

Ordinance 1979

ORIGINAL BROOMFIELD URBAN RENEWAL PLAN

City and County of Broomfield

August 5, 2013

Urban Renewal Plan: Original Broomfield Urban Renewal Project

1.0. PREFACE

The urban renewal area (the “Area”) described in the Urban Renewal Plan (the “Plan”) for the Original Broomfield Urban Renewal Project (the “Project”) is located along important travel corridors in the City and County of Broomfield (the “City”). The Area serves as the southeastern gateway to the City and is located along and adjacent to major transportation corridors including US 36, US Highway 287, West 120th Avenue, State Highway 128, and West 112th Avenue. The Area is bisected by the BNSF railway, which, along with US 36, has been a significant restraint on orderly development and redevelopment in the Area. The principal goal of this Plan is to help the Area to redevelop in accordance with Broomfield’s 2005 Comprehensive Plan (the “Comprehensive Plan”) and, more specifically, the Original Broomfield Neighborhood Plan (the “Neighborhood Plan”), both of which designate most of the Area as “susceptible to change.” The Comprehensive Plan and Neighborhood Plan call for redevelopment of the Area through a mixture of uses, including primarily Mixed Use, Office/Flex Light Industrial, Business Commercial, Transit-Oriented Development, Neighborhood Residential, and Open Lands.

Section 107(4)(e) of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, C.R.S. (the “Act”) requires that an urban renewal plan must afford maximum opportunity for redevelopment to be carried out by private enterprise. This Plan is part of a comprehensive program to encourage and facilitate the development of the Area by private enterprise by implementing the goals of the Comprehensive Plan and the Original Broomfield Neighborhood Plan (the “Neighborhood Plan”). Implementation of the Plan will be the responsibility of the Broomfield Urban Renewal Authority (the “Authority”).

2.0 INCLUSION OF AGRICULTURAL LAND

Although the Area contains parcels of land that have been classified as “agricultural land” within the meaning set forth in Section 31-25-103(1) of the Act, the agricultural land is included in the Area because the Area meets the following exceptions in Sections 31-25-107(1)(c)(II)(B) and (C) of the Act: (1) more than one-half of the parcels in the Area that contain urban level development, as defined in Section 31-25-103(7.5) of the Act, are blighted and more than two-thirds of the perimeter of the Area as a whole is contiguous with urban level development; and (2) the agricultural land is an enclave within the City and the entire perimeter of the enclave has been contiguous with urban-level development for a period of not less than three years. As used herein “urban level development” has the same meaning as in Section 31-25-103(7.5) of the Act: An area in which there is a predominance of either permanent structures or above-ground or at-grade infrastructure.

3.0. URBAN RENEWAL AREA BOUNDARIES

The Area in this Plan contains approximately 343 acres. It is described in Exhibit A, and is depicted in Exhibit B. As required by the Act, the boundaries of the Area are drawn as narrowly as feasible to accomplish the planning and development objectives of the Plan.

4.0. SUMMARY OF ELIGIBILITY CRITERIA

4.1 2013 Conditions Survey

The Authority retained Ricker/Cunningham, consultants experienced in conducting conditions surveys (the “Consultants”), to document whether conditions in the Area comply with the definition of “Blighted Area” in Section 103 of the Act and qualify the Area for adoption of this Plan. The Consultants submitted a report entitled “Original Broomfield Conditions Survey” dated as of June, 2013 (the “2013 Conditions Survey”). The 2013 Conditions Survey is incorporated herein by reference.

4.2 Summary of Conditions of Blight

The following is a summary of the conditions of blight that exist in the Area, as more particularly set forth in the 2013 Conditions Survey:

4.2.1 Slum, deteriorated, or deteriorating structures are present in the Area.

4.2.2 There is a predominance of defective or inadequate street layout in the Area including inadequate rights-of-way, and deteriorating or substandard streets.

4.2.3 There is a presence of faulty lot layout in relation to size, adequacy, accessibility, or usefulness within the Area. These include lots of inadequate size and shape creating site development constraints.

4.2.4 There is a presence of unsanitary and unsafe conditions in the Area including flood plain hazards, lack of street lighting, and incomplete or inadequate sidewalks; lack of storm drainage improvements.

4.2.5 There is a presence of deteriorated and substandard site and other improvements in the Area.

4.2.6 Unusual topography or inadequate public improvements or utilities exist in the form of areas of inadequate streets (lack of pavement, curbs, gutters, and lighting), storm drainage facilities, sidewalks, parking improvements, and bicycle lanes.

4.2.7 There are conditions that endanger life and property in the Area including flood plain hazards, lack of pedestrian and bicycle facilities as recited above in Section 4.2.5, higher than normal incidences of crime, and potential fire hazards.

4.2.8 There is a presence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements consisting of vacant parcels, deteriorated, deteriorating, and empty and obsolete buildings.

5.0. GENERAL DESCRIPTION OF URBAN RENEWAL PROJECT

The 2013 Conditions Survey identifies conditions that constitute “blight” as defined in the Act that characterize the Area as of the effective date of this Plan. The Plan is part of a comprehensive program to eliminate and prevent blight in the Area and in the larger area included in the Comprehensive Plan. The Authority and the City, with the cooperation of private enterprise and other public bodies, will undertake

a program to eliminate the conditions of blight identified in the 2013 Conditions Survey while implementing the Comprehensive Plan and the Neighborhood Plan. In particular, the City and the Authority will emphasize improving public infrastructure, including streets, sidewalks, and storm drainage.

6.0 URBAN RENEWAL PLAN GOALS AND THE PLAN'S RELATIONSHIP TO LOCAL AND REGIONAL OBJECTIVES

The Plan has been adopted to achieve the following goals in the Area:

6.1 The Plan will implement the Comprehensive Plan and Neighborhood Plan throughout the Area by promoting a gateway image for the southeastern area of the City.

6.2 Implementation of the Plan will eliminate and prevent conditions of blight in the Area while providing an appropriate mix of land uses that ensures sustained economic development, a major goal of the Comprehensive Plan and Neighborhood Plan.

6.3 Through the maximum possible participation of private enterprise and the cooperative efforts of the public sector, implementation of the Plan will eliminate and prevent economic deterioration in the Area and the community at large.

6.4 The City and the Authority will cooperate to provide new and improved public infrastructure, including streets, sidewalks, and storm drainage in the Area.

6.5 The Plan will help preserve office/flex light industrial uses and improve the image of commercial businesses in the Area.

6.6 The Plan will ensure that new development provides adequate community facilities and services to support redevelopment as it occurs.

6.7 The Plan will encourage and promote mixed-use developments that provide the benefits of more compact, denser development with a mix of living, shopping and working environments.

6.8 The Plan will help create development focused around major transit stops that form pedestrian-oriented, vibrant urban centers.

6.9 The Plan encourages and supports a variety of employment land use types and intensities in designated areas that are both supported by and compatible with surrounding land uses.

6.10 The Plan will help create an interconnected transportation system that facilitates safe travel throughout Broomfield for pedestrians, bicyclists and vehicles and that provides linkages to neighboring communities.

6.11 The Plan encourages coordination with adjacent communities to promote an efficient transportation system.

6.12 Implementation of the Plan is consistent with efforts to create public/private partnerships to provide employment and generate revenues for both sectors.

6.13 The Plan uses open lands and trails to establish a strong community image and identity.

6.14 The Plan promotes the economic vitality of Broomfield through attraction, retention and expansion of business activity.

6.15 The Plan helps build a strong and diversified employment base in Broomfield that minimizes cyclical impacts of market changes and that provides job opportunities for Broomfield residents of all skills.

6.16 The Plan will provide the means for the orderly redevelopment of the Area by helping to resolve existing land use conflicts.

7.0 LAND USE REGULATIONS AND BUILDING REQUIREMENTS

The Plan will provide a comprehensive and unified plan to promote and encourage high quality development of the Area by private enterprise pursuant to the Comprehensive Plan and the recommendation in the Neighborhood Plan that an urban renewal plan should be approved in the Area.

In implementing the Plan and considering all proposals for development and redevelopment, the City and the Authority will also implement and apply the policies and standards contained in the Neighborhood Plan. The Authority is authorized to adopt Design Guidelines and Standards that are consistent with the Plan and the Neighborhood Plan and apply to all development, redevelopment, and rehabilitation of real property in the Area. The Design Guidelines and Standards, if adopted, are separate from and in addition to the requirements of the Plan and the Neighborhood Plan and may be adopted or modified by the Authority without the need to modify or amend this Plan or the Neighborhood Plan.

The Plan will implement the provisions of Section 31-25-107(8) of the Act, which provides that, upon approval of the Plan by the City Council, the provisions of the Plan shall be controlling with respect to land area, land use, design, building requirements, timing or procedure applicable to the property covered by the Plan. Within the limits established by this Plan, no building permit for a new structure or significant exterior modifications shall be issued prior to and unless the Authority makes a finding of compliance with the Plan, the Neighborhood Plan, and any applicable Design Guidelines and Standards. In the event of a conflict involving the provisions of City codes, the Plan, the Neighborhood Plan, and any applicable Design Guidelines and Standards, the most restrictive provision shall govern.

7.1 Plan Review Process

The purposes of the Plan are to eliminate and prevent blight in the Area and to achieve development of the highest quality in the Area. To assure that those purposes are accomplished, the Authority shall hold a public hearing on all plans or proposals for development or redevelopment in the Area to determine compliance with the Plan. No building permit shall be issued for a new structure or significant exterior modification prior to and unless the Authority makes a finding of compliance with the Plan, the Neighborhood Plan, and any applicable Design Guidelines and Standards.

7.1.1 Urban Renewal Site Plan

In those parts of the Area where neither the Neighborhood Plan nor any Design Guidelines and Standards are in effect no Urban Renewal Site Plan (the "Site Plan") shall be required. In all other parts of the Area proposals for new development or significant building exterior modifications shall be accompanied by a

Site Plan. The Site Plan shall be submitted to the Authority in a form consistent with Site Development Plan submittal, format and contents requirements of the Broomfield Municipal Code as they may be amended from time to time.

7.1.2 Public Hearings, Notice.

The Authority shall hold a public hearing on any proposed Site Plan. Additionally, the City and County of Broomfield Planning and Zoning Commission shall hold a public hearing on Urban Renewal Site Plans prior to consideration of the Site Plan by the Authority. The Planning and Zoning Commission shall make recommendations to the Authority as to conformity to the Plan and applicable urban renewal Design Guidelines and Standards, if any. Notice of hearings shall be given in accordance with notice requirements for Site Development Plans in the Broomfield Municipal Code as they made be amended from time to time.

7.1.3 Review Standards.

The decision of the Authority shall be based on whether a proposed Site Plan meets the following standards.

- (1) The proposal should be consistent with any element, purpose, vision and standard of this Plan, the Neighborhood Plan, and, if applicable, Design Guidelines and Standards.
- (2) The proposal should identify and specify factors that mitigate any potential negative impacts on nearby properties.
- (3) The proposal should identify and specify factors that maximize potential positive impacts on nearby properties.
- (4) The proposal should include adequate facilities for pedestrians, bicyclists and motorists.
- (5) The proposal should optimize conservation of energy, water, and other resources on a site-specific scale.
- (6) The land uses within the proposal should be compatible with one another.
- (7) The proposal should include any common areas serving the site, and contain adequate provisions for ownership and maintenance of such areas.
- (8) The proposal should include adequate public improvements (both on and off site) to be provided in a timely fashion.

8.0 PROJECT ACTIVITIES

8.1 Land Acquisition

In order to carry out this Plan, the Authority may exercise any and all of its rights and powers under the Act and any other applicable law, ordinance or regulation. The Authority may acquire any interest in property by any manner available, except that the Authority may not acquire property by means of eminent domain. The Authority may acquire property for the following reasons: To eliminate or prevent conditions of blight; to carry out one or more objectives of the Plan; to assemble property for redevelopment by private enterprise; for needed public improvements and for any other lawful purpose authorized by the Plan, the Act or other applicable law.

8.2 Relocation

If acquisition of property by the Authority displaces any individual, family or business, the Authority may assist such party in finding another location, and may, but is not obligated to, make relocation payments to eligible residents and businesses in such amounts and under such terms and conditions as it may determine; provided, however, the Authority shall make relocation payments if and to the extent that such payments may be required by the Act or any other applicable law.

8.3 Demolition, Clearance and Site Preparation

If the Authority acquires property, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements from property it acquires if such buildings, structures and other improvements are not to be rehabilitated in accordance with this Plan. In addition, the Authority may contract with and reimburse owners or developers of property for demolition, clearance, or other site preparation activities, including rough and finished site grading and other site preparation services as part of a comprehensive redevelopment program.

8.4 Property Management

During such time as any property is owned by the Authority, such property shall be under the management and control of the Authority and may be rented or leased by it pending disposition for redevelopment or rehabilitation.

8.5 Public Improvements

All public improvements shall comply with the Neighborhood Plan, and, if applicable, the Design Guidelines and Standards, with respect to the design and construction of all public improvements and infrastructure, including criteria and standards to address street, streetscape, utility, drainage and flood problems in the Area as well as other elements deemed necessary by the Authority to eliminate and prevent conditions of blight and to carry out the provisions of the Act and the Plan. The City and the Authority will emphasize improving public infrastructure to better serve and encourage redevelopment of the Area, including, particularly, streets, sidewalks, and storm drainage.

8.6 Land Disposition, Redevelopment and Rehabilitation

Purchasers or owners of property within the Area will be obligated to develop, redevelop or rehabilitate such property in accordance with the provisions of this Plan and the Neighborhood Plan, if applicable, and, if adopted by the Authority, the Design Guidelines and Standards.

The Authority may dispose of property it acquires by means of a reasonable competitive bidding procedure it establishes in accordance with the Act and pursuant to redevelopment agreements between the Authority and such purchasers.

The Authority may also enter into owner participation agreements with property owners in the Area for the development, redevelopment or rehabilitation of their property. Such agreements will provide for such participation and assistance as the Authority may elect to provide to such owners.

All such redevelopment, owner participation and other agreements shall contain, at a minimum, provisions requiring:

8.6.1 Compliance with the Plan and the Neighborhood Plan, and, if applicable, Design Guidelines and Standards;

8.6.2 Covenants to begin and complete development, construction or rehabilitation of both public and private improvements within a period of time deemed to be reasonable by the Authority;

8.6.3 The financial commitments of each party (but nothing herein shall obligate the Authority to make any such financial commitment to any party or transaction).

8.7 Cooperation Agreements

For the purposes of planning and carrying out this Plan, the Authority may enter into one or more cooperation agreements with the City or other public bodies. Without limitation, such agreements may include project financing and implementation; design, location and construction of public improvements; provision of necessary services to the Area, particularly any necessary public safety and emergency services; and any other matters required to carry out this Project. It is recognized that cooperation with the City, other municipalities and other public and private bodies may be required to coordinate such issues as the design, construction and timing of public and private improvements within and outside of the Area, and to provide services to properly and efficiently carry out the goals and objectives of this Plan. Cooperation agreements addressing such issues are deemed necessary and incidental to the planning and execution of the Project.

8.8 Other Project Undertakings and Activities

Other Project undertakings and activities deemed necessary by the Authority to carry the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any and all applicable laws.

9.0 PROJECT FINANCING

The Authority is authorized to finance this Project by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; property and sales tax increments; loans, advances and grants from any other available source.

Any and all financing methods legally available to the City, the Authority, any private developer, redeveloper or owner may be used to finance in whole or in part any and all costs, including without

limitation, the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Area. Such methods may be combined to finance all or any part of the Project. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City to finance the Project in whole or in part.

The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Project. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest and any premiums due on or in connection with such indebtedness may be paid from tax increments or any other funds available to the Authority.

The Project may be financed by the Authority under the tax allocation financing provisions of the Act. Under the tax allocation method of financing the Project, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Area each year by or for the benefit of any public body or all or a portion of municipal sales taxes collected within the Area, or both such taxes, shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as follows:

9.1 Base Amount

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

9.2 Increment Amount

That portion of said property taxes in excess of such base amount or, subject to City Council approval, that portion of said municipal sales taxes in excess of such base amount, or both, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed or otherwise) the Authority for financing or refinancing, in whole or in part, the Urban Renewal Project described in the Plan.

Unless and until the total valuation for assessment of the taxable property in the Area exceeds the base valuation for assessment of the taxable property in the Area, all of the taxes levied upon taxable property in the Area shall be paid into the funds of the respective public bodies. Unless and until all or the relevant part of the municipal sales tax collections in the Area exceed the base year municipal sales tax collections in the Area, all such sales tax collections shall be paid into the funds of the City.

When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Area shall be paid into the

funds of the respective public bodies and all such municipal sales tax collections in the Area shall be paid into the funds of the City.

The increment portion of the taxes, as described in this Section 9.2, may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances and indebtedness incurred by the Authority to finance the Urban Renewal Project described in the Plan.

10.0 CHANGES IN APPROVED PLAN

This Plan may be modified pursuant to the provisions of the Act governing such modifications, including Section 31-25-107, C.R.S.

11.0 MINOR VARIATIONS

In specific cases, the City Manager may allow minor exceptions or variations from the provisions of the Plan if the City Manager determines that literal compliance or enforcement of the provisions of the Plan would constitute an unreasonable restriction, limitation, or hardship beyond the intent and purpose of the Plan.



ORIGINAL BROOMFIELD URA
CITY AND COUNTY OF BROOMFIELD, COLORADO

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, AND SECTION 2, TOWNSHIP 2 SOUTH, ALL IN RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

NOTE: ALL PARCEL NUMBERS CITED IN THIS DESCRIPTION ARE BROOMFIELD COUNTY ASSESSOR PARCEL NUMBERS (JUNE 2013), HEREINAFTER REFERRED TO AS PN. ALL REFERENCES TO THE BOUNDARY LINE OF THE CITY AND COUNTY OF BROOMFIELD ARE AS IT EXISTS IN JUNE 2013 ACCORDING TO THE BROOMFIELD COUNTY ASSESSOR.

BEGINNING AT THE SOUTHWEST CORNER OF PN 157535300033;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 120TH AVENUE, TO THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ALLISON STREET;

THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF ALLISON STREET, TO THE NORTH RIGHT-OF-WAY LINE OF WEST 119TH AVENUE;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 119TH AVENUE, TO THE SOUTHWEST CORNER OF PN 171702214003;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 171702214003, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINES OF PN 171702214003, PN 171702214002, PN 171702214001, PN 171702205010, PN 171702205009 AND PN 171702205008, TO THE WEST RIGHT-OF-WAY LINE OF COLMANS WAY;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF COLMANS WAY, TO THE SOUTHEAST CORNER OF PN 171702203013;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 171702203013, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 171702203013, TO THE NORTHWEST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 171702203003, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 171702203003, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT-OF-WAY LINE OF WEST 120TH AVENUE;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 120TH AVENUE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF PN 171702101011;

THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF PN 171702101011, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINE OF PN 171702101002, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 119TH AVENUE;

THENCE EASTERLY, ALONG THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 119TH AVENUE, TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET, TO THE BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS;

THENCE WESTERLY, ALONG THE BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS, TO THE EAST BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS;

THENCE SOUTHERLY, ALONG THE EAST BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS, TO THE SOUTH BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS;

THENCE WESTERLY, ALONG THE SOUTH BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF PN 171702403001;

THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION, AND THE WEST LINE OF PN 171702403001, TO THE NORTHWEST CORNER THEREOF;

THENCE WESTERLY, TO THE SOUTHEAST CORNER OF PN 171702400003;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 171702400003, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY, TO THE NORTHEAST CORNER OF PN 171702419001;

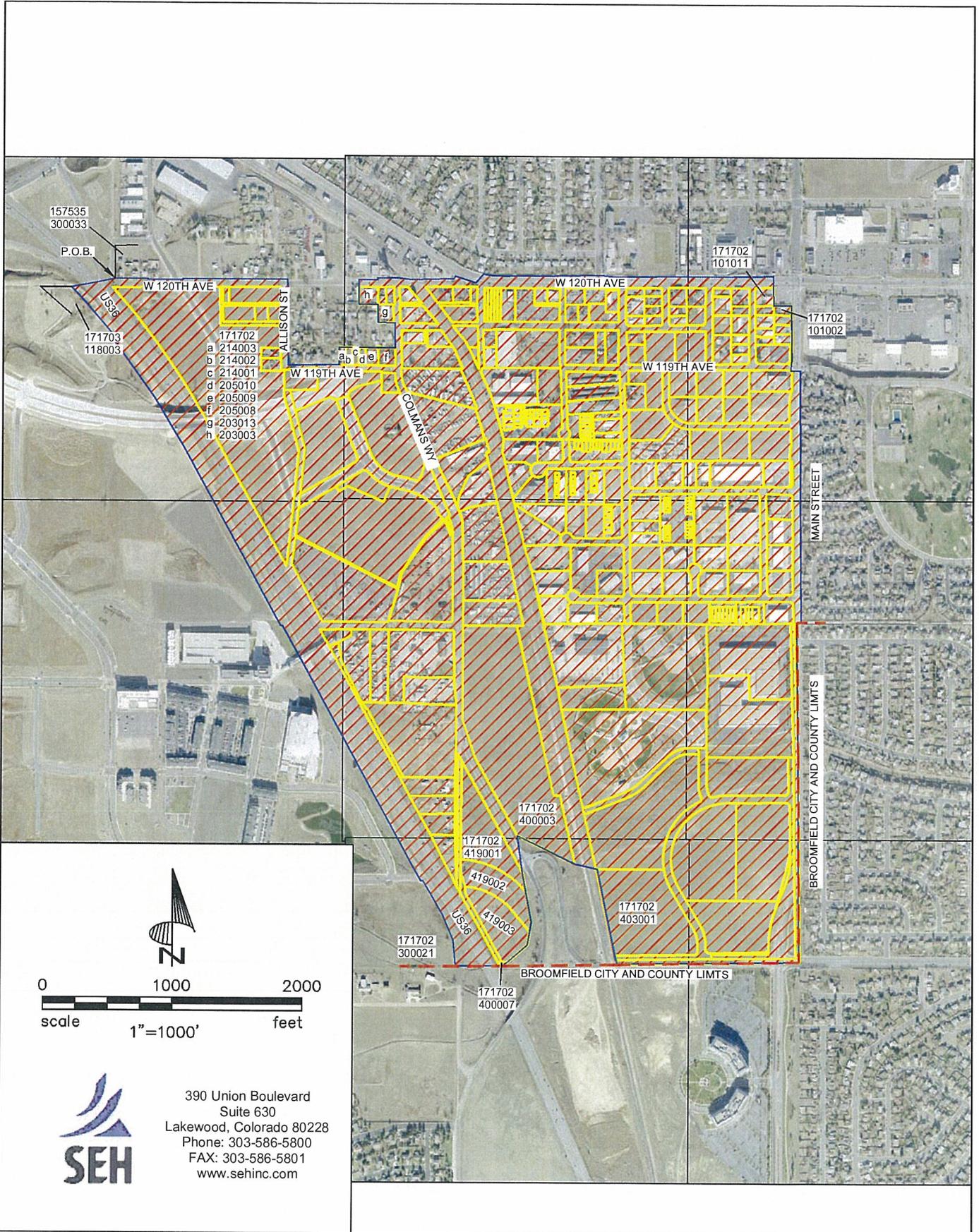
THENCE SOUTHERLY, ALONG THE EAST LINES OF PN 171702419001, PN 171702419002, PN 171702419003, AND PN 171702400007, TO THE BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS;

THENCE WESTERLY, ALONG THE BOUNDARY LINE OF THE BROOMFIELD CITY AND COUNTY LIMITS, TO THE SOUTHEAST CORNER OF PN 171702300021;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 36, TO THE NORTHEAST CORNER OF PN 171703118003;

THENCE EASTERLY, TO THE POINT OF BEGINNING;

ORIGINAL BROOMFIELD URA



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