

RESOLUTION NO. 2021-67

A RESOLUTION APPROVING A SUBSTANTIAL MODIFICATION OF THE URBAN RENEWAL PLAN FOR THE NORTH PARK URBAN RENEWAL AREA BY REDUCING THE BOUNDARIES OF THE URBAN RENEWAL AREA

WHEREAS, pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes (the “Act”), the City Council (the “City Council”) of the City and County of Broomfield (the “City and County”) approved the Urban Renewal Plan for the North Park Urban Renewal Area on October 27, 2009, by Resolution No. 2009-175, as modified on April 27, 2010, by Resolution No. 2010-54, and on May 25, 2010, by Resolution No. 2010-73 (the “Plan”); and

WHEREAS, it is necessary and in the public interest to further modify the Plan (when modified the “Modified Plan”) by removal therefrom the property depicted in the color blue on the map labeled Exhibit A, attached to and made a part hereof (the “Removed Property”); and

WHEREAS, the Modified Plan shall have the boundaries described in Exhibit B, attached to and made a part hereof (the “Modified Boundaries”); and

WHEREAS, Section 31-25-107(7) of the Act states that a modification that substantially changes the land area of the Plan is a substantial modification of the Plan that requires compliance with certain provisions of the Act, including House Bill 15-1348 enacted in 2015, as amended in 2016, by Senate Bill 16-177, and in 2017 by Senate Bill 17-279 (collectively, the “Amended 1348 Requirements”); and

WHEREAS, the City and County has complied with the Amended 1348 Requirements by (a) providing for the appointment and seating of additional commissioners of the Authority representing the interests of school districts and special districts and (b) obtaining written agreements with those taxing entities whose interests may be affected by such substantial modification; and

WHEREAS, such Removed Property is proposed to be included in a new and separate urban renewal plan on terms and conditions consistent with the Amended 1348 Requirements and the purposes and goals of the Plan as presently constituted, including the Comprehensive Plan 2016 Update adopted by the City Council on November 1, 2016, by Resolution No. 2016-194 (the “Comprehensive Plan”); and

WHEREAS, Section 31-25-107(9.7) of the Act states that notwithstanding any other provisions of law, nothing in the Amended 1348 Requirements is intended to impair, jeopardize, or put at risk any existing bonds, investments, loans, contracts, or financial obligations of the Broomfield Urban Renewal Authority (the “Authority”), which Authority is carrying out the Plan and upon approval by the City Council will be charged with carrying out the Modified Plan; and

WHEREAS, pursuant to Section 31-25-107(9)(a)(II) of the Act, the Authority has established a Special Fund into which all property tax increment revenues (the “TIF Revenues”) allocated to the Authority are and will continue to be deposited to finance activities and

undertakings under the Modified Plan, including, without limitation, the design and construction of public improvements and related activities necessary to carry out the Modified Plan; and

WHEREAS, the Authority has entered into contracts and financial obligations (collectively, the “Financial Obligations”) pursuant to the Plan that pledges all TIF Revenues deposited in the Special Fund for the 25-year duration of the time authorized in the Act, which Financial Obligations will be impaired if such existing pledges of TIF Revenues are jeopardized by approval of this modification; and

WHEREAS, notwithstanding that the modification of the Plan approved by this resolution is a substantial modification of the Plan, the City Council does not intend the modification of the Plan shall impair, jeopardize, or otherwise put at risk any Financial Obligations of the Authority; and

WHEREAS, except for the exclusion of the Removed Property, the provisions of the Plan, as modified, shall remain in full force and effect, including existing pledges of all TIF Revenues; and

WHEREAS, the Modified Plan is a matter of public record in the custody of the City and County Clerk, and is available for public inspection during business hours of the City and County and on line; and

WHEREAS, notice of the public hearing on the Modified Plan was published as required by Section 31-25-107(3) of the Act, at least thirty (30) days prior to the public hearing; and

WHEREAS, written notice of the public hearing was mailed to all property owners, residents, and owners of business concerns, in the area of the Plan informing them of the public hearing at least thirty (30) days prior to the public hearing; and

WHEREAS, written notice of the public hearing, the Modified Plan and a detailed written description of the proposed modification described in this resolution, and this resolution was mailed to each taxing entity that levies property taxes in the area of Plan, informing them of the public hearing at least thirty (30) days prior to the public hearing; and

WHEREAS, on April 13, 2021, the City Council conducted a public hearing and reviewed the Modified Plan pursuant to the procedural and notice requirements of the Act, and the City Council having considered the evidence presented in support of and in opposition to the Modified Plan and staff recommendations and so having considered the legislative record and given appropriate weight to the evidence,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, AS FOLLOWS:

Section 1. The Plan is hereby modified to exclude the Removed Property described in Exhibit A from the urban renewal area included in and subject to the provisions of the Plan, and the revised boundaries of the Modified Plan shall be the area described as the Modified Boundaries in Exhibit B.

Section 2. The Modified Boundaries of the Modified Plan have been drawn as narrowly as the City Council determines feasible to accomplish the planning and development objectives of the Modified Plan and to protect the outstanding Financial Obligations of the Authority.

Section 3. The City Council finds that the Modified Plan is in conformity with the Comprehensive Plan, which is the general plan of the City and County as a whole.

Section 4. The City Council has made reasonable efforts to provide both published notice and written notice of the public hearing prescribed by Section 31-25-107(3) of the Act to all property owners, residents, and owners of business concerns in the area included in the Plan at their last known addresses at least thirty (30) days prior to the public hearing on the Modified Plan.

Section 5. The Modified Plan shall not impair, jeopardize, or otherwise put at risk any Financial Obligations of the Authority

Section 6. The Modified Plan for the North Park Urban Renewal Area has been duly reviewed and considered and is hereby approved. The modification approved by this Resolution shall be evidenced by filing this Resolution and the attached Exhibits with the Clerk of the City and County.

APPROVED ON April 13, 2021.

THE CITY AND COUNTY OF
BROOMFIELD, COLORADO

ATTEST:

Samantha Monroe

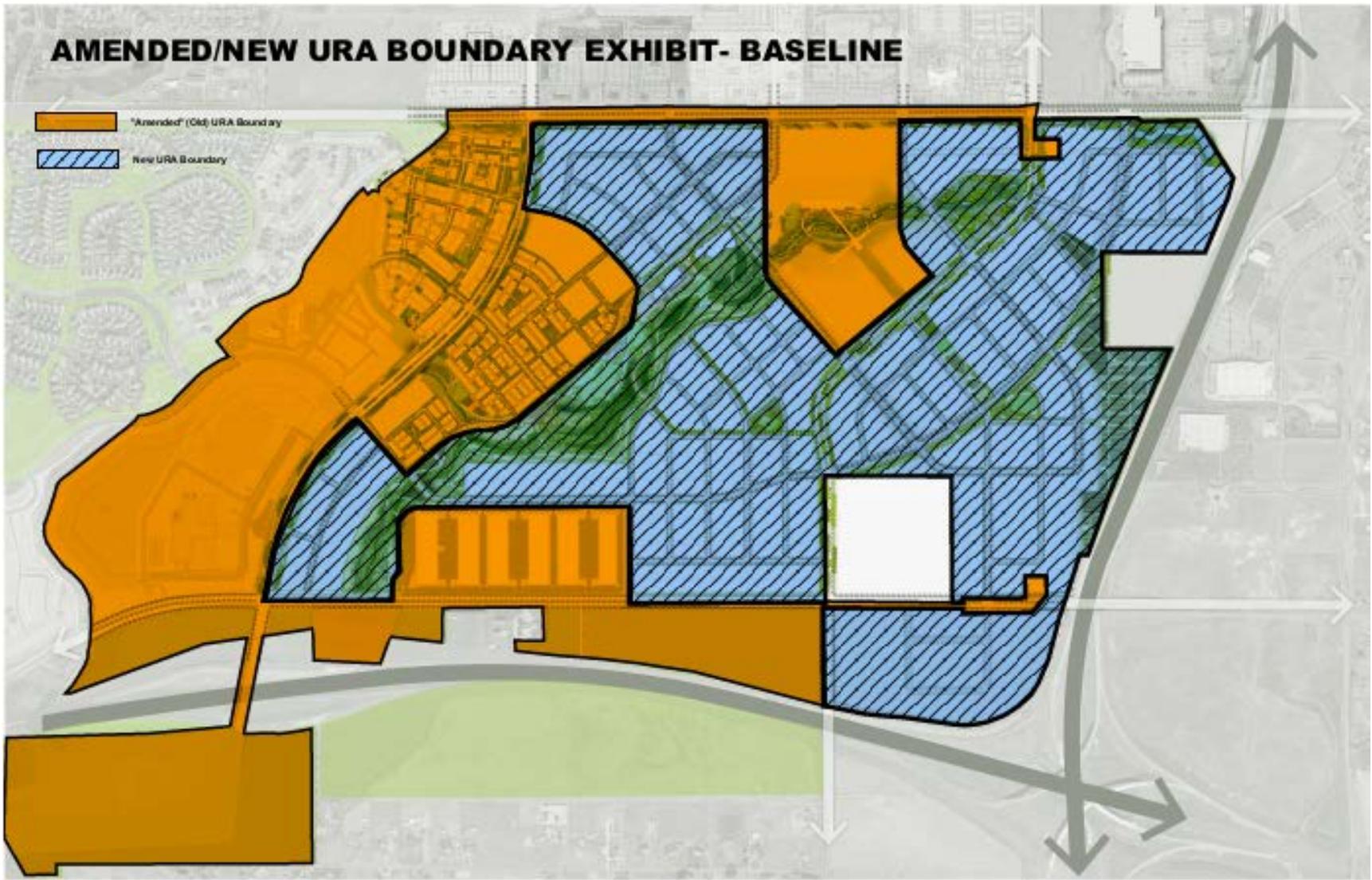
Assistant City Clerk



By: *[Signature]*
Mayor

APPROVED AS TO FORM:

Karl Freundt KCF
City and County Attorney - Assistant



BASELINE

NORTH PARK – AMENDED PLAN AREA – LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 3, 4, 5, 7, 8, 9 AND 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 4, MONUMENTED ON THE WEST END BY A FOUND 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 14823" AND ON THE EAST END BY A FOUND 2" ALUMINUM CAP IN RANGE BOX WITH ILLEGIBLE STAMPING AND IS ASSUMED TO BEAR NORTH 89°35'50" EAST A DISTANCE OF 2,606.91 FEET;

COMMENCING AT THE EAST END OF SAID NORTH LINE; THENCE SOUTH 00°21'07" EAST, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING**; SAID POINT ALSO BEING ON THE NORTH LINE OF NORTH PARK FILING NO. 2 REPLAT B RECORDED ON DECEMBER 13, 2012 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD UNDER RECEPTION NUMBER 2012016306;

THENCE SOUTH 89°35'50" WEST, CONTIGUOUS WITH SAID NORTH LINE, A DISTANCE OF 261.19 FEET TO THE EASTERLY LINE OF SHERIDAN PARKWAY RIGHT-OF-WAY AS SHOWN ON PREBLE CREEK FILING NO. 1 RECORDED APRIL 23, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 2001005783 AND A 41.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE CONTIGUOUS WITH SAID EASTERLY LINE THE FOLLOWING 3 COURSES:

1. THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 65.19 FEET;
2. THENCE SOUTH 00°24'10" EAST, A DISTANCE OF 67.17 FEET TO A 2,877.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;
3. THENCE SOUTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°03'36", AN ARC DISTANCE OF 706.00 FEET;

THENCE SOUTH 75°16'06" EAST, A DISTANCE OF 9.71 FEET;

THENCE SOUTH 67°21'29" EAST, A DISTANCE OF 15.52 FEET;

THENCE SOUTH 75°16'06" EAST, A DISTANCE OF 326.84 FEET TO A 804.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°15'41", AN ARC DISTANCE OF 3.67 FEET;

THENCE NORTH 13°45'57" EAST, A DISTANCE OF 5.35 FEET;

THENCE SOUTH 73°40'52" EAST, A DISTANCE OF 57.06 FEET;

THENCE SOUTH 13°48'59" WEST, A DISTANCE OF 6.05 FEET TO A 804.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 19°03'45" WEST;

THENCE SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°43'35", AN ARC DISTANCE OF 431.17 FEET;

THENCE SOUTH 40°12'40" EAST, A DISTANCE OF 107.87 FEET;

THENCE NORTH 49°47'20" EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 40°12'40" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 49°47'20" WEST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 40°12'40" EAST, A DISTANCE OF 416.96 FEET;

THENCE NORTH 49°47'20" EAST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 40°12'40" EAST, A DISTANCE OF 78.50 FEET;

THENCE SOUTH 49°47'20" WEST, A DISTANCE OF 168.20 FEET TO A 269.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°35'49", AN ARC DISTANCE OF 162.43 FEET;

THENCE SOUTH 15°11'32" WEST, A DISTANCE OF 142.77 FEET TO A 531.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°35'48", AN ARC DISTANCE OF 320.63 FEET;

THENCE SOUTH 49°47'20" WEST, A DISTANCE OF 1,112.70 FEET TO A 331.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 40°17'45", AN ARC DISTANCE OF 232.79 FEET;

THENCE NORTH 89°54'55" WEST, A DISTANCE OF 174.84 FEET TO A 469.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 40°17'45", AN ARC DISTANCE OF 329.84 FEET;

THENCE SOUTH 49°47'20" WEST, A DISTANCE OF 624.91 FEET;

THENCE NORTH 40°12'40" WEST, A DISTANCE OF 444.60 FEET TO A 804.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°15'12", AN ARC DISTANCE OF 45.65 FEET;

THENCE NORTH 43°27'51" WEST, A DISTANCE OF 197.24 FEET TO A 804.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°57'37", AN ARC DISTANCE OF 27.51 FEET;

THENCE NORTH 41°30'14" WEST, A DISTANCE OF 36.35 FEET TO THE PREVIOUSLY MENTIONED EASTERLY LINE OF SHERIDAN PARKWAY;

THENCE CONTIGUOUS WITH SAID EASTERLY LINE THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 48°31'47" WEST, A DISTANCE OF 30.31 FEET TO A 2,423.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°31'47", AN ARC DISTANCE OF 1,587.10 FEET;
3. THENCE SOUTH 11°00'00" WEST, A DISTANCE OF 410.86 FEET TO THE NORTH LINE OF WEST 160TH AVENUE RIGHT-OF-WAY AS SHOWN ON NORTH PARK FILING NO. 2 REPLAT C RECORDED JUNE 06, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 2017006888; SAID POINT BEING ON THE EXTERIOR BOUNDARY OF LOT 5 OF SAID NORTH PARK FILING NO. 2 REPLAT C;

THENCE CONTIGUOUS WITH SAID EXTERIOR BOUNDARY OF LOT 5 NORTH PARK FILING NO. 2 REPLAT C THE FOLLOWING 8 COURSES:

1. THENCE NORTH 89°32'08" EAST, A DISTANCE OF 438.50 FEET;
1. THENCE NORTH 89°47'54" EAST, A DISTANCE OF 858.90 FEET;
2. THENCE NORTH 00°12'06" WEST, A DISTANCE OF 132.51 FEET TO A 188.51 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 89°47'28" EAST;
3. THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 25°38'15", AN ARC DISTANCE OF 84.80 FEET;
4. THENCE NORTH 26°17'17" EAST, A DISTANCE OF 81.42 FEET TO A 76.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 63°42'16" WEST;
5. THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°29'50", AN ARC DISTANCE OF 35.38 FEET;
6. THENCE NORTH 00°12'07" WEST, A DISTANCE OF 469.76 FEET;
7. THENCE NORTH 34°49'33" EAST, A DISTANCE OF 122.25 FEET;
8. THENCE NORTH 60°13'25" EAST, A DISTANCE OF 95.50 FEET;

THENCE NORTH 89°47'42" EAST, CONTIGUOUS WITH SAID OUTER BOUNDARY AND ITS' EXTENSION, A DISTANCE OF 2,182.75 FEET TO THE EAST LINE OF SAID LOT 5;

THENCE SOUTH 00°23'27" EAST, CONTIGUOUS WITH SAID EAST LINE, A DISTANCE OF 938.67 FEET TO THE PREVIOUSLY MENTIONED NORTH LINE OF WEST 160TH AVENUE RIGHT-OF-WAY;

THENCE CONTINUE SOUTH 00°23'27" EAST, CONTIGUOUS WITH SAID NORTH LINE, A DISTANCE OF 37.00 FEET TO THE NORTH LINE OF WEST 160TH AVENUE RIGHT-OF-WAY AS SHOWN ON WILCOX SUBDIVISION RECORDED SEPTEMBER 12, 1909 IN SAID RECORDS IN BOOK 1 AT PAGE 16;

THENCE CONTIGUOUS WITH SAID NORTH LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 89°48'02" EAST, A DISTANCE OF 1,926.72 FEET;
2. THENCE NORTH 89°56'18" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF WEST 160TH AVENUE AS SHOWN ON NORTH PARK FILING NO. 3 RECORDED ON FEBRUARY 25, 2011 IN SAID RECORDS UNDER RECEPTION NUMBER 2011002005;

THENCE SOUTH 89°53'09" EAST, CONTIGUOUS WITH SAID NORTH LINE, A DISTANCE OF 1,399.28 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 1 OF SAID NORTH PARK FILING NO. 3;

THENCE CONTIGUOUS WITH SAID SOUTH LINE THE FOLLOWING 3 COURSES:

1. THENCE NORTH 00°06'34" EAST, A DISTANCE OF 44.00 FEET;
2. THENCE SOUTH 89°53'11" EAST, A DISTANCE OF 567.57 FEET;
3. THENCE NORTH 84°18'00" EAST, A DISTANCE OF 56.44 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 213.58 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 214.75 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 192.15 FEET TO THE SOUTH LINE OF SAID BLOCK 1;

THENCE SOUTH 39°09'10" WEST, A DISTANCE OF 228.62 FEET TO THE NORTH LINE OF BLOCK 3 OF SAID NORTH PARK FILING NO. 3;

THENCE CONTIGUOUS WITH SAID NORTH LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 89°53'11" WEST, A DISTANCE OF 694.42 FEET;
2. THENCE NORTH 00°06'34" EAST, A DISTANCE OF 46.00 FEET TO THE SOUTH LINE OF THE PREVIOUSLY MENTIONED WEST 160TH AVENUE AS SHOWN ON SAID NORTH PARK FILING NO. 3;

THENCE NORTH 89°53'11" WEST, CONTIGUOUS WITH SAID SOUTH LINE, A DISTANCE OF 1,398.65 FEET;

THENCE CONTINUE NORTH 89°53'11" WEST, CONTIGUOUS WITH SAID SOUTH LINE'S EXTENSION AND THE EXTERIOR BOUNDARY OF SAID NORTH PARK FILING NO. 3, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°33'23" EAST, CONTIGUOUS WITH SAID WEST LINE, A DISTANCE OF 989.24 FEET TO A POINT ON THE NORTH LINE OF NORTHWEST PARKWAY RIGHT-OF-WAY;

THENCE CONTIGUOUS WITH SAID NORTH LINE THE FOLLOWING 4 COURSES:

1. THENCE NORTH 83°21'59" WEST, A DISTANCE OF 30.24 FEET;
2. THENCE NORTH 76°54'17" WEST, A DISTANCE OF 1,342.67 FEET TO A 11,609.19 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 10°32'13" WEST;
3. THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 04°33'30", AN ARC DISTANCE OF 923.63 FEET;
4. THENCE CONTINUE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°14'22", AN ARC DISTANCE OF 251.13 FEET TO THE EXTERIOR BOUNDARY OF MCWHINNEY BROOMFIELD FILING NO. 4 RECORDED MARCH 20, 2009 IN SAID RECORDS UNDER RECEPTION NUMBER 2009003312;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 5 COURSES:

1. THENCE CONTINUE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°03'56", AN ARC DISTANCE OF 215.90 FEET;
2. THENCE NORTH 83°46'37" WEST, A DISTANCE OF 447.18 FEET;
3. THENCE NORTH 00°39'08" WEST, A DISTANCE OF 100.10 FEET;
4. THENCE NORTH 89°47'54" EAST, A DISTANCE OF 285.01 FEET;
5. THENCE NORTH 00°39'08" WEST, A DISTANCE OF 350.00 FEET TO THE SOUTH LINE OF WEST 160TH AVENUE RIGHT-OF-WAY AND THE NORTH LINE OF PREBLE CREEK FIRE STATION FILING NO. 1 RECORDED DECEMBER 12, 2003 IN SAID RECORDS UNDER RECEPTION NUMBER 2003024117;

THENCE SOUTH 89°47'44" WEST, CONTIGUOUS WITH SAID COMMON LINE, A DISTANCE OF 285.01 FEET TO THE NORTH LINE OF NORTHWEST PARKWAY MAINTENANCE YARD FILING NO. 1 RECORDED OCTOBER 12, 2005 IN SAID RECORDS UNDER RECEPTION NUMBER 2005014192;

THENCE SOUTH 89°48'12" WEST, ALONG SAID NORTH LINE AND SAID SOUTH LINE OF WEST 160TH AVENUE RIGHT-OF-WAY, A DISTANCE OF 301.73 FEET TO THE NORTH LINE OF LOT 1, BLOCK 1, UNITED POWER PARKWAY SUBSTATION FILING NO. 1 RECORDED FEBRUARY 20, 2007 IN SAID RECORDS UNDER RECEPTION NUMBER 2007002123;

THENCE CONTIGUOUS WITH THE NORTH AND WEST LINES OF SAID LOT 1, BLOCK 1, THE FOLLOWING 2 COURSES:

1. THENCE SOUTH 89°47'55" WEST, A DISTANCE OF 440.21 FEET;
2. THENCE SOUTH 00°39'08" EAST, A DISTANCE OF 366.49 FEET TO THE SOUTH LINE OF THE EXTERIOR BOUNDARY OF SAID UNITED POWER PARKWAY SUBSTATION FILING NO. 1;

THENCE NORTH 83°46'37" WEST, CONTIGUOUS WITH SAID SOUTH LINE, A DISTANCE OF 563.02 FEET;

THENCE SOUTH 21°30'46" WEST, A DISTANCE OF 480.61 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTHWEST PARKWAY;

THENCE SOUTH 89°47'54" WEST, CONTIGUOUS WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 549.79 FEET TO A POINT LYING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE NORTH 00°33'06" WEST, COINCIDENT WITH A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, A DISTANCE OF 536.39 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF MCWHINNEY BROOMFIELD FILING NO. 1 RECORDED MARCH 20, 2009 IN SAID RECORDS UNDER RECEPTION NUMBER 2009003313;

THENCE SOUTH 81°40'36" WEST, COINCIDENT WITH SAID EXTENSION AND SOUTH LINE, A DISTANCE OF 552.26 FEET TO THE EASTERLY LINE OF THE SHERIDAN PARKWAY RIGHT-OF-WAY;

THENCE SOUTH 11°00'00" WEST, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,011.91 FEET TO THE NORTH LINE OF PREBLE CREEK FILING NO. 1 REPLAT B RECORDED MARCH 20, 2009 IN SAID RECORDS UNDER RECEPTION NUMBER 2009003314;

THENCE SOUTH 89°59'30" EAST, CONTIGUOUS WITH SAID NORTH LINE, A DISTANCE OF 50.93 FEET TO THE EXTERIOR BOUNDARY OF MCWHINNEY BROOMFIELD FILING NO. 3 RECORDED ON MARCH 20, 2009 IN SAID RECORDS UNDER RECEPTION NUMBER 2009003303;

THENCE CONTIGUOUS WITH SAID EXTERIOR BOUNDARY THE FOLLOWING 4 COURSES:

1. THENCE NORTH 89°59'56" EAST, A DISTANCE OF 194.84 FEET TO A 1,999.86 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 00°00'00" WEST;
2. THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'57", AN ARC DISTANCE OF 447.32 FEET TO THE WESTERLY LINE OF ZUNI STREET RIGHT-OF-WAY;
3. THENCE SOUTH 00°33'06" EAST, CONTIGUOUS WITH SAID WESTERLY LINE, A DISTANCE OF 1,374.93 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8;

4. THENCE SOUTH 89°38'16" WEST, CONTIGUOUS WITH SAID NORTH LINE, A DISTANCE OF 2,617.05 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 8 AND THE EXTERIOR BOUNDARY OF LOT 1, BLOCK 1, OF THE PREVIOUSLY MENTIONED PREBLE CREEK FILING NO. 1 REPLAT B;

THENCE ALONG SAID EXTERIOR BOUNDARY OF LOT 1, BLOCK 1, THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 00°47'50" EAST, A DISTANCE OF 100.00 FEET;
2. THENCE NORTH 90°00'00" WEST, A DISTANCE OF 319.51 FEET;
3. THENCE NORTH 29°59'48" WEST, A DISTANCE OF 307.41 FEET TO THE SOUTHERLY LINE OF SHERIDAN PARKWAY RIGHT-OF-WAY AND A 2,422.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 15°07'49" EAST;

THENCE CONTIGUOUS WITH THE SOUTHERLY LINES OF SHERIDAN PARKWAY RIGHT-OF-WAY AS SHOWN ON THE PREVIOUSLY MENTIONED PREBLE CREEK FILING NO. 1 THE FOLLOWING 4 COURSES:

1. THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°21'58", AN ARC DISTANCE OF 438.29 FEET;
2. THENCE SOUTH 64°30'18" WEST, A DISTANCE OF 968.89 FEET TO A 877.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;
3. THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 24°34'15", AN ARC DISTANCE OF 376.09 FEET;
4. THENCE SOUTH 89°04'33" WEST, A DISTANCE OF 450.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, ALSO BEING THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF OUTLOT 9 AS SHOWN ON THE PLAT OF PREBLE CREEK FILING NO. 2 RECORDED APRIL 23, 2004 IN SAID RECORDS AT RECEPTION NO. 2004005785;

THENCE CONTIGUOUS WITH THE EASTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD BEING ALSO THE WESTERLY LINE OF SAID OUTLOT 9 AND THE SOUTHERLY EXTENSION THEREOF THE FOLLOWING 3 COURSES:

1. THENCE NORTH 00°55'27" WEST, A DISTANCE OF 503.96 FEET TO A 1,208.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS WESTERLY;
2. THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°46'35", AN ARC DISTANCE OF 438.04 FEET;
5. THENCE NORTH 21°42'02" WEST, A DISTANCE OF 100.16 FEET TO THE SOUTH LINE OF NORTHWEST PARKWAY AS SHOWN ON THAT CERTAIN INSTRUMENT RECORDED IN SAID RECORDS IN BOOK 3517 AT PAGE 192;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINES OF NORTHWEST PARKWAY BEING ALSO THE NORTHERLY LINES OF SAID OUTLOT 9 THE FOLLOWING 7 COURSES:

1. THENCE NORTH 62°15'19" EAST, A DISTANCE OF 347.81 FEET;
2. THENCE NORTH 73°33'30" EAST, A DISTANCE OF 1,346.65 FEET;
3. THENCE NORTH 76°19'12" EAST, A DISTANCE OF 44.88 FEET TO A 11,309.16 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 16°24'35" EAST;
4. THENCE EASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 04°08'01", AN ARC DISTANCE OF 815.93 FEET;
5. THENCE NORTH 82°48'04" EAST, A DISTANCE OF 405.30 FEET TO A 2,774.84 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 07°11'55" EAST;
6. THENCE EASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°52'28", AN ARC DISTANCE OF 381.36 FEET;
7. THENCE SOUTH 89°19'27" EAST, A DISTANCE OF 1,243.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHERIDAN PARKWAY;

THENCE NORTH 11°00'00" EAST, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 987.02 FEET TO THE EXTERIOR BOUNDARY OF MCWHINNEY BROOMFIELD FILING NO. 2 RECORDED MARCH 20, 2009 IN SAID RECORDS UNDER RECEPTION NUMBER 2009003315;

THENCE CONTIGUOUS WITH SAID EXTERIOR BOUNDARY THE FOLLOWING 9 COURSES:

1. THENCE SOUTH 81°40'36" WEST, A DISTANCE OF 436.71 FEET;
2. THENCE SOUTH 70°07'07" WEST, A DISTANCE OF 1,462.01 FEET;
3. THENCE SOUTH 73°32'47" WEST, A DISTANCE OF 31.92 FEET;
4. THENCE NORTH 36°21'32" EAST, A DISTANCE OF 120.18 FEET;
5. THENCE NORTH 33°09'50" EAST, A DISTANCE OF 102.34 FEET TO A 311.82 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 52°50'12" WEST;
6. THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°43'12", AN ARC DISTANCE OF 112.76 FEET;
7. THENCE NORTH 17°13'13" EAST, A DISTANCE OF 100.39 FEET;
8. THENCE NORTH 13°35'17" EAST, A DISTANCE OF 54.05 FEET;
9. THENCE NORTH 05°17'18" EAST, A DISTANCE OF 102.22 FEET;

THENCE NORTH 02°54'41" EAST, A DISTANCE OF 161.05 FEET TO A POINT ON THE EAST LINE OF ANTHEM FILING NO. 23 RECORDED SEPTEMBER 30, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 2014009427;

THENCE CONTIGUOUS WITH SAID EAST LINE THE FOLLOWING 20 COURSES:

1. THENCE NORTH 01°49'58" EAST, A DISTANCE OF 79.89 FEET;
2. THENCE NORTH 01°14'17" EAST, A DISTANCE OF 93.76 FEET;
3. THENCE NORTH 03°20'26" WEST, A DISTANCE OF 64.76 FEET TO A 564.78 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 76°48'01" WEST;
4. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°09'31", AN ARC DISTANCE OF 395.85 FEET;
5. THENCE NORTH 51°07'11" WEST, A DISTANCE OF 57.27 FEET;
6. THENCE NORTH 42°43'09" WEST, A DISTANCE OF 52.87 FEET;
7. THENCE NORTH 39°13'49" WEST, A DISTANCE OF 54.79 FEET;
8. THENCE NORTH 37°20'57" WEST, A DISTANCE OF 107.71 FEET;
9. THENCE NORTH 34°08'27" WEST, A DISTANCE OF 56.79 FEET;
10. THENCE NORTH 24°12'22" WEST, A DISTANCE OF 55.08 FEET TO A 240.36 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 61°47'52" EAST;
11. THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 54°10'14", AN ARC DISTANCE OF 227.25 FEET;
12. THENCE NORTH 17°22'45" EAST, A DISTANCE OF 121.15 FEET;
13. THENCE NORTH 19°03'51" EAST, A DISTANCE OF 101.08 FEET;
14. THENCE NORTH 17°35'24" EAST, A DISTANCE OF 37.26 FEET;
15. THENCE NORTH 12°55'37" EAST, A DISTANCE OF 66.45 FEET TO A 212.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 76°58'15" EAST;
16. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°17'18", AN ARC DISTANCE OF 152.77 FEET;
17. THENCE NORTH 53°46'21" EAST, A DISTANCE OF 123.01 FEET;
18. THENCE NORTH 51°24'34" EAST, A DISTANCE OF 200.55 FEET;
19. THENCE NORTH 50°18'36" EAST, A DISTANCE OF 101.42 FEET;
20. THENCE NORTH 51°28'11" EAST, A DISTANCE OF 379.73 FEET TO THE SOUTH LINE OF THE PREBLE CREEK PARKWAY RIGHT-OF-WAY AS SHOWN ON THE PREVIOUSLY MENTIONED PREBLE CREEK FILING NO. 1;

THENCE NORTH 51°39'43" EAST, A DISTANCE OF 22.49 FEET TO A 677.79 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 38°10'06" WEST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°07'18", AN ARC DISTANCE OF 167.06 FEET TO THE NORTH LINE OF SAID PREBLE CREEK PARKWAY RIGHT-OF-WAY AND A 588.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 04°37'56" WEST, SAID POINT ALSO BEING ON THE SOUTH LINE OF ANTHEM FILING NO. 8 RECORDED OCTOBER 13, 2005 IN SAID RECORDS UNDER RECEPTION NUMBER 2005014210;

THENCE CONTIGUOUS WITH SAID NORTH LINE OF PREBLE CREEK PARKWAY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

1. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°20'18", AN ARC DISTANCE OF 414.32 FEET;
2. THENCE NORTH 45°01'46" EAST, A DISTANCE OF 300.82 FEET TO A 961.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY, SAID POINT ALSO BEING ON THE SOUTH LINE OF ANTHEM FILING NO. 15 RECORDED DECEMBER 17, 20121 IN SAID RECORDS UNDER RECEPTION NUMBER 2012016417;
3. THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 23°55'57", AN ARC DISTANCE OF 401.62 FEET TO A POINT ON THE WEST LINE OF NORTH PARK FILING NO. 1 REPLAT E RECORDED AUGUST 20, 2018 IN SAID RECORDS UNDER RECEPTION NUMBER 2018009240;

THENCE CONTIGUOUS WITH SAID WEST LINE THE FOLLOWING 10 COURSES:

1. THENCE NORTH 36°43'08" EAST, A DISTANCE OF 196.69 FEET;
2. THENCE NORTH 45°52'39" EAST, A DISTANCE OF 47.36 FEET;
3. THENCE NORTH 44°08'32" EAST, A DISTANCE OF 109.24 FEET;
4. THENCE NORTH 44°48'13" EAST, A DISTANCE OF 101.93 FEET;
5. THENCE NORTH 46°28'25" EAST, A DISTANCE OF 104.24 FEET TO A 626.12 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 45°12'05" EAST;
6. THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°54'24", AN ARC DISTANCE OF 304.96 FEET;
7. THENCE NORTH 70°55'12" EAST, A DISTANCE OF 87.76 FEET;
8. THENCE NORTH 68°30'15" EAST, A DISTANCE OF 88.21 FEET TO A 343.49 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 22°40'13" WEST;
9. THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 54°33'06", AN ARC DISTANCE OF 327.04 FEET TO A 189.15 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 86°19'05" EAST;
10. THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°47'08", AN ARC DISTANCE OF 25.70 FEET TO THE WEST LINE OF NORTH PARK FILING NO. 1 REPLAT B RECORDED SEPTEMBER 12, 2013 IN SAID RECORDS UNDER RECEPTION NUMBER 2013013318;

THENCE CONTIGUOUS WITH SAID WEST LINE THE FOLLOWING 2 COURSES:

1. THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°51'30", AN ARC DISTANCE OF 91.97 FEET;
2. THENCE NORTH 35°49'39" EAST, A DISTANCE OF 251.17 FEET TO THE WEST LINE OF NORTH PARK FILING NO. 1 REPLAT D RECORDED ON FEBRUARY 03, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 2017001565;

THENCE CONTIGUOUS WITH SAID WEST LINE THE FOLLOWING 3 COURSES

1. THENCE CONTINUE NORTH 35°49'39" EAST ALONG SAID LINE, A DISTANCE OF 74.33 FEET;
2. THENCE NORTH 36°03'00" EAST, A DISTANCE OF 389.85 FEET TO A 1,131.28 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 53°35'52" EAST;
3. THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°56'55", AN ARC DISTANCE OF 216.18 FEET TO THE WEST LINE OF NORTH PARK FILING NO. 6 RECORDED FEBRUARY 28, 2019 IN SAID RECORDS UNDER RECEPTION NUMBER 2019001878;

THENCE SOUTH 42°40'06" EAST, CONTIGUOUS WITH SAID WEST LINE, A DISTANCE OF 85.12 FEET;

THENCE NORTH 47°40'10" EAST, A DISTANCE OF 58.81 FEET;

THENCE SOUTH 75°58'26" EAST, A DISTANCE OF 56.71 FEET;

THENCE NORTH 76°47'20" EAST, A DISTANCE OF 4.99 FEET TO A 70.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 78°50'12" EAST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°49'53", AN ARC DISTANCE OF 71.88 FEET;

THENCE NORTH 47°40'10" EAST, A DISTANCE OF 125.00 FEET;

THENCE SOUTH 42°19'50" EAST, A DISTANCE OF 17.32 FEET;

THENCE NORTH 47°40'10" EAST, A DISTANCE OF 75.00 FEET;

THENCE NORTH 53°15'58" EAST, A DISTANCE OF 109.04 FEET TO THE PREVIOUSLY MENTIONED WEST LINE OF SAID NORTH PARK FILING NO. 6;

THENCE CONTIGUOUS WITH SAID WEST LINE THE FOLLOWING 4 COURSES:

1. THENCE NORTH 51°46'45" EAST, A DISTANCE OF 359.20 FEET;
2. THENCE NORTH 48°50'23" EAST, A DISTANCE OF 133.31 FEET;
3. THENCE NORTH 42°21'48" EAST, A DISTANCE OF 85.96 FEET;
4. THENCE NORTH 00°24'10" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF STATE HIGHWAY 7 RIGHT-OF-WAY;

THENCE NORTH 02°50'49" EAST, A DISTANCE OF 150.03 FEET TO THE NORTH LINE OF SAID STATE HIGHWAY 7 RIGHT-OF-WAY AND A POINT ON THE SOUTH LINE OF VISTA RIDGE FILING NO. 14 RECORDED SEPTEMBER 25, 2015 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 4145401;

THENCE CONTIGUOUS WITH SAID SOUTH LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 89°37'09" EAST, A DISTANCE OF 646.72 FEET;
2. THENCE NORTH 89°36'52" EAST, A DISTANCE OF 62.20 FEET TO THE WEST LINE OF SHERIDAN PARKWAY RIGHT-OF-WAY;

THENCE NORTH 83°27'48" EAST, A DISTANCE OF 189.70 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DEDICATED AS PUBLIC RIGHT-OF-WAY AS SHOWN ON THE PLAT OF HIGHLANDS FILING NO. 1 REPLAT E RECORDED AUGUST 29, 2018 IN THE OFFICE OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER UNDER RECEPTION NUMBER 2018009605;

THENCE CONTIGUOUS WITH THE NORTH LINE OF SAID TRACT OF LAND DEDICATED AS PUBLIC RIGHT-OF-WAY AND THE SOUTH LINE OF LOTS 1, 4-9 ON SAID PLAT THE FOLLOWING 2 COURSES:

1. THENCE NORTH 89°36'06" EAST, A DISTANCE OF 1,332.62 FEET;
2. THENCE NORTH 89°36'51" EAST, A DISTANCE OF 6.11 FEET TO A POINT ON THE WEST LINE OF LOT 3 HIGHLANDS FILING NO. 1 REPLAT B RECORDED SEPTEMBER 23, 2015 IN SAID RECORDS UNDER RECEPTION NUMBER 2015012132;

THENCE CONTIGUOUS WITH THE WEST LINE AND SOUTH LINE OF SAID LOT 3 THE FOLLOWING 2 COURSES:

1. THENCE SOUTH 00°23'09" EAST, A DISTANCE OF 15.00 FEET;
2. THENCE NORTH 89°36'52" EAST, A DISTANCE OF 971.67 FEET TO THE WEST LINE OF COUNTY ROAD 7 RIGHT-OF-WAY;

THENCE NORTH 89°37'16" EAST, A DISTANCE OF 173.02 FEET TO THE EAST LINE OF SAID COUNTY ROAD 7 RIGHT-OF-WAY AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PALISADE PARK FILING NO. 1 RECORDED OCTOBER 10, 2007 IN SAID RECORDS UNDER RECEPTION NUMBER 2007013123;

THENCE NORTH 89°36'38" EAST, CONTIGUOUS WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1,118.82 FEET TO THE WEST LINE OF PALISADE PARKWAY RIGHT-OF-WAY AS SHOWN ON SAID PLAT;

THENCE NORTH 89°36'38" EAST, A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 PALISADE PARK FILING NO. 1 REPLAT A RECORDED MAY 29, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 2014004557;

THENCE NORTH 89°36'38" EAST, CONTIGUOUS WITH SAID SOUTH LINE, A DISTANCE OF 499.84 FEET TO THE WEST LINE OF DELAWARE STREET RIGHT-OF-WAY AS SHOWN ON SAID PLAT;

THENCE NORTH 89°36'38" EAST, A DISTANCE OF 102.00 FEET TO THE EAST LINE OF SAID DELAWARE STREET RIGHT-OF-WAY AND A POINT ON THE SOUTH LINE OF PALISADE PARK FILING NO. 1 REPLAT B RECORDED AUGUST 17, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 2017010265;

THENCE NORTH 89°36'38" EAST, CONTIGUOUS WITH SAID SOUTH LINE, A DISTANCE OF 324.15 FEET TO THE SOUTHWEST CORNER OF LOT 5 AS SHOWN ON THE PREVIOUSLY MENTIONED PALISADE PARK FILING NO. 1 REPLAT A;

THENCE NORTH 89°36'38" EAST, CONTIGUOUS WITH THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 192.68 FEET TO THE WEST LINE OF HURON STREET RIGHT-OF-WAY;

THENCE NORTH 84°07'22" EAST, A DISTANCE OF 215.12 FEET TO THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY; SAID POINT BEING ON THE SOUTH LINE OF LOT 2 AS SHOWN ON NORTHLANDS FILING NO. 1 REPLAT B RECORDED JUNE 13, 2018 IN SAID RECORDS UNDER RECEPTION NUMBER 2018006361; SAID POINT BEING ON THE NORTH LINE OF SAID STATE HIGHWAY 7 RIGHT-OF-WAY;

THENCE SOUTH 09°41'48" WEST, A DISTANCE OF 178.33 FEET TO THE SOUTH LINE OF SAID STATE HIGHWAY 7 RIGHT-OF-WAY AND A POINT ON THE WEST LINE OF LOT 1, BLOCK 2, NORTH PARK FILING NO. 2 RECORDED SEPTEMBER 27, 2012 IN SAID RECORDS UNDER RECEPTION NO. 2012012364;

THENCE SOUTH 00°02'49" EAST, CONTIGUOUS WITH SAID WEST LINE, A DISTANCE OF 186.65 FEET;

THENCE NORTH 89°59'56" EAST, A DISTANCE OF 255.49 FEET;

THENCE SOUTH 00°00'11" WEST, A DISTANCE OF 208.00 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 409.31 FEET TO THE EAST LINE OF LOT 4, BLOCK 1, OF THE PREVIOUSLY MENTIONED NORTH PARK FILING NO. 2 REPLAT B;

THENCE CONTIGUOUS WITH THE EAST, NORTH, AND WEST LINES OF SAID LOT 4 THE FOLLOWING 5 COURSES:

1. THENCE NORTH 00°02'49" WEST, A DISTANCE OF 393.60 FEET;
2. THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 1,218.97 FEET;
3. THENCE SOUTH 00°02'49" EAST, A DISTANCE OF 1,097.98 FEET TO A 250.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;
4. THENCE SOUTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 40°09'46", AN ARC DISTANCE OF 175.24 FEET;
5. THENCE SOUTH 40°12'36" EAST, A DISTANCE OF 391.70 FEET TO THE WESTERLY LINE OF SAID HURON STREET RIGHT-OF-WAY AS SHOWN ON SAID NORTH PARK FILING NO. 2 REPLAT A;

THENCE CONTIGUOUS WITH SAID WEST LINE THE FOLLOWING 2 COURSES:

1. THENCE SOUTH 49°47'24" WEST, A DISTANCE OF 1,207.42 FEET TO A 752.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 40°12'34" EAST;
2. THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 04°17'47", AN ARC DISTANCE OF 56.39 FEET TO A POINT ON THE EAST LINE OF LOT 5, BLOCK 1 OF SAID NORTH PARK FILING NO. 2 REPLAT B;

THENCE NORTH 42°10'52" WEST, CONTIGUOUS WITH SAID EAST LINE, A DISTANCE OF 182.90 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF LOT 2, BLOCK 1 OF SAID PLAT;

THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING 3 COURSES:

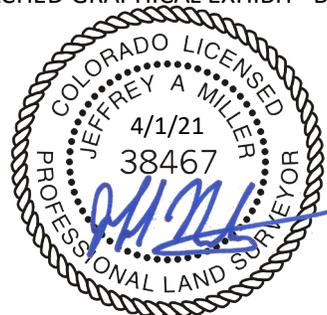
1. THENCE CONTINUE NORTH 42°10'52" WEST, A DISTANCE OF 772.77 FEET TO A 300.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;
2. THENCE NORTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 42°08'03", AN ARC DISTANCE OF 220.61 FEET;
3. THENCE NORTH 00°02'49" WEST, A DISTANCE OF 1,457.13 FEET TO THE SOUTH LINE OF THE PREVIOUSLY MENTIONED STATE HIGHWAY 7 RIGHT-OF-WAY;

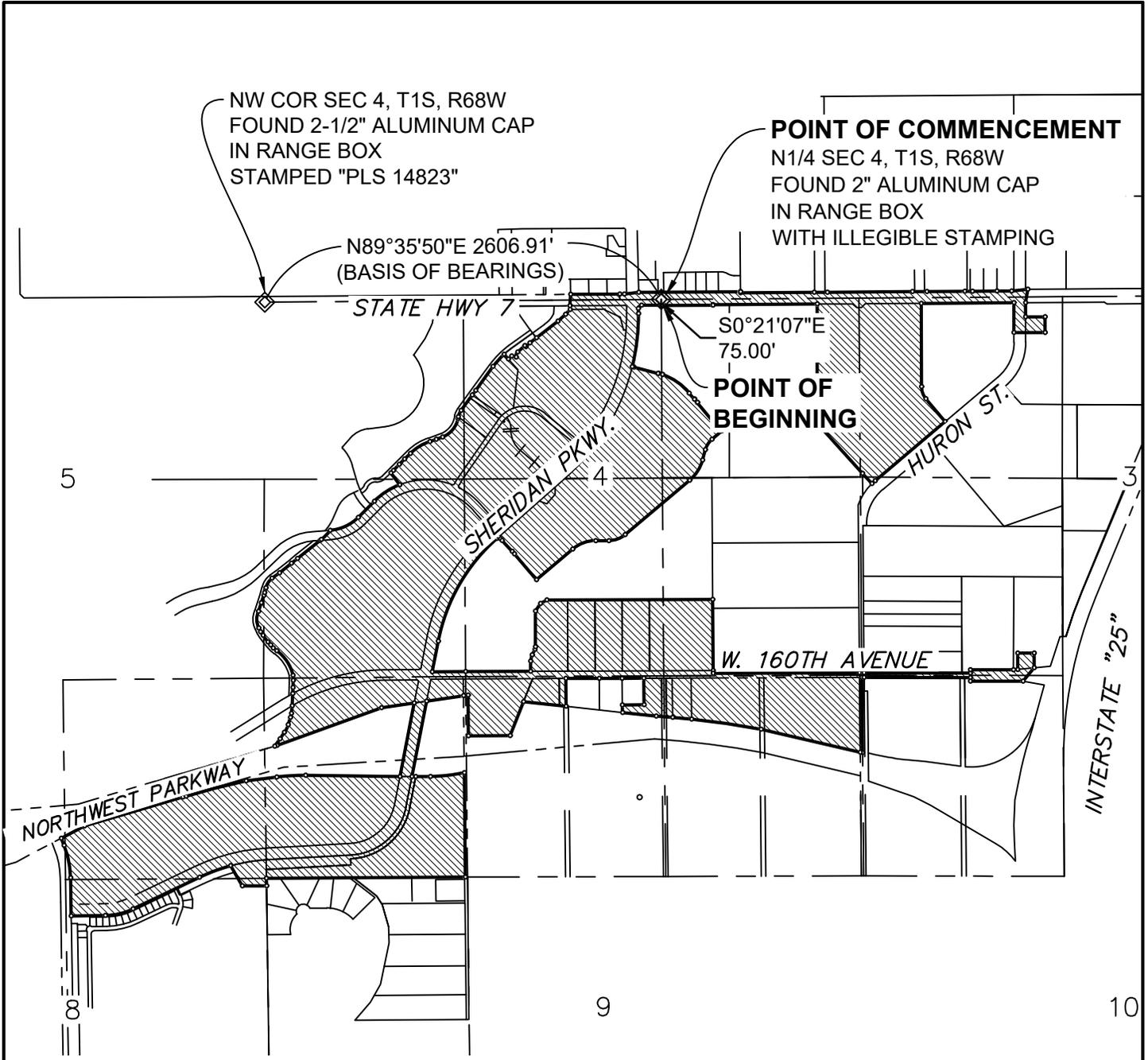
THENCE CONTIGUOUS WITH SAID SOUTH LINE AND THE EXTERIOR BOUNDARY OF SAID NORTH PARK FILING NO. 2 THE FOLLOWING 4 COURSES:

1. THENCE SOUTH 89°36'52" WEST, A DISTANCE OF 1,373.58 FEET;
2. THENCE SOUTH 01°54'58" EAST, A DISTANCE OF 5.00 FEET;
3. THENCE SOUTH 89°36'52" WEST, A DISTANCE OF 679.56 FEET;
4. THENCE NORTH 00°21'07" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

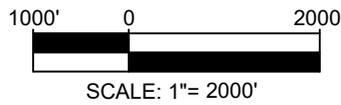
THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 30,992,746 SQUARE FEET OR (711.49554 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT "B" FOR REFERENCE.

JEFFREY A. MILLER, PLS 38467
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
1601 BLAKE STREET, SUITE 200
DENVER, CO 80202
PH. (303)572-0200





A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 3, 4, 5, 7, 8, 9, AND 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.

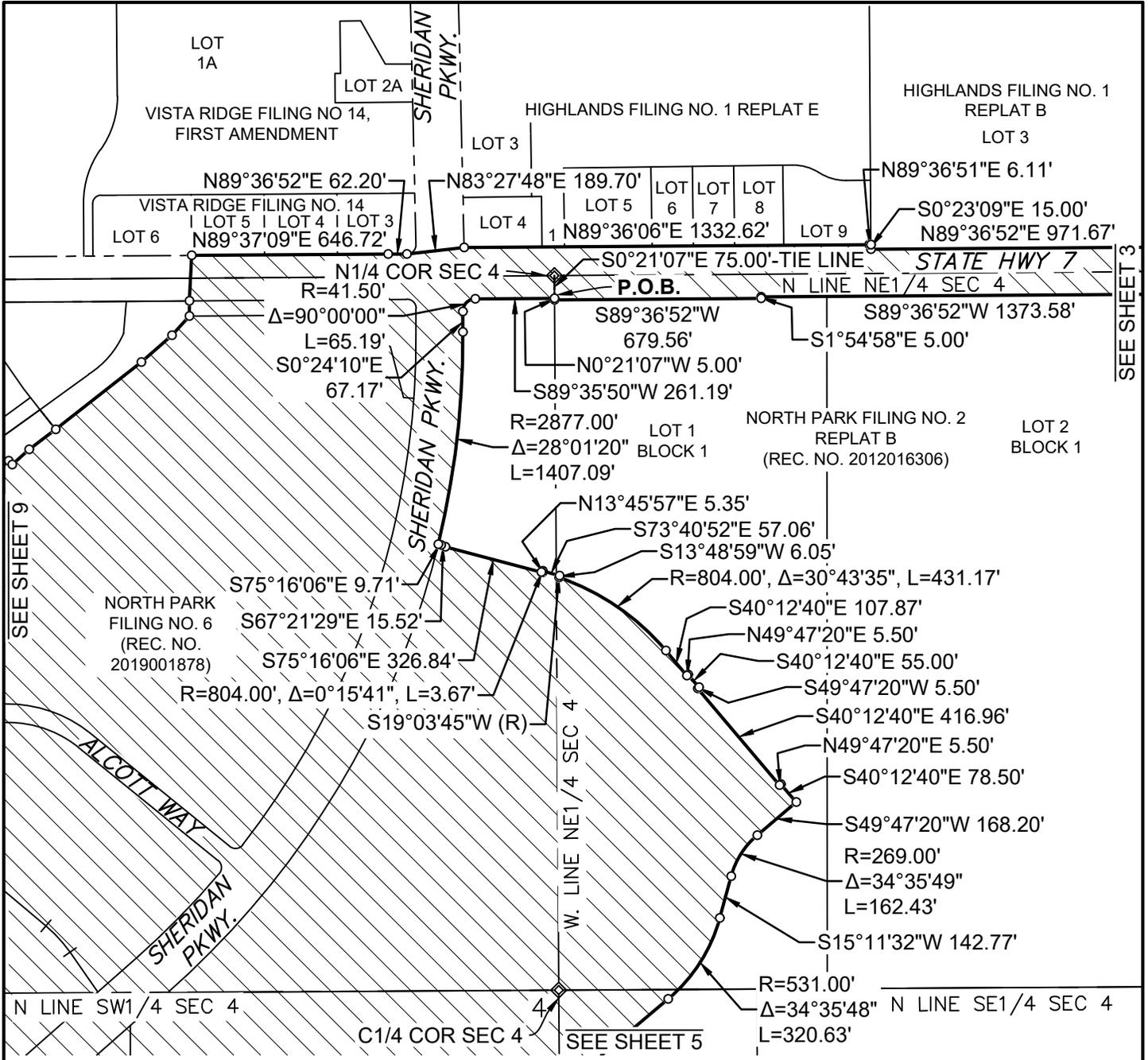


AREA 30,992,746 SQ. FT. 711.49554 (ACRES)

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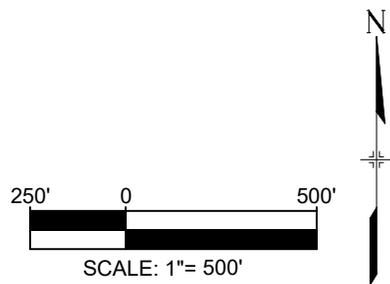
NORTH PARK - AMENDED PLAN AREA		
LEGAL DESCRIPTION		
CHECKED BY: JAC	DATE: MARCH 3, 2020 JN: 19.497.003.002	1 OF 9



SEE SHEET 9

SEE SHEET 3

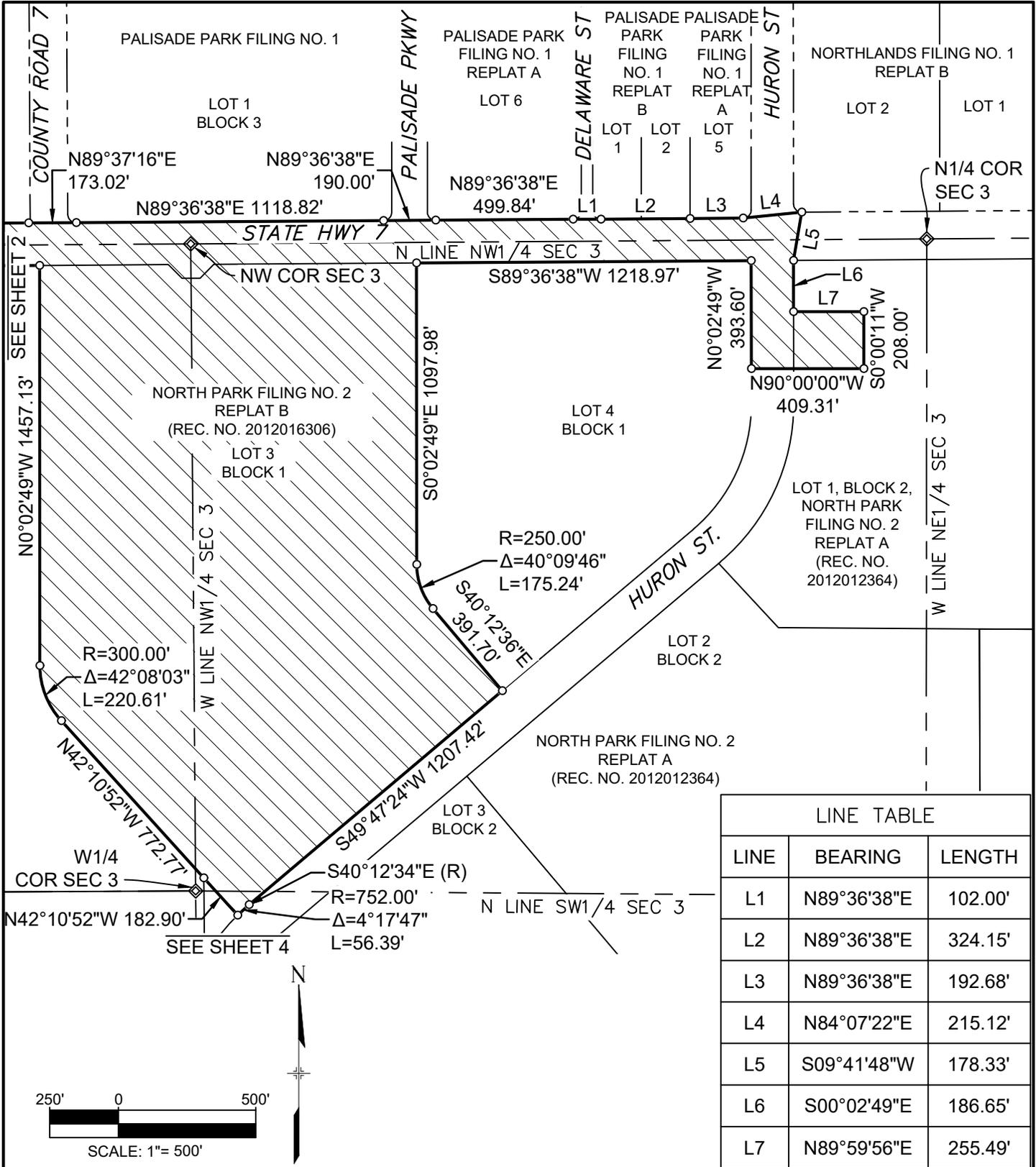
SEE SHEET 5



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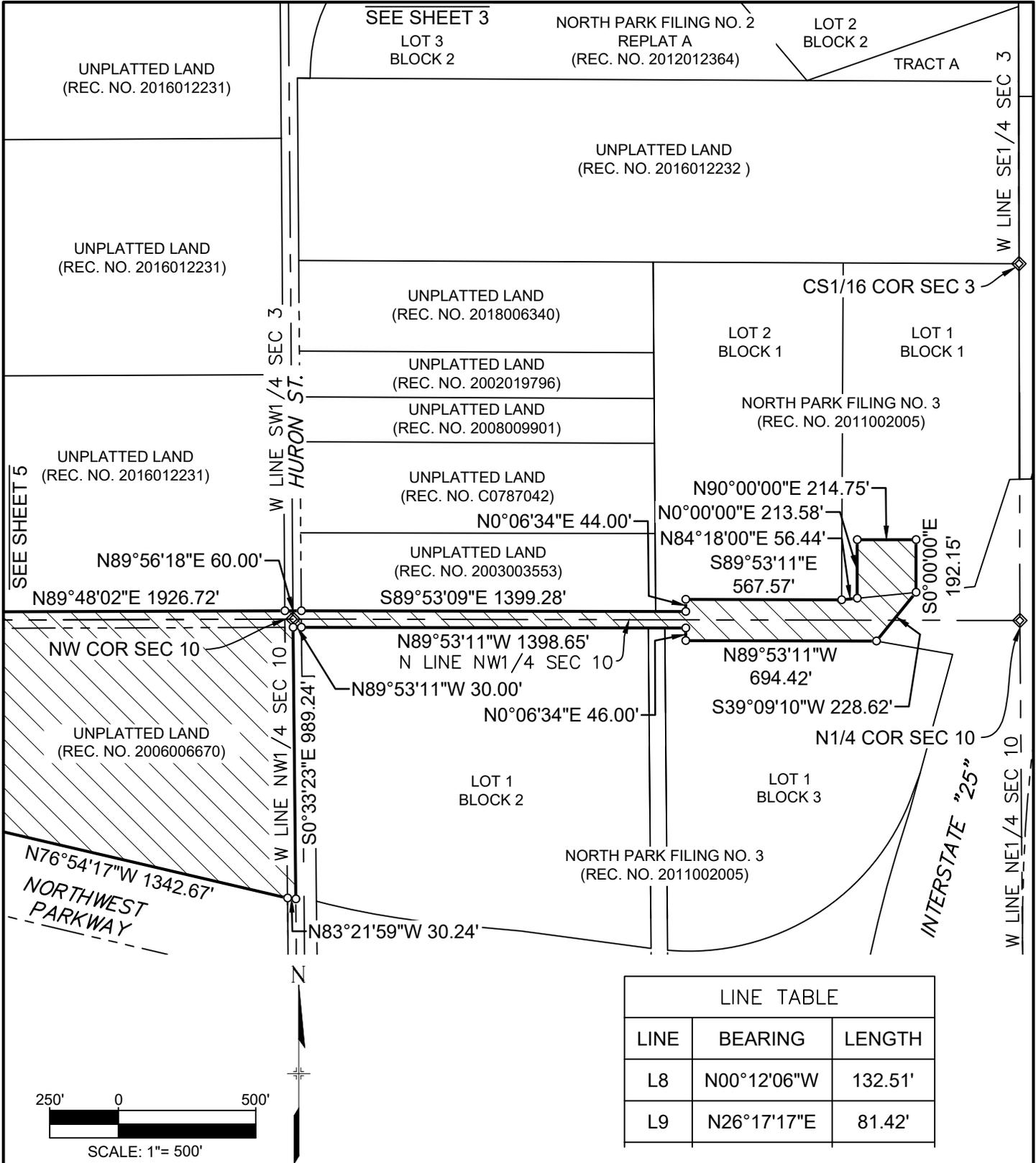


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NORTH PARK - AMENDED PLAN AREA

LEGAL DESCRIPTION

CHECKED BY: JAC DATE: MARCH 3, 2020 3 OF 9
JN: 19.497.003.002

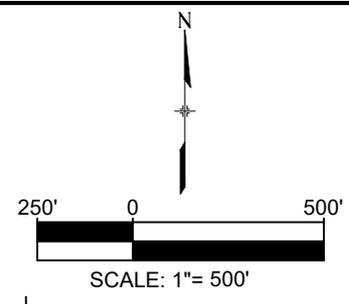
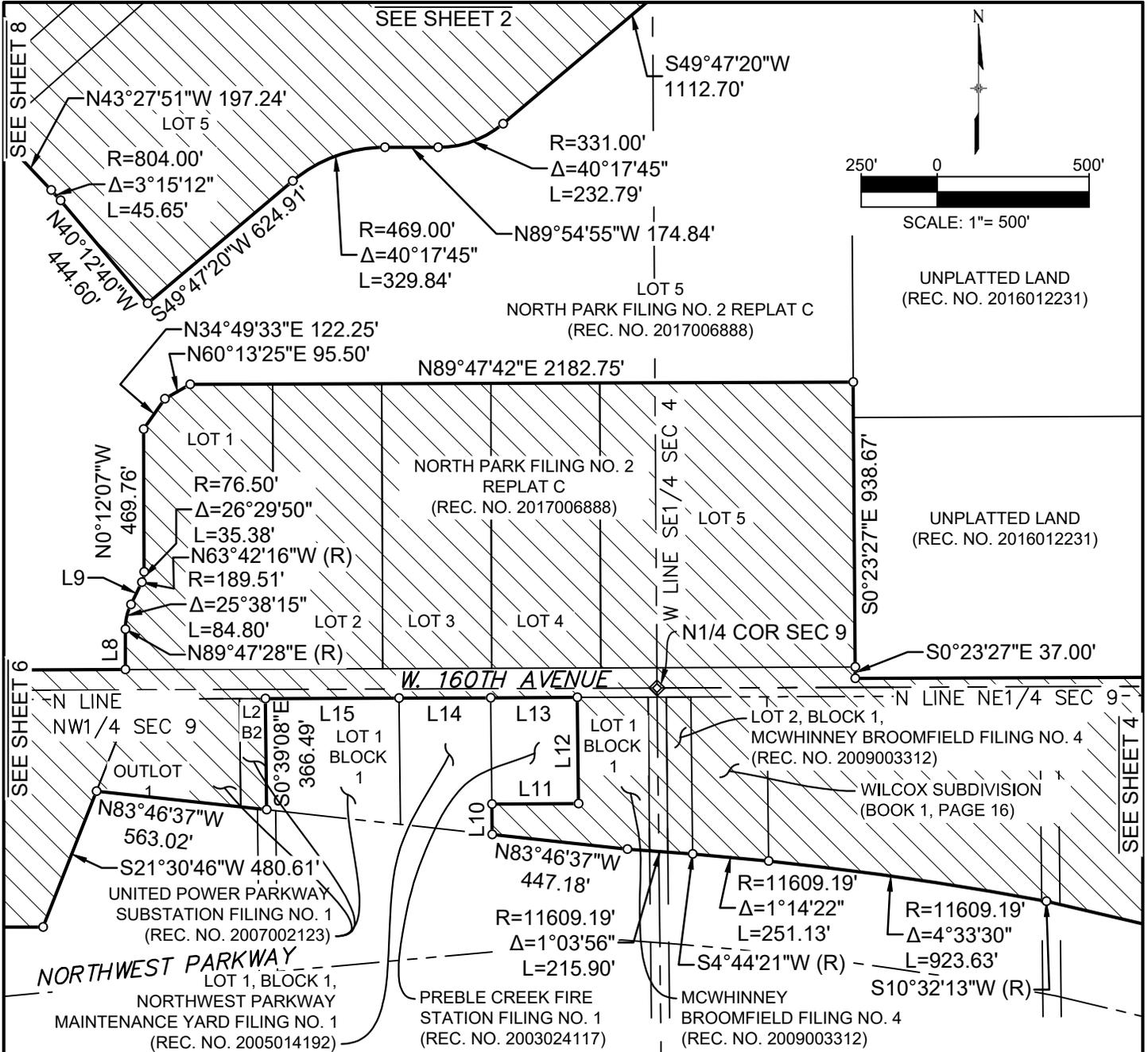


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NORTH PARK - AMENDED PLAN AREA

LEGAL DESCRIPTION

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JN: 19.497.003.002 4 OF 9



LINE TABLE		
LINE	BEARING	LENGTH
L8	N00°12'06"W	132.51'
L9	N26°17'17"E	81.42'
L10	N00°39'08"W	100.10'

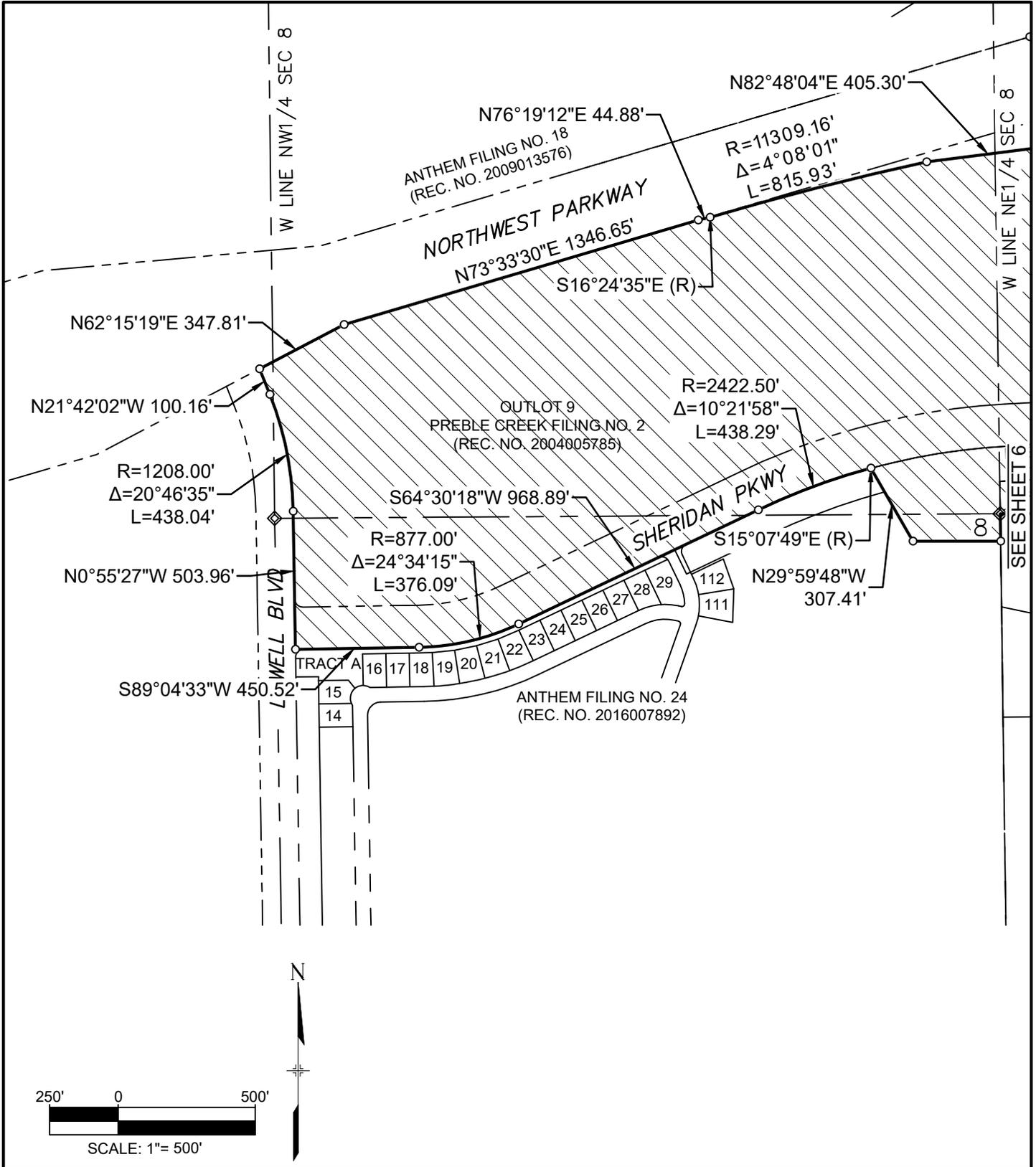
LINE TABLE		
LINE	BEARING	LENGTH
L11	N89°47'54"E	285.01'
L12	N00°39'08"W	350.00'
L13	S89°47'44"W	285.01'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S89°48'12"W	301.73'
L15	S89°47'55"W	440.21'



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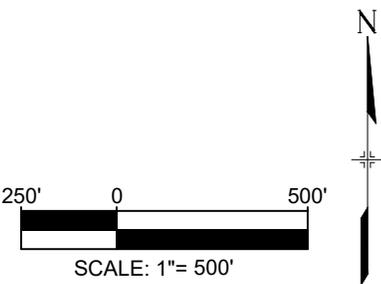
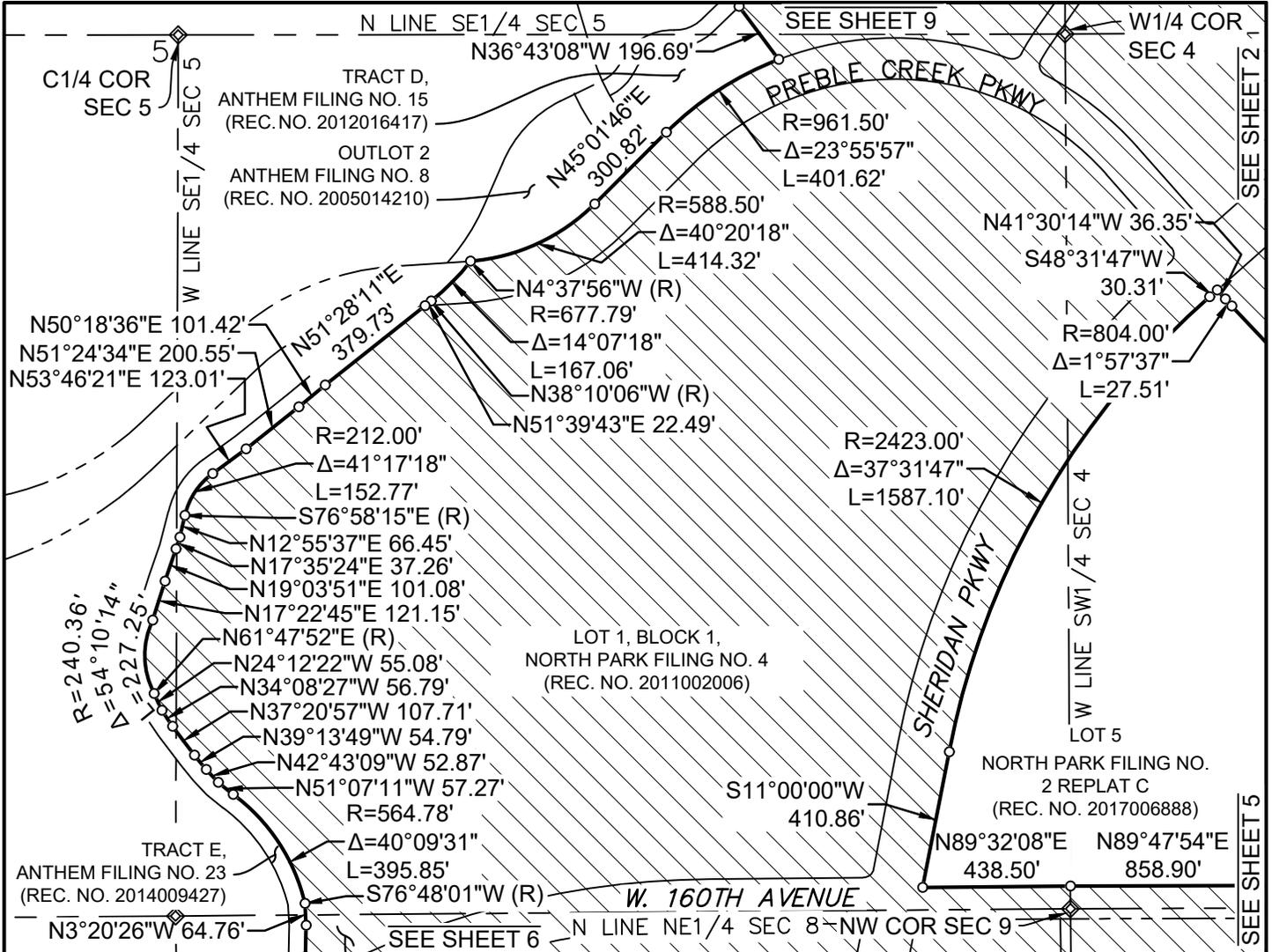


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NORTH PARK - AMENDED PLAN AREA

LEGAL DESCRIPTION

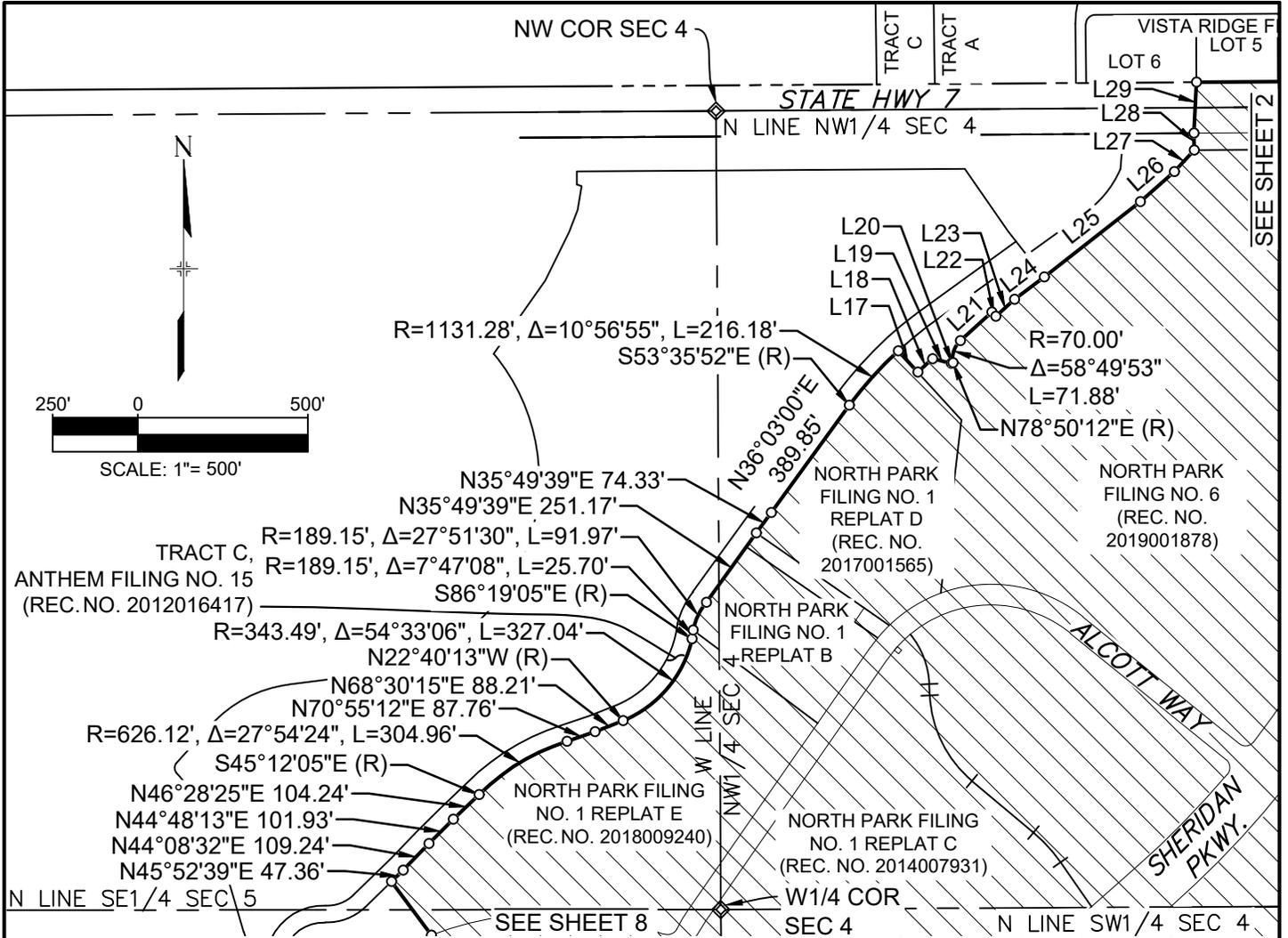
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NORTH PARK - AMENDED PLAN AREA		
LEGAL DESCRIPTION		
CHECKED BY: JAC	DATE: MARCH 3, 2020 JN: 19.497.003.002	8 OF 9



LINE TABLE		
LINE	BEARING	LENGTH
L17	S42°40'06"E	85.12'
L18	N47°40'10"E	58.81'
L19	S75°58'26"E	56.71'
L20	N76°47'20"E	4.99'
L21	N47°40'10"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S42°19'50"E	17.32'
L23	N47°40'10"E	75.00'
L24	N53°15'58"E	109.04'
L25	N51°46'45"E	359.20'
L26	N48°50'23"E	133.31'

LINE TABLE		
LINE	BEARING	LENGTH
L27	N42°21'48"E	85.96'
L28	N00°24'10"W	50.00'
L29	N02°51'45"E	149.99'



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NORTH PARK - AMENDED PLAN AREA
LEGAL DESCRIPTION

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 JN: 19.497.003.002