

DISTRICT COURT, DOUGLAS COUNTY, COLORADO
4000 Justice Way, Ste. 2009
Castle Rock, CO 80109
720-437-6200

DATE FILED
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FILING ID: 2B1A58F89BAB5
CASE NUMBER: 2025CV31109

Petitioner: ARROWHEAD COLORADO METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado,

v.

Respondents: ROXBOROUGH PARK FOUNDATION, a Colorado nonprofit corporation; CITY AND COUNTY OF DENVER, ACTING THROUGH ITS BOARD OF WATER COMMISSIONERS, a Colorado home rule municipality; PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation; RED ROCKS CABLEVISION LIMITED PARTNERSHIP, a Colorado limited partnership; ROXBOROUGH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado; BRADLEY J. PHILLIPS, an individual; TISHA K. FUJII, an individual; POLLY P. LAWRENCE, an individual; ROYE VARGHESE, an individual; TINSY ELIZABETH VARGHESE, an individual; STANLEY R. BROWN TRUST; MARILYNN M. BROWN TRUST; CARPENTER TRAIL LLC, a Colorado limited liability company; EAGLES NEST OWNERS ASSOCIATION INC., a Colorado nonprofit corporation; DENVER VISTA LLC, a Colorado limited liability company; THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, a political subdivision of the State of Colorado; CORE ELECTRIC COOPERATIVE, a Colorado Cooperative Association, formerly known as Intermountain Rural Electric Association; WEST METRO FIRE PROTECTION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado; DARRYL KAMINSKI, an individual; NAUL HAHN MANTHE, an individual; TANNA RAE MANTHE, an individual; and DAVID GILL in his official capacity as the TREASURER OF DOUGLAS COUNTY.

▲ COURT USE ONLY ▲

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| Attorneys for Arrowhead Colorado Metropolitan District: Carrie S. Bernstein, Atty Reg. #34966 Amanda A. Bradley, Atty Reg. #29489 Joshua T. Mangiagli, Atty Reg. #52375 ALDERMAN BERNSTEIN LLC 101 University Blvd., Suite 350 Denver, Colorado 80206 Phone: 720-460-4200 E-mail:csb@ablawcolorado.com; aab@ablawcolorado.com; jtm@ablawcolorado.com | Case Number: 2025CV31109 Division: 5 |
| FIRST AMENDED PETITION IN CONDEMNATION | |

Petitioner, Arrowhead Colorado Metropolitan District (the “District”), by and through its attorneys, Alderman Bernstein LLC, and for its First Amended Petition in Condemnation, alleges and avers the following:

JURISDICTION AND VENUE

1. This is an eminent domain proceeding brought under the procedures in Title 38, Article 1, C.R.S. Eminent domain proceedings are expedited proceedings pursuant to C.R.S. § 38-1-119.
2. This Court has subject matter jurisdiction over this action under C.R.S. § 38-1-102; further, pursuant to Colo. Const. art. VI, §9(1), this Court has original jurisdiction over all civil cases.
3. This Court has personal jurisdiction over the parties under C.R.S. § 13-1-124(1)(c) because this action arises from owning, using, or possessing real property in Colorado.
4. Venue is proper in Douglas County under C.R.C.P. 98(a) as this action affects real property in Douglas County, Colorado.

GENERAL ALLEGATIONS

5. The District is a quasi-municipal corporation and political subdivision of the State of Colorado, organized and existing under sections 32-1-101, et seq., C.R.S.
6. The Service Plan for the District (“Service Plan”) was approved by the Douglas County Board of County Commissioners on September 24, 2024, in Resolution No. R-024-110 (“BOCC Resolution”), which was recorded with the Douglas County Clerk and Recorder, at Reception No. 2024041059 on September 26, 2024.
7. The District’s organizational and TABOR elections took place on November 5, 2024.

8. On November 19, 2024, the Douglas County District Court in Case No. 2024CV30915, issued its Order and Decree Creating District, Issuing Certificates of the Election, and Released Bond (“Court Decree”). The Court Decree was recorded with the Douglas County Clerk and Recorder at Reception No. 2024051428 on November 25, 2025.

9. The District’s authority to maintain this proceeding is set forth in section 32-1-1004(4), C.R.S.

10. The Service Plan states that the District contains approximately 36 acres near the community known as “Roxborough Park.”

11. Section II of the Service Plan states that the purpose of the District is to “provide public improvements and services for the benefit of all anticipated inhabitants and taxpayers of the District.”

12. Section IV of the Service Plan states that there “are currently no other governmental entities, including [Douglas] County, located in the immediate vicinity of the District that consider it desirable, feasible, or practicable to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, and ongoing operations of the public improvements needed for the Project. Formation of the District is therefore necessary in order for the public improvements and services required for the Project to be provided in the most economical manner possible.”

13. Section VII(4) of the Service Plan states that the District’s Board “shall have the power and authority: . . . To have and exercise the power of eminent domain, but only as necessary to construct, install, access, relocate or redevelop the public improvements identified in this Service Plan.”

14. Section VIII and Exhibits D-G of the Service Plan identify, in part, the following services and public improvements that the District is authorized to provide: water, storm sewer, sanitation and wastewater treatment, street improvements, and traffic safety protection.

15. On January 22, 2025, the District’s Board of Directors passed Resolution No. 2025-01-01 – Resolution of Necessity – finding it “necessary to the public health, safety, and welfare of the property owners and any future resident, employees, lessees and guests of the District” to acquire the following:

- a. An access and utility easement subject to certain terms and conditions more specifically described in Exhibit 1;
- b. A temporary construction easement subject to certain terms and conditions more specifically described in Exhibit 2; and

16. The interests described in Exhibits 1 and 2 above are collectively referred to as the “Subject Property.”

17. The Subject Property consists only of portions of the Common Area of Roxborough Park as defined in the Protective Covenants recorded on December 2, 2004, at Reception No. 2004122706 of the real property records of Douglas County, Colorado (the "Covenants"). Subsequent amendments or modifications to the Covenants do not alter the definition of Common Area.

18. The District is not acquiring any interest in any individual Lot as defined in the Covenants.

19. The District must acquire the Subject Property to build certain public improvements, such as utilities, including water, storm drainage and sanitary sewer lines and related improvements, such as culverts, manholes/structures and inlets, and detention and retention facilities, along with the development of drainage, and the expansion and improvement of roadways and associated improvements, including Roxborough Drive and Sundown Trail (the "Project").

20. Such improvements, including roadway, storm drainage, potable water and irrigation water facilities and systems and sanitary sewer lines, constitute public uses.

21. The taking of the Subject Property is essentially for a public benefit.

22. The Subject Property is within the County of Douglas, Colorado.

23. The District is informed and believes the owner of record of the Subject Property is Roxborough Park Foundation, a Colorado nonprofit corporation ("Respondent-Landowner"), pursuant to the Covenants and the following recorded plats and deeds:

- a. Roxborough Park North recorded at Reception No. 141307 on March 24, 1971
- b. Roxborough Downs recorded at Reception No. 141761 on April 23, 1971
- c. Roxborough Downs – Filing No. II recorded at Reception No. 147244 on January 4, 1972
- d. Southdowns at Roxborough recorded at Reception No. 153621 on September 5, 1972
- e. Southdowns at Roxborough Amendment No. 1 recorded at Reception No. 8801970 on January 26, 1988
- f. Roxborough Downs Filing No. 3 recorded at Reception No. 99072306 on August 19, 1999
- g. Roxborough Downs, Filing 2, 5th Amendment recorded at Reception No. 2017051464 on July 31, 2017
- h. Trustee's Deed recorded at Reception No. 8715176 (Book 723, Page 27) on May 22, 1987
- i. Quit Claim Deed recorded at Reception No. 8917299 (Book 865, Page 1004) on July 31, 1989
- j. Quitclaim Deed recorded at Reception No. 9668321 (Book 1392, Page 360) on December 5, 1996
- k. Quitclaim Deed recorded at Reception No. 2006003165 on January 11, 2006
- l. Quitclaim Deed recorded at Reception No. 2006003166 on January 11, 2006

24. The District is informed and believes that Darryl Kaminski may own an undivided 1/8 interest in the Subject Property pursuant to the Personal Representative's Deed recorded on January 7, 1985, at Reception No. 344447 (Book 557, Page 226), in the records of the Douglas County Clerk and Recorder.

25. Also, on information and belief, and after review of the title work, the following persons or entities may have an interest in the Subject Property, and are named as respondents herein pursuant to C.R.S. § 38-1-102(1):

- a. City and County of Denver, acting by and through its Board of Water Commissioners, is named as a Respondent because it may have an interest in the Subject Property pursuant to a Right-of-Way Agreement recorded on June 14, 1979, at Reception No. 237405 (Book 362, Page 869), for a water tunnel and any related interests pursuant to the Rule and Order recorded on October 7, 1980, at Reception No. 257876 (Book 395, Page 378), in the records of the Douglas County Clerk and Recorder.
- b. Public Service Company of Colorado is named as a Respondent because it may have an interest in the Subject Property pursuant to a Utility Easement recorded on August 28, 1986, at Reception No. 8617301 (Book 662, Page 23), in the records of the Douglas County Clerk and Recorder.
- c. Red Rocks Cablevision Limited Partnership, a Colorado limited partnership, is named as a Respondent because it may have an interest in the Subject Property as the assignee of Leonard Communications, Inc., a Colorado corporation, pursuant to an Easement recorded on May 10, 1988, at Reception No. 8810703 (Book 791, Page 665), which was transferred by Assignment and Assumption Agreements recorded on November 17, 1988, at Reception No. 8826858 (Book 825, Page 1185), and on May 30, 1989, at Reception No. 8912266 (Book 856, Page 552), in the records of the Douglas County Clerk and Recorder.
- d. Roxborough Water and Sanitation District is named as a Respondent because it may have an interest in the Subject Property pursuant to an Easement recorded on July 28, 2017, at Reception No. 2017051368, for a sanitary sewer line and as successor in interest pursuant to an Easement recorded on May 31, 1973, at Reception No. 161238 (Book 247, Page 306), and an Easement Agreement recorded on May 24, 1996, at Reception No. 9628145 (Book 1343, Page 2097), in the records of the Douglas County Clerk and Recorder.
- e. The following parties are named as Respondents because they may have an interest in the Subject Property pursuant to a Grant of Access Easement recorded on May 1, 2023, at Reception No. 2023018013, for use of Roxborough Drive:
 - i. Parcel No. 2355-034-00-002, Bradley J. Phillips and Tisha K. Fujii
 - ii. Parcel No. 2355-034-00-003, Polly P. Lawrence
 - iii. Parcel No. 2355-231-02-026, Roye Varghese and Tinsy Elizabeth Varghese

- iv. Parcel No. 2355-231-02-027, Stanley R. Brown Trust & Marilyn M. Brown Trust
- v. Parcel No. 2355-231-02-033 and 2355-231-02-034, Carpenter Trail LLC
- vi. Parcel No. 2355-231-02-030, Eagles Nest Owners Association Inc
- vii. Parcel No. 2355-251-00-002 and 2355-251-00-001, Naul Hahn Manthe and Tanna Rae Manthe
- viii. Parcel No. 2355-250-00-009, Denver Vista LLC
- ix. Board of County Commissioners of Douglas County, Colorado

- f. Douglas County is also named as a Respondent because it may have an interest in the Subject Property for the purpose of accessing, maintaining, and repairing storm water management improvements pursuant to the plat for Roxborough Downs, Filing 2, 5th Amendment, recorded on July 31, 2017, at Reception No. 2017051464, in the records of the Douglas County Clerk and Recorder, and possibly other plats that encompass the Subject Property.
- g. CORE Electric Cooperative, formerly known as Intermountain Rural Electric Association, is named as a Respondent because it may have an interest in the Subject Property pursuant to a General Right of Way Easement recorded on January 5, 1990, at Reception No. 9000422 (Book 892, Page 58), for an electric transmission line and access thereto. Also, pursuant to a Utility Underground Access Easement recorded on May 10, 2024, at Reception No. 2024018779, for underground electric lines, communication facilities, and access to such facilities.
- h. West Metro Fire Protection District is named as a Respondent because it may have an interest in the Subject Property as a successor in interest to Roxborough Park Foundation pursuant to an Access Easement recorded on July 13, 1995, at Reception No. 9531106 (Book 1274, Page 1132), in the records of the Douglas County Clerk and Recorder.

26. David Gill, in his official capacity as the Treasurer of Douglas County, Colorado, is named as a Respondent per C.R.S. § 39-3-134.

27. The parties named in Paragraphs 23 through 26 are collectively referred to as the “Respondents.”

28. The District does not intend to extinguish or impact the interests identified in Paragraph 25 and is acquiring the Subject Property subject to the interests identified in Paragraph 25.

29. The District does not seek to acquire any right, title, or interest to any vein, ledge, lode, deposit, oil, natural gas, or other mineral resource found or existing within the Subject Property in these proceedings, except insofar as required for subsurface support of the Project.

30. Insofar as is known to the District, no other persons or entities have a record interest in the Subject Property, as owner or otherwise, who have not been named as respondents herein.

31. The District is informed and believes that this action does not affect the property of any person under guardianship or conservatorship.

32. The District has negotiated in good faith with Respondent-Landowner and made multiple offers, including a final written offer, to acquire the Subject Property by agreement but could not reach a voluntary agreement to acquire the Subject Property.

33. The District has determined that condemnation proceedings under section 38-1-101, et seq., C.R.S., must be commenced to acquire the Subject Property because the District and Respondent-Landowner cannot agree upon the just compensation to be paid for the Subject Property and further negotiations would be unsuccessful.

34. Because the acquisition of the Subject Property is required to undertake the Project in a timely manner, the District requires and is entitled to immediate possession of the Subject Property under C.R.S. § 38-1-105(6)(a).

35. It is necessary and in furtherance of public use and purpose that the Court permits the District to enter the Subject Property immediately for the public use specified herein upon depositing with the Court such sums as the Court may determine pursuant to Colorado law.

36. Respondents must mitigate their damages, if any, arising from the District's acquisition of the Subject Property. Any damages resulting from a failure to mitigate cannot be recovered.

WHEREFORE, the District prays:

A. That the compensation to be paid to Respondents for the Subject Property is determined in the manner provided by law.

B. That, if the ownership or interests in the Subject Property are not herein correctly set forth, the named Respondents are required to set forth by answer the extent of his, her, its, or their respective interests, the names of any other interested persons or entities, and the nature and extent of their interests.

C. That upon payment of just compensation to Respondents or other parties in interest as provided by law, the District has judgment condemning the Subject Property in Exhibits 1 and 2, and a Rule and Order be entered conveying the Subject Property to the District pursuant to C.R.S. § 38-1-105(3).

D. The Court determines the proper deposit to be made by the District with the Court for the taking of possession of the Subject Property under C.R.S. § 38-1-105(6)(a) and enter an order authorizing the District and its contractors, agents, servants, and employees to enter into, take, and retain possession of the Subject Property during the pendency of this proceeding, without interference from the Respondents, or any of them, or their successors, assigns, heirs, devisees, personal representatives, guests or invitees, or any other person or persons claiming by, through, or under the Respondents, or any of them.

E. For such other and further relief as the Court deems proper.

Dated November 24, 2025.

Respectfully submitted,

ALDERMAN BERNSTEIN LLC

/s/ Carrie S. Bernstein

Carrie S. Bernstein, Atty Reg. #34966

Joshua T. Mangiagli, Atty Reg. #52375

Attorneys for Petitioner

Address of Petitioner:

Arrowhead Colorado Metropolitan District
c/o McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203

TERMS OF PERPETUAL NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

THE PERPETUAL NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT (the “Easement”), a perpetual non-exclusive easement granted to Arrowhead Colorado Metropolitan District (the “District”), as described and depicted in Exhibit A attached hereto and incorporated herein by reference (the “Easement Property”), in the case captioned Arrowhead Colorado Metropolitan District v. Roxborough Park Foundation, et al., Douglas County District Court Case No. 2025CV31109, is conveyed under the following terms and conditions:

1. Roxborough Park Foundation (“Owners”) own certain property in Douglas County, Colorado (the “Roxborough Property”), that is described in the referenced case.

2. The terms herein govern the District’s use of the Easement on a portion of the Roxborough Property as defined herein as against all other interests in the Easement Property, which interests are subordinated to the Easement pursuant to the referenced condemnation proceedings.

3. Under this Easement, the District and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the District, shall have the following rights:

- a. The right to access, install, construct, enlarge, use, operate, maintain, replace, repair, reconstruct, improve, relocate, inspect, survey, test, and remove roadways for motorized and non-motorized vehicular and pedestrian ingress to and egress from property owned by the District and utility improvements, including, but not limited to, potable and non-potable water lines, sanitary sewer lines, stormwater sewer lines, storm and other surface water and underground water detention and drainage lines and facilities, fixtures, devices, structures and improvements, such as culverts, manholes/structures and inlets, and any other utility improvements and related facilities, fixtures, devices, structures and appurtenances, and any other necessary improvements (collectively the roadways and utility improvements are the “Improvements”) together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such Easement.
- b. The right to improve and maintain a suitable slope or grade as necessary to access, install, construct, enlarge, use, operate, maintain, replace, repair, reconstruct, improve, relocate, inspect, survey, test, and remove the Improvements.
- c. The right of motorized and non-motorized vehicular and pedestrian ingress and egress, and the passage, temporary storage and temporary parking of construction and other related vehicles and supplies and materials related to the construction or maintenance of the Improvements.
- d. The right to mark the location of the Easement by suitable markers set in or on the ground, provided that permanent markers shall be placed in locations that do not interfere with Owners’ reasonable use of the Easement Property.

Exhibit 1 to Amended Petition in Condemnation
Page 2 of 27

- e. The right, after providing written notice to Owners and a reasonable opportunity to cure, to remove anything identified in Paragraph 2 that is placed on, over, under, or in the Easement Property without the specific written permission of the District. The District shall also have the right to cut, trim, control, and remove trees, brush, and other obstructions within or outside the Easement Property that injure or interfere with the District's use and enjoyment of the Easement. These rights are granted without liability for damages arising therefrom.
4. Owners retain the right to use and occupy the Easement Property for all lawful purposes that do not impair or interfere with The District's rights and privileges under this Easement, subject to the following conditions:
- a. Owners shall not itself or through other persons or entities, erect or construct any building or other structure on, under, over or in the Easement Property without obtaining the specific written permission of the District, which shall not be unreasonably withheld.
 - b. Owners shall not itself or through other persons or entities, take any action that would impair or in any way decrease or increase the ground level, or lateral or subjacent support for the Improvements within the Easement Property without the prior written permission of the District, which shall not be unreasonably withheld.
 - c. Owners shall retain the right to use and occupy the Easement Property for the installation of utilities on, under, over and in the Easement Property.
 - d. Owners shall retain the right to use and occupy the Easement Property to install landscaping, pavement, curbs, gutters, sidewalks, trails, parking areas or any associated curb cuts, driveways, fences, irrigation or sprinkler systems, posts, pole, or walls within the Easement Property.
 - e. Owners shall have the continuing right to access, install, construct, enlarge, use, operate, maintain, replace, repair, reconstruct, improve, inspect, and survey the existing roadways known as Roxborough Drive and Sundown Trail and any associated curbs, gutters, curb cuts, driveways, sidewalks, trails and parking areas that overlap the Easement Property, or any future roads or streets that replace them.
 - f. The District shall not be deemed to have unreasonably withheld permission under this Paragraph 2 where the denial is reasonably necessary to protect the maintenance, operation, functionality, or integrity of the Improvements.
5. The District shall reasonably restore any existing landscaping, irrigation, sprinklers, utilities and the surface of any ground it may disturb while exercising any of its rights under the Easement to substantially the same condition that existed prior to such disturbance by The District, subject to any modifications made for Improvements. The District may improve and enhance the surface of the ground that existed prior to such disturbance with the specific written permission of Owners.

Exhibit 1 to Amended Petition in Condemnation
Page 3 of 27

6. The terms of this Easement shall run with the land and shall be binding upon Owners and its heirs, agents, lessees, and assigns, and all other successors to it in interest, and shall continue as a servitude running in perpetuity with Owners' property.

7. This Easement shall be recorded, at The District's sole cost, in the office of the County Clerk and Recorder's Office in which this Easement is located.

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF ROXBOROUGH DRIVE AS RECORDED AT RECEPTION NO. 1971141307 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, WHENCE THE THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, BEARS S 00°06'47" E, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 48°50'06" W, A DISTANCE OF 1247.50 FEET TO THE WEST LINE OF SAID ROXBOROUGH DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT B, ROXBOROUGH DOWNS FILING NO. 3 AS RECORDED AT RECEPTION NO. 99072306 AND THE POINT OF BEGINNING;

THENCE N 81°29'13" E, A DISTANCE OF 97.60 FEET;

THENCE S 06°39'08" E, A DISTANCE OF 55.01 FEET;

THENCE S 13°24'36" E, A DISTANCE OF 51.25 FEET;

THENCE S 21°14'15" E, A DISTANCE OF 86.81 FEET;

THENCE S 25°49'02" E, A DISTANCE OF 63.00 FEET;

THENCE S 28°38'03" E, A DISTANCE OF 68.40 FEET;

THENCE S 32°39'00" E, A DISTANCE OF 146.03 FEET;

THENCE S 38°20'30" E, A DISTANCE OF 62.28 FEET;

THENCE S 44°10'11" E, A DISTANCE OF 81.38 FEET;

THENCE S 52°13'32" E, A DISTANCE OF 32.40 FEET TO THE EAST LINE OF SAID ROXBOROUGH DRIVE;

THENCE COINCIDENT WITH THE PERIMETER OF SAID ROXBOROUGH DRIVE THE FOLLOWING THIRTEEN (13) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°36'40", A RADIUS OF 572.00 FEET, AN ARC LENGTH OF 95.95 FEET, AND A CHORD BEARING AND DISTANCE OF S 48°52'21" E, 95.84 FEET;
- 2) S 53°40'41" E, A DISTANCE OF 167.59 FEET;
- 3) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 77°31'58", A RADIUS OF 344.39 FEET, AN ARC LENGTH OF 466.03 FEET, AND A CHORD BEARING AND DISTANCE OF N 87°33'20" E, 431.28 FEET;
- 4) ALONG A COMPOUND CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 33°36'47", A RADIUS OF 383.00 FEET, AN ARC LENGTH OF 224.69 FEET, AND A CHORD BEARING AND DISTANCE OF N 31°58'57" E, 221.48 FEET;
- 5) N 89°22'05" E, A DISTANCE OF 83.99 FEET;
- 6) S 14°41'31" W, A DISTANCE OF 18.83 FEET;
- 7) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 34°01'58", A RADIUS OF 463.00 FEET, AN ARC LENGTH OF 275.02 FEET, AND A CHORD BEARING AND DISTANCE OF S 31°42'30" W, 270.99 FEET;
- 8) S 48°43'30" W, A DISTANCE OF 229.51 FEET;
- 9) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 79°04'16", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 303.61 FEET, AND A CHORD BEARING AND DISTANCE OF S 88°15'38" W, 280.09 FEET;
- 10) N 52°06'36" W, A DISTANCE OF 405.65 FEET;
- 11) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 30°13'39", A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 280.67 FEET, AND A CHORD BEARING AND DISTANCE OF N 36°59'50" W, 277.42 FEET;
- 12) N 21°52'53" W, A DISTANCE OF 298.43 FEET;
- 13) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 09°22'48", A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 161.25 FEET, AND A CHORD BEARING AND DISTANCE OF N 17°11'38" W, 161.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 210,596 SQUARE FEET OR 4.8346 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

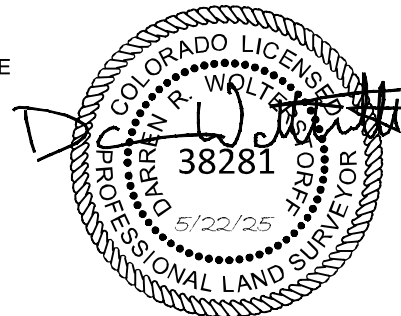
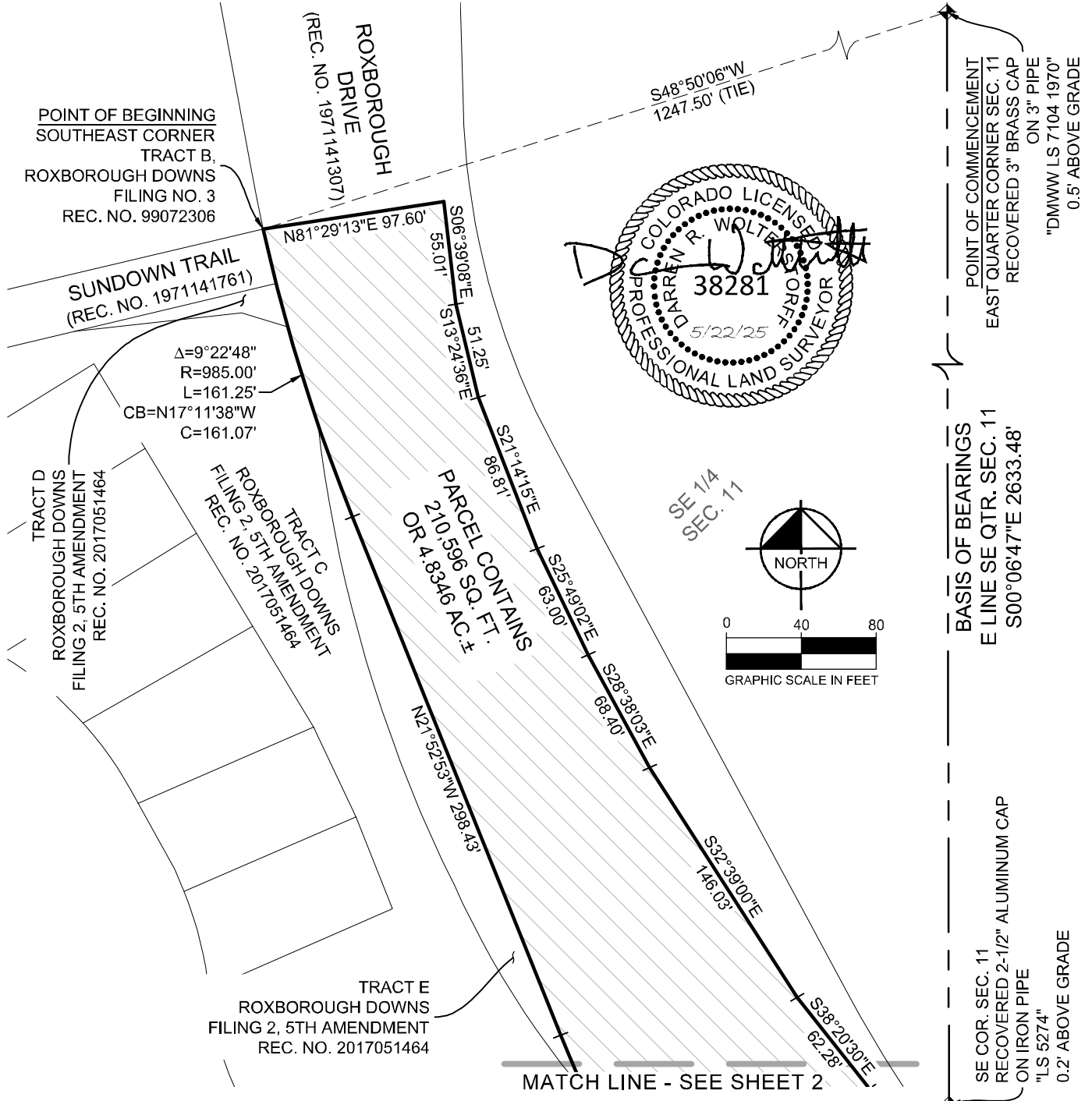


EXHIBIT A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
 AND THE SOUTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

01-PE-112-98-020

Kimley»Horn

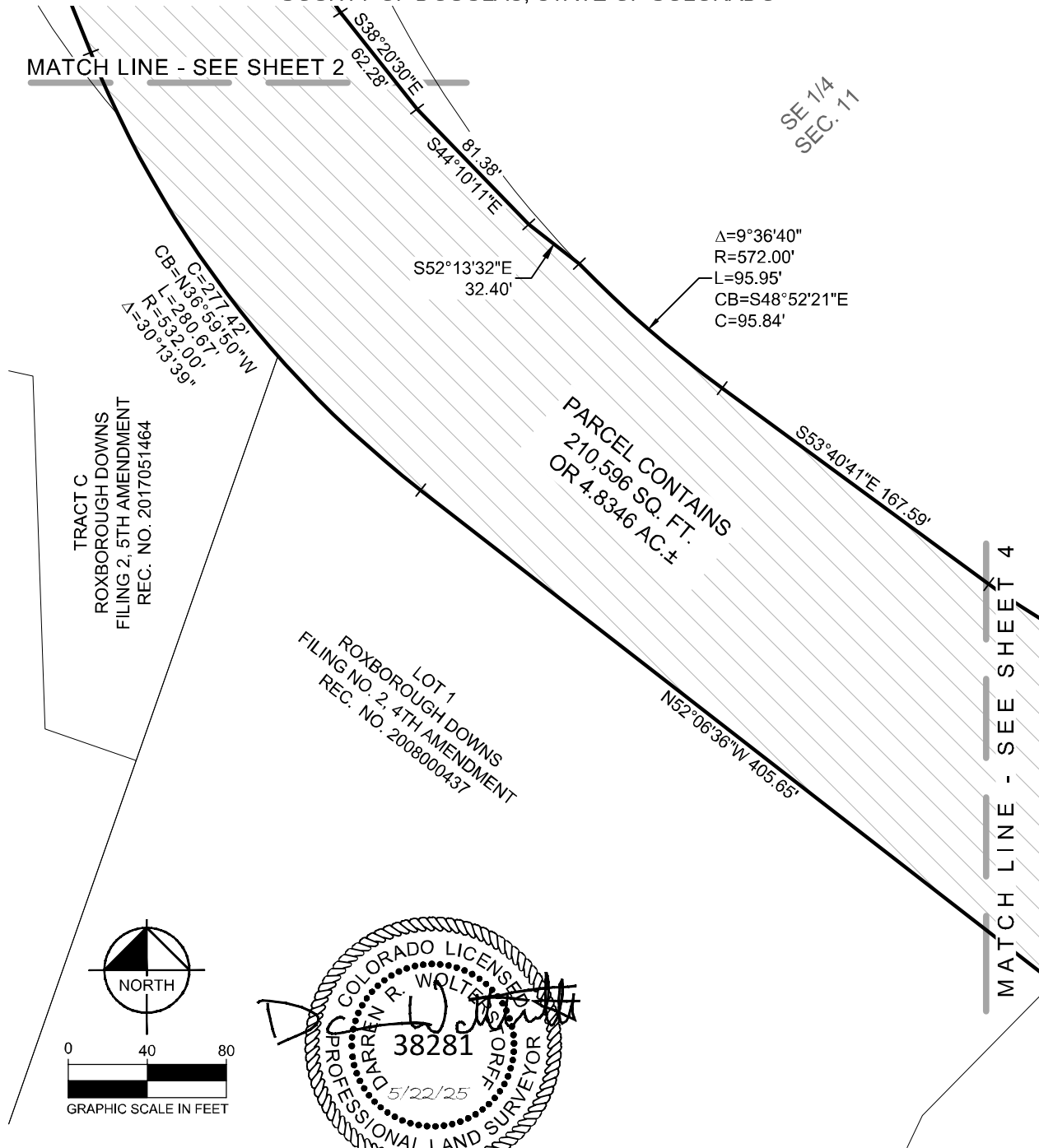
6200 SOUTH SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 80' | PTM | DRW | 2025-03-05 | 296168000 | 2 OF 5 |

EXHIBIT A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
AND THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

01-PE-112-98-020

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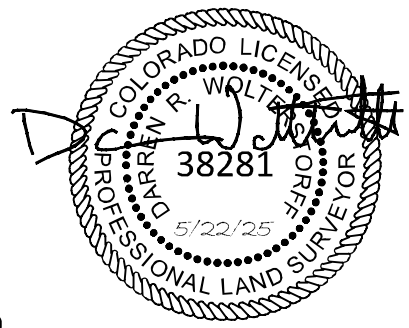
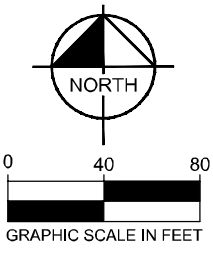
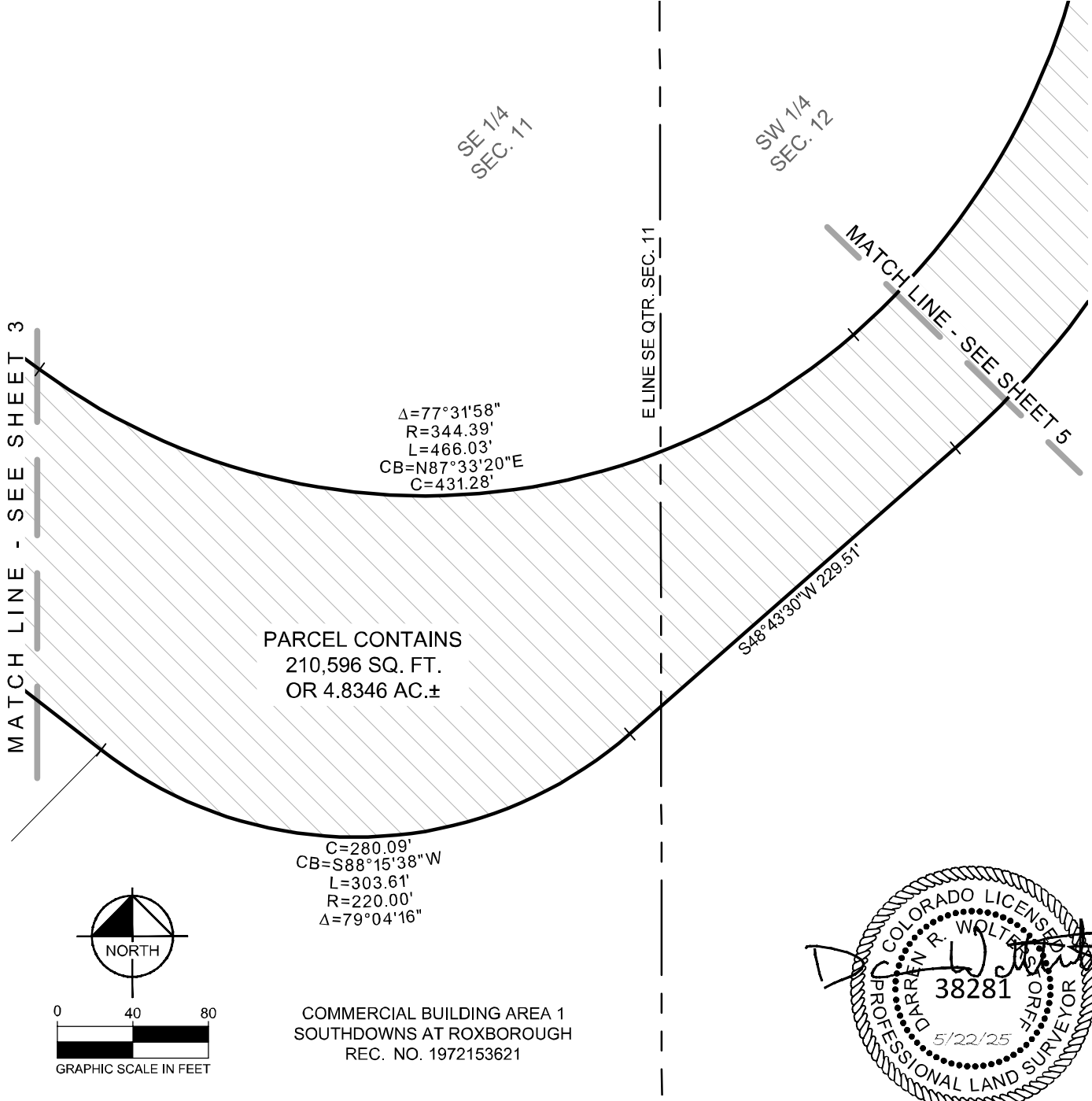
6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 80' | PTM | DRW | 2025-03-05 | 296168000 | 3 OF 5 |

EXHIBIT A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
AND THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

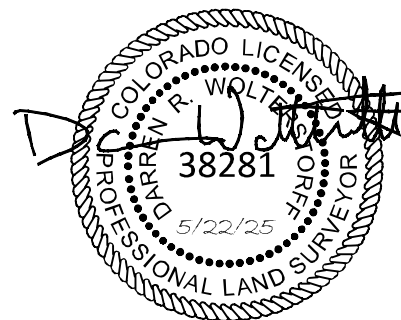
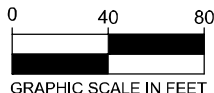
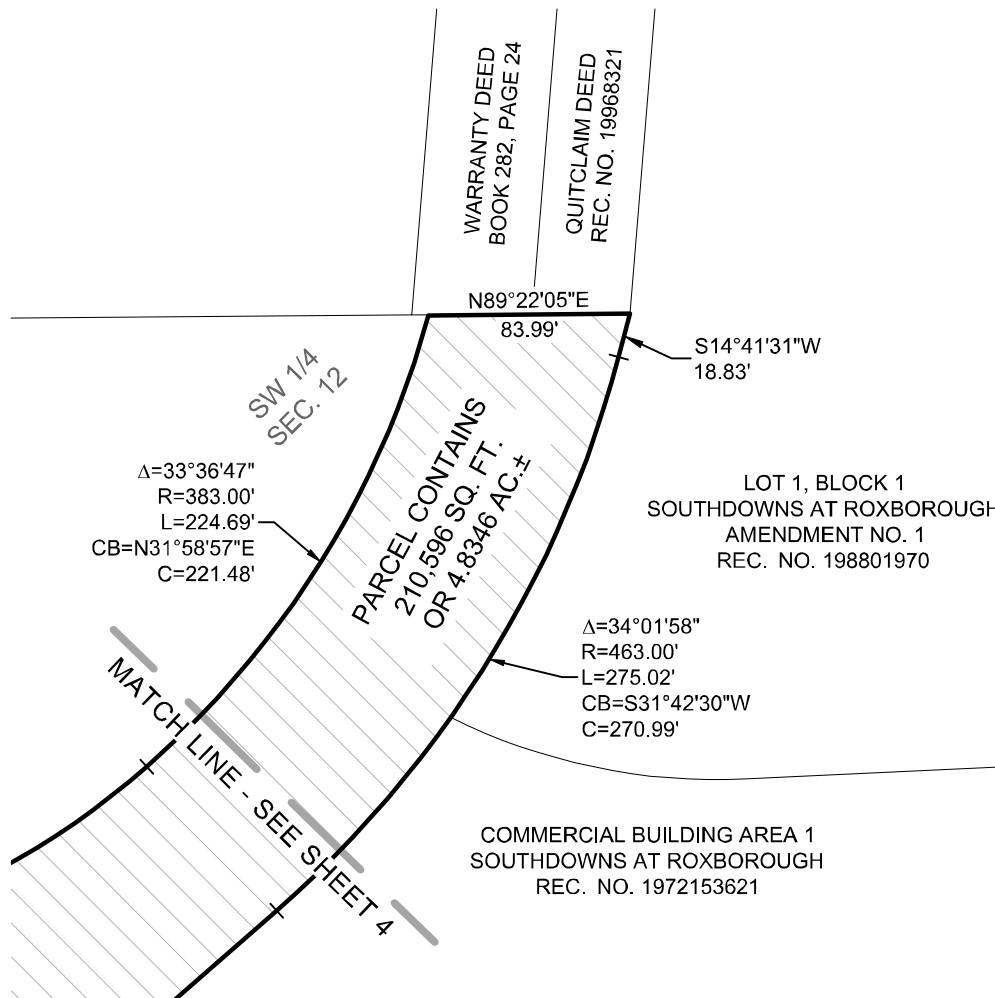
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| 6200 SOUTH SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111 | | Tel. No. (303) 228-2300 www.kimley-horn.com | |
| Scale 1" = 80' | Drawn by PTM | Checked by DRW | Date 2025-03-05 |
| Project No. 296168000 | | Sheet No. 4 OF 5 | |

EXHIBIT A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
 AND THE SOUTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

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|----------|----------|------------|------------|-------------|-----------|
| 1" = 80' | PTM | DRW | 2025-03-05 | 296168000 | 5 OF 5 |

EXHIBIT A

PARCEL DESCRIPTION

SUNDOWN TRAIL, ROXBOROUGH DOWNS AS RECORDED AT RECEPTION NO. 1971141761 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 27°43'51"W, A DISTANCE OF 2014.52 FEET TO THE EAST CORNER OF SAID SUNDOWN TRAIL AND THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID SUNDOWN TRAIL THE FOLLOWING TWELVE (12) COURSES:

- 1) S 76°37'31" W, A DISTANCE OF 149.06 FEET;
- 2) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 28°26'26", A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 191.11 FEET, AND A CHORD BEARING AND DISTANCE OF S 62°24'19" W, 189.15 FEET;
- 3) S 48°11'07" W, A DISTANCE OF 290.76 FEET;
- 4) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°59'59", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 82.90 FEET, AND A CHORD BEARING AND DISTANCE OF S 43°11'07" W, 82.79 FEET;
- 5) S 38°11'07" W, A DISTANCE OF 173.13 FEET;
- 6) N 51°48'27" W, A DISTANCE OF 30.00 FEET;
- 7) N 38°11'07" E, A DISTANCE OF 173.13 FEET;
- 8) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 10°00'01", A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 88.14 FEET, AND A CHORD BEARING AND DISTANCE OF N 43°11'07" E, 88.03 FEET;
- 9) N 48°11'07" E, A DISTANCE OF 290.76 FEET;
- 10) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 28°26'26", A RADIUS OF 415.00 FEET, AN ARC LENGTH OF 206.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 62°24'19" E, 203.89 FEET;
- 11) N 76°37'31" E, A DISTANCE OF 149.05 FEET;
- 12) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 01°44'43", A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 30.01 FEET, AND A CHORD BEARING AND DISTANCE OF S 13°22'36" E, 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 26,909 SQUARE FEET OR 0.6177 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

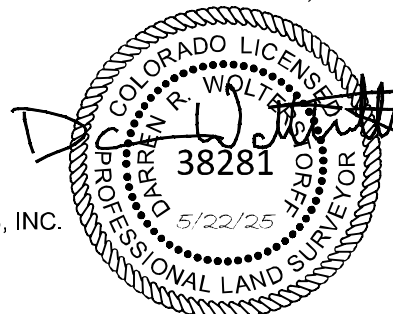
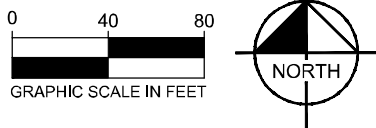
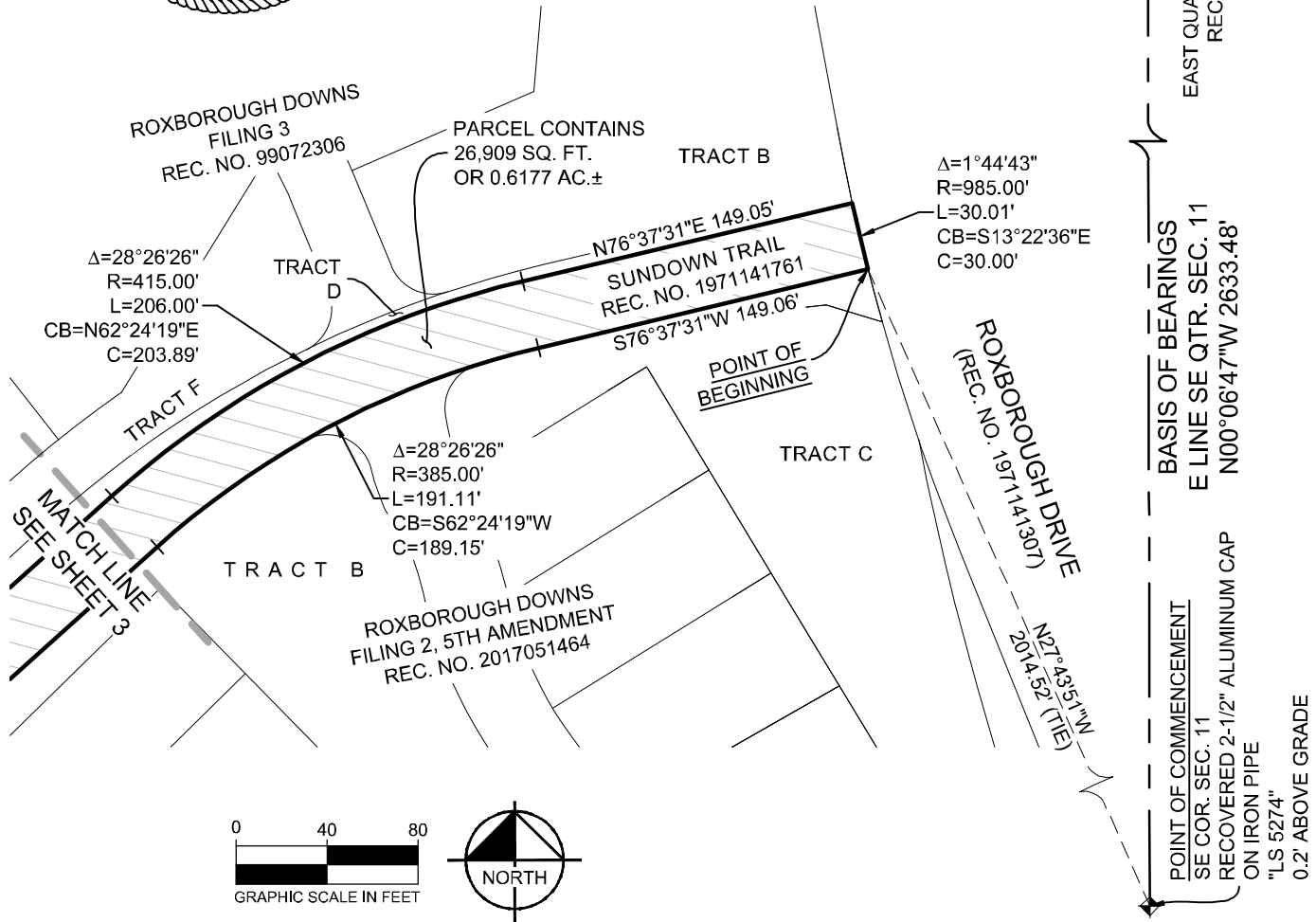
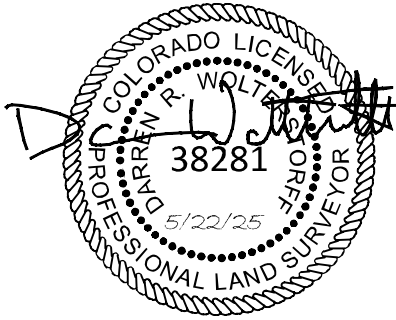


EXHIBIT A
SUNDOWN TRAIL, ROXBOROUGH DOWNS
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

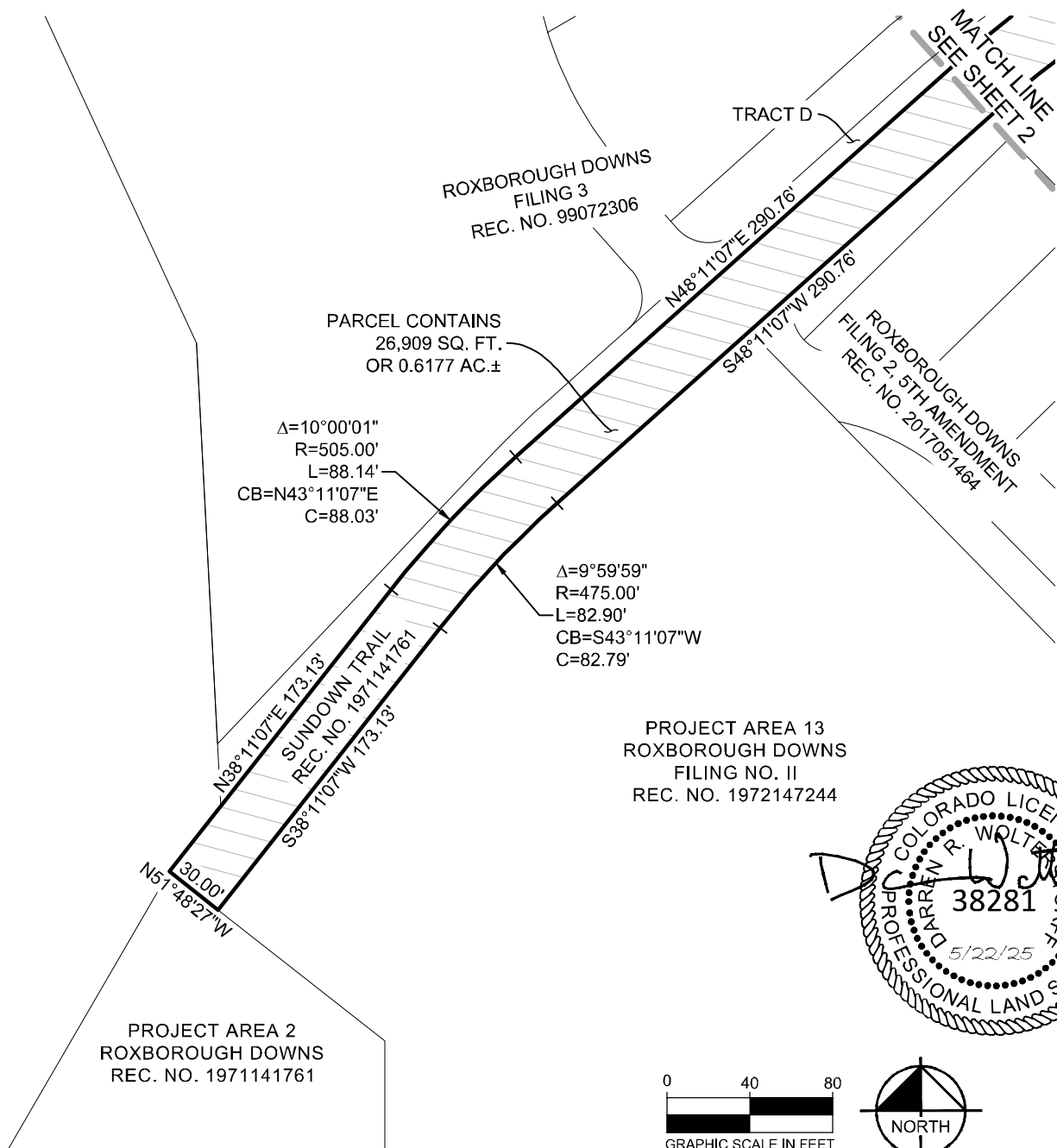
02-PE-114-98-005

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 80' | PTM | DRW | 2025-03-07 | 296168000 | 2 OF 3 |

EXHIBIT A
SUNDOWN TRAIL, ROXBOROUGH DOWNS
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO

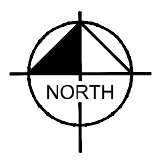
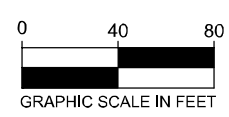
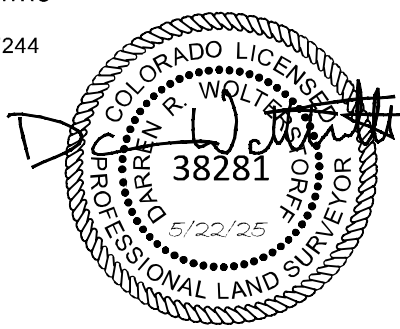


Δ=10°00'01"
 R=505.00'
 L=88.14'
 CB=N43°11'07"E
 C=88.03'

Δ=9°59'59"
 R=475.00'
 L=82.90'
 CB=S43°11'07"W
 C=82.79'

PROJECT AREA 13
 ROXBOROUGH DOWNS
 FILING NO. II
 REC. NO. 1972147244

PROJECT AREA 2
 ROXBOROUGH DOWNS
 REC. NO. 1971141761



NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
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| 1" = 80' | PTM | DRW | 2025-03-07 | 296168000 | 3 OF 3 |

EXHIBIT A

PARCEL DESCRIPTION

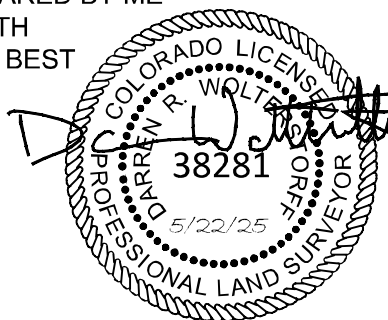
ALL OF TRACT D, ROXBOROUGH DOWNS FILING NO. 3, AS RECORDED AT RECEPTION NO. 99072306 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, BEARS S 00°06'47" E, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE S 49°53'37" W, A DISTANCE OF 1293.06 FEET TO THE EAST CORNER OF SAID TRACT D AND THE POINT OF BEGINNING;
THENCE COINCIDENT WITH THE PERIMETER OF SAID TRACT D, THE FOLLOWING TWELVE (12) COURSES:

1. THENCE OF S 76°37'31" W, A DISTANCE OF 97.81 FEET;
2. THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 28°26'26", A RADIUS OF 415.00 FEET, AN ARC LENGTH OF 206.00 FEET, AND A CHORD BEARING AND DISTANCE OF S 62°24'19" W, 203.89 FEET;
3. THENCE S 48°11'07" W, A DISTANCE OF 290.76 FEET;
4. THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10°00'01", A RADIUS OF 505.00 FEET, AND AN ARC LENGTH OF 88.14 FEET, AND A CHORD BEARING AND DISTANCE OF S 43°11'07" W, 88.03 FEET;
5. THENCE S 38°11'07" W, A DISTANCE OF 133.13 FEET;
6. THENCE N 02°56'53" W, A DISTANCE OF 30.10 FEET;
7. THENCE N 43°26'17" E, A DISTANCE OF 187.98 FEET;
8. THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 04°44'51", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 43.50 FEET, AND A CHORD BEARING AND DISTANCE OF N 45°48'42" E, 43.49 FEET;
9. THENCE N 48°11'07" E, A DISTANCE OF 230.39 FEET;
10. THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A CENTRAL ANGLE OF 28°26'34", A RADIUS OF 499.95 FEET, AN ARC LENGTH OF 248.19 FEET, AND A CHORD BEARING AND DISTANCE OF N 62°24'24" E, 245.65 FEET;
11. THENCE N 76°37'31" E, A DISTANCE OF 40.96 FEET;
12. THENCE N 82°41'16" E, A DISTANCE OF 47.34 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 7,006 SQUARE FEET OR 0.1608 ACRE, MORE OR LESS.

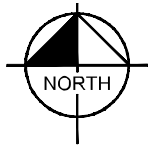
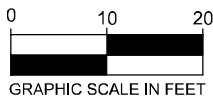
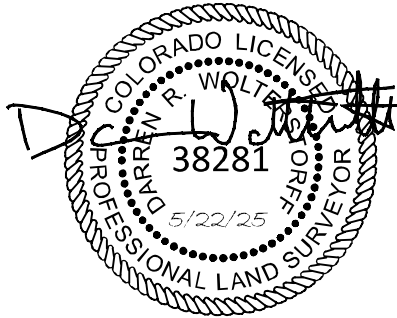
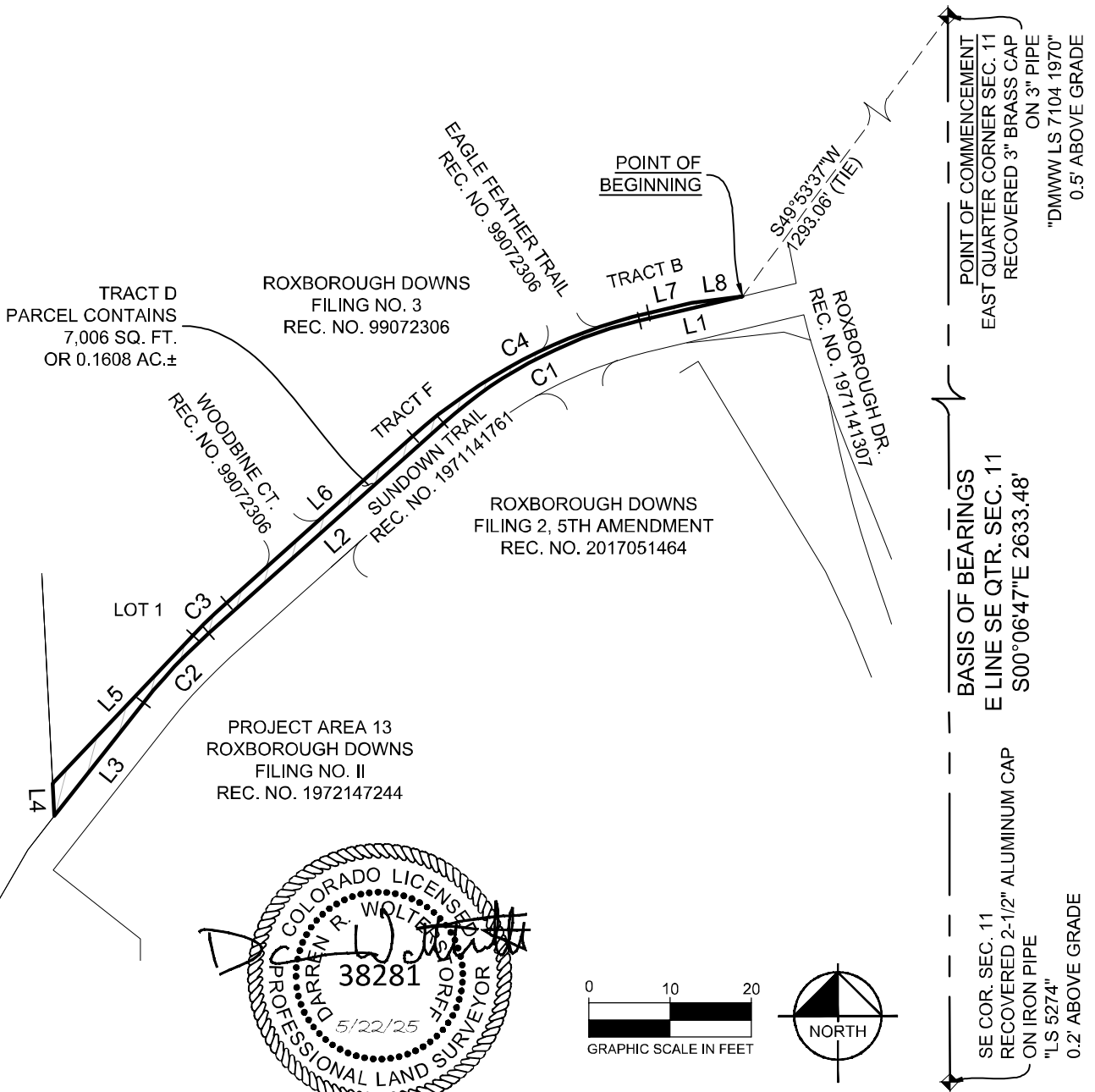
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

TRACT D, ROXBOROUGH DOWNS, FILING NO. 3
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

03-PE-114-02-013

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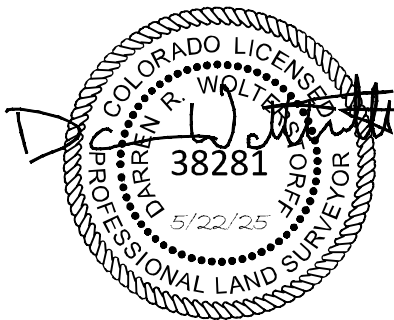
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 20' | PTM | DRW | 2025-03-07 | 296168000 | 2 OF 3 |

EXHIBIT A

A PORTION OF PROJECT AREA 2, ROXBOROUGH DOWNS
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | S76°37'31"W | 97.81' |
| L2 | S48°11'07"W | 290.76' |
| L3 | S38°11'07"W | 133.13' |
| L4 | N02°56'53"W | 30.10' |
| L5 | N43°26'17"E | 187.98' |
| L6 | N48°11'07"E | 230.39' |
| L7 | N76°37'31"E | 40.96' |
| L8 | N82°41'16"E | 47.34' |

| CURVE TABLE | | | | | |
|-------------|-----------|---------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 28°26'26" | 415.00' | 206.00' | S62°24'19"W | 203.89' |
| C2 | 10°00'01" | 505.00' | 88.14' | S43°11'07"W | 88.03' |
| C3 | 4°44'51" | 525.00' | 43.50' | N45°48'42"E | 43.49' |
| C4 | 28°26'34" | 499.95' | 248.19' | N62°24'24"E | 245.65' |



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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03-PE-114-02-013

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GREENWOOD VILLAGE, CO 80111

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|-------|----------|------------|------------|-------------|-----------|
| N/A | PTM | DRW | 2025-03-07 | 296168000 | 3 OF 3 |

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF TRACT C, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT AS RECORDED AT RECEPTION NO. 2017051464 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 29°21'45" W, A DISTANCE OF 1408.96 FEET TO THE EAST CORNER OF SAID TRACT C AND THE POINT OF BEGINNING;

THENCE N 42°19'02" W, A DISTANCE OF 129.30 FEET;

THENCE N 38°21'36" W, A DISTANCE OF 82.01 FEET;

THENCE N 24°50'48" W, A DISTANCE OF 114.99 FEET;

THENCE N 17°55'20" W, A DISTANCE OF 132.80 FEET;

THENCE N 17°25'42" W, A DISTANCE OF 85.82 FEET;

THENCE N 10°19'13" W, A DISTANCE OF 68.01 FEET TO THE NORTH LINE OF SAID TRACT C;

THENCE COINCIDENT WITH THE NORTHERLY AND EASTERLY LINES OF SAID TRACT C THE FOLLOWING FIVE (5) COURSES:

- 1) S 73°25'05" E, A DISTANCE OF 25.72 FEET;
- 2) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03°09'14", A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 54.22 FEET, AND A CHORD BEARING AND DISTANCE OF S 17°13'04" E, 54.22 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 11°09'19", A RADIUS OF 1,322.24 FEET, AN ARC LENGTH OF 257.44 FEET, AND A CHORD BEARING AND DISTANCE OF S 16°27'35" E, 257.03 FEET;
- 4) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 16°14'45", A RADIUS OF 469.86 FEET, AN ARC LENGTH OF 133.23 FEET, AND A CHORD BEARING AND DISTANCE OF S 32°17'55" E, 132.78 FEET;
- 5) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 15°45'13", A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 146.27 FEET, AND A CHORD BEARING AND DISTANCE OF S 33°31'43" E, 145.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11,289 SQUARE FEET OR 0.2592 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

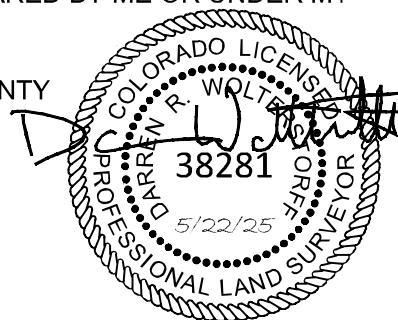
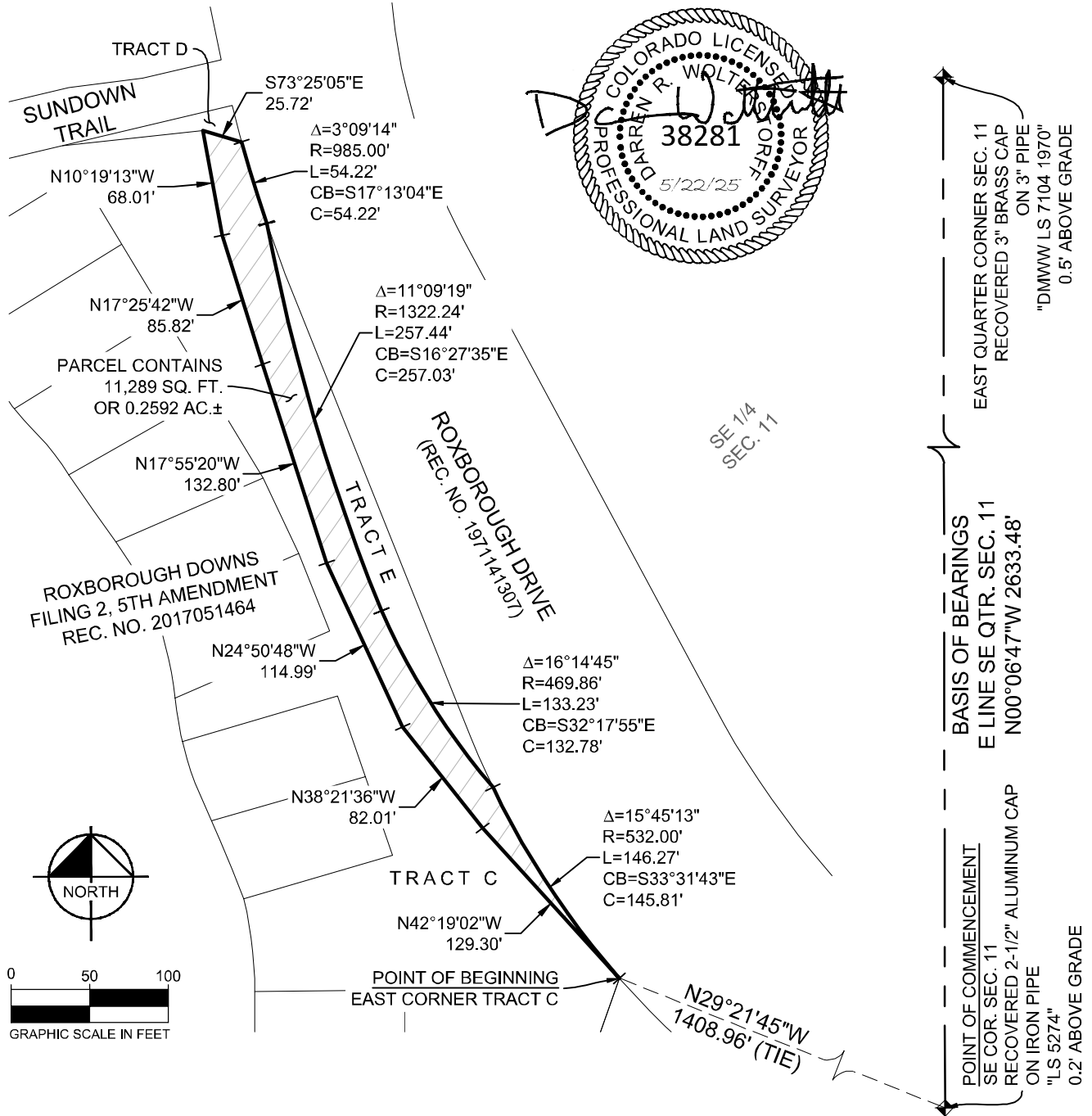


EXHIBIT A

A PORTION OF TRACT C, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

07A-PE-114-01-032

Kimley»»Horn

6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | PTM | DRW | 2025-03-07 | 296168000 | 2 OF 2 |

EXHIBIT A

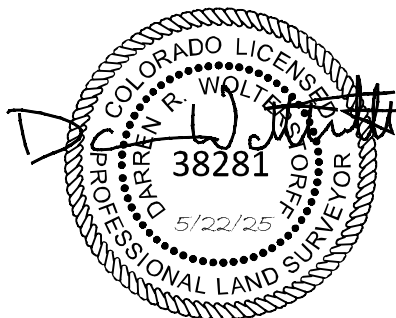
PARCEL DESCRIPTION

ALL OF TRACT D, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT, RECORDED AT RECEPTION NO. 2017051464, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, BEARS S 00°06'47" E, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE S 47°37'46" W, A DISTANCE OF 1261.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT D AND THE POINT OF BEGINNING;
THENCE COINCIDENT WITH THE EAST LINE OF SAID TRACT D, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 01°23'29", A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 23.92 FEET, AND A CHORD BEARING AND DISTANCE OF S 14°56'42" E, 23.92 FEET;
THENCE, N 73°25'05" W, A DISTANCE OF 25.72 FEET;
THENCE S 83°41'39" W, A DISTANCE OF 89.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT D;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID TRACT D, N 76°37'31" E, A DISTANCE OF 110.90 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 875 SQUARE FEET OR 0.0201 ACRES.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



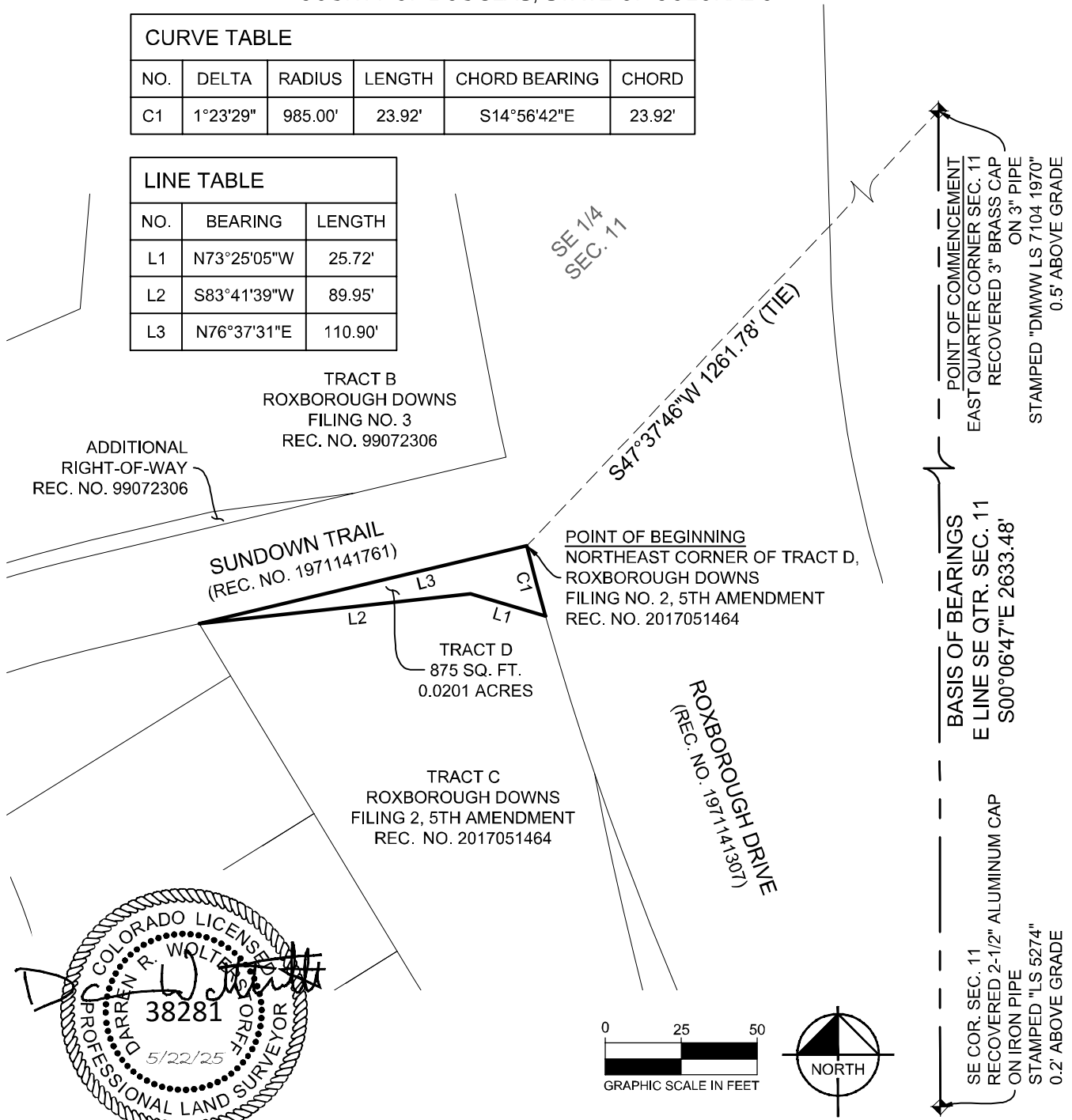
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

A PORTION OF TRACT D, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 7 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO

| CURVE TABLE | | | | | |
|-------------|----------|---------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 1°23'29" | 985.00' | 23.92' | S14°56'42"E | 23.92' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N73°25'05"W | 25.72' |
| L2 | S83°41'39"W | 89.95' |
| L3 | N76°37'31"E | 110.90' |



ADDITIONAL
RIGHT-OF-WAY
REC. NO. 99072306

TRACT B
ROXBOROUGH DOWNS
FILING NO. 3
REC. NO. 99072306

SUNDOWN TRAIL
(REC. NO. 1971141761)

TRACT D
875 SQ. FT.
0.0201 ACRES

TRACT C
ROXBOROUGH DOWNS
FILING 2, 5TH AMENDMENT
REC. NO. 2017051464

SE 1/4
SEC. 11

POINT OF BEGINNING
NORTHEAST CORNER OF TRACT D,
ROXBOROUGH DOWNS
FILING NO. 2, 5TH AMENDMENT
REC. NO. 2017051464

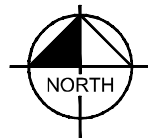
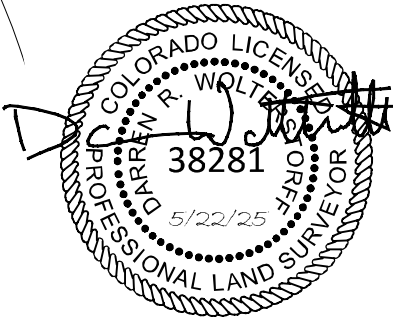
S47°37'46"W 1261.78' (TIE)

ROXBOROUGH DRIVE
(REC. NO. 1971141307)

POINT OF COMMENCEMENT
EAST QUARTER CORNER SEC. 11
RECOVERED 3" BRASS CAP
ON 3" PIPE
STAMPED "DMWW LS 7104 1970"
0.5' ABOVE GRADE

BASIS OF BEARINGS
E LINE SE QTR. SEC. 11
S00°06'47"E 2633.48'

SE COR. SEC. 11
RECOVERED 2-1/2" ALUMINUM CAP
ON IRON PIPE
STAMPED "LS 5274"
0.2' ABOVE GRADE



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

08-PE-114-01-033

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 50' | JAV | DRW | 2025-03-07 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

TRACT E, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT, AS RECORDED AT RECEPTION NO. 2017051464 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 29°45'11" W, A DISTANCE OF 1554.43 FEET TO THE SOUTH CORNER OF SAID TRACT E AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE PERIMETER OF SAID TRACT E THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16°14'45", A RADIUS OF 469.86 FEET, AN ARC LENGTH OF 133.23 FEET, AND A CHORD BEARING AND DISTANCE OF N 32°17'55" W, 132.78 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 11°09'19", A RADIUS OF 1,322.24 FEET, AN ARC LENGTH OF 257.44 FEET, AND A CHORD BEARING AND DISTANCE OF N 16°27'35" W, 257.03 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03°05'20", A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 53.10 FEET, AND A CHORD BEARING AND DISTANCE OF S 20°20'22" E, 53.10 FEET;
- 4) S 21°52'53" E, A DISTANCE OF 298.43 FEET;
- 5) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03°46'06", A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 34.99 FEET, AND A CHORD BEARING AND DISTANCE OF S 23°46'04" E, 34.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,688 SQUARE FEET OR 0.1306 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

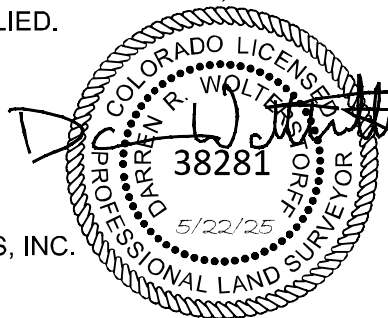
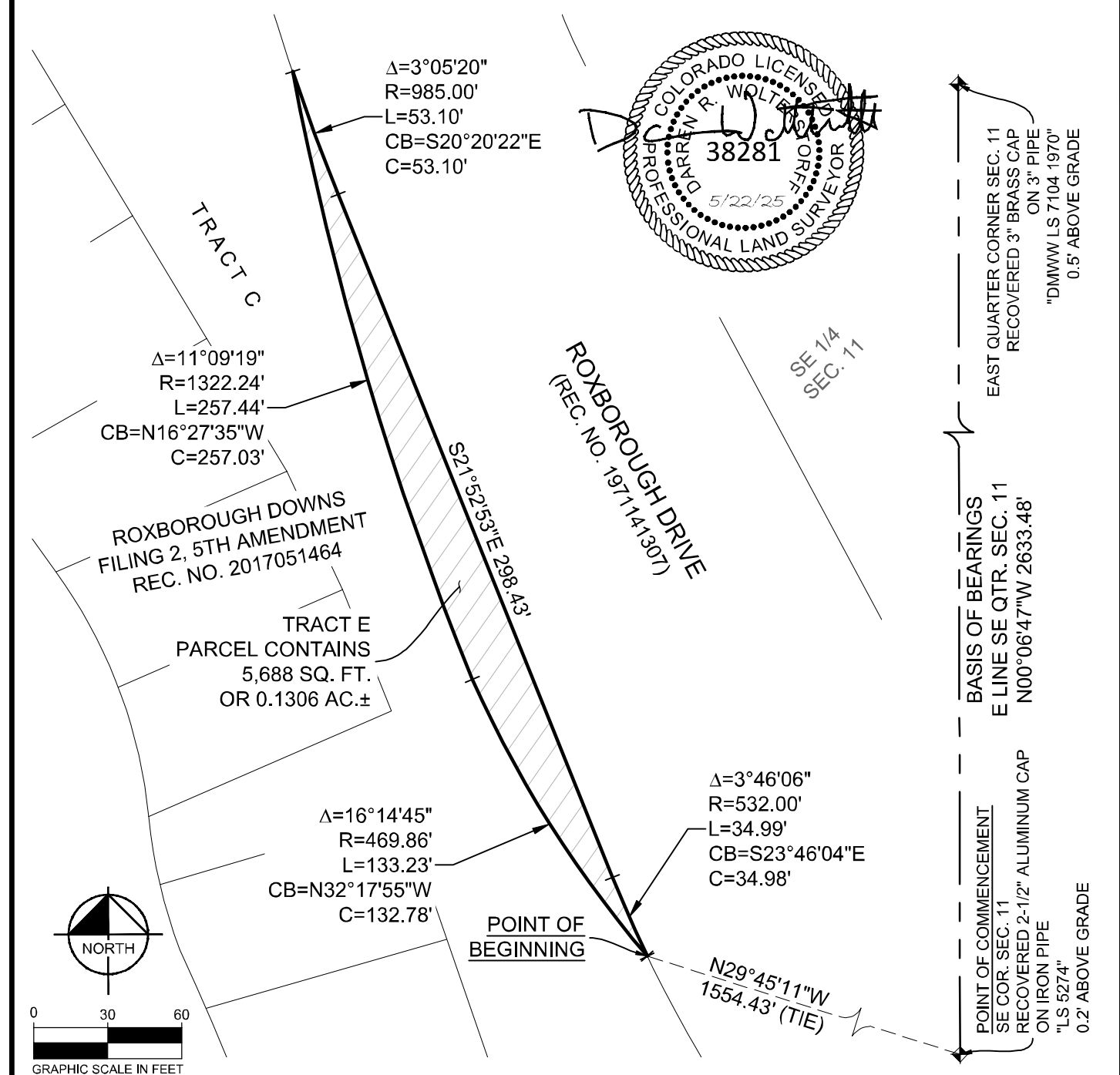


EXHIBIT A

TRACT E, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

13-PE-114-01-034

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 60' | PTM | DRW | 2025-03-07 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 198917299 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, WHENCE THE THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, BEARS S 00°06'47" E, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE S 23°30'37" W, A DISTANCE OF 1433.37 FEET TO THE POINT OF BEGINNING;

THENCE S 52°49'18" E, A DISTANCE OF 388.54 FEET;

THENCE N 78°26'00" E, A DISTANCE OF 58.06 FEET;

THENCE N 79°39'19" E, A DISTANCE OF 62.92 FEET;

THENCE N 85°31'54" E, A DISTANCE OF 88.15 FEET;

THENCE N 77°03'19" E, A DISTANCE OF 65.04 FEET;

THENCE N 56°42'10" E, A DISTANCE OF 58.09 FEET;

THENCE N 46°28'56" E, A DISTANCE OF 57.86 FEET;

THENCE N 32°26'14" E, A DISTANCE OF 61.06 FEET;

THENCE N 18°07'26" E, A DISTANCE OF 69.29 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN THE TRUSTEE'S DEED RECORDED AT RECEPTION NO. 198715176 OF SAID RECORDS;

THENCE COINCIDENT WITH SAID SOUTH LINE AND EXTENSION THEREOF N 89°22'05" E, A DISTANCE OF 69.80 FEET TO THE NORTHWEST CORNER OF ROXBOROUGH DRIVE AS RECORDED IN ROXBOROUGH NORTH AT RECEPTION NO. 1971141307 OF SAID RECORDS;

THENCE COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINE AND EXTENSION THEREOF OF SAID ROXBOROUGH DRIVE THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 33°36'47", A RADIUS OF 383.00 FEET, AN ARC LENGTH OF 224.69 FEET, AND A CHORD BEARING AND DISTANCE OF S 31°58'57" W, 221.48 FEET;
- 2) ALONG A COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 77°31'58", A RADIUS OF 344.39 FEET, AN ARC LENGTH OF 466.03 FEET, AND A CHORD BEARING AND DISTANCE OF S 87°33'20" W, 431.28 FEET;
- 3) N 53°40'41" W, A DISTANCE OF 167.59 FEET;
- 4) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 15°31'40", A RADIUS OF 572.00 FEET, AN ARC LENGTH OF 155.02 FEET, AND A CHORD BEARING AND DISTANCE OF N 45°54'51" W, 154.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 36,911 SQUARE FEET OR 0.8474 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

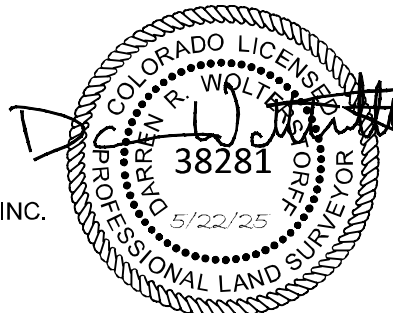
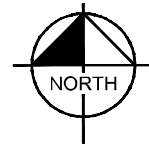
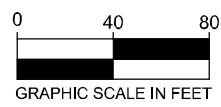
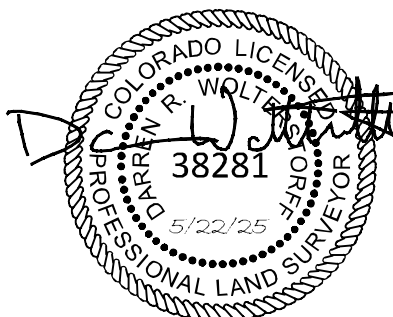
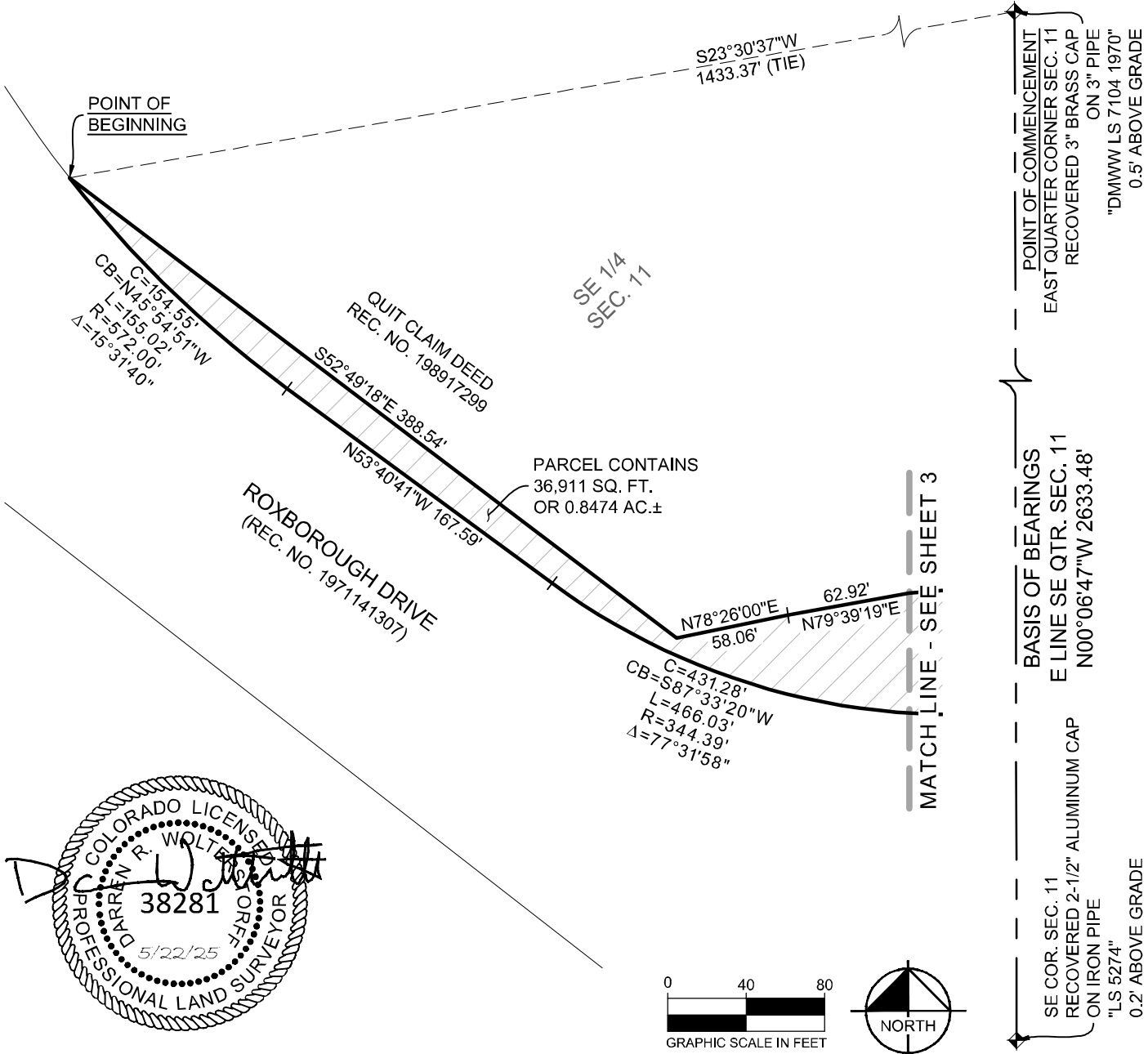


EXHIBIT A
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
AND THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



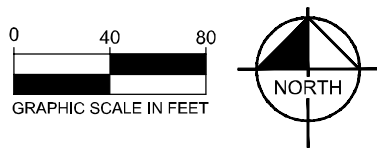
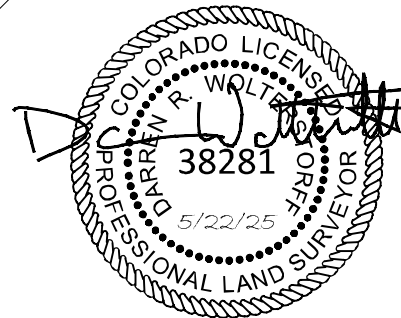
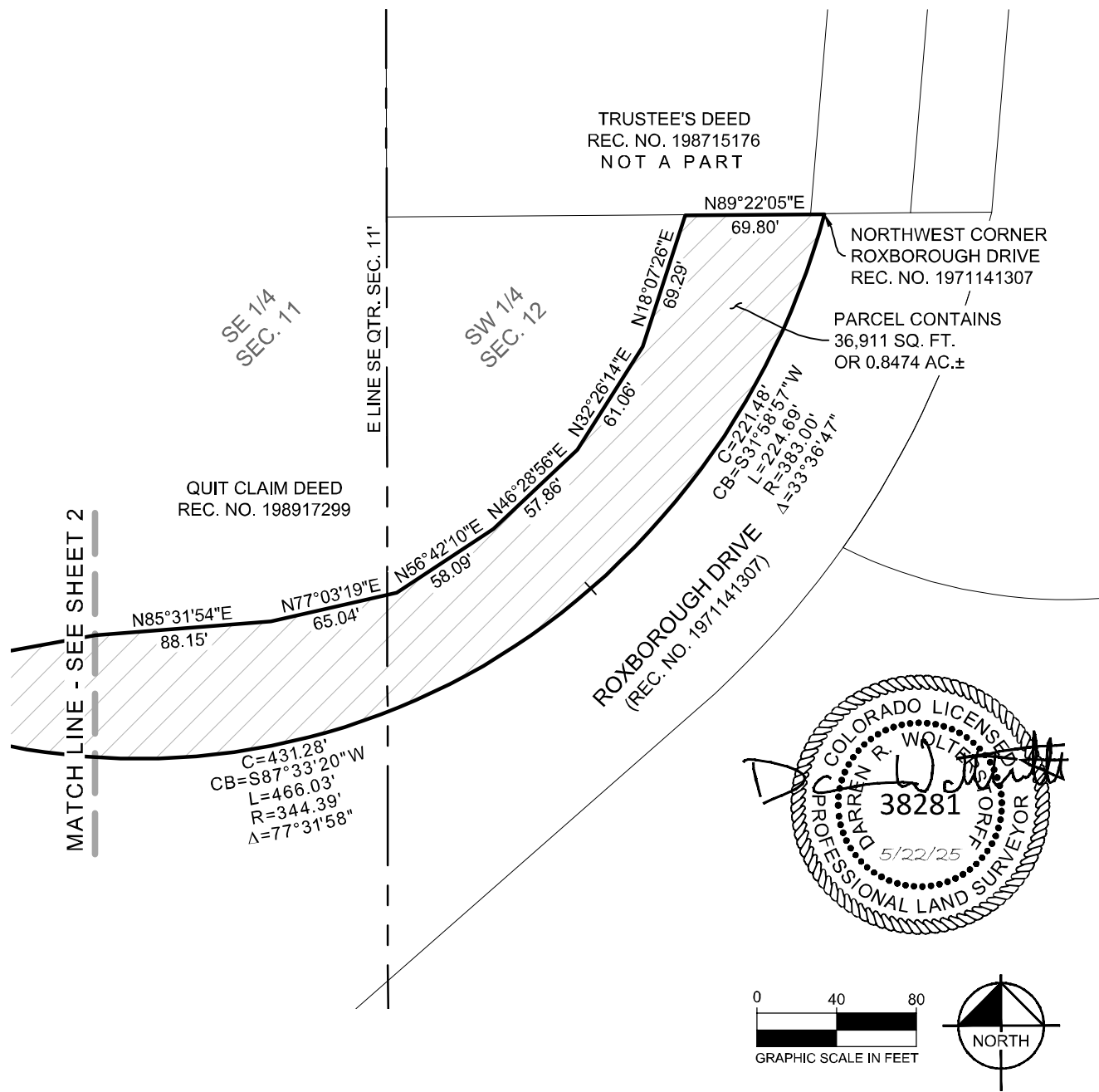
14-PE-114-00-004

NOTES:
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn
6200 SOUTH SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 80' | PTM | DRW | 2025-03-06 | 296168000 | 2 OF 3 |

EXHIBIT A
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
 AND THE SOUTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
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14-PE-114-00-004

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 80' | PTM | DRW | 2025-03-06 | 296168000 | 3 OF 3 |

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF THAT PARCEL DESCRIBED AT IN THE TRUSTEE'S DEED RECORDED AT RECEPTION NO. 198715176 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 12, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 06°23'24"E, A DISTANCE OF 1326.33 FEET TO THE SOUTH LINE OF SAID TRUSTEE DEED'S PARCEL AND THE POINT OF BEGINNING;

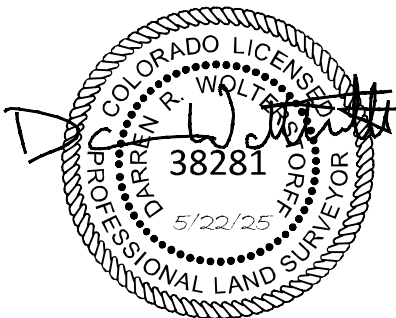
THENCE N 00°28'41" E, A DISTANCE OF 279.49 FEET TO THE EAST LINE OF SAID TRUSTEE DEED'S PARCEL;

THENCE ALONG THE PERIMETER OF SAID TRUSTEE'S DEED THE FOLLOWING THREE (3) COURSES

- 1) S 48°01'19" E, A DISTANCE OF 104.38 FEET;
- 2) S 04°44'00" W, A DISTANCE OF 209.69 FEET;
- 3) S 89°22'05" W, A DISTANCE OF 62.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,463 SQUARE FEET OR 0.4009 ACRE, MORE OR LESS.

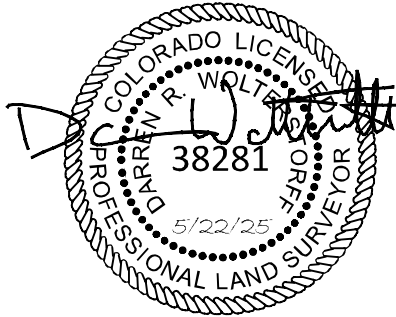
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



WEST QUARTER CORNER SEC. 12
RECOVERED 3" BRASS CAP
ON 3" PIPE
"DMWW LS 7104 1970"
0.5' ABOVE GRADE

BASIS OF BEARINGS
W LINE SW QTR. SEC. 12
N00°06'47"W 2633.48'

POINT OF COMMENCEMENT
SW COR. SEC. 12
RECOVERED 2-1/2" ALUMINUM CAP
ON IRON PIPE
"LS 5274"
0.2' ABOVE GRADE

TRUSTEE'S DEED
REC. NO. 198715176

SW 1/4
SEC. 12

PARCEL CONTAINS
17,463 SQ. FT.
OR 0.4009 AC.±

ROXBOROUGH PARK
ROAD

POINT OF
BEGINNING

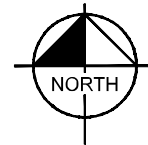
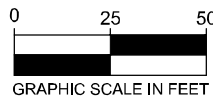
N00°28'41"E 279.49'

S48°01'19"E 104.38'

S04°44'00"W 209.69'

S89°22'05"W 62.63'

N06°23'24"E
1326.33' (TIE)



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

15-PE-123-00-003

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 50' | PTM | DRW | 2025-03-06 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

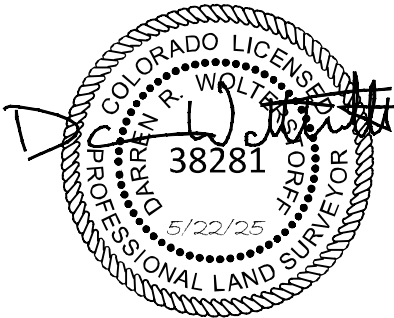
THAT PARCEL DESCRIBED AT IN THE QUITCLAIM DEED RECORDED AT RECEPTION NO. 199668321 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 12, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE N 11°10'06"E, A DISTANCE OF 1344.64 FEET TO THE SOUTHWEST CORNER OF SAID QUITCLAIM DEED PARCEL AND THE POINT OF BEGINNING;
THENCE COINCIDENT WITH THE PERIMETER OF SAID QUITCLAIM DEED PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) N 04°32'39" E, A DISTANCE OF 202.20 FEET;
- 2) N 84°39'01" E, A DISTANCE OF 41.24 FEET;
- 3) S 04°32'39" W, A DISTANCE OF 205.61 FEET;
- 4) S 89°22'05" W, A DISTANCE OF 40.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,284 SQUARE FEET OR 0.1902 ACRE, MORE OR LESS.

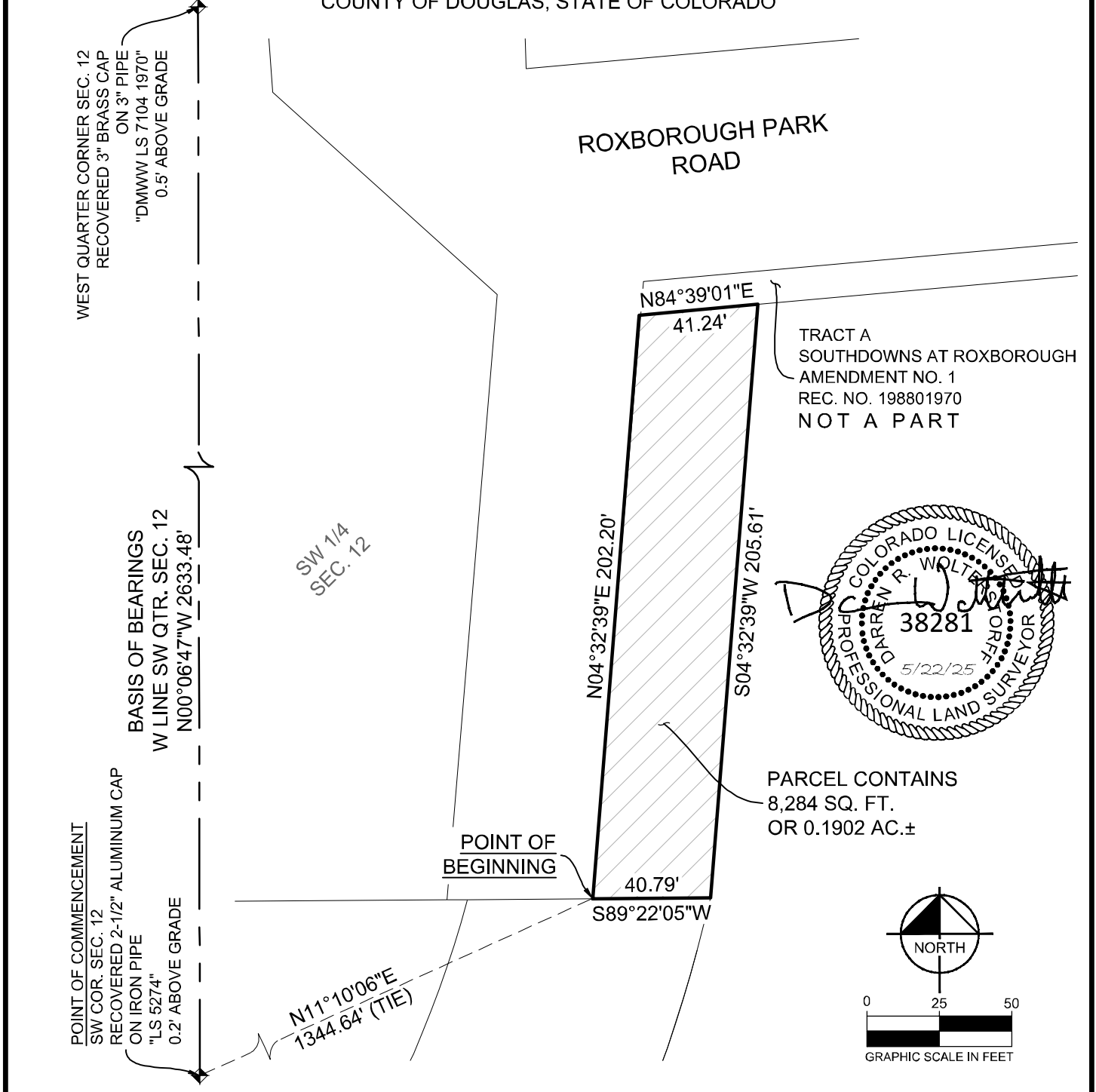
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



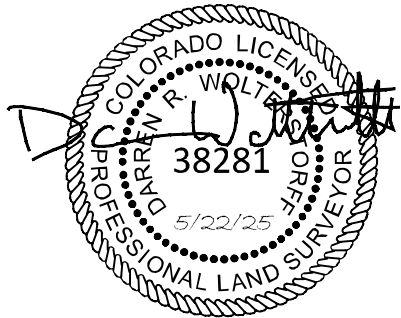
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

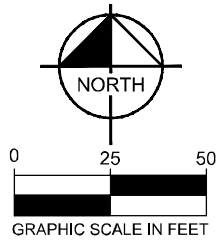
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



TRACT A
 SOUTHDOWNS AT ROXBOROUGH
 AMENDMENT NO. 1
 REC. NO. 198801970
 NOT A PART



PARCEL CONTAINS
 8,284 SQ. FT.
 OR 0.1902 AC.±



NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

19-PE-123-98-001

Kimley»Horn

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 GREENWOOD VILLAGE, CO 80111

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 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 50' | PTM | DRW | 2025-03-05 | 296168000 | 2 OF 2 |

TERMS OF TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

THE TEMPORARY ACCESS AND CONSTRUCTION EASEMENT (the “Temporary Easement”), granted to Arrowhead Colorado Metropolitan District (the “District”), as described and depicted in Exhibit A attached hereto and incorporated herein by reference (the “TCE Property”), in the case captioned Arrowhead Colorado Metropolitan District v. Roxborough Park Foundation, et al., Douglas County District Court Case No. 2025CV _____, is conveyed under the following terms and conditions:

1. Roxborough Park Foundation (“Owners”) own certain property in Douglas County, Colorado (the “Roxborough Property”), that is described in the referenced case.
2. The terms herein govern the District’s use of the Temporary Easement on a portion of the Roxborough Property as defined herein as against all other interested in the TCE Property, which interests are subordinated to the Temporary Easement pursuant to the referenced condemnation proceedings.
3. Under this Temporary Easement, the District and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the District, shall have the following rights:
 - a. The right for ingress and egress through, to, in, on, over, across, and along the TCE Property for the purpose of construction and installation of roads, utilities, and drainage infrastructure, including all improvements and appurtenances related thereto (the “Improvements”).
 - b. The right to use the TCE Property for construction of the Improvements and storage of equipment and materials during construction.
4. The Temporary Easement shall commence thirty (30) days after the District, or its agent, gives written notice to Owners at the address set forth above, of the District’s intent to commence construction (“Commencement Date”) and shall continue for a term of eighteen (18) months from Commencement Date (“Term”). In the event that the District requires additional time to install the Improvements, the District shall have three (3) options to extend the Term for six (6) months each extension. In order to exercise an extension, the District shall give notice to Owners thirty (30) days prior to the expiration of the Term that the District is extending the Term for an additional six (6) months and shall tender payment to Owners of one-third the total amount of compensation paid for the initial eighteen-month Term.
5. During the Term, Owners shall not erect or construct, or allow to be erected or constructed, any building or other structure, which may interfere with the District’s full enjoyment of the rights hereunder.
6. The District shall restore the surface of the TCE Property that is disturbed by it in the course of exercising any of its rights under the Temporary Easement to substantially the same condition that existed prior to such use by the District.

Exhibit 2 to Amended Petition in Condemnation
Page 2 of 18

7. The Temporary Easement and the rights, benefits, and obligations created herein shall constitute a burden upon the TCE Property and the estate of Owners in the underlying land and shall run with the land and be binding upon the Owners and its successors representatives, lessees, agents, assigns, heirs, and all other successors to it in interest.

8. The District shall have the right and authority to assign to any local governmental entity or to any public utility provider any and all rights to use, and all obligations associated with, the Temporary Easement as are granted to and accepted by the District herein.

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF TRACT B, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT AS RECORDED AT RECEPTION NO. 2017051464 IN THE RECORDS OF DOUGLAS COUNTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE N 34°17'09" W, A DISTANCE OF 2052.60 FEET TO THE EAST LINE OF SAID TRACT B AND THE POINT OF BEGINNING;
THENCE S 60°29'19" W, A DISTANCE OF 113.40 FEET;
THENCE S 46°36'07" W, A DISTANCE OF 131.42 FEET TO THE WEST LINE OF SAID TRACT B;
THENCE COINCIDENT WITH THE PERIMETER OF SAID TRACT BE THE FOLLOWING FOUR (4) COURSES:
1) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 78°26'13", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 27.38 FEET, AND A CHORD BEARING AND DISTANCE OF N 08°58'30" E, 25.29 FEET;
2) N 48°11'07" E, A DISTANCE OF 129.41 FEET;
3) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 11°52'54", A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 79.84 FEET, AND A CHORD BEARING AND DISTANCE OF N 54°07'34" E, 79.70 FEET;
4) ALONG A COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 103°54'18", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 36.27 FEET, AND A CHORD BEARING AND DISTANCE OF S 67°58'56" E, 31.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,131 SQUARE FEET OR 0.0948 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

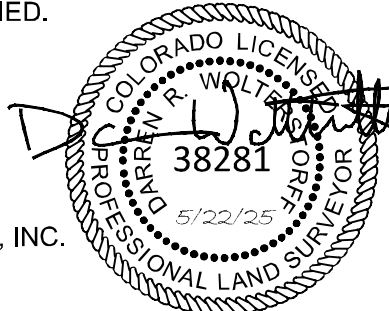
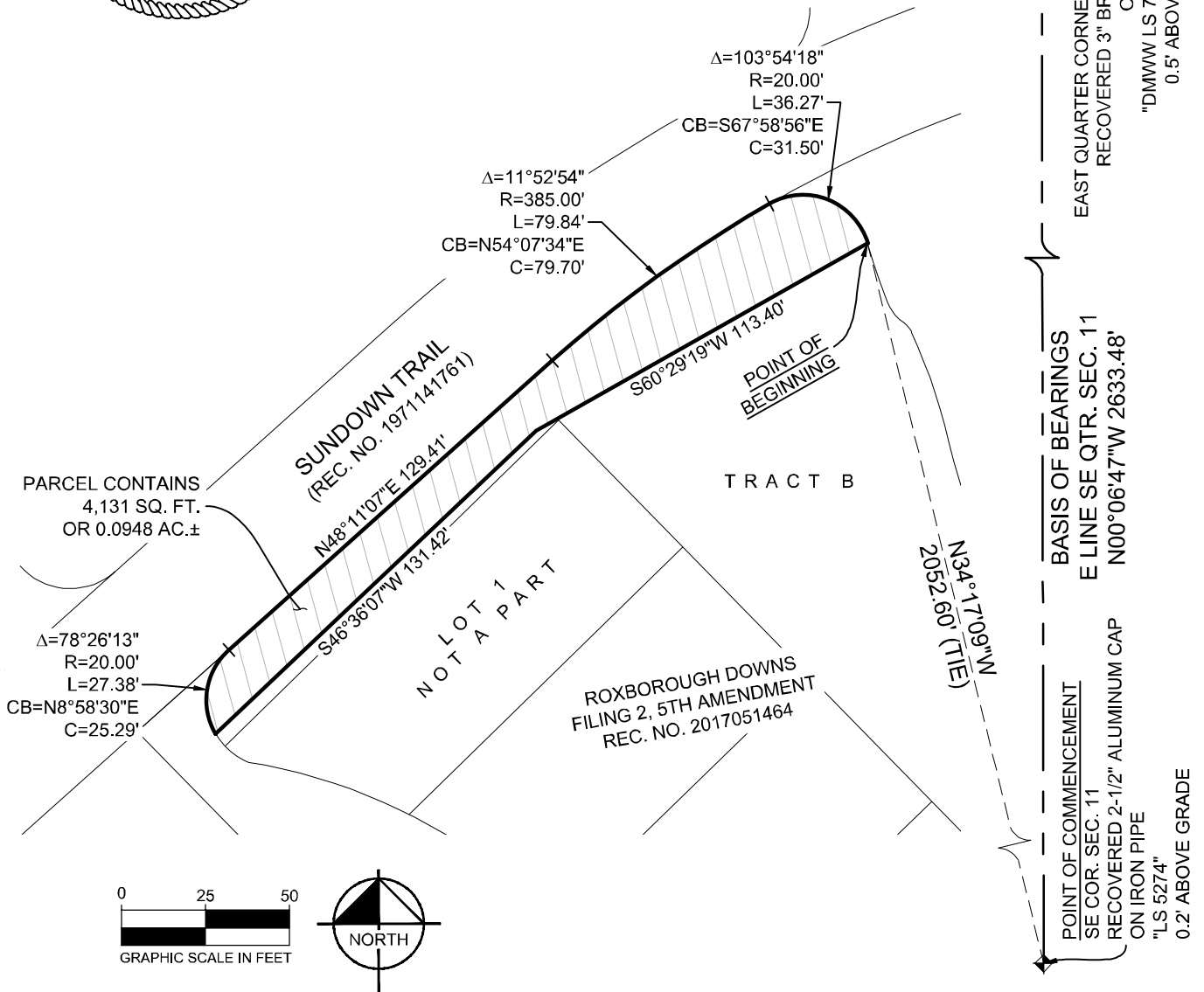
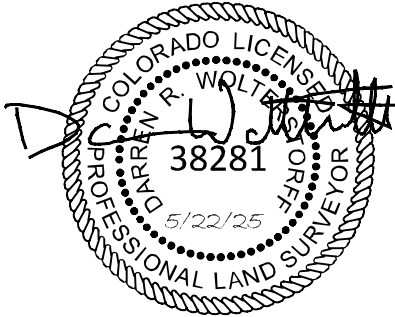


EXHIBIT A

A PORTION OF TRACT B, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

04-TE-114-01-031

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 50' | PTM | DRW | 2025-03-07 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF DAKOTA RIDGE DRIVE, AS DEDICATED BY THE PLAT OF ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT, RECORDED AT RECEPTION NO. 2017051464, IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE N 34°16'13" W, A DISTANCE OF 2052.56 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID DAKOTA RIDGE, AS DEDICATED BY SAID RECEPTION NO. 2017051464, AND THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 103°49'25", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 36.24 FEET, A CHORD BEARING OF N 67°55'44" W AND A CHORD DISTANCE OF 31.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SUNDOWN TRAIL, AS DEDICATED BY PLAT OF ROXBOROUGH DOWNS, RECORDED AT RECEPTION NO. 1971141761;
THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY, ALONG A REVERSE TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 12°16'29", A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 82.48 FEET, A CHORD BEARING OF N 66°17'49" E AND A CHORD DISTANCE OF 82.32 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID DAKOTA RIDGE DRIVE;
THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY, ALONG A REVERSE TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 84°17'19", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.42 FEET, A CHORD BEARING OF S 30°17'12" W AND A CHORD DISTANCE OF 26.84 FEET;
THENCE S 56°20'42" W A DISTANCE OF 39.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,019 SQUARE FEET OR 0.0234 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

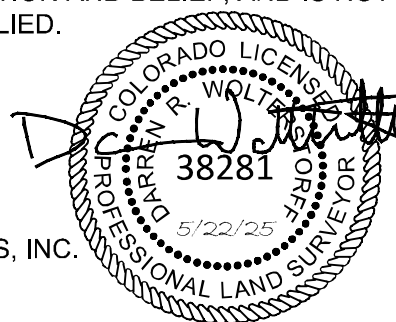
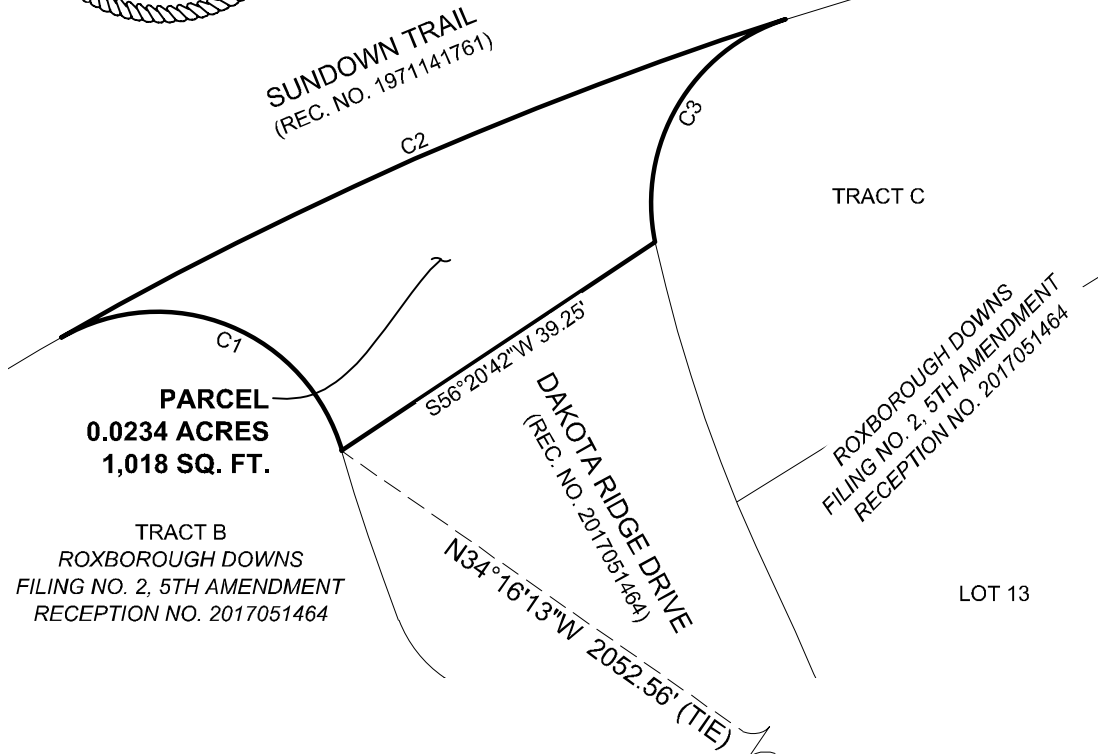
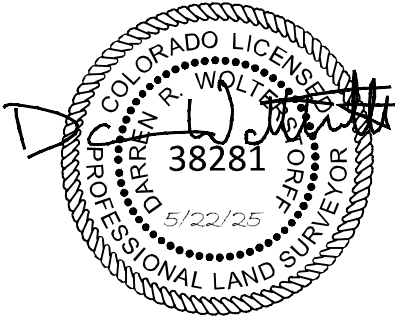
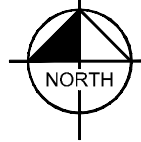
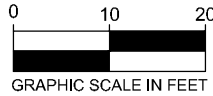


EXHIBIT A

A PORTION OF DAKOTA RIDGE DRIVE, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



PARCEL
0.0234 ACRES
1,018 SQ. FT.

TRACT B
 ROXBOROUGH DOWNS
 FILING NO. 2, 5TH AMENDMENT
 RECEPTION NO. 2017051464

TRACT C

LOT 13

EAST QUARTER CORNER SEC. 11
 RECOVERED 3" BRASS CAP
 ON 3" PIPE
 "DMMW LS 7104 1970"
 0.5' ABOVE GRADE

BASIS OF BEARINGS
 E LINE SE QTR. SEC. 11
 N00°06'47"W 2633.48'

POINT OF COMMENCEMENT
 SE COR. SEC. 11
 RECOVERED 2-1/2" ALUMINUM CAP
 ON IRON PIPE
 "LS 5274"
 0.2' ABOVE GRADE

| CURVE TABLE | | | | | |
|-------------|------------|---------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 103°49'25" | 20.00' | 36.24' | N67°55'24"W | 31.48' |
| C2 | 12°16'29" | 385.00' | 82.48' | N66°17'49"E | 82.32' |
| C3 | 84°17'19" | 20.00' | 29.42' | S30°17'12"W | 26.84' |

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

05-TE-114-98-007

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 20' | CJW | DRW | 2025-03-07 | 296168000 | 2 OF 2 |

EXHIBIT A

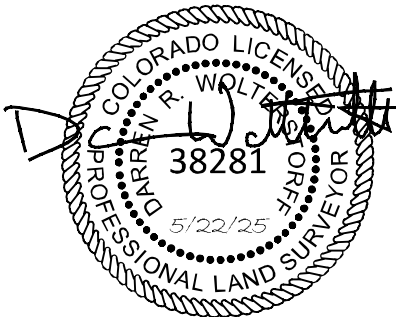
PARCEL DESCRIPTION

A PORTION OF EAGLE FEATHER TRAIL, AS DEDICATED BY THE PLAT OF ROXBOROUGH DOWNS FILING NO. 3, RECORDED AT RECEPTION NO. 99072306, IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE N 34°07'41" W, A DISTANCE OF 2111.51 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SAID EAGLE FEATHER TRAIL, WITH THE NORTHWESTERLY LINE OF TRACT D, SAID ROXBOROUGH DOWNS FILING NO 3, AND THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 86°14'08", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.10 FEET, A CHORD BEARING OF N 20°51'57" E, AND A CHORD DISTANCE OF 27.34 FEET;
THENCE N 67°59'01" E, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID EAGLE FEATHER TRAIL;
THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 86°02'03", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.03 FEET, A CHORD BEARING OF S 65°16'21" E, AND A CHORD DISTANCE OF 27.29 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY WITH SAID NORTHWESTERLY LINE OF SAID TRACT D;
THENCE COINCIDENT WITH SAID NORTHWESTERLY LINE, ALONG COMPOUND TANGENT CURVE THE LEFT WITH A CENTRAL ANGLE OF 07°43'09", A RADIUS OF 499.94 FEET, AN ARC LENGTH OF 67.35 FEET, A CHORD BEARING OF S 67°50'53" W, AND A CHORD DISTANCE OF 67.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 718 SQUARE FEET OR 0.0165 ACRE, MORE OR LESS.

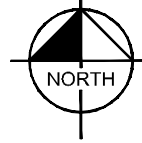
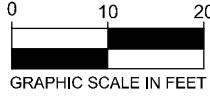
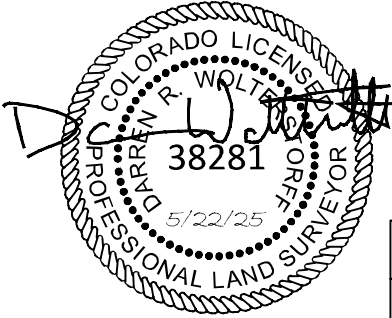
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



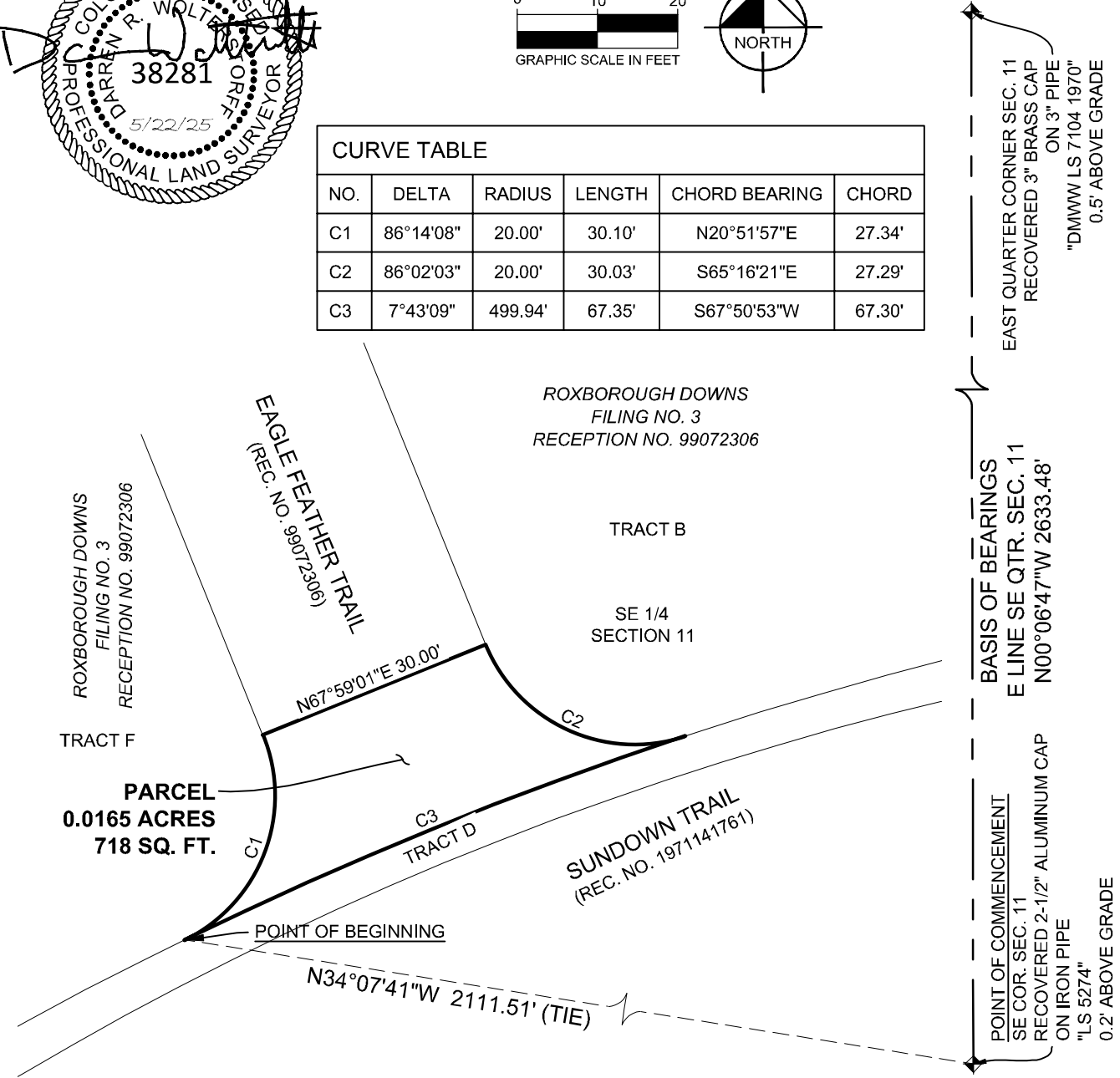
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

A PORTION OF EAGLE FEATHER TRAIL, ROXBOROUGH DOWNS, FILING 3,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



| CURVE TABLE | | | | | |
|-------------|-----------|---------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 86°14'08" | 20.00' | 30.10' | N20°51'57"E | 27.34' |
| C2 | 86°02'03" | 20.00' | 30.03' | S65°16'21"E | 27.29' |
| C3 | 7°43'09" | 499.94' | 67.35' | S67°50'53"W | 67.30' |



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

06-TE-114-98-002

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 20' | CJW | DRW | 2025-03-06 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF TRACT C, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT, RECORDED AT RECEPTION NO. 2017051464, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, BEARS S 00°06'47" E, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 47°39'55" W, A DISTANCE OF 1286.06 FEET TO THE NORTH LINE OF SAID TRACT C AND THE POINT OF BEGINNING;

THENCE S 10°19'13" E, A DISTANCE OF 21.04 FEET;

THENCE S 85°38'17" W, A DISTANCE OF 83.06 FEET TO THE NORTH CORNER OF LOT 13, OF SAID ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT;

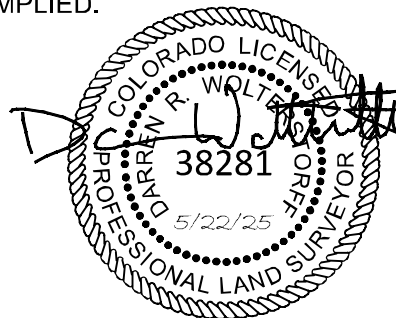
THENCE S 75°45'10" W, A DISTANCE OF 91.00 FEET TO THE WEST LINE OF SAID TRACT C;

THENCE COINCIDENT WITH THE WESTERLY AND NORTHERLY LINES OF SAID TRACT C, THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 84°17'19", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.42 FEET, AND A CHORD BEARING AND DISTANCE OF N 30°17'12" E, 26.84 FEET;
2. THENCE ALONG A COMPOUND TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 04°11'48", A RADIUS OF 385.00 FEET, AN ARC LENGTH OF 28.20 FEET, AND A CHORD BEARING AND DISTANCE OF N 74°31'37" E, 28.19 FEET;
3. THENCE N 76°37'31" E, A DISTANCE OF 38.17 FEET;
4. THENCE N 83°41'39" E, A DISTANCE OF 89.95 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3,312 SQUARE FEET OR 0.0760 ACRES.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



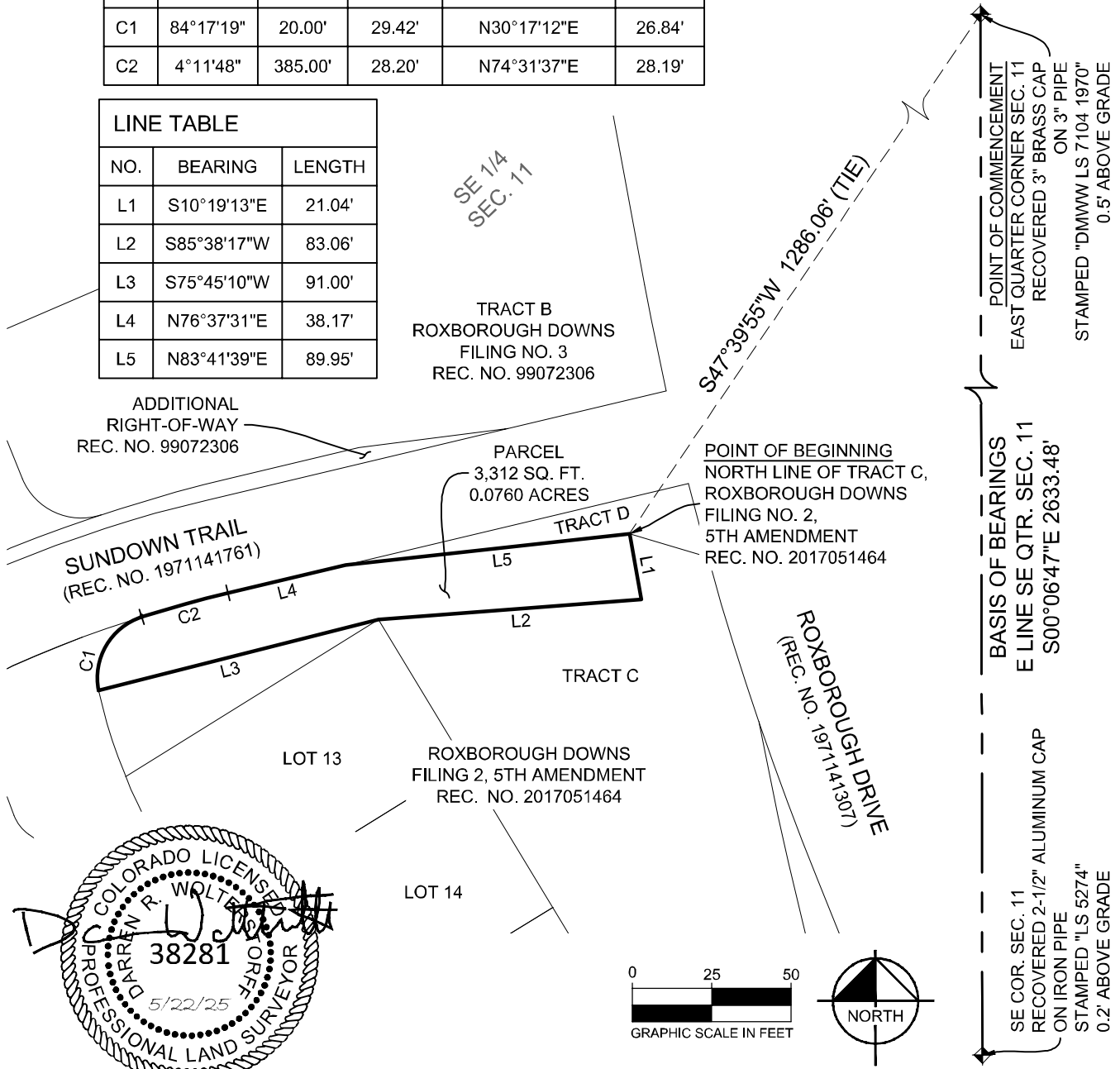
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

A PORTION OF TRACT C, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 7 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO

| CURVE TABLE | | | | | |
|-------------|-----------|---------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 84°17'19" | 20.00' | 29.42' | N30°17'12"E | 26.84' |
| C2 | 4°11'48" | 385.00' | 28.20' | N74°31'37"E | 28.19' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S10°19'13"E | 21.04' |
| L2 | S85°38'17"W | 83.06' |
| L3 | S75°45'10"W | 91.00' |
| L4 | N76°37'31"E | 38.17' |
| L5 | N83°41'39"E | 89.95' |



ADDITIONAL
 RIGHT-OF-WAY
 REC. NO. 99072306

TRACT B
 ROXBOROUGH DOWNS
 FILING NO. 3
 REC. NO. 99072306

PARCEL
 3,312 SQ. FT.
 0.0760 ACRES

POINT OF BEGINNING
 NORTH LINE OF TRACT C,
 ROXBOROUGH DOWNS
 FILING NO. 2,
 5TH AMENDMENT
 REC. NO. 2017051464

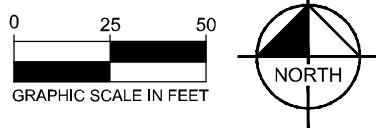
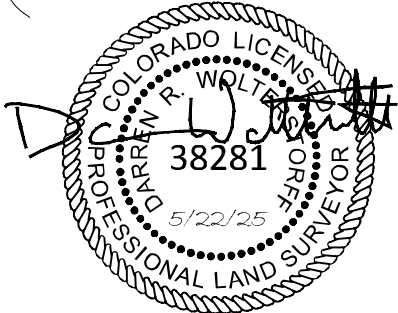
SUNDOWN TRAIL
 (REC. NO. 1971141761)

ROXBOROUGH DRIVE
 (REC. NO. 1971141307)

POINT OF COMMENCEMENT
 EAST QUARTER CORNER SEC. 11
 RECOVERED 3" BRASS CAP
 ON 3" PIPE
 STAMPED "DMWW LS 7104 1970"
 0.5' ABOVE GRADE

BASIS OF BEARINGS
 E LINE SE QTR. SEC. 11
 S00°06'47"E 2633.48'

SE COR. SEC. 11
 RECOVERED 2-1/2" ALUMINUM CAP
 ON IRON PIPE
 STAMPED "LS 5274"
 0.2' ABOVE GRADE



NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

07B-TE-114-01-032

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 50' | JAV | DRW | 2025-03-07 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF WOODBINE COURT, AS DEDICATED BY THE PLAT OF ROXBOROUGH DOWNS FILING 3, RECORDED AT RECEPTION NO. 99072306, IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 11 BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 42°43'05" W, A DISTANCE OF 2111.69 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID WOODBINE COURT WITH THE NORTHWESTERLY LINE OF TRACT D, SAID ROXBOROUGH DOWNS FILING 3, AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 89°58'58", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF N 03°11'23" E, AND A CHORD DISTANCE OF 28.28 FEET;

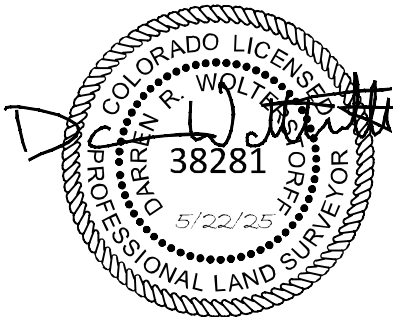
THENCE N 48°11'07" E, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID WOODBINE COURT,

THENCE COINCIDENT WITH SAID NORTHEASTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE 89°58'56", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, HAVING A CHORD BEARING OF S 86°49'08" E, AND A CHORD DISTANCE OF 28.28 FEET, TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SAID WOODBINE COURT AND SAID NORTHWESTERLY LINE OF SAID TRACT D;

THENCE COINCIDENT WITH SAID NORTHWESTERLY LINE, S 48°11'07" W, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 772 SQUARE FEET OR 0.0177 ACRE, MORE OR LESS.

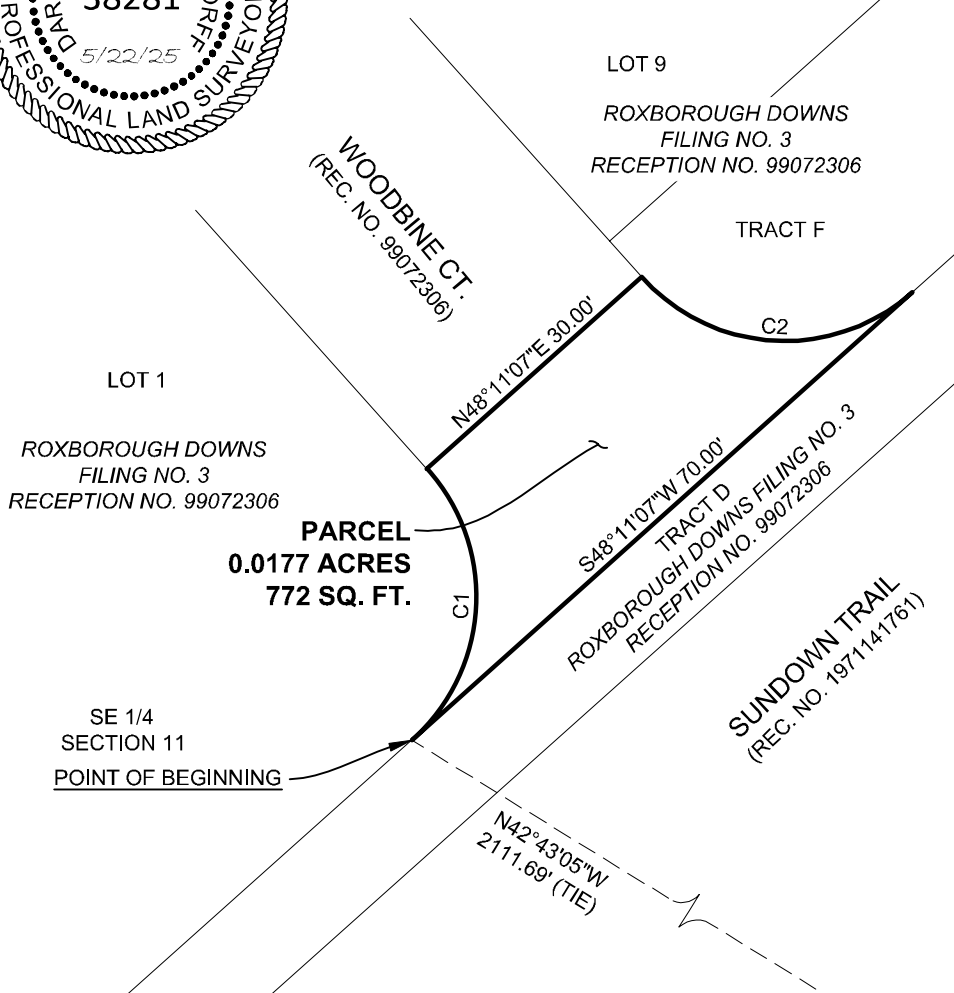
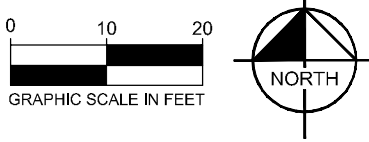
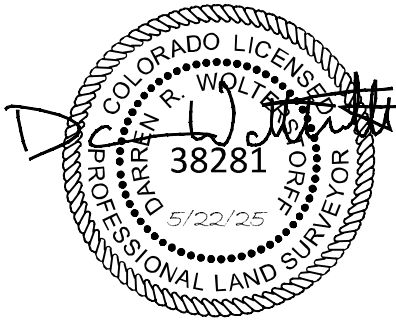
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

A PORTION OF WOODBINE COURT, ROXBOROUGH DOWNS, FILING 3,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



EAST QUARTER CORNER SEC. 11
 RECOVERED 3" BRASS CAP
 ON 3" PIPE
 "DMMW LS 7104 1970"
 STAMPED 0.5' ABOVE GRADE

BASIS OF BEARINGS
 E LINE SE QTR. SEC. 11
 N00°06'47"W 2633.48'

POINT OF COMMENCEMENT
 SE COR. SEC. 11
 RECOVERED 2-1/2" ALUMINUM CAP
 ON IRON PIPE
 "LS 5274"
 STAMPED 0.2' ABOVE GRADE

| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 89°58'58" | 20.00' | 31.41' | N03°11'23"E | 28.28' |
| C2 | 89°58'56" | 20.00' | 31.41' | S86°49'08"E | 28.28' |

09-TE-114-98-003

NOTES:
 1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
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Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

| | | | | | |
|-------------------|-----------------|-------------------|--------------------|--------------------------|---------------------|
| Scale 1" = 20' | Drawn by CJW | Checked by DRW | Date 2025-03-06 | Project No. 296168000 | Sheet No. 2 OF 2 |
|-------------------|-----------------|-------------------|--------------------|--------------------------|---------------------|

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF WOODBINE WAY, AS DEDICATED BY THE PLAT OF ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT, RECORDED AT RECEPTION NO. 2017051464, IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, BEARS N 00°06'47" W, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 41°31'18" W, 2054.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID WOODBINE WAY AS DEDICATED BY SAID RECEPTION NO. 2017051464, AND THE POINT OF BEGINNING;

THENCE COINCIDENT SAID SOUTHWESTERLY RIGHT-OF-WAY, N 44°20'59" W, A DISTANCE OF 16.00 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF SUNDOWN TRAIL AS DEDICATED BY PLAT OF ROXBOROUGH DOWNS, RECORDED AT RECEPTION NO. 1971141761, AND SAID SOUTHWESTERLY RIGHT-OF-WAY OF WOODBINE WAY;

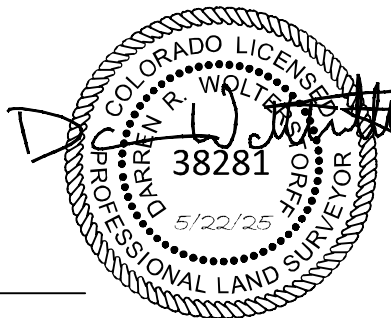
THENCE COINCIDENT WITH SAID SOUTHEASTERLY RIGHT-OF-WAY OF SUNDOWN TRAIL, N 48°11'07" E, A DISTANCE OF 36.60 FEET TO THE INTERSECTION OF LAST SAID SOUTHEASTERLY RIGHT-OF-WAY WITH THE NORTHEASTERLY RIGHT-OF-WAY OF SAID WOODBINE WAY;

THENCE COINCIDENT WITH LAST SAID NORTHEASTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 78°25'13", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 27.37 FEET, A CHORD BEARING OF S 08°58'00" W, AND A CHORD DISTANCE OF 25.29 FEET;

THENCE S 48°11'07" W, A DISTANCE OF 16.31 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 345 SQUARE FEET OR 0.0079 ACRE, MORE OR LESS.

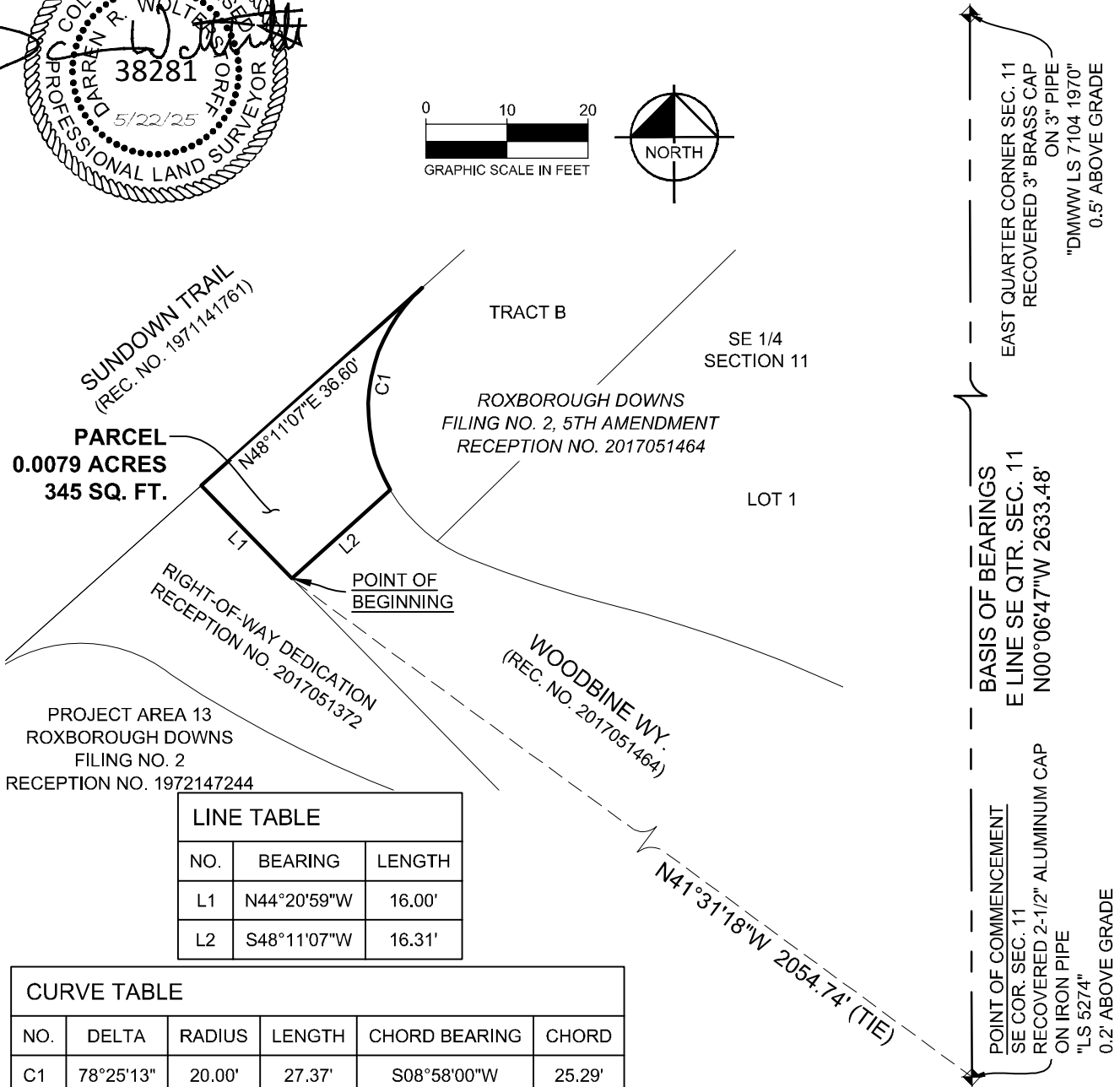
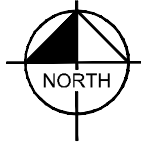
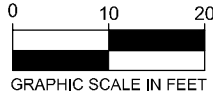
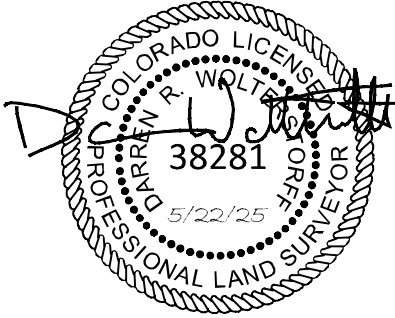
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

A PORTION OF WOODBINE WAY, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11
 TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO



| LINE TABLE | | |
|------------|--------------|--------|
| NO. | BEARING | LENGTH |
| L1 | N44°20'59\"W | 16.00' |
| L2 | S48°11'07\"W | 16.31' |

| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 78°25'13" | 20.00' | 27.37' | S08°58'00\"W | 25.29' |

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

10-TE-114-98-006

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 20' | CJW | DRW | 2025-03-07 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF TRACT F, ROXBOROUGH DOWNS, FILING NO. 3, RECORDED AT RECEPTION NO. 99072306, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

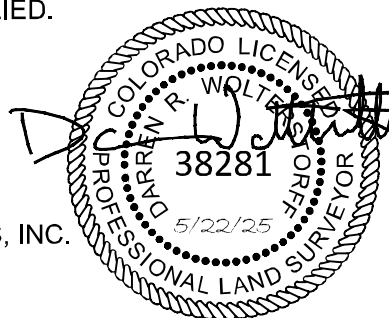
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, BEARS S 00°06'47" E, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE S 53°40'28" W, A DISTANCE OF 1451.87 FEET TO THE EAST LINE SAID TRACT F AND THE POINT OF BEGINNING;
THENCE COINCIDENT WITH THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID TRACT F, THE FOLLOWING FOUR (4) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 86°14'08", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.10 FEET, AND A CHORD BEARING AND DISTANCE OF S 20°51'57" W, 27.34 FEET;
2. ALONG A REVERSE TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 15°47'35", A RADIUS OF 500.18 FEET, AN ARC LENGTH OF 137.87 FEET, AND A CHORD BEARING AND DISTANCE OF S 56°05'04" W, 137.43 FEET;
3. S 48°11'07" W, A DISTANCE OF 109.59 FEET;
4. ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°59'32", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, AND A CHORD BEARING AND DISTANCE OF N 86°49'23" W, 28.28 FEET;

THENCE N 51°35'30" E, A DISTANCE OF 60.57 FEET;
THENCE N 49°39'06" E, A DISTANCE OF 99.99 FEET;
THENCE N 56°27'16" E, A DISTANCE OF 84.94 FEET;
THENCE N 58°06'12" E, A DISTANCE OF 46.23 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 4,327 SQUARE FEET OR 0.0993 ACRES.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



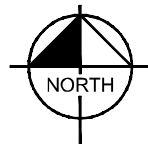
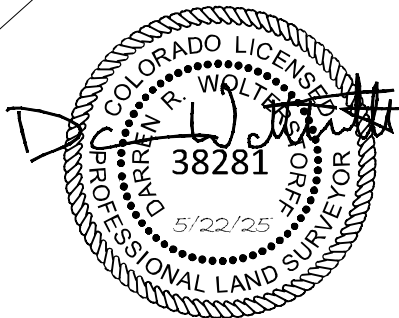
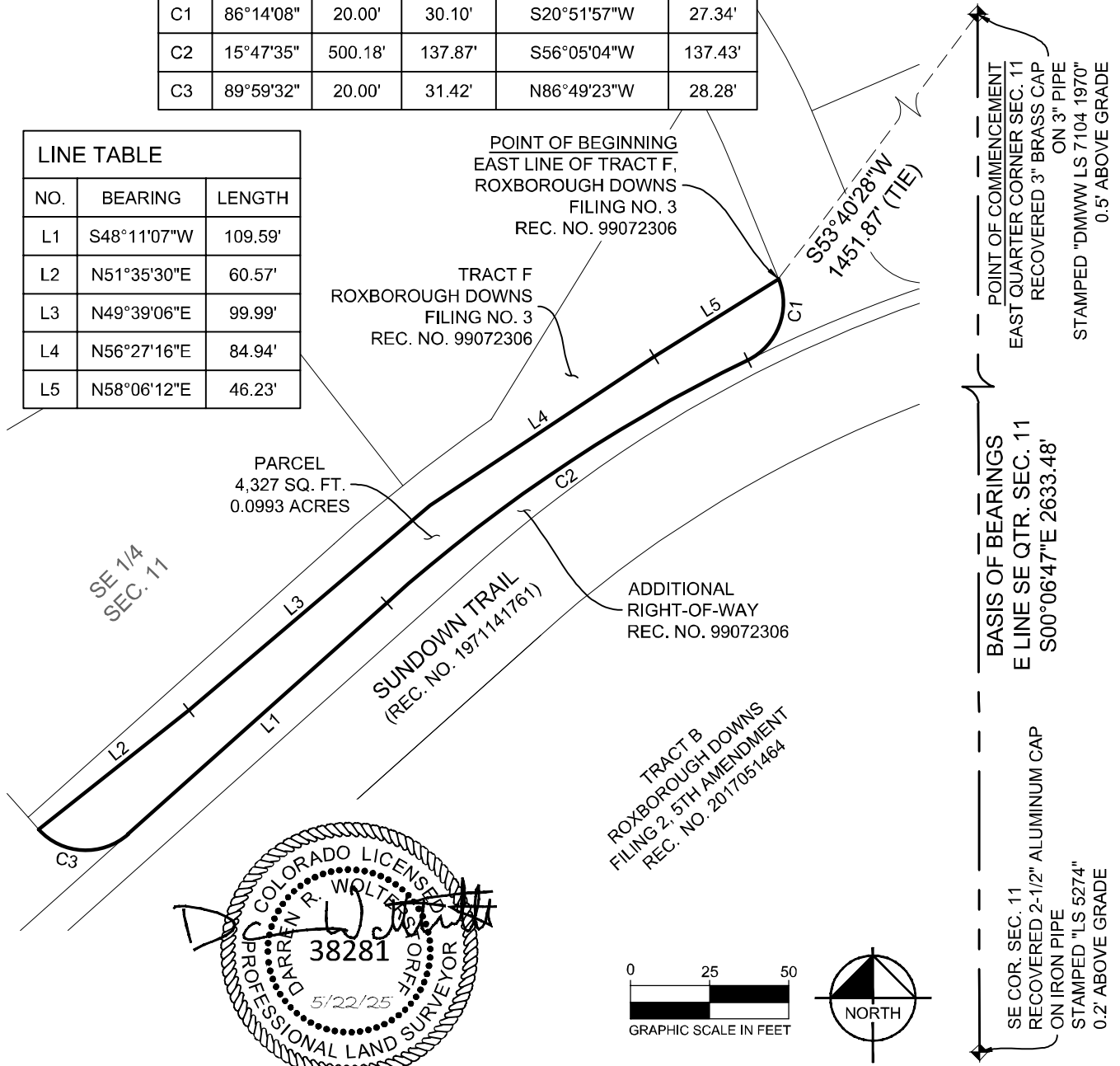
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT A

A PORTION OF TRACT F, ROXBOROUGH DOWNS, FILING NO. 3,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 7 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO

| CURVE TABLE | | | | | |
|-------------|-----------|---------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 86°14'08" | 20.00' | 30.10' | S20°51'57"W | 27.34' |
| C2 | 15°47'35" | 500.18' | 137.87' | S56°05'04"W | 137.43' |
| C3 | 89°59'32" | 20.00' | 31.42' | N86°49'23"W | 28.28' |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | S48°11'07"W | 109.59' |
| L2 | N51°35'30"E | 60.57' |
| L3 | N49°39'06"E | 99.99' |
| L4 | N56°27'16"E | 84.94' |
| L5 | N58°06'12"E | 46.23' |



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

11-TE-114-02-025

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|------------|-------------|-----------|
| 1" = 50' | JAV | DRW | 2025-03-06 | 296168000 | 2 OF 2 |

EXHIBIT A

PARCEL DESCRIPTION

A PORTION OF TRACT B, ROXBOROUGH DOWNS, FILING NO. 3, RECORDED AT RECEPTION NO. 99072306, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 3" BRASS CAP ON 3" PIPE, STAMPED "DMWW LS 7104 1970", 0.5 FEET ABOVE GRADE, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 11, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP ON IRON PIPE, STAMPED "LS 5274", 0.2 FEET ABOVE GRADE, BEARS S 00°06'47" E, A DISTANCE OF 2633.48 FEET, FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE S 48°50'06" W, A DISTANCE OF 1247.51 FEET TO THE WEST LINE OF ROXBOROUGH DRIVE, AS DEDICATED BY THE PLAT OF ROXBROUGH PARK NORTH, RECORDED AT RECEPTION NO. 1971141307, IN SAID RECORDS, BEING THE SOUTHEAST CORNER OF SAID TRACT B, AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT B, THE FOLLOWING FIVE (5) COURSES:

1. S 76°37'29" W, A DISTANCE OF 51.24 FEET;
2. S 82°41'16" W, A DISTANCE OF 47.34 FEET;
3. S 76°37'31" W, A DISTANCE OF 40.96 FEET;
4. ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04°55'22", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 42.96 FEET, AND A CHORD BEARING AND DISTANCE OF S 74°09'50" W, 42.95 FEET;
5. ALONG A REVERSE TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 86°02'22", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.03, AND A CHORD BEARING AND DISTANCE OF N 65°16'30" W, 27.29 FEET;

THENCE N 76°03'10" E, A DISTANCE OF 204.26 FEET TO THE EAST LINE OF SAID TRACT B; THENCE COINCIDENT WITH SAID EAST LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°17'10", A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 22.04, AND A CHORD BEARING AND DISTANCE OF S 11°51'06" E, 22.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 3,626 SQUARE FEET OR 0.0832 ACRE, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

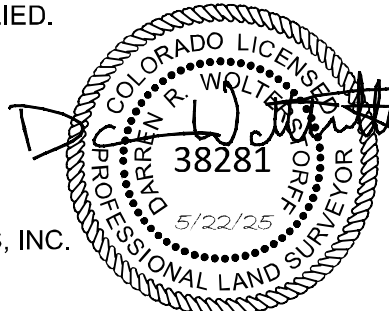
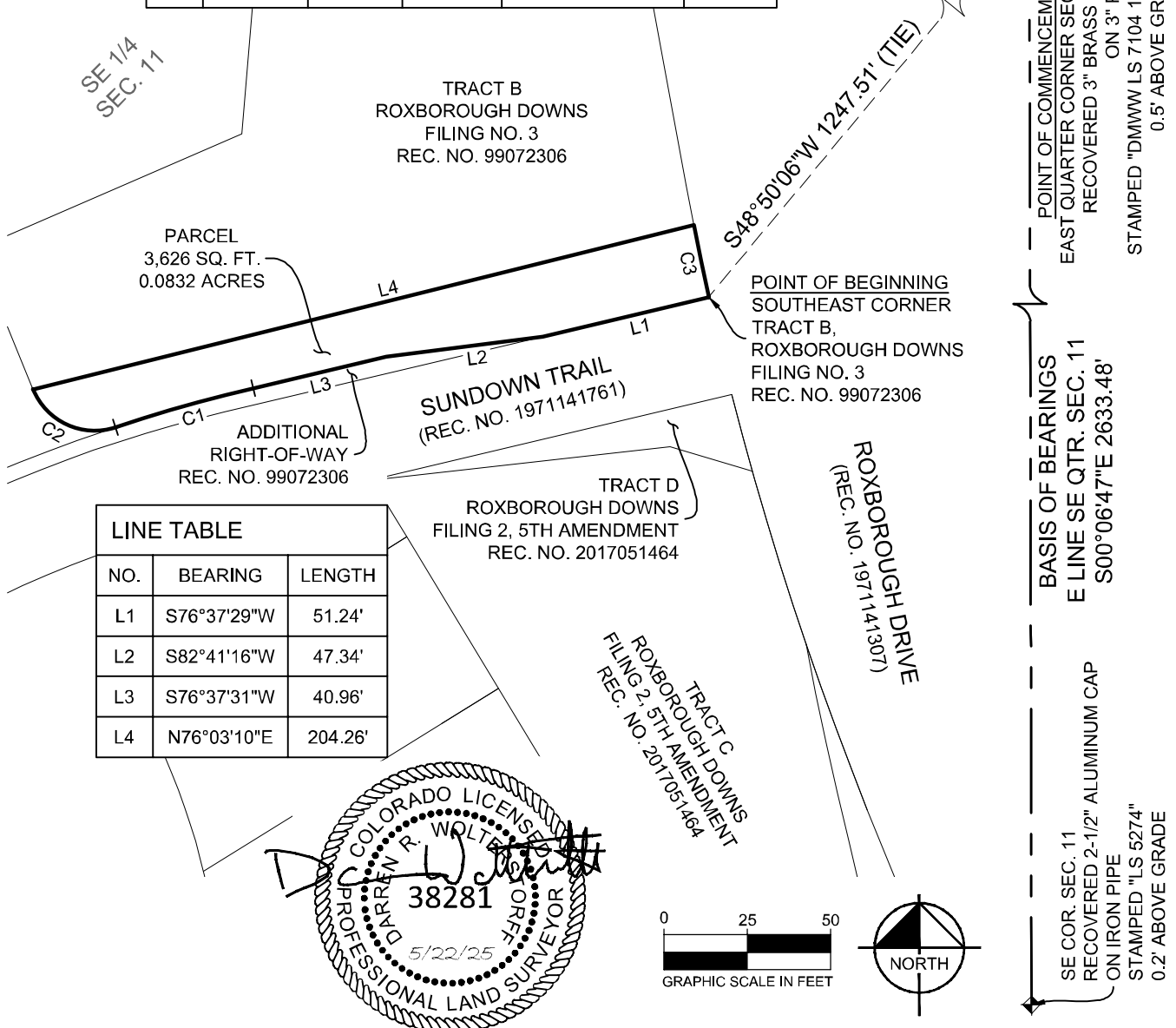


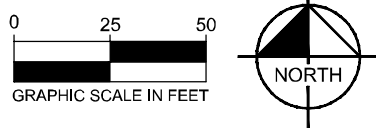
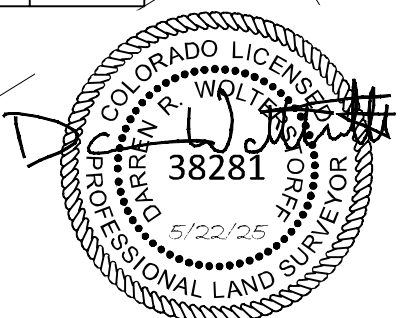
EXHIBIT A

A PORTION OF TRACT B, ROXBOROUGH DOWNS, FILING NO. 3,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 7 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO

| CURVE TABLE | | | | | |
|-------------|-----------|---------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 4°55'22" | 500.00' | 42.96' | S74°09'50"W | 42.95' |
| C2 | 86°02'22" | 20.00' | 30.03' | N65°16'30"W | 27.29' |
| C3 | 1°16'56" | 985.00' | 22.04' | S11°51'06"E | 22.04' |



| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | S76°37'29"W | 51.24' |
| L2 | S82°41'16"W | 47.34' |
| L3 | S76°37'31"W | 40.96' |
| L4 | N76°03'10"E | 204.26' |



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