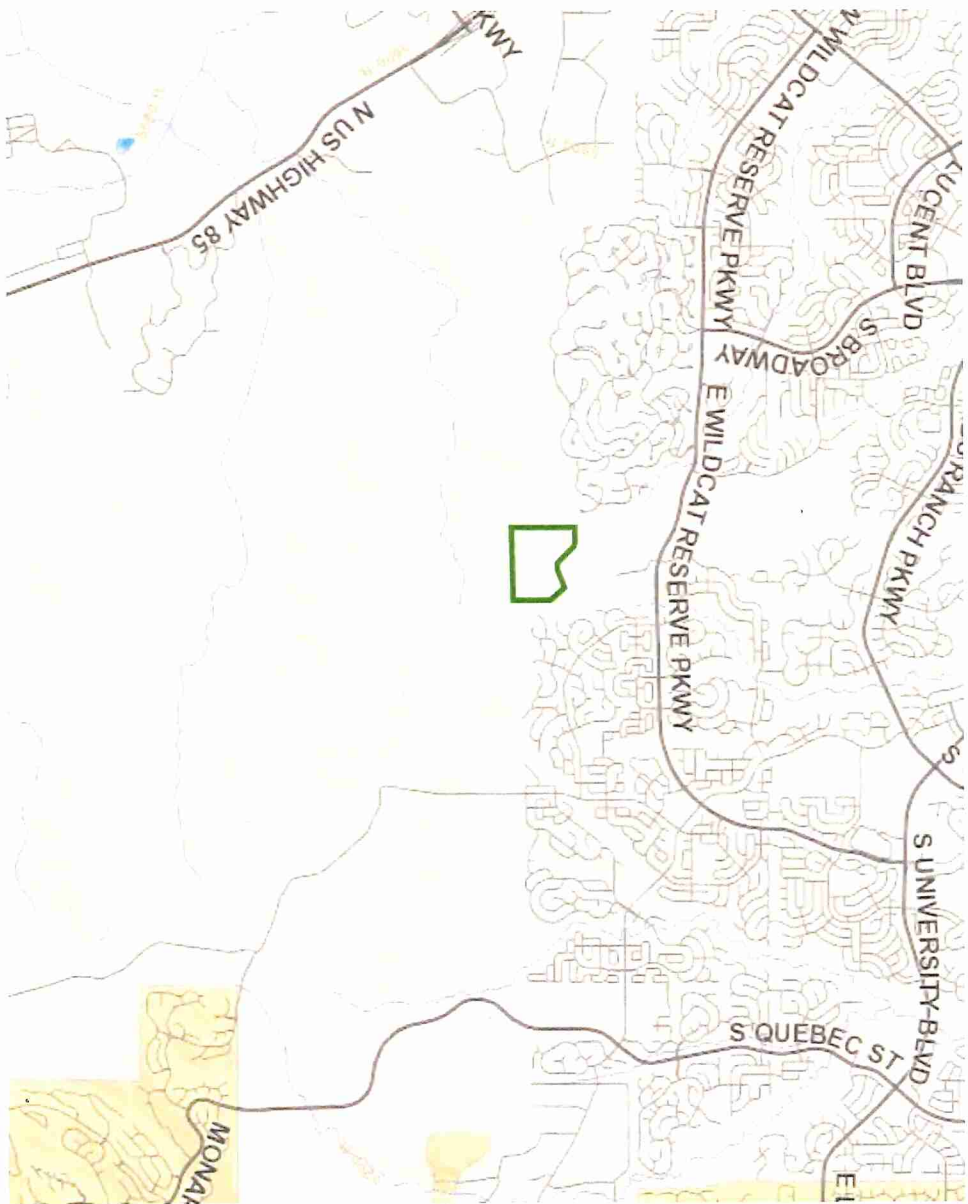
AZTEC
 CONSULTANTS, INC.

300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

EXHIBIT
 SHEA HOMES PARCEL
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 10718-06

3 OF 3 SHEETS



PETITION FOR INCLUSION

IN THE MATTER OF SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT

TO THE BOARD OF DIRECTORS OF THE DISTRICT:

The undersigned Petitioner, being the fee owner of one hundred percent (100%) of the real property hereinafter described, hereby petitions that such property be included within the South Metro Fire Rescue Fire Protection District, as provided by law, and for cause, states:

1. That such property is capable of being served with facilities of the District.
2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitutes the fee owner of one hundred percent (100%) of such property.
3. That there shall be no withdrawal from this Petition after publication of notice by the Board without the consent of the Board, nor shall further objections be filed thereto by the Petitioner.
4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner, and to all duly promulgated rules, regulations and rates of the District.
5. That the property owned by Petitioner and sought to be included in the District is described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

PETITIONER:

SHEA HOMES LIMITED PARTNERSHIP, a
California limited partnership

By: 
Print Name: Jeffrey H. Donelson
Assistant Secretary

By: 
Print Name: Jeffrey F. Kappes
Assistant Secretary

STATE OF COLORADO

)

) ss.

COUNTY OF DOUGLAS

)

The foregoing Petition for Inclusion was acknowledged before me this 15th day
of March, 2019 by Jeffrey H Donelson as
Asst. Secretary and by Jeffrey F Kappes as Asst. Secretary
of Shea Homes Limited Partnership.

Witness my hand and official seal.

My commission expires:

9/29/2020

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|--|
| MICHELE M. MILLER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19924013384 MY COMMISSION EXPIRES 09/29/2020 |
|--|


Notary Public

EXHIBIT A
(LEGAL DESCRIPTION OF PROPERTY TO BE INCLUDED)

EXHIBIT A

A PARCEL OF LAND BEING A PART OF SECTION 11 AND SECTION 14, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11 WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89°45'58" EAST;

THENCE SOUTH 66°44'49" EAST, A DISTANCE OF 2040.62 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 43°16'52" EAST, A DISTANCE OF 813.00 FEET;

THENCE SOUTH 89°00'30" EAST, A DISTANCE OF 80.48 FEET;

THENCE NORTH 00°59'30" EAST, A DISTANCE OF 49.99 FEET;

THENCE SOUTH 89°00'30" EAST, A DISTANCE OF 21.80 FEET;

THENCE NORTH 00°59'30" EAST, A DISTANCE OF 25.31 FEET;

THENCE SOUTH 89°00'30" EAST, A DISTANCE OF 6.72 FEET;

THENCE NORTH 00°59'30" EAST, A DISTANCE OF 8.10 FEET;

THENCE SOUTH 89°00'30" EAST, A DISTANCE OF 3.06 FEET;

THENCE NORTH 00°59'30" EAST, A DISTANCE OF 1.37 FEET;

THENCE SOUTH 89°00'30" EAST, A DISTANCE OF 4.45 FEET;

THENCE NORTH 00°59'30" EAST, A DISTANCE OF 32.02 FEET;

THENCE NORTH 89°00'30" WEST, A DISTANCE OF 5.51 FEET;

THENCE NORTH 00°18'51" EAST, A DISTANCE OF 88.07 FEET;

THENCE NORTH 09°57'16" WEST, A DISTANCE OF 2.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 6.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160°03'32" AN ARC LENGTH OF 18.16 FEET;

THENCE NON-TANGENT TO SAID CURVE NORTH 89°58'32" WEST, A DISTANCE OF 29.81 FEET;

THENCE NORTH 00°01'28" EAST, A DISTANCE OF 259.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 54.64 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°21'28" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°08'55" AN ARC LENGTH OF 51.64 FEET;

THENCE NON-TANGENT TO SAID CURVE SOUTH 89°47'40" EAST, A DISTANCE OF 115.04 FEET;

THENCE NORTH 00°30'40" EAST, A DISTANCE OF 18.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 341.50 FEET;

EXHIBIT A

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°45'11" AN ARC LENGTH OF 147.54 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,477.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'44" AN ARC LENGTH OF 112.06 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 193.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°44'07" AN ARC LENGTH OF 174.72 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 28.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'41" AN ARC LENGTH OF 3.31 FEET;

THENCE NON-TANGENT TO SAID CURVE NORTH 03°00'57" EAST, A DISTANCE OF 22.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,959.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°35'58" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°44'38" AN ARC LENGTH OF 25.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 214.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'51" AN ARC LENGTH OF 77.67 FEET;

THENCE NON-TANGENT TO SAID CURVE NORTH 85°18'32" EAST, A DISTANCE OF 108.60 FEET;

THENCE NORTH 64°12'23" EAST, A DISTANCE OF 124.75 FEET;

THENCE NORTH 89°35'38" EAST, A DISTANCE OF 174.04 FEET;

THENCE SOUTH 67°52'40" EAST, A DISTANCE OF 193.41 FEET;

THENCE SOUTH 48°25'49" EAST, A DISTANCE OF 112.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 594.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°20'20" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°12'24" AN ARC LENGTH OF 126.55 FEET;

THENCE TANGENT TO SAID CURVE NORTH 04°32'44" EAST, A DISTANCE OF 59.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 551.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'36" AN ARC LENGTH OF 49.94 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 840.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°19'01" AN ARC LENGTH OF 107.27 FEET TO THE SOUTHWESTERLY LINE OF TRACT A, HIGHLANDS RANCH FILING NO. 91-A, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 8913064 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF SAID HIGHLANDS RANCH FILING NO. 91-A THE FOLLOWING (13) COURSES:

EXHIBIT A

1. SOUTH 76°56'05" EAST, A DISTANCE OF 194.72 FEET;
2. SOUTH 15°44'24" EAST, A DISTANCE OF 73.67 FEET;
3. SOUTH 40°45'00" EAST, A DISTANCE OF 109.33 FEET;
4. SOUTH 23°03'29" EAST, A DISTANCE OF 78.72 FEET;
5. SOUTH 29°11'23" WEST, A DISTANCE OF 56.83 FEET;
6. SOUTH 16°46'58" WEST, A DISTANCE OF 56.93 FEET;
7. SOUTH 06°56'54" WEST, A DISTANCE OF 94.93 FEET;
8. SOUTH 05°21'10" EAST, A DISTANCE OF 94.93 FEET;
9. SOUTH 17°39'14" EAST, A DISTANCE OF 67.69 FEET;
10. SOUTH 24°47'47" EAST, A DISTANCE OF 63.23 FEET;
11. SOUTH 32°12'20" EAST, A DISTANCE OF 83.51 FEET;
12. SOUTH 43°16'31" EAST, A DISTANCE OF 83.53 FEET;
13. SOUTH 36°13'54" EAST, A DISTANCE OF 73.66 FEET TO THE NORTHWESTERLY LINE OF HIGHLANDS RANCH FILING NO. 91-B, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9009162 IN SAID RECORDS;

THENCE ALONG THE NORTHWESTERLY AND WESTERLY LINES OF SAID HIGHLANDS RANCH FILING NO. 91-B THE FOLLOWING (5) COURSES:

1. SOUTH 47°41'29" WEST, A DISTANCE OF 77.43 FEET;
2. SOUTH 14°42'20" WEST, A DISTANCE OF 74.27 FEET;
3. SOUTH 10°38'46" EAST, A DISTANCE OF 76.70 FEET;
4. SOUTH 36°24'43" EAST, A DISTANCE OF 76.70 FEET;
5. SOUTH 57°28'55" EAST, A DISTANCE OF 157.14 FEET TO THE NORTHWESTERLY LINE OF HIGHLANDS RANCH FILING NO. 91-F, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9225355 IN SAID RECORDS;

THENCE ALONG THE NORTHWESTERLY AND WESTERLY LINES OF SAID HIGHLANDS RANCH FILING NO. 91-F THE FOLLOWING (4) COURSES:

1. SOUTH 24°29'46" WEST, A DISTANCE OF 25.00 FEET;
2. SOUTH 17°30'57" EAST, A DISTANCE OF 110.03 FEET;
3. SOUTH 29°08'52" EAST, A DISTANCE OF 89.19 FEET;
4. SOUTH 70°07'14" EAST, A DISTANCE OF 246.74 FEET TO THE WESTERLY LINE OF HIGHLANDS RANCH FILING NO. 91-C, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9028349 IN SAID RECORDS;

EXHIBIT A

THENCE ALONG THE WESTERLY LINES OF SAID HIGHLANDS RANCH FILING NO. 91-C THE FOLLOWING (9) COURSES:

1. SOUTH 16°34'05" WEST, A DISTANCE OF 30.00 FEET;
2. SOUTH 08°53'56" WEST, A DISTANCE OF 96.35 FEET;
3. SOUTH 02°36'17" EAST, A DISTANCE OF 48.28 FEET;
4. SOUTH 10°16'26" EAST, A DISTANCE OF 48.28 FEET;
5. SOUTH 13°04'26" EAST, A DISTANCE OF 189.88 FEET;
6. SOUTH 39°45'26" EAST, A DISTANCE OF 70.86 FEET;
7. SOUTH 65°01'26" EAST, A DISTANCE OF 87.80 FEET;
8. SOUTH 01°06'52" EAST, A DISTANCE OF 80.00 FEET;
9. NORTH 88°53'08" EAST, A DISTANCE OF 247.96 FEET TO THE SOUTHWEST CORNER OF HIGHLANDS RANCH FILING NO. 91-D, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9113889 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID HIGHLANDS RANCH FILING NO. 91-D CONTINUING NORTH 88°53'08" EAST, A DISTANCE OF 18.63 FEET TO THE NORTHWEST CORNER OF HIGHLANDS RANCH FILING NO. 114-A, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9232680 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINES OF SAID HIGHLANDS RANCH FILING NO. 114-A THE FOLLOWING (12) COURSES:

1. SOUTH 00°00'00" WEST, A DISTANCE OF 20.00 FEET;
2. SOUTH 58°32'34" WEST, A DISTANCE OF 69.53 FEET;
3. SOUTH 39°51'58" WEST, A DISTANCE OF 77.14 FEET;
4. SOUTH 17°05'08" WEST, A DISTANCE OF 74.54 FEET;
5. NORTH 90°00'00" WEST, A DISTANCE OF 5.16 FEET;
6. SOUTH 85°48'52" WEST, A DISTANCE OF 250.01 FEET;
7. SOUTH 04°11'08" EAST, A DISTANCE OF 25.00 FEET;
8. NORTH 85°48'52" EAST, A DISTANCE OF 248.69 FEET;
9. SOUTH 00°00'00" WEST, A DISTANCE OF 300.56 FEET;
10. SOUTH 25°47'48" EAST, A DISTANCE OF 94.00 FEET;
11. SOUTH 52°50'41" EAST, A DISTANCE OF 80.00 FEET;

EXHIBIT A

12. SOUTH 60°07'48" EAST, A DISTANCE OF 84.41 FEET TO THE WESTERLY LINE OF HIGHLANDS RANCH FILING NO. 122-I, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 9851586 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINES OF SAID HIGHLANDS RANCH FILING NO. 122-I THE FOLLOWING (4) COURSES:

1. SOUTH 28°51'14" WEST, A DISTANCE OF 192.37 FEET;
2. SOUTH 00°00'00" WEST, A DISTANCE OF 215.58 FEET;
3. SOUTH 12°56'58" EAST, A DISTANCE OF 131.74 FEET;
4. SOUTH 41°10'08" EAST, A DISTANCE OF 132.32 FEET TO THE WESTERLY LINE OF SUMMIT VIEW PARKWAY RECORDED IN BOOK 1494 AT PAGE 453 IN SAID RECORDS;

THENCE ALONG THE WESTERLY LINES OF SAID SUMMIT VIEW PARKWAY THE FOLLOWING (9) COURSES:

1. SOUTH 37°28'56" WEST, A DISTANCE OF 160.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 430.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°28'56" AN ARC LENGTH OF 281.30 FEET;
3. TANGENT TO SAID CURVE SOUTH 00°00'00" WEST, A DISTANCE OF 114.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 370.00 FEET;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°22'15" AN ARC LENGTH OF 286.53 FEET;
5. TANGENT TO SAID CURVE SOUTH 44°22'15" WEST, A DISTANCE OF 120.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 430.00 FEET;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°18'59" AN ARC LENGTH OF 527.72 FEET;
7. TANGENT TO SAID CURVE SOUTH 25°56'44" EAST, A DISTANCE OF 185.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 370.00 FEET;
8. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°47'00" AN ARC LENGTH OF 250.45 FEET;
9. NON-TANGENT TO SAID CURVE SOUTH 60°07'59" WEST, A DISTANCE OF 51.44 FEET TO THE NORTHERLY LINE OF WILDCAT RESERVE PARKWAY, SAID HIGHLANDS RANCH FILING NO. 122-I, AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,951.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 17°25'42" EAST;

THENCE ALONG THE NORTHERLY LINES OF SAID WILDCAT RESERVE PARKWAY THE FOLLOWING (6) COURSES:

EXHIBIT A

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°13'15" AN ARC LENGTH OF 416.14 FEET;
2. TANGENT TO SAID CURVE NORTH 60°21'03" WEST, A DISTANCE OF 265.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,049.00 FEET;
3. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°48'30" AN ARC LENGTH OF 708.39 FEET;
4. TANGENT TO SAID CURVE NORTH 80°09'33" WEST, A DISTANCE OF 373.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,951.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'24" AN ARC LENGTH OF 429.28 FEET;
6. TANGENT TO SAID CURVE NORTH 67°33'09" WEST, A DISTANCE OF 109.38 FEET;

THENCE DEPARTING SAID NORTHERLY LINE NORTH 06°55'09" EAST, A DISTANCE OF 423.51 FEET;

THENCE NORTH 00°05'00" WEST, A DISTANCE OF 439.47 FEET;

THENCE NORTH 04°08'07" EAST, A DISTANCE OF 190.85 FEET;

THENCE NORTH 08°21'48" WEST, A DISTANCE OF 575.37 FEET;

THENCE NORTH 14°30'23" EAST, A DISTANCE OF 258.57 FEET;

THENCE NORTH 01°03'20" WEST, A DISTANCE OF 380.51 FEET;

THENCE NORTH 16°20'16" WEST, A DISTANCE OF 233.56 FEET;

THENCE NORTH 27°28'32" WEST, A DISTANCE OF 253.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 203.533 ACRES (8,865,918 SQUARE FEET), MORE OR LESS.

EXCEPT THAT PARCEL OF LAND DESCRIBED IN BOOK 1409 AT PAGE 1110 IN SAID RECORDS ADDITIONALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14 WHENCE THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 14 BEARS SOUTH 00°04'26" WEST;

THENCE SOUTH 57°50'31" WEST, A DISTANCE OF 1854.74 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 27°00'00" WEST, A DISTANCE OF 38.96 FEET;

THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 272.74 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 133.78 FEET;

EXHIBIT A

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 100.47 FEET;

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 250.80 FEET;

THENCE NORTH 27°00'00" EAST, A DISTANCE OF 218.59 FEET;

THENCE SOUTH 63°00'00" EAST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

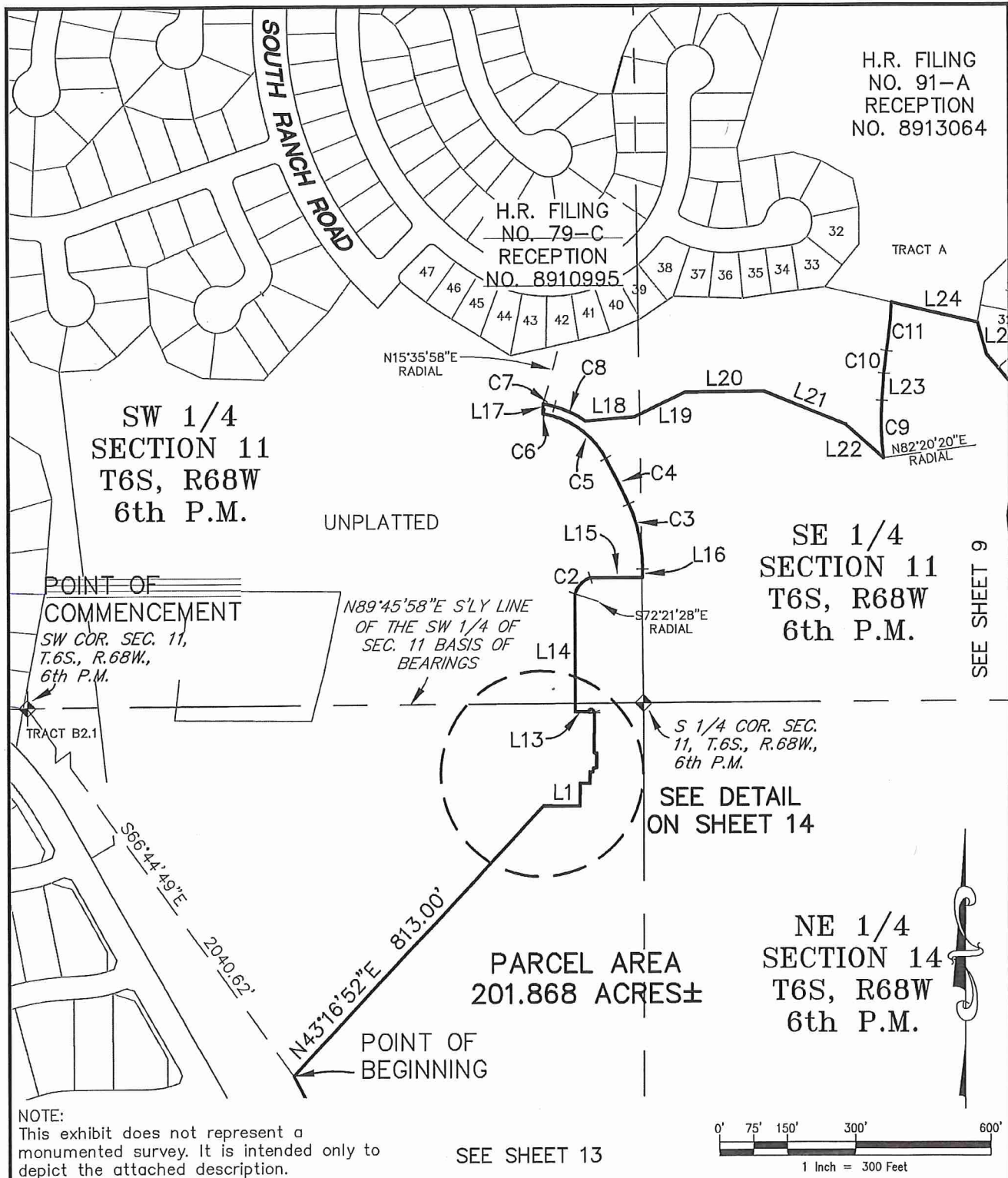
CONTAINING AN AREA OF 1.665 ACRES (72,534 SQUARE FEET) MORE OR LESS.

RESULTING IN A NET AREA OF 201.868 ACRES (8,793,384 SQUARE FEET) MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEAN E. CATES
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122



PATH: P:\10710-05\DWG
DWG NAME: HR Manalon Phase II
DWG: DBH CHK: DEC
DATE: 4/8/10
SCALE: 1" = 300'



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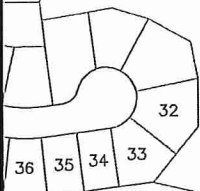
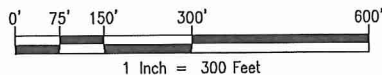
EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
DOUGLAS COUNTY, COLORADO

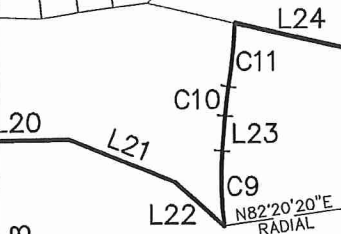
JOB NUMBER 10710-05

8 OF 15 SHEETS

H.R. FILING
NO. 91-A
RECEPTION
NO. 8913064



TRACT A



SEE SHEET 8

SE 1/4
SECTION 11
T6S, R68W
6th P.M.

H.R. FILING
NO. 91-A
RECEPTION
NO. 8913064

TRACT B

UNPLATTED

PARCEL AREA
201.868 ACRES±

H.R. FILING
NO. 91-B
RECEPTION
NO. 9009162

NE 1/4
SECTION 14
T6S, R68W
6th P.M.

H.R. FILING
NO. 91-F
RECEPTION
NO. 9225355

H.R. FILING
NO. 91-C
RECEPTION
NO. 9028349

SEE SHEET 13

SEE SHEET 10

NOTE:
This exhibit does not represent a
monumented survey. It is intended only to
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EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
DOUGLAS COUNTY, COLORADO

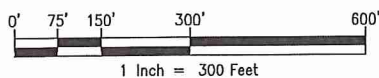
JOB NUMBER 10710-05

9 OF 15 SHEETS

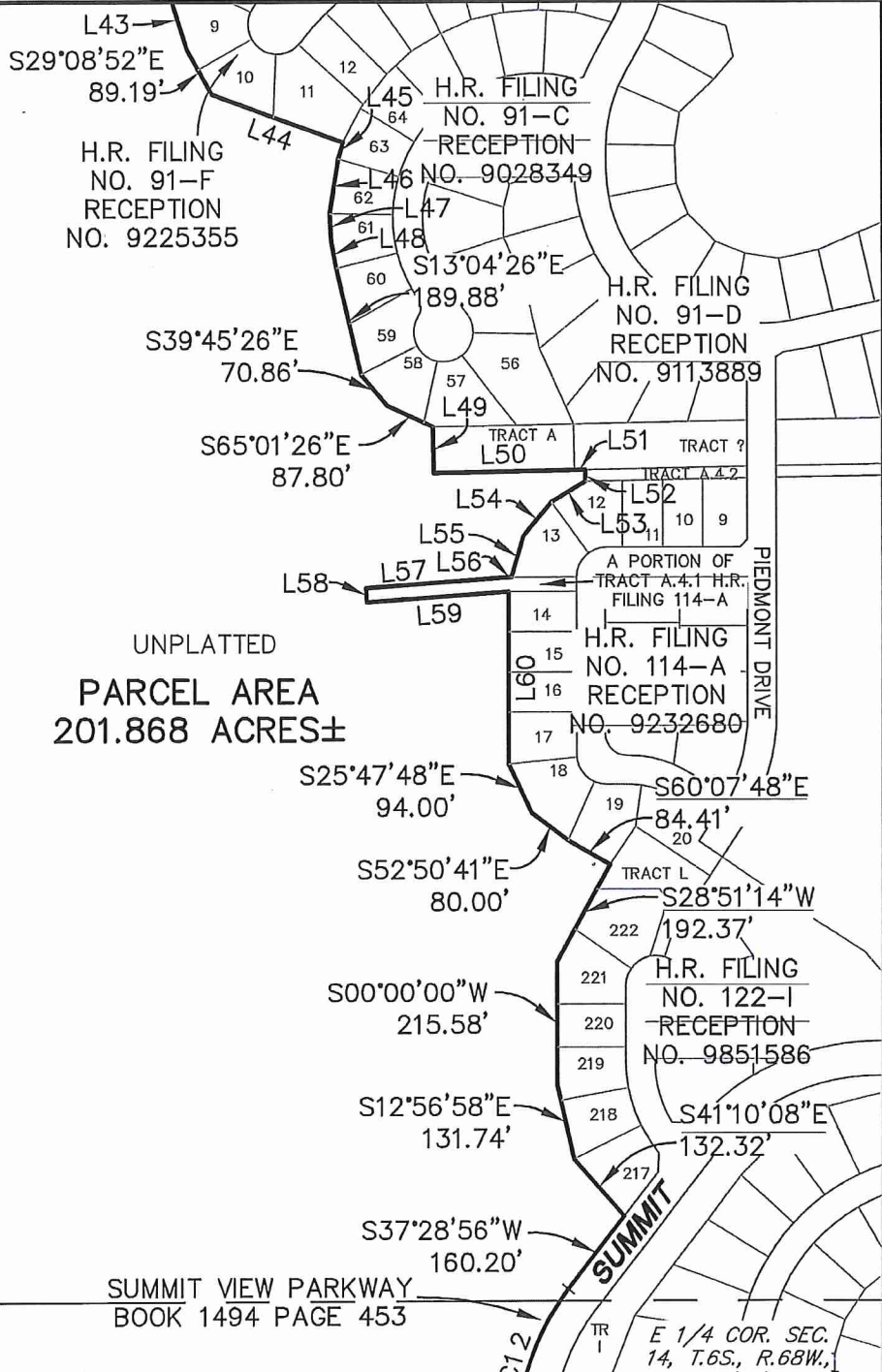
SEE SHEET 9
NE 1/4
SECTION 14
T6S, R68W
6th P.M.

NE 1/4
SECTION 14
T6S, R68W
6th P.M.

SEE SHEET 13



SEE SHEET 11



NOTE:
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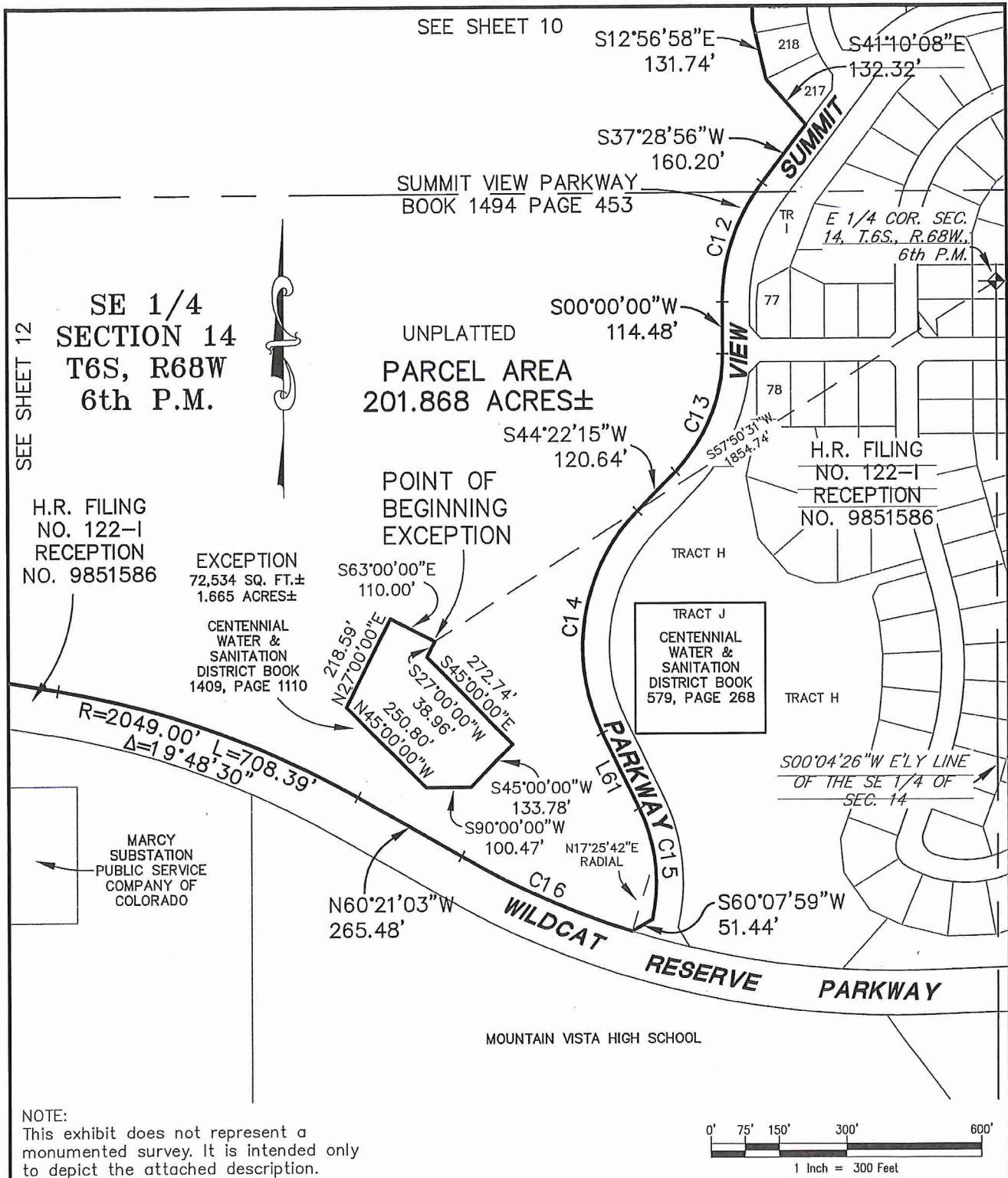
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EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
DOUGLAS COUNTY, COLORADO

JOB NUMBER 10710-05

10 OF 15 SHEETS



PATH: P:\10710-05\DWG
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DWG: DBH CHK: DEC
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SCALE: 1" = 300'



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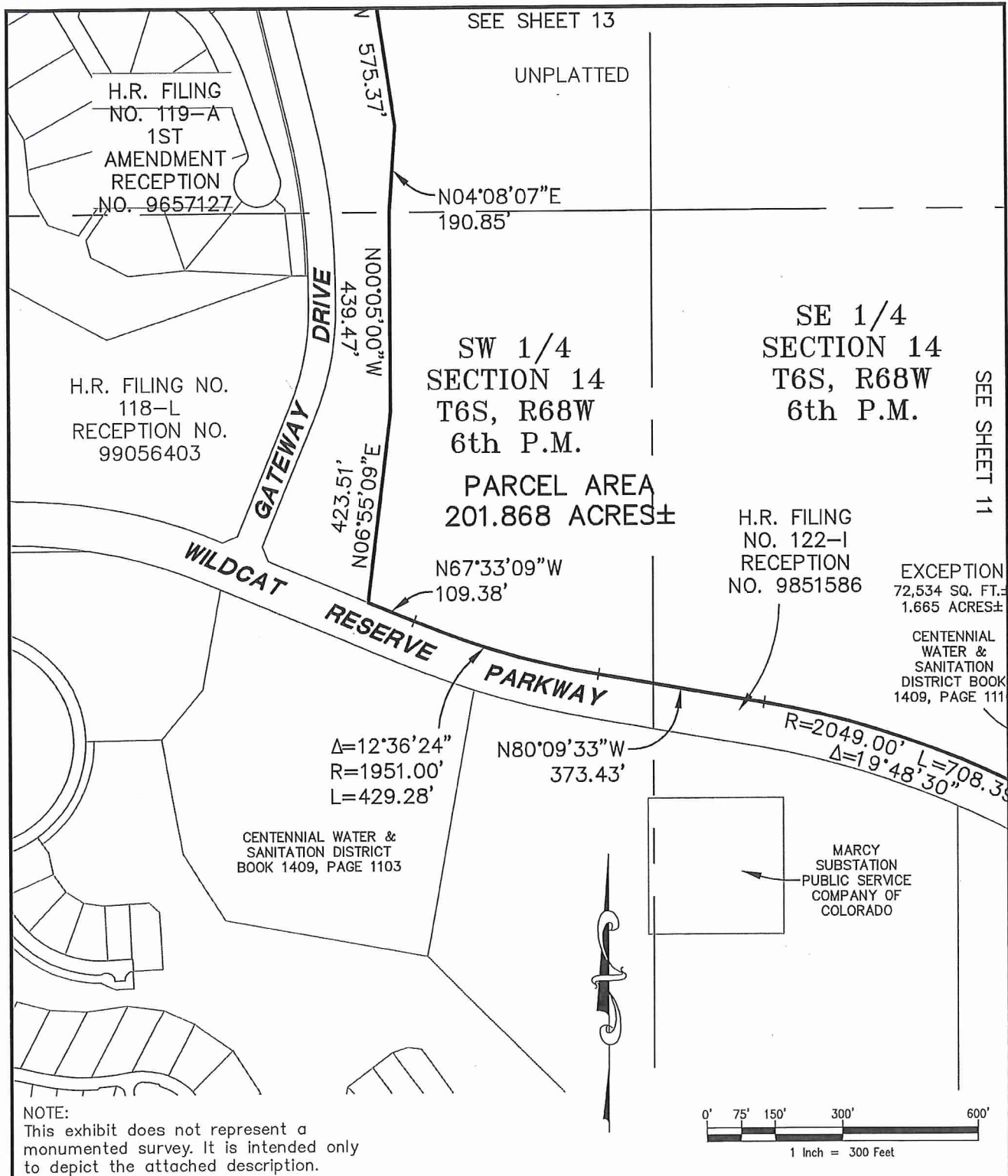
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EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
DOUGLAS COUNTY, COLORADO

JOB NUMBER 10710-05

11 OF 15 SHEETS



PATH: P:\10710-05\DWG
DWG NAME: HR Monahan Phase II
DWG: DBH CHK: DEC
DATE: 4/8/10
SCALE: 1" = 300'



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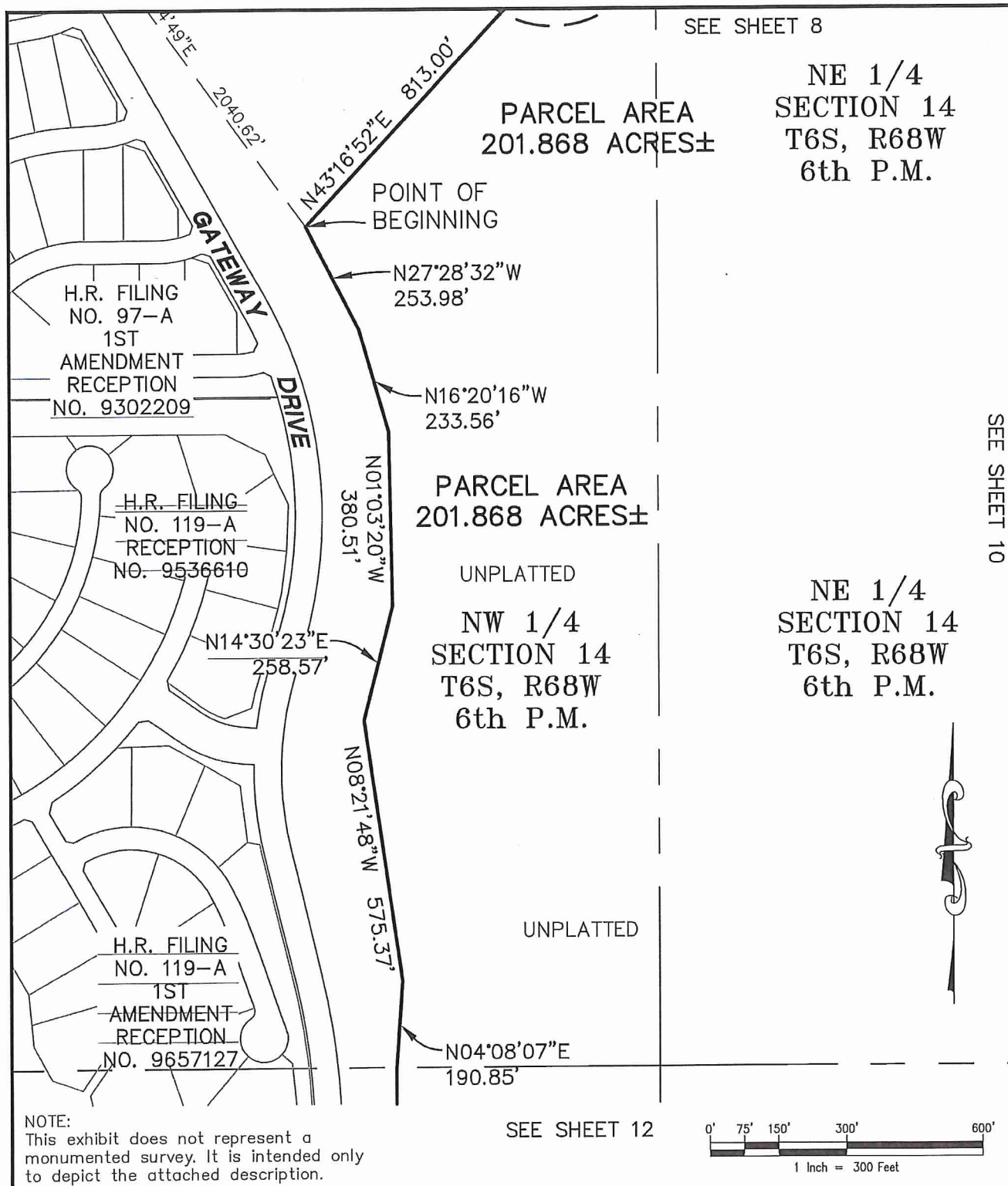
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EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
DOUGLAS COUNTY, COLORADO

JOB NUMBER 10710-05

12 OF 15 SHEETS



PATH: P:\10710-05\DWG
DWG NAME: HR Monson Phase II
DWG: DBH CHK: DEC
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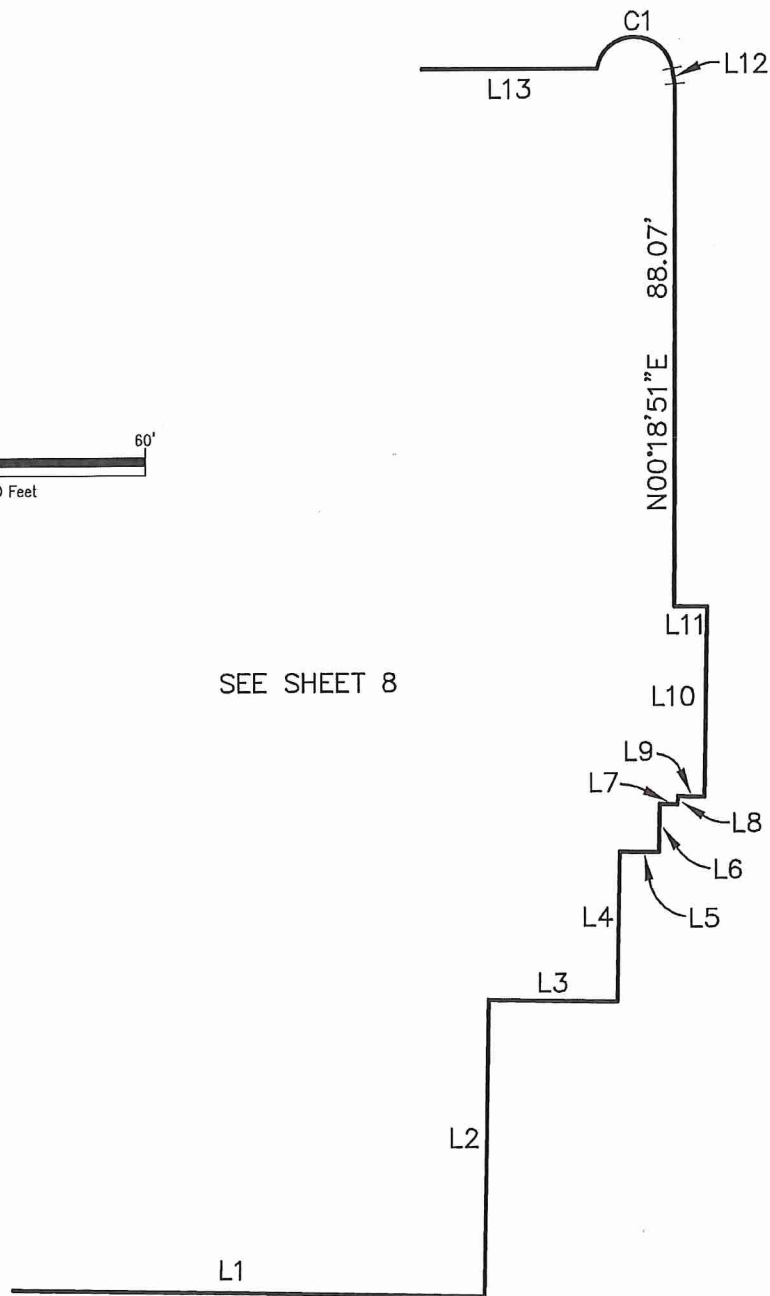
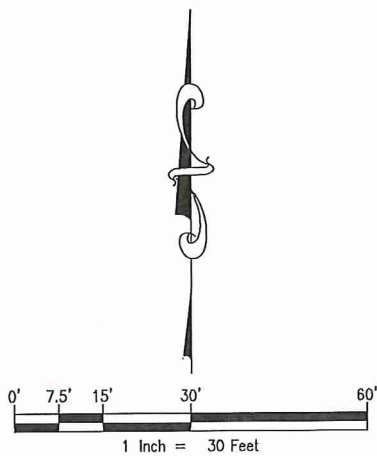
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EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
DOUGLAS COUNTY, COLORADO

JOB NUMBER 10710-05

13 OF 15 SHEETS



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PATH: P:\10710-05\DWG
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EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
DOUGLAS COUNTY, COLORADO

JOB NUMBER 10710-05

14 OF 15 SHEETS

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S89°00'30"E | 80.48' |
| L2 | N00°59'30"E | 49.99' |
| L3 | S89°00'30"E | 21.80' |
| L4 | N00°59'30"E | 25.31' |
| L5 | S89°00'30"E | 6.72' |
| L6 | N00°59'30"E | 8.10' |
| L7 | S89°00'30"E | 3.06' |
| L8 | N00°59'30"E | 1.37' |
| L9 | S89°00'30"E | 4.45' |
| L10 | N00°59'30"E | 32.02' |
| L11 | N89°00'30"W | 5.51' |
| L12 | N09°57'16"W | 2.66' |
| L13 | N89°58'32"W | 29.81' |
| L14 | N00°01'28"E | 259.31' |
| L15 | S89°47'40"E | 115.04' |
| L16 | N00°30'40"E | 18.48' |
| L17 | N03°00'57"E | 22.93' |
| L18 | N85°18'32"E | 108.60' |
| L19 | N64°12'23"E | 124.75' |
| L20 | N89°35'38"E | 174.04' |
| L21 | S67°52'40"E | 193.41' |
| L22 | S48°25'49"E | 112.31' |
| L23 | N04°32'44"E | 59.77' |
| L24 | S76°56'05"E | 194.72' |
| L25 | S15°44'24"E | 73.67' |
| L26 | S40°45'00"E | 109.33' |
| L27 | S23°03'29"E | 78.72' |
| L28 | S29°11'23"W | 56.83' |
| L29 | S16°46'58"W | 56.93' |
| L30 | S06°56'54"W | 94.93' |
| L31 | S05°21'10"E | 94.93' |
| L32 | S17°39'14"E | 67.69' |
| L33 | S24°47'47"E | 63.23' |
| L34 | S32°12'20"E | 83.51' |
| L35 | S43°16'31"E | 83.53' |
| L36 | S36°13'54"E | 73.66' |
| L37 | S47°41'29"W | 77.43' |
| L38 | S14°42'20"W | 74.27' |
| L39 | S10°38'46"E | 76.70' |
| L40 | S36°24'43"E | 76.70' |
| L41 | S57°28'55"E | 157.14' |
| L42 | S24°29'46"W | 25.00' |
| L43 | S17°30'57"E | 110.03' |
| L44 | S70°07'14"E | 246.74' |
| L45 | S16°34'05"W | 30.00' |
| L46 | S08°53'56"W | 96.35' |
| L47 | S02°36'17"E | 48.28' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L48 | S10°16'26"E | 48.28' |
| L49 | S01°06'52"E | 80.00' |
| L50 | N88°53'08"E | 247.96' |
| L51 | N88°53'08"E | 18.63' |
| L52 | S00°00'00"W | 20.00' |
| L53 | S58°32'34"W | 69.53' |
| L54 | S39°51'58"W | 77.14' |
| L55 | S17°05'08"W | 74.54' |
| L56 | N90°00'00"W | 5.16' |
| L57 | S85°48'52"W | 250.01' |
| L58 | S04°11'08"E | 25.00' |
| L59 | N85°48'52"E | 248.69' |
| L60 | S00°00'00"W | 300.56' |
| L61 | S25°56'44"E | 185.00' |

| CURVE TABLE | | | |
|-------------|------------|----------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 160°03'32" | 6.50' | 18.16' |
| C2 | 54°08'55" | 54.64' | 51.64' |
| C3 | 24°45'11" | 341.50' | 147.54' |
| C4 | 4°20'44" | 1477.50' | 112.06' |
| C5 | 51°44'07" | 193.50' | 174.72' |
| C6 | 6°39'41" | 28.50' | 3.31' |
| C7 | 0°44'38" | 1959.50' | 25.44' |
| C8 | 20°44'51" | 214.50' | 77.67' |
| C9 | 12°12'24" | 594.00' | 126.55' |
| C10 | 5°11'36" | 551.00' | 49.94' |
| C11 | 7°19'01" | 840.00' | 107.27' |
| C12 | 37°28'56" | 430.00' | 281.30' |
| C13 | 44°22'15" | 370.00' | 286.53' |
| C14 | 70°18'59" | 430.00' | 527.72' |
| C15 | 38°47'00" | 370.00' | 250.45' |
| C16 | 12°13'15" | 1951.00' | 416.14' |

PATH: P:\10710-05\DWG
 DWG NAME: HR Mansion Phase II
 DWG: DBH CHK: DEC
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 SCALE: NA



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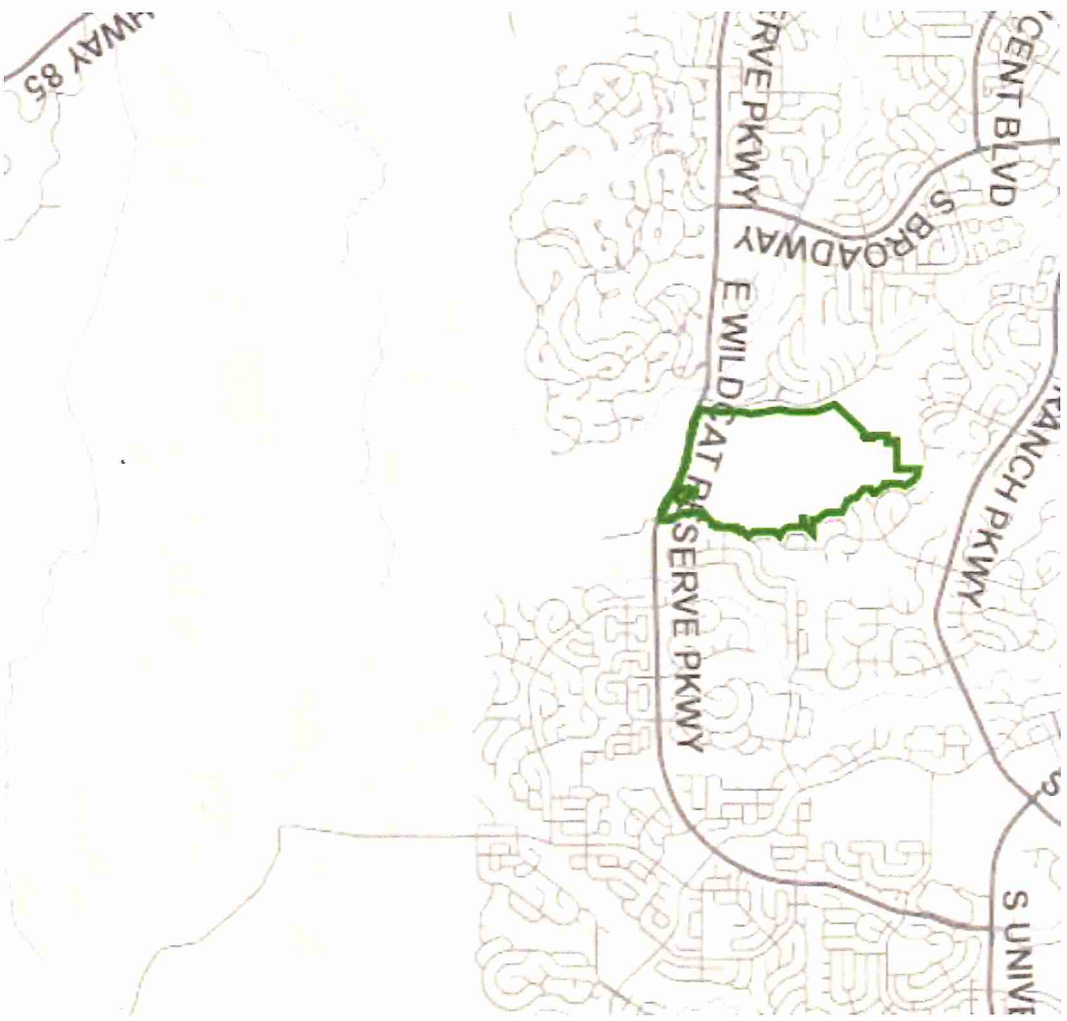
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EXHIBIT A

SEC 11 & SEC 14, T6S R68W, 6TH PM
 DOUGLAS COUNTY, COLORADO

JOB NUMBER 10710-05

15 OF 15 SHEETS



**EXHIBIT B TO ORDER BY BOARD OF DIRECTORS
(PROOFS OF PUBLICATION)**