

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT
SPECIAL MEETING NO. 828
MINUTES**

Call to order

A special meeting of the Board of Directors of South Suburban Park and Recreation District was called to order at 7:02 pm on Wednesday, October 29, 2014 at the Goodson Recreation Center, 6315 South University Boulevard, Centennial, Colorado. Chair John Ostermiller presided.

The purpose of the special meeting was to continue discussion regarding the proposed Resolution and Intergovernmental Agreement with the City of Littleton and Littleton Invests for Tomorrow (LIFT, the City's urban renewal authority), tabled during the October 22, 2014 regular meeting. (Special posting had been accomplished, per State statute. /ds)

Present: John K. Ostermiller
Susan M. Rosser
Pamela M. Eller
Michael T. Anderson
Scott A. LaBrash

Legal Counsel: Tim Flynn, Esq.

Management Staff: David Lorenz, Executive Director
Deanna Heyn, Deputy Executive Director
Teresa Cope, Director of Communications
Jay Dikeman, Director of Hospitality Services
JoAnn Gould, Director of Recreation & Community Services
Jim Priddy, Director of Parks & Open Space
Bill Ramsey, Director of Golf
Steve Shipley, Director of Finance

Executive Session

Mr. Ostermiller announced that the Board has received an email late this afternoon from District's legal representative in this matter, Mr. Flynn. Subsequently, there was a request to go into executive session at this time, to ask Mr. Flynn questions instruct negotiators on negotiating positions.

At 7:15 pm, **MRS. ELLER MOVED TO ENTER INTO EXECUTIVE SESSION PURSUANT TO, OR, AS AUTHORIZED BY C.R.S. SECTION 24-6-402(4), #**

- (B) FOR THE PURPOSE OF CONFERENCES WITH DISTRICT LEGAL COUNSEL, TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS,**
- (E) FOR THE PURPOSES OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS,**

AND SPECIFICALLY THE CITY OF LITTLETON'S URBAN RENEWAL PROGRAM AND INSTRUCTING NEGOTIATORS. Mrs. Rosser seconded the motion, which was approved unanimously (5-0). The five Boardmembers, Mr. Flynn, Mr. Lorenz, and Mr. Shipley left for an Executive Session at 7:03 pm and returned at 7:47 pm.

Mr. Ostermiller reconvened the Special meeting.

Citizens' comments

No public came forward to speak at this time.

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City of Littleton: Proposed resolution consenting in writing, with conditions, to inclusion of agricultural land in the Santa Fe urban renewal area; and Intergovernmental agreement for use of tax increment financing (TIF) revenues for recreation district purposes.(Continued from October 22, 2014 Regular Meeting.)

Mr. Flynn summarized. During discussions in the regular meeting on October 22, Mr. Flynn received instructions to respond to Board questions and to modify the draft Intergovernmental Agreement regarding allocation of TIF revenues with areas proposed by the City and LIFT for urban renewal. In addition, the recital has been revised to reference not only the four urban renewal projects—Santa Fe urban renewal area (Ensor property), Columbine Square, Littleton Boulevard, and North Broadway—but also would include future urban renewal projects considered by the City. Consent to inclusion of agricultural land within the Santa Fe urban renewal area by Resolution (also known as the Ensor property) would be on the condition that, if there is a substantial change to modify the urban renewal program in the future, then the District’s consent would have to be obtained. If bonds are paid off, then allocation of the tax increment financing (TIF) revenue ceases. Regarding the TIF period (clock), 25 years is the maximum period, and the clock starts when the plan with the TIF allocation is approved. If additional land is added to an urban renewal project, then the clock could start on that new area (only). Once expired, TIF allocations, fees, and all levies owed to South Suburban revert back to the District.

Mr. Ostermiller stated the Board would take public comment again this evening before the Board starts their deliberations.

Public Comment.

(See October 22 minutes for comments from other citizens). Those who had signed up to speak tonight were:

Paul Bingham, 236 West Delaware Circle. Mr. Bingham decided not to speak at this time.

Carol Brzeczek, 2000 West Arapahoe Road. She lives in the City of Littleton. She attended the City’s town hall meeting last night. During that session, Councilmember Brinkman stated that the City has not intentionally done anything that would harm the schools, parks, or generally the City’s relationships with local agencies, including South Suburban and Arapahoe County; the City has worked hard to make sure make sure the District has a seat at the table; the City Council signed a resolution to do just that. Ms. Brzeczek read portions of a City resolution into the record, particularly, that any urban renewal project would not move forward without the full support of all taxing entities.

She suggested that if the District doesn’t need more funds to operate, then the District wouldn’t have posed a ballot issue before the voters on November 4; and this proposed arrangement will harm the District by thousands and perhaps millions of dollars. She stated, the clock on urban renewal projects *can* be re-set. She urged the Board, not to hesitate to turn down the intergovernmental agreement; a true partner wouldn’t ask the District to harm itself. The Arapahoe County Commissioners didn’t support either the inclusion of agricultural land or use of TIF money presented in the current two plans, or the plans for other reasons as stated in the Commissioners’ letters to the City (October 28, regarding the proposed Santa Fe area and all urban renewal projects); therefore, the District wouldn’t be the only taxing entity to say No.

Mr. Ostermiller opened up the comments to any other public who wished to speak at this time.

Doug Clark, Houstoun Waring Circle, Littleton asked why an organization would voluntarily give up half of its potential revenue and a portion of its taxing ability, especially when the District has a tax increase question on the ballot. The District can retain it all by refusing to include the agricultural land and the proposed TIF. He referred to the resolution read by Carol Brzeczek, and stated that the City’s resolution really gives the Board the option to turn down the proposed agreement. There is a potential political problem regarding the tax increase.

By agreeing, the Board is really saying the District doesn’t need the money from the proposed massive development on the Ensor property, and there are political ramifications, not limited to the tax increase. If the Littleton City Council approves an urban renewal project with residential units construction on vacant properties,

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that requires the Council to clear some existing slum housing in the City. The only areas in the plan are the 55+ housing units for the elderly and disabled—and the District Board is agreeing to a situation that would cause some people to lose their homes. He encouraged the Board to Just Say No: The County already has.

No other public came forward.

Mr. Ostermiller asked for Board questions and comments.

Mrs. Rosser asked for clarification of Mr. Clark's comments regarding the residential units. Mr. Flynn could not comment at this time.

Corey Hoffmann, 1530-16th Street, Suite 200, Denver and Attorney for LIFT came forward. He stated that Mr. Clark's assertion is just not true; there's nothing in the Act that requires a city or a urban renewal authority, as part of a residential project, to clear another residential area.

He emphasized that he is not the City Attorney; ultimately the Littleton City Council would adopt the plan, and the urban renewal authority implements it. He acknowledged that the Littleton City Council has included on its agenda an adoption of the plan, for its regular meeting next Tuesday night (November 4). Arapahoe County has provided correspondence to the City, stating the Commissioners do not support the inclusion of agricultural land in the plan. There are other options the City can consider, in absence of complete consent by the tax base; but he understands the City continues to reach out and absolutely would prefer consent from the remaining taxing bodies. The City has obtained consent from Littleton Public Schools and Urban Drainage and Flood Control District. As of now, Arapahoe County is the only taxing entity that has not consented.

No other public spoke. Board discussions continued at this point.

Mr. Ostermiller summarized his review of the tax numbers over the last 15–20 years: South Suburban has received only \$2,745 per year on the Ensor property; if there is no development, tax collection will remain the same. The Board requested District legal counsel to prepare the proposed intergovernmental agreement. The Board directed the District Finance Director to take the numbers and apply them to projections of what would happen under the proposed IGA: If development starts next year and develops out as proposed by the City, the District believes that tax revenue from the Ensor property would be \$1.5 million.

Overall, the District's total assessed value is lower than it was six years ago. Contributing factors have been a lack of development in the District (except for within the City of Lone Tree) and exclusion actions initiated by some property owners previously within both the District and City of Greenwood Village, and that hurt the District substantially.

The proposed projects show what could happen when municipalities and potential new developers work together. Mr. Ostermiller would have liked the new Charles Schwab development to have been in the City of Littleton; instead, Schwab built in Lone Tree, and the City of Lone Tree worked with Schwab to get them to relocate. That's why the Board asked legal counsel to prepare the IGA, which is much like the agreement that Littleton Public Schools prepared. He stated the projects will benefit both South Suburban and the City of Littleton.

At Mrs. Rosser's request, Mr. Ostermiller reviewed what the District proposes to keep during the 25-year period. If the City and LIFT also approve the IGA as written, the District would keep the debt service mill levy (1.3+ mills), voter-approved open space funds (1 mill, approved by the voters in 2010); any additional operating mill levy approved by the voters in the future (for instance, the 2-mill ballot issue on the November 4 ballot), and any additional mill levy increase or debt service mill levy awarded by voters in the future. The District also would retain the tax base and would give up the operating mill increase/increment (4.4 mills). Mrs. Eller added, if voters allow for reauthorization of the 1-mill in 2020, those funds would continue to come to the District.

Mrs. Rosser added, there are other urban renewal projects on the books for the future which would come under this arrangement, per the terms of the proposed IGA. If the IGA is not approved by the other agencies, then there wouldn't be any agreements that would apply to other, non-agricultural urban renewal area projects, so

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there are a lot of baskets and eggs (complexity), but this is a way for the Board to share in and keep some of the mills for the non-agricultural urban renewal areas.

Mr. Ostermiller recalled that, with the development of the Streets of South Glenn several years ago, the District received no additional tax revenue out of the project. For the RiverPoint retail development in Sheridan, the District is still collecting tax on a landfill. Neither Centennial nor Sheridan asked the District about any agreements. It's commendable that the City of Littleton has come forward and asked the District to work together with them, and to include the District at the table. The District needs to look out for the voters and residents of the District. He thinks it would be very beneficial if the City can speed up the development, particularly on the Ensor property.

Mrs. Eller stated the District has a long and a good working relationship with the City of Littleton and its citizens. She agreed with Boardmembers' previous comments. The District would receive roughly half of the tax revenue during the term of the TIF. If everything goes as planned, the District will be receiving substantially more tax income than currently for the Ensor property. From learning about urban renewal the last few months, she acknowledged that it isn't necessarily straightforward and creates a lot of anxiety; but from discussions, staff's information, legal counsel's information, she believes the proposed agreement is the best for the District in the long-term.

Mr. LaBrash thanked the visitors for speaking, stating he doesn't really like urban renewal, as it divides a city; and if he wasn't on the District Board, he probably wouldn't be in favor of it. He is not a Littleton resident. But he is on the District Board, and he believes that signing the intergovernmental agreement with Littleton is the best situation, because it can protect half of the District's mill levies, and potentially more from other urban renewal projects in the future.

Mrs. Rosser stated there has been some discussion in the City of Centennial about creating a couple of urban renewal areas. She believes there won't be any agricultural land; therefore the District won't have any leverage with the City and will receive the tax base only for 25 years. The District's negotiating position with Littleton is better than it will be in Centennial—there won't be a partnering opportunity there.

Mr. Anderson summarized the timing of the request from the City is certainly awkward, as the District is asking voters for an increase at this time. However, given the long-standing relationship with Littleton and the quality of the collaborative projects, as well as plans to enhance the South Platte River corridor, as well as Littleton's openness and invitation for the District to be at the table, there's a need to maintain things the way they've been for a long time and this can protect the District's tax base moving forward.

MRS. ELLER MOVED TO APPROVE THE RESOLUTION AND INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF LITTLETON, REGARDING INCLUSION OF AGRICULTURAL LAND IN THE SANTA FE URBAN RENEWAL AREA AND USE OF TIF REVENUES FOR RECREATION DISTRICT PURPOSES. Mr. Anderson seconded the motion. There was no further discussion, and **the motion was approved unanimously (5-0).** (A copy of the resolution and its attachments are attached hereto and made part of the permanent record.) Mr. Ostermiller explained the Board would sign the Resolution and IGA yet this evening, and the documents would be delivered to the City on Thursday. He thanked the public for coming

Announcements and emergency items

Mr. Ostermiller announced

- A quorum gathering on Election night, November 4, at the Administration Building, 6631 S. University Blvd., downstairs conference room. Attendees will await for election results from three counties. The gathering is open to the general public.
- A quorum gathering to dedicate the new Centennial Link Trail, November 12, 11:15 am. Attendees will congregate by Lenski School, 6350 South Fairfax Way. This event is open to the public.

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- A special Study Session with the Littleton City Council, November 13, 7:30 am, at The Littleton Center, 2255 West Berry Avenue.

Adjournment

There being no further business to come before the Board, the group adjourned for the evening at 8:20 pm.

Donna Shephard
Executive Assistant

/ds

SOUTH SUBURBAN PARK AND RECREATION DISTRICT

**RESOLUTION
CONSENTING IN WRITING, WITH CONDITIONS, TO INCLUSION OF
AGRICULTURAL LAND IN THE SANTA FE URBAN RENEWAL AREA**

WHEREAS, the South Suburban Park and Recreation District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado levying property taxes within the proposed boundaries of the Santa Fe Urban Renewal Plan Area (the “Plan Area”) to be considered by the Littleton City Council; and

WHEREAS, the District has reviewed the boundaries of the Plan Area, and is aware of the fact that the Plan Area includes *Agricultural Land*, as that term is defined by C.R.S. § 31-25-103(1); and

WHEREAS, the District is cognizant of the fact that because it is a “*public body that levies an ad valorem tax on the agricultural land*” within the Plan Area, pursuant to C.R.S. § 31-25-107(1)(c)(II)(D), that the City of Littleton seeks the District’s consent to Inclusion of the Agricultural Land within the Plan Area; and

WHEREAS, the District is willing to grant the consent, with conditions, as contained within the proposed Intergovernmental Agreement which accompanies this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Suburban Park and Recreation District as follows:

1. The District hereby agrees in writing within the meaning of C.R.S. § 31-25-107(1)(c)(II)(D) to the Inclusion of Agricultural Land within the Santa Fe Urban Renewal Plan Area, with conditions, as set forth in the Intergovernmental Agreement, attached as Exhibit A.

2. The South Suburban Park and Recreation District further specifically consents to Inclusion of this Resolution in the Record of the Public Hearing on consideration of the Santa Fe Urban Renewal Plan by the Littleton City Council.

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

ADOPTED this 29th day of October, 2014.

South Suburban Park and Recreation District

By: _____
John K. Ostermiller, Chairman

Attest:

Pamela M. Eller, Secretary

EXHIBIT A.

**INTERGOVERNMENTAL AGREEMENT FOR USE OF TIF REVENUES
FOR RECREATION DISTRICT PURPOSES**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”), is entered into effective the 29 day of October, 2014 (the “Effective Date”), among the **CITY OF LITTLETON** (the “City”) the **LITTLETON INVESTS FOR TOMORROW URBAN RENEWAL AUTHORITY** (the “Authority”) and the **SOUTH SUBURBAN PARK AND RECREATION DISTRICT** (“District”) (collectively referred to as the “Parties”).

RECITALS

A. The Authority is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (“Act”).

B. The District is a political subdivision of the State of Colorado.

C. The City is a home rule municipality organized under Article XX of the Constitution of the State of Colorado

D. The Authority and the City’s jurisdictional boundaries lie within the boundaries of the District.

E. Pursuant to the Act, the Authority and the City intend to create urban renewal areas, including but not limited to four currently contemplated urban renewal areas known as: the Santa Fe Urban Renewal Area; the Columbine Square Urban Renewal Area; the Broadway Urban Renewal Area; and the Littleton Boulevard Urban Renewal Area as initially described in Exhibit A hereto and as such description may be amended in the urban renewal plan adopted by the City for each area (collectively, said four urban renewal areas and any other future urban renewal area are hereinafter referred to as the “Urban Renewal Areas” and singly, an “Urban Renewal Area”).

F. It is anticipated that each urban renewal plan (“Urban Renewal Plan”) created in connection with an Urban Renewal Area will include a provision for tax increment financing (“TIF Financing”), as contemplated by §31-25-107(9)(a), C.R.S. for the purposes authorized by the Act.

G. TIF Financing provides that property taxes levied after the effective date of the approval of an Urban Renewal Plan upon taxable property within each Urban Renewal Area shall be divided for a period not to exceed twenty-five (25) years from the effective date of an Urban Renewal Plan and that a portion of said property tax revenues (the “TIF Revenue”) shall be allocated to and paid into a special fund of the Authority to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by the Authority for financing an urban renewal project or to make payments pursuant to an agreement executed pursuant to §31-25-107(11), C.R.S.

H. The Parties acknowledge that the eligible electors of the District have previously approved the issuance of general obligation bonds which are currently outstanding (or which may be refunded in the future) which are paid from a mill levy on all of the taxable property (the "Current Debt Service Levy")

I. The Parties acknowledge that the eligible electors of the District have previously approved the levy of a general operating mill levy of 5.417 mills, consisting of 4.417 mills (the "Base Operating Mill Levy") and an additional 1.000 mill that extends through 2020 for the purpose of meeting parks, open space, and trail expenses (the "Current Additional Operating Levy").

J. The Parties acknowledge that the eligible electors of the District may in the future approve the levy by the District of additional mills for any purpose other than debt service (a "Future Mill Levy Increase").

K. The Parties acknowledge that the eligible electors of the District may also in the future approve the levy of additional mills by the District for the servicing of new general obligation bonds (including any refundings thereof) (a "Future Debt Service Mill Levy").

L. The Parties desire to enter into this Agreement to allocate to the District property tax revenues (the "TIF Revenues") generated within each Urban Renewal Area from the Current Debt Service Levy, the Current Additional Operating Levy, any Future Debt Service Mill Levy and any Future Mill Levy Increase (collectively, the "District Mill Levy").

M. The Parties are authorized to enter into this Agreement pursuant to law, including without limitation §31-25-112, C.R.S.

NOW THEREFORE, in consideration of the foregoing recitals and the covenants, promises and agreements of each of the Parties hereto, it is agreed by and among the Parties hereto as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated into and made a part of this Agreement.
2. Consent to Creation of Urban Renewal Areas. The District consents to the creation of the Urban Renewal Areas and the inclusion of agricultural land (as defined in the Act) into the Santa Fe Urban Renewal Area; provided, however, that the Urban Renewal Plan for the Santa Fe Urban Renewal Area cannot be substantially changed from and after the date of this Agreement without the District's prior consent.
3. District Mill Levy Allocation. The Authority agrees that it will pay to the District, all TIF Revenues generated in an Urban Renewal Area solely as a result of the levy of the District Mill Levy upon taxable property within such Urban Renewal Area (the "District Revenues"). The Authority shall pay the District Revenues to the District on or before the 15th day of the month immediately succeeding the month in which the District Revenues were received. Any other property tax increment revenues generated within an Urban Renewal Area from the Base

Operating Mill Levy of the District shall be retained by the Authority to finance urban renewal projects (as defined in the Act) and shall not be District Revenues. At such time as the Authority's bonds and indebtedness are paid, all revenues generated by the property taxes levied by the District shall be paid to the District in accordance with the provisions of Section 31-25-107(9)(a)(II), C.R.S.

4. Use of Transferred TIF Revenues. The District agrees to use property tax TIF Revenues transferred to it by the Authority pursuant to this Agreement solely for paying or reimbursing the costs, expenses and/or indebtedness incurred for the provision of District facilities and services.
5. Termination and Subsequent Legislation. This Agreement may be terminated at any time upon the mutual written agreement of the Parties. The Parties further agree that in the event legislation is adopted after the effective date of this Agreement that invalidates or materially affects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement.
6. Entire Agreement. This instrument embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties hereto.
7. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their successors in interest.
8. No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.
9. No Waiver of Immunities. Nothing contained herein shall be construed as a waiver, in whole or in part, by any party hereto of the rights, protections, and privileges afforded under the Colorado Governmental Immunity Act, Title, 24, Article 10, Part 1, C.R.S. or under any other law, nor shall any portion of this Agreement be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this Agreement.
10. Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Further, in the event of any such holding of invalidity, illegality or unenforceability, the Parties will in good faith

negotiate for an amendment to this Agreement that achieves to the greatest degree possible the intent of the affected provision of this Agreement.

11. No Assignment. No Party may assign any of its rights or obligations under this Agreement without the express written consent of the other Parties. Any attempted assignment in violation of this provision shall be null and void and of no force and effect.
12. Paragraph Captions. The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.
13. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.
14. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.
15. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.
16. Notices. Any notice required by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service. If given by mail, it shall be certified with return receipt requested and addressed to the following addresses:

City of Littleton
Attention: City Manager
2255 W. Berry Avenue
Littleton, CO 80120

South Suburban Park and Recreation District
Attention: Executive Director
6631 South University Boulevard
Centennial, CO 80121

Notice given by mail shall be effective upon mailing.

17. Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to §24-11-101(1), C.R.S., such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

18. Parties Not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized officials to execute this Agreement effective as of the day and year first above written.

ATTEST:

SIGNED

SOUTH SUBURBAN PARK AND RECREATION DISTRICT

By: _____
Pamela M. Eller, Secretary

By: _____
John K. Ostermiller, Chair

ATTEST:

CITY OF LITTLETON

By: _____
City Clerk

By: _____
Mayor

ATTEST:

**LITTLETON INVESTS FOR TOMORROW
URBAN RENEWAL AUTHORITY**

By: _____
Secretary

By: _____
Chairman

EXHIBIT A

LEGAL DESCRIPTION – SANTA FE URBAN RENEWAL AREA

AREA 1-1 THROUGH AREA 1-3

AREA 1-1

A TRACT OF LAND LOCATED IN SECTION 31 AND 32 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-32-3-00-018 AND 2077-32-3-00-019;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID ASSESS OR PARCEL NO. 2077-32-3-00-018 THE FOLLOWING 3 COURSES

NORTHWESTERLY 120 FEET;

NORTHWESTERLY 336 FEET;

NORTHWESTERLY 523 FEET;

THENCE SOUTHEASTERLY 732 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTHWESTERLY 485 FEET TO A POINT ON THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-32-3-00-018 AND 2077-31-4-00-027;

THENCE NORTHWESTERLY 62 FEET;

THENCE NORTHEASTERLY 50 FEET;

THENCE NORTHWESTERLY 50 FEET;

THENCE SOUTHWESTERLY 50 FEET;

THENCE NORTHWESTERLY 296 FEET;

THENCE NORTHWESTERLY 194 FEET;

THENCE SOUTHWESTERLY 70 FEET;

THENCE NORTHWESTERLY 50 FEET;

THENCE SOUTHWESTERLY 50 FEET;

THENCE NORTHWESTERLY 6 FEET;

THENCE NORTHEASTERLY 50 FEET;

THENCE NORTHWESTERLY 50 FEET;

THENCE SOUTHWESTERLY 50 FEET;

THENCE NORTHWESTERLY 64 FEET;

THENCE NORTHEASTERLY 120 FEET;

THENCE NORTHWESTERLY 246 FEET;

THENCE NORTHEASTERLY 50 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-31-4-00-026 AND 2077-31-4-00-027;

THENCE NORTHEASTERLY 1362 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-31-4-00-026 AND 2077-32-2-00-033;

THENCE SOUTHEASTERLY 896 FEET;

THENCE NORTHEASTERLY 161 FEET;

THENCE NORTHEASTERLY 252 FEET;

THENCE NORTHEASTERLY 272 FEET;

THENCE NORTHWESTERLY 90 FEET;

THENCE NORTHWESTERLY 312 FEET;

THENCE NORTHWESTERLY 221 FEET;

THENCE NORTHWESTERLY 230 FEET;

THENCE NORTHEASTERLY 164 FEET;

THENCE NORTHEASTERLY 415 FEET TO THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 2077-32-2-01-001;

THENCE SOUTHEASTERLY 930 FEET TO THE NORTHEAST CORNER OF ASSESSOR PARCEL NO. 2077-32-2-00-029, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING ELEVEN (11) COURSES;

SOUTHWESTERLY 134 FEET;

SOUTHWESTERLY 590 FEET;

SOUTHWESTERLY 111 FEET;

SOUTHWESTERLY 817 FEET;

SOUTHWESTERLY 280 FEET;

SOUTHWESTERLY 240 FEET;

SOUTHWESTERLY 101 FEET;

SOUTHEASTERLY 90 FEET;

SOUTHWESTERLY 150 FEET;

SOUTHWESTERLY 117 FEET;

SOUTHWESTERLY 405 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 110.7 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-32-3-00-018, 2077-31-4-00-027, 2077-32-2-00-033, 2077-32-2-00-015, 2077-32-3-00-017, 2077-32-2-00-031, 2077-32-2-00-030, 2077-32-2-00-018, 2077-32-2-00-029 AND 2077-32-2-01-001

AREA 1-2

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 29 AND 32 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE. SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-32-2-03-001;

THENCE NORTHEASTERLY 252 FEET;

THENCE NORTHEASTERLY 198 FEET;

THENCE NORTHEASTERLY 479 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CARSON DRIVE AND BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-00-025;

THENCE SOUTHEASTERLY 424 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH PLATTE RIVER PARKWAY AND BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-00-025;

THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PLATTE RIVER PARKWAY THE FOLLOWING FIVE (5) COURSES

SOUTHWESTERLY 129 FEET;

SOUTHWESTERLY 44 FEET;

SOUTHWESTERLY 379 FEET;

SOUTHWESTERLY 48 FEET;

SOUTHWESTERLY 176 FEET TO A PONT OF CURVATURE;

THENCE THROUGH A CURVE TO THE RIGHT 47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE;

THENCE NORTHWESTERLY 322 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6.4 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-29-3-00-025 AND 2077-32-2-03-001

AREA 1-3

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 29 AND 32 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-02-001;

THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE 460 FEET TO A POINT OF CURVATURE;

THENCE THROUGH A CURVE TO THE RIGHT 47 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PLATTE RIVER PARKWAY.

THENCE NORTHEASTERLY 773 FEET;

THENCE NORTHEASTERLY 75 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-02-001;

THENCE SOUTHEASTERLY 595 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-02-001;

THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING EIGHT (8) COURSES

SOUTHWESTERLY 32 FEET;

SOUTHWESTERLY 97 FEET;

SOUTHWESTERLY 99 FEET;

SOUTHWESTERLY 80 FEET;

SOUTHWESTERLY 15 FEET;

SOUTHWESTERLY 95 FEET;

SOUTHWESTERLY 123 FEET;

SOUTHWESTERLY 344 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 11.2 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-29-3-02-001

AREA 1-1: 110.7 ACRES

AREA 1-2: 6.4 ACRES

AREA 1-3: 11.2 ACRES

TOTAL ACREAGE FOR AREA 1 DESCRIPTIONS 128.3 ACRES

LEGAL DESCRIPTION – SANTA FE URBAN RENEWAL AREA

AREA 2-1 THROUGH AREA 2-4

AREA 2-1

A TRACT OF LAND LOCATED IN SECTION 29 AND 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-1-00-010;

THENCE ALONG THE SOUTH BOUNDARY LINE OF ASSESSOR PARCEL NO. 2077-29-1-00-010 AND THE SOUTH BOUNDARY OF ASSESSOR PARCEL NO. 2077-29-1-22-002, NORTHWESTERLY 921 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NO. 2077-29-1-22-002;

THENCE NORTHEASTERLY 1971 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-060, 2077-20-3-06-001 AND 2077-20-4-00-041;

THENCE NORTHEASTERLY 38 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-060, 2077-20-4-041, 2077-20-4-13-006 AND 2077-20-4-13-00;

THENCE NORTHEASTERLY 182 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-001 AND 2077-20-4-13-006;

THENCE NORTHEASTERLY 260 FEET;

THENCE NORTHEASTERLY 135 FEET;

THENCE NORTHEASTERLY 200 FEET;

THENCE NORTHEASTERLY 120 FEET;

THENCE NORTHEASTERLY 69 FEET;

THENCE NORTHEASTERLY 59 FEET;

THENCE SOUTHEASTERLY 99 FEET;

THENCE SOUTHEASTERLY 55 FEET;

THENCE SOUTHEASTERLY 60 FEET;

THENCE SOUTHEASTERLY 180 FEET;

THENCE SOUTHEASTERLY 60 FEET;

THENCE NORTHEASTERLY 165 FEET;

THENCE NORTHEASTERLY 50 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-002,;

THENCE SOUTHEASTERLY 39 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-002, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING TEN (10) COURSES;

SOUTHWESTERLY 612 FEET;
SOUTHEASTERLY 14 FEET;
SOUTHWESTERLY 653 FEET;
SOUTHWESTERLY 357 FEET;
NORTHWESTERLY 59 FEET;
SOUTHWESTERLY 203 FEET;
SOUTHEASTERLY 59 FEET;
SOUTHWESTERLY 377 FEET;
NORTHWESTERLY 10 FEET;
SOUTHWESTERLY 30 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 54.3 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-29-1-00-010, 2077-29-1-22-002, 2077-29-1-22-001, 2077-29-1-00-012, 2077-20-4-00-060,
2077-20-4-00-052, 2077-20-4-13-001, 2077-20-4-00-052 AND 2077-20-4-13-002

AREA 2-2

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT
BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-4-13-003;

THENCE ALONG THE SOUTH AND WEST BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4)
COURSES:

SOUTHWESTERLY 101 FEET;

NORTHWESTERLY 150 FEET;

NORTHWESTERLY 214 FEET;

NORTHEASTERLY 79 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-13-
003, 2077-20-4-13-007 AND 2077-20-4-00-050;

THENCE SOUTHWESTERLY 467 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO.
2077-20-4-00-050, 2077-20-4-13-007, 2077-20-4-13-006, 2077-20-4-00-031 AND 2077-20-4-00-037;

THENCE NORTHEASTERLY 217 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR'S PARCEL NO.
2077-20-4-00-050, 2077-20-4-00-037, 2077-20-4-00-040 AND 2077-20-4-14-005;

THENCE SOUTHEASTERLY 746 FEET THENCE NORTHWESTERLY 17 FEET;

THENCE SOUTHEASTERLY 180 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-4-00-050, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING FOUR (4) COURSES;

SOUTHWESTERLY 210 FEET;

SOUTHWESTERLY 175 FEET;

SOUTHWESTERLY 14 FEET;

SOUTHWESTERLY 30 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6.2 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-4-13-003 AND 2077-20-4-00-050

AREA 2-3

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-19-001;

THENCE ALONG THE SOUTH BOUNDARY OF ASSESSOR'S PARCEL NO. 2077-20-1-19-011 AND 2077-20-1-21-004, NORTHWESTERLY 317 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-21-004, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH VINEWOOD STREET;

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH VINEWOOD STREET THE FOLLOWING THIRTEEN (13) COURSES:

NORTHEASTERLY 125 FEET;

THROUGH A CURVE TO THE RIGHT 62 FEET;

NORTHEASTERLY 192 FEET;

NORTHWESTERLY 17 FEET;

THROUGH A CURVE TO THE LEFT 301 FEET;

NORTHWESTERLY 125 FEET;

NORTHWESTERLY 98 FEET;

NORTHEASTERLY 26 FEET;

NORTHEASTERLY 62 FEET;

NORTHEASTERLY 104 FEET;

SOUTHEASTERLY 24 FEET;

SOUTHEASTERLY 6 FEET;

SOUTHEASTERLY 26 FEET, TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-21-003, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, THE FOLLOWING TWO (2) COURSES:

SOUTHEASTERLY 161 FEET;

THROUGH A CURVE TO THE RIGHT 822 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.9 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-19-011, 2077-20-1-21-004, 2077-20-1-19-018, 2077-20-1-19-014, 2077-20-1-19-004, 2077-20-1-19-009, 2077-20-1-19-019, 2077-20-1-19-001 AND 2077-20-1-21-003.

AREA 2-4

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ASSESSOR PARCEL NO. 2077-20-1-00-000-ISL;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, NORTHWESTERLY 140 FEET TO THE NORTH CORNER OF ASSESSOR PARCEL NO. 2077-20-1-00-000-ISL, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SUMMER STREET;

THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SOUTH SUMMER STREET THE FOLLOWING THREE (3) COURSES:

SOUTHEASTERLY 361 FEET;

THROUGH A CURVE TO THE RIGHT 708 FEET TO A POINT OF REVERSE CURVATURE;

THROUGH A CURVE TO THE LEFT 101 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.0 ACRE.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-00-000-ISL

AREA 2-1: 54.3 ACRES

AREA 2-2: 6.2 ACRES

AREA 2-3: 5.9 ACRES

AREA 2.4: 1.0 ACRE

TOTAL ACREAGE FOR AREA 2 DESCRIPTIONS 67.4 ACRES

LEGAL DESCRIPTION – SANTA FE URBAN RENEWAL AREA

AREA 3-1 THROUGH AREA 3-7

AREA 3-1

A TRACT OF LAND LOCATED IN SECTION 20 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-06-006;

THENCE ALONG THE SOUTH BOUNDARY LINE OF ASSESSOR PARCEL NO. 2077-20-1-06-006, NORTHWESTERLY 193 FEET A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VINEWOOD STREET;

THENCE NORTHWESTERLY 473 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-16-005, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST LAKE AVENUE;

THENCE NORTHEASTERLY 156 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR'S PARCEL NO. 2077-20-1-16-005

THENCE SOUTHEASTERLY 267 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1.9 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-06-006, 2077-20-1-16-005

AREA 3-2

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 20 AND 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAPLEWOOD AVENUE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-05-008;

THENCE NORTHWESTERLY 161 FEET;

THENCE SOUTHEASTERLY 24 FEET;

THENCE SOUTHWESTERLY 242 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-05-011;

THENCE NORTHEASTERLY 89 FEET;

THENCE NORTHWESTERLY 125 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-06-007;

THENCE NORTHEASTERLY 156 FEET TO A POINT OF CURVATURE;

THENCE THROUGH A CURVE TO THE LEFT 428 FEET;
THENCE NORTHEASTERLY 365 FEET TO A POINT OF CURVATURE;
THENCE THROUGH A CURVE TO THE LEFT 138 FEET;
THENCE NORTHEASTERLY 74 FEET;
THENCE SOUTHWESTERLY 30 FEET TO A POINT OF CURVATURE;
THENCE THROUGH A CURVE TO THE LEFT 431 FEET TO A POINT OF REVERSE CURVE;
THENCE NORTHWESTERLY THROUGH A CURVE TO THE RIGHT 918 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-29-001, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST BOWLES AVENUE;
THENCE NORTHEASTERLY 812 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT 183 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND POINT OF REVERSE CURVE;
THENCE THROUGH A CURVE TO THE LEFT 323 FEET
THENCE SOUTHWESTERLY 122 FEET;
THENCE SOUTHWESTERLY 49 FEET;
THENCE SOUTHWESTERLY 85 FEET;
THENCE NORTHEASTERLY 121 FEET;
THENCE SOUTHEASTERLY 30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT 35 FEET;
THENCE SOUTHEASTERLY 102 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY THROUGH A CURVE TO THE LEFT 268 FEET TO A POINT OF REVERSE CURVE;
THENCE SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT 71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST CHURCH AVENUE;
THENCE SOUTHWESTERLY 405 FEET;
THENCE SOUTHEASTERLY 50 FEET;
THENCE NORTHEASTERLY 215 FEET;
THENCE SOUTHEASTERLY 25 FEET;
THENCE NORTHEASTERLY 201 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-19-001;
THENCE SOUTHEASTERLY 124 FEET;
THENCE SOUTHWESTERLY 80 FEET;

THENCE SOUTHEASTERLY 38 FEET;

THENCE SOUTHEASTERLY 565 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE, THE NORTH RIGHT-OF-WAY LINE OF WEST LAKE AVENUE AND THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-20-1-05-010;

THENCE NORTHWESTERLY 199 FEET;

THENCE SOUTHEASTERLY 505 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 34.7 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-05-008, 2077-20-1-05-011, 2077-20-1-00-004, 2077-20-1-06-007, 2077-20-1-05-10, 2077-20-1-05-006, 2077-20-1-05-005, 2077-20-1-05-004, 2077-20-1-05-003, 2077-20-1-05-002, 2077-20-1-05-001, 2077-17-4-19-002, 2077-17-4-19-001, 2077-17-4-28-005, 2077-17-4-28-004, 2077-17-4-29-005, 2077-17-4-29-003, 2077-17-4-28-002, 2077-17-4-29-004, 2077-17-4-29-001 AND 2077-17-4-29-002

AREA 3-3

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST BOWLES AVENUE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-27-001;

THENCE SOUTHWESTERLY 833 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-27-001 AND POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 351 FEET;

NORTHEASTERLY 935 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY THROUGH A CURVE TO THE LEFT 214 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH-SANTA FE DRIVE AND POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 106 FEET;

THENCE SOUTHWESTERLY 314 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 477 FEET TO A POINT OF REVERSE CURVE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT 104 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 9.8 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-4-27-001

AREA 3-4

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT ALSO BEING THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 2077-20-1-00-036;

THENCE NORTHEASTERLY 66 FEET;

THENCE SOUTHWESTERLY 40 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 164 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTHEASTERLY 193 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.11 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-20-1-00-036

AREA 3-5

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-009;

THENCE NORTHEASTERLY 300 FEET;

THENCE NORTHEASTERLY 225 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-011;

THENCE SOUTHEASTERLY 90 FEET;

THENCE NORTHEASTERLY 23 FEET;

THENCE NORTHWESTERLY 58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE NORTHEASTERLY 430 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-035;

THENCE SOUTHEASTERLY 68 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-035 AND A POINT OF CURVATURE;

THENCE SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT 57 FEET;

THENCE SOUTHEASTERLY 424 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-12-012;

THENCE NORTHWESTERLY 155 FEET;

THENCE SOUTHWESTERLY 201 FEET;

THENCE SOUTHEASTERLY 173 FEET;

THENCE SOUTHEASTERLY 180 FEET;

THENCE NORTHWESTERLY 182 FEET;

THENCE SOUTHEASTERLY 14 FEET;

THENCE SOUTHWESTERLY 100 FEET;

THENCE SOUTHWESTERLY 90 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3.7 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-4-00-009, 2077-17-4-12-020, 2077-17-4-00-011, 2077-17-4-12-012, 2077-17-4-12-017, 2077-17-4-12-016, 2077-17-4-00-041, 2077-17-4-00-039, 2077-17-4-00-038, 2077-17-4-00-040 AND 2077-17-4-00-035.

AREA 3-6

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-026;

THENCE NORTHEASTERLY 307 FEET TO THE NORTHWEST PROPERTY CORNER OS ASSESSOR PARCEL NO. 2077-17-4-00-026;

THENCE SOUTHEASTERLY 29 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY THROUGH A CURVE TO THE RIGHT 734 FEET TO THE NORTH PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-4-00-033;

THENCE SOUTHEASTERLY 12 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 417 FEET;
THENCE SOUTHWESTERLY 97 FEET;
THENCE SOUTHEASTERLY 96 FEET;
THENCE SOUTHWESTERLY 127 FEET;
THENCE NORTHWESTERLY 36 FEET;
THENCE SOUTHWESTERLY 165 FEET;
THENCE SOUTHEASTERLY 154 FEET;
THENCE NORTHWESTERLY 22 FEET;
THENCE SOUTHEASTERLY 75 FEET;
THENCE NORTHWESTERLY 85 FEET;
THENCE SOUTHEASTERLY 1 FOOT;
THENCE NORTHWESTERLY 17 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.1 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS
PARCEL #2077-17-4-00-033 AND 2077-17-4-00-026

AREA 3-7

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT
BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-1-00-029

THENCE NORTHEASTERLY 589 FEET;
THENCE WESTERLY 32 FEET;
THENCE NORTHEASTERLY 119 FEET;
THENCE WESTERLY 42 FEET;
THENCE NORTHEASTERLY 130 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY THROUGH A CURVE TO THE RIGHT 39 FEET;

THENCE SOUTHEASTERLY 194 FEET;
THENCE SOUTHWESTERLY 521 FEET;
THENCE WESTERLY 425 FEET;
THENCE NORTHWESTERLY 32 FEET;
CONTAINING A CALCULATED AREA OF 3.9 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-1-00-029, 2077-17-1-36-001, 2077-17-1-00-030 AND 2077-1-17-1-00-018

AREA 3-1: 1.9 ACRES

AREA 3-2: 34.7 ACRES

AREA 3-3: 9.8 ACRES

AREA 3-4: 0.11 ACRE

AREA 3-5: 3.7 ACRE

AREA 3-6: 2.1 ACRE

AREA 3-7: 3.9 ACRE

TOTAL ACREAGE FOR AREA 3 DESCRIPTIONS 56.21 ACRES

**LEGAL DESCRIPTION – COLUMBINE SQUARE URBAN RENEWAL AREA #1 BOUNDARY
AREA 1-1 THROUGH AREA 1-3**

AREA 1-1

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH LOWELL BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF WEST BELLEVIEW AVENUE. SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-00-001;

THENCE EASTERLY 345 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LINDEN DRIVE;

THENCE SOUTHWESTERLY 1136 FEET TO A POINT ON THE SOUTH PROPERTY CORNER OR ASSESSOR PARCEL NO. 2077-17-2-22-001;

THENCE NORTHERLY 1080 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4.2 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-2-00-001, 2077-17-2-00-002, 2077-17-2-00-003 AND 2077-17-2-22-001

AREA 1-2

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH IRVING STREET AND THE SOUTH RIGHT-OF-WAY LINE OF WEST BELLEVIEW AVENUE. SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-15-019;

THENCE EASTERLY 1240 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD;

THENCE SOUTHEASTERLY 55 FEET TO A POINT OF CURVATURE

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT 550 FEET;

THENCE SOUTHWESTERLY 206 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY THROUGH A CURVE TO THE LEFT 565 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-15-012 AND 2077-17-2-16-001;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT 70 FEET;

THENCE SOUTHWESTERLY 177 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE RIGHT 47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH FEDERAL CIRCLE AND THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-16-001;

THENCE WESTERLY 180 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT 116 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-16-001;

THENCE NORTHEASTERLY 323 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-16-001;

THENCE WESTERLY 289 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH IRVING STREET AND THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-15-012;

THENCE NORTHERLY 1200 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 28 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-2-15-019, 2077-17-2-15-015, 2077-17-2-15-001, 2077-17-2-15-002, 2077-17-2-15-018, 2077-17-2-15-010, 2077-17-2-15-013, 2077-17-2-15-014, 2077-17-2-15-017, 2077-17-2-15-020, 2077-17-2-15-012 AND 2077-17-2-16-001

AREA 1-3

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 17 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL BOULEVARD. SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-17-001;

THENCE SOUTHWESTERLY 430 FEET TO A POINT OF CURVATURE, SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-17-2-17-004;

THENCE THROUGH A CURVE TO THE RIGHT 47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH FEDERAL CIRCLE;

THENCE NORTHWESTERLY 180 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY THROUGH A CURVE TO THE RIGHT 126 FEET;

THENCE NORTHERLY 330 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY THROUGH A CURVE TO THE RIGHT 126 FEET;

THENCE EASTERLY 180 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3.2 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-17-2-17-001, 2077-17-2-17-003 AND 2077-17-2-17-004

AREA 1-1: 4.2 ACRES

AREA 1-2: 28 ACRES

AREA 1-3: 3.2 ACRES

TOTAL ACREAGE FOR AREA 1 DESCRIPTIONS 35.4 ACRES

LEGAL DESCRIPTION – NORTH BROADWAY URBAN RENEWAL AREA

A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET AND THE SOUTH RIGHT-OF-WAY LINE OF WEST RAFFERTY GARDENS AVENUE, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-2-16-004;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 2460 FEET TO A POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST LITTLETON BOULEVARD, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-12-005;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE 537 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST IDA AVENUE, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-21-001;

THENCE EASTERLY 147 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-21-024;

THENCE SOUTHERLY 160 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-21-024;

THENCE WESTERLY 28 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-25-COM;

THENCE SOUTHERLY 154 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-25-COM AND A POINT OF CURVATURE;

THENCE EASTERLY, THROUGH A CURVE TO THE LEFT 209 FEET;

THENCE NORTHEASTERLY 30 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-25-COM;

THENCE EASTERLY 20 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-21-029;

THENCE NORTHEASTERLY 195 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-21-026;

THENCE NORTHERLY 21 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-21-026;

THENCE EASTERLY 180 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH BROADWAY;

THENCE SOUTHERLY 531 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH BROADWAY;

THENCE EASTERLY 130 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST ORCHARD ROAD, SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-16-001;

THENCE EASTERLY ALONG SAID RIGHT-OF-WAY 585 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-029;

THENCE NORTHERLY 285 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-029;

THENCE WESTERLY 174 FEET;

THENCE SOUTHERLY 100 FEET;

THENCE WESTERLY 436 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BROADWAY, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-16-001;

THENCE NORTHERLY 638 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-004;

THENCE EASTERLY 301 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-004;

THENCE NORTHERLY 132 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-004;

THENCE EASTERLY 962 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-15-001;

THENCE NORTHERLY 296 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST LITTLETON BOULEVARD, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-15-001;

THENCE WESTERLY 1267 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BROADWAY, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-15-001;

THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY 725 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST POWERS AVENUE AND THE EAST RIGHT-OF-WAY LINE OF SOUTH BROADWAY, SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-05-015;

THENCE EASTERLY 722 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH SHERMAN STREET, SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-05-005;

THENCE NORTHERLY 147 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SOUTH SHERMAN CIRCLE SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-006;

THENCE WESTERLY 266 FEET TO A POINT ON THE EAST PROPERTY LINE OF ASSESSOR PARCEL NO. 2077-15-4-05-009;

THENCE NORTHERLY 98 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-05-009;

THENCE WESTERLY 456 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BROADWAY, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-05-001;

THENCE NORTHERLY 165 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-001;

THENCE EASTERLY 742 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-001;

THENCE NORTHERLY 220 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-4-00-001;

THENCE WESTERLY 842 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH BROADWAY, SAID POINT BEING ON THE WEST PROPERTY LINE OF ASSESSOR PARCEL NO. 2077-15-3-00-012;

THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY 1073 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST RAFFERTY GARDENS AVENUE, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-2-00-001;

THENCE WESTERLY 585 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-2-16-004 AND THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCEL NUMBERS.

2077-15-2-00-001

2077-15-2-00-003

2077-15-2-00-005

2077-15-2-00-006

2077-15-2-00-007

2077-15-2-00-008

2077-15-2-00-009

2077-15-2-00-014

2077-15-2-14-001

2077-15-2-16-002

2077-15-2-16-004

2077-15-2-25-001

2077-15-3-00-007

2077-15-3-00-008

2077-15-3-00-010

2077-15-3-00-011

2077-15-3-00-012

2077-15-3-00-015

2077-15-3-01-001

2077-15-3-01-002

2077-15-3-01-003

2077-15-3-01-004
2077-15-3-01-005
2077-15-3-02-001
2077-15-3-02-002
2077-15-3-11-001
2077-15-3-11-004
2077-15-3-11-007
2077-15-3-11-013
2077-15-3-11-015
2077-15-3-11-016
2077-15-3-11-017
2077-15-3-11-018
2077-15-3-12-005
2077-15-3-12-006
2077-15-3-21-001
2077-15-3-21-017
2077-15-3-21-018
2077-15-3-21-019
2077-15-3-21-022
2077-15-3-21-023
2077-15-3-21-024
2077-15-3-21-025
2077-15-3-21-026
2077-15-3-21-027
2077-15-3-21-028
2077-15-3-21-029
2077-15-3-21-030
2077-15-4-00-001
2077-15-4-00-004
2077-15-4-00-009

2077-15-4-00-029

2077-15-4-05-001

2077-15-4-05-003

2077-15-4-05-004

2077-15-4-05-005

2077-15-4-05-009

2077-15-4-05-013

2077-15-4-05-014

2077-15-4-05-015

2077-15-4-15-001

2077-15-4-16-001

EXCEPTING THEREFROM ALL STREETS, ALLEYS AND ROADWAYS CONTAINED IN THE ABOVE DESCRIPTION

LEGAL DESCRIPTION – LITTLETON BOULEVARD URA

A TRACT OF LAND LOCATED IN SECTION 15 AND 16 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH WINDERMERE STREET. SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-08-008;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 780 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-09-020, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST LITTLETON BOULEVARD;

THENCE SOUTHERLY 100 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST LITTLETON BOULEVARD, SAID POINT BEING THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 2077-16-4-22-014

THENCE SOUTHERLY CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH WINDERMERE STREET 1245 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-22-009, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST SHEPPERD AVENUE;

THENCE EASTERLY 630 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-22-009, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH DATURA STREET;

THENCE NORTHERLY 300 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH DATURA STREET;

THENCE EASTERLY 60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH DATURA STREET, SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-21-027;

THENCE EASTERLY 580 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-21-025, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GALLUP STREET;

THENCE NORTHERLY 990 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GALLUP STREET;

THENCE EASTERLY 60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH GALLUP STREET AND A POINT ON THE NORTH RIGHT-OF-WAY OF WEST LILLEY AVENUE, SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-20-004;

THENCE EASTERLY 120 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-20-004;

THENCE NORTHERLY 131 FEET TO A COMMON PROPERTY CORNER TO ASSESSOR PARCEL NO. 2077-16-4-20-001 AND 2077-16-4-20-014;

THENCE EASTERLY 500 FEET TO THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-20-011;

THENCE NORTHERLY 219 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST LITTLETON BOULEVARD, SAID POINT BEING ON THE SOUTH PROPERTY LINE OF ASSESSOR PARCEL NO. 2077-16-4-14-022;

THENCE EASTERLY 2595 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET, SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-10-011;

THENCE NORTHERLY 2340 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST RAFFERTY GARDENS AVENUE, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-2-13-004;

THENCE WESTERLY 758 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-2-13-004;

THENCE SOUTHERLY 1745 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST POWERS AVENUE AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-09-001;

THENCE WESTERLY 60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH DELAWARE STREET, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-08-019;

THENCE WESTERLY 218 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-08-012;

THENCE SOUTHERLY 153 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH FOX CIRCLE (CUL-DE-SAC) AND THE WEST PROPERTY LINE OF ASSESSOR PARCEL NO. 2077-15-3-08-017;

THENCE ALONG SAID RIGHT-OF-WAY, THROUGH A CURVE TO THE RIGHT 160 FEET TO THE NORTH PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-08-002;

THENCE WESTERLY 170 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH FOX STREET, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-08-001;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY 108 FEET TO THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-08-001;

THENCE WESTERLY 60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOX STREET, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-00-013;

THENCE WESTERLY 99 FEET TO A PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-00-013;

THENCE NORTHERLY 5 FEET TO THE NORTH PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-00-013;

THENCE WESTERLY 65 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-00-013;

THENCE SOUTHERLY 11 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-07-007;

THENCE WESTERLY 125 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH LAKEVIEW STREET, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-07-007;

THENCE WESTERLY 60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LAKEVIEW STREET;

THENCE SOUTHERLY 110 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-06-012;

THENCE WESTERLY 250 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH HURON STREET, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-15-3-06-009;

THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY 90 FEET;

THENCE WESTERLY 60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH HURON STREET;

THENCE SOUTHERLY 90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH HURON STREET, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-15-003;

THENCE WESTERLY 216 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY CIRCLE (CUL-DE-SAC), SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-15-003;

THENCE NORTHWESTERLY 117 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH HICKORY CIRCLE, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-15-002;

THENCE WESTERLY 159 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET, SAID POINT BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-15-002;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY 165 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-14-011;

THENCE WESTERLY 1445 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH DATURA STREET, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-10-010;

THENCE NORTHERLY 75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH DATURA STREET, SAID POINT BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-10-018;

THENCE WESTERLY 520 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-09-006;

THENCE NORTHERLY 537 FEET TO THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-08-008;

THENCE WESTERLY 140 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-16-4-08-008 AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCEL NUMBERS.

2077-16-4-08-008

2077-16-4-09-001

2077-16-4-09-019

2077-16-4-09-004
2077-16-4-09-005
2077-16-4-09-006
2077-16-4-09-020
2077-16-4-09-021
2077-16-4-09-021
2077-16-4-10-008
2077-16-4-10-007
2077-16-4-10-018
2077-16-4-10-010
2077-16-4-10-018
2077-16-4-11-008
2077-16-4-11-009
2077-16-4-11-010
2077-16-4-11-011
2077-16-4-12-008
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2077-15-3-06-010
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2077-15-3-00-013
2077-15-3-00-004
2077-15-3-08-018
2077-15-3-08-004
2077-15-3-08-005
2077-15-3-08-006
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2077-15-3-08-008

2077-15-3-08-009
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2077-15-3-08-012
2077-15-3-08-017
2077-15-3-08-003
2077-15-3-08-002
2077-15-3-08-001
2077-15-3-10-017
2077-15-3-10-015
2077-15-3-10-016
2077-15-3-10-008
2077-15-3-10-012
2077-15-3-10-009
2077-15-3-10-010
2077-15-3-10-011
2077-15-3-10-002
2077-15-3-09-001
2077-15-3-09-016
2077-15-3-09-015
2077-15-3-09-012
2077-15-3-09-011
2077-15-3-09-003
2077-15-3-09-010
2077-15-3-09-009
2077-15-3-09-004
2077-15-3-09-005
2077-15-3-09-008
2077-15-3-09-007
2077-15-3-09-006
2077-15-2-13-003
2077-16-4-11-007
2077-16-4-22-014
2077-16-4-22-013
2077-16-4-22-015
2077-16-4-22-009
2077-16-4-21-001
2077-16-4-21-002
2077-16-4-21-044
2077-16-4-30-001
2077-16-4-30-002
2077-16-4-30-003
2077-16-4-30-004
2077-16-4-30-005

2077-16-4-30-006
2077-16-4-30-007
2077-16-4-30-008
2077-16-4-30-009
2077-16-4-30-010
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2077-16-4-30-012
2077-16-4-30-013
2077-16-4-21-043
2077-16-4-21-035
2077-16-4-21-003
2077-16-4-21-030
2077-16-4-21-045
2077-16-4-21-046
2077-16-4-21-033
2077-16-4-21-037
2077-16-4-21-006
2077-16-4-21-012
2077-16-4-21-024
2077-16-4-21-025
2077-16-4-21-027
2077-16-4-21-005
2077-16-4-21-004
2077-16-4-20-001
2077-16-4-20-014
2077-16-4-20-013
2077-16-4-20-003
2077-16-4-20-004
2077-16-4-20-012
2077-16-4-20-011
2077-16-4-29-001
2077-16-4-29-002
2077-16-4-29-003
2077-16-4-29-004
2077-16-4-29-005
2077-16-4-29-006
2077-16-4-29-007
2077-16-4-29-008
2077-16-4-29-009
2077-16-4-29-010
2077-16-4-29-011
2077-16-4-29-012
2077-16-4-29-013

2077-16-4-29-014
2077-16-4-29-019
2077-16-4-29-020
2077-16-4-29-021
2077-16-4-29-022
2077-16-4-29-023
2077-16-4-29-024
2077-16-4-29-025
2077-16-4-29-026
2077-16-4-29-027
2077-16-4-29-028
2077-16-4-29-029
2077-16-4-29-030
2077-16-4-29-031
2077-16-4-29-032

EXCEPTING THEREFROM
PARCEL NUMBERS

2077-15-3-07-007
2077-16-4-11-012
2077-16-4-09-013
2077-16-4-29-015
2077-16-4-29-016
2077-16-4-29-017
2077-16-4-29-018

EXCEPTING THEREFROM ALL STREETS, ALLEYS AND ROADWAYS CONTAINED IN THE ABOVE DESCRIPTION