

Applicant's Certificate of Compliance Regarding Minerals

With Article 65.5 of Title 24, Colorado Revised Statutes (H.B. 01-1088, Effective July 1, 2001).

Note to Applicant & Land Use Department:

For any of the following, the applicant must complete this certification as a prerequisite to the Planning and Development Services Department accepting any application that is submitted after September 1, 2015:

1. an application regarding a new or amended General Development Plan or Planned Community Zone District;
2. an application for a zone change;
3. an application that includes a subdivision or resubdivision;
4. an application for site plan or contextual site plan approval which anticipates new surface development; or
5. an application for a new or amended Framework Development Plan.

The certification is not required for minor amendments to site plans, framework development plans, general development plans, conditional uses, or redevelopment plans, ***unless no development has occurred on the property since the plan was originally approved.***

Certification

I, Windler GVP, LLC, Applicant for the following named development under the Aurora Zoning Code Windler Neighborhood P

DA # _____, hereby certify that I or my agent have examined the records in the Office of the Adams [County] Clerk and Recorder to determine if any owners or lessees of any severed mineral estate in the property which is the subject of the proposed development can be identified, as required by Article 65.5 of Title 24, Colorado Revised Statutes (also known as H.B. 01-1088 ("the Act")). Further, based on this examination, I have determined that: [check applicable entry]

☐ No such mineral estate owners or lessees exist in the Subject Property.

☒ Mineral estate owners or lessees exist in the property to whom notice of the proposed development application will need to be sent as required by the Act.

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Applicant Signature

June 22, 2022

Date

Don Provost

Applicant Name (Print)

Note: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

Once an applicant has submitted a certification for a property, no further certification is necessary. New applicants will need to complete the certification process.

[GVP Windler, LLC Letterhead]

[_____], 2022

**VIA CERTIFIED MAIL -
RETURN RECEIPT REQUESTED**

Crestone Peak Resources Holdings LLC
1801 California Street, Suite 2500
Denver, CO 80202
Attention: DJ Surface Land Development

Re: Notification of Surface Development

Ladies and Gentlemen:

Pursuant to C.R.S. § 24-65.5-103, this letter shall serve as notification on behalf of GVP Windler, LLC, a Delaware limited liability company (the “Applicant”) to Crestone Peak Resources Holdings LLC (the “Mineral Owner”) of proposed surface development by the Applicant, as the surface owner, of that certain property located in the NE ¼, Section 24, Township 3 South, Range 66 West, 6th P.M. Adams County as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “Property”). The initial public hearing for the proposed development of the Property named Windler Subdivision under the Aurora Zoning Code is scheduled to take place on [_____], 2022 at the following address: City of Aurora, 15151 E. Alameda Parkway, Aurora, CO 80012.

If you have any questions regarding this notification, please contact Olsson Engineering at 1525 Raleigh Street, Suite 400, Denver, CO 80204 attn: Clayton Chabannes, PE (303-237-2072)

Sincerely,

GVP Windler, LLC,
a Delaware limited liability company

By: _____
Donald Provost

EXHIBIT A

PARCEL B

TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

SECTION 13: A PARCEL OF LAND LYING IN THE SEX, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 (A FOUND 2" BRASS CAP IN CONCRETE STAMPEDED (C 1/4 SEC 13 LS 11389 1984);

WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 13 (A FOUND 3 1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "CITY OF AURORA 1/4 13/24 1989 LS 16848") BEARS SOUTH 00°06'58" EAST (BASIS OF BEARING, ASSUMED) A DISTANCE OF 2650.39 FEET;

THENCE NORTH 89°40'22" EAST ALONG THE NORTHERLY LINE OF SAID SEX OF SECTION 13 A DISTANCE OF 1202.90 FEET;

THENCE SOUTH 00°06'58" EAST TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 224.66 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°36'25", A RADIUS OF 600.00 FEET, A CHORD BEARING SOUTH 10°55'10" EAST A DISTANCE OF 224.93 FEET, AND AN ARC DISTANCE OF 226.27 FEET;

THENCE SOUTH 21°43'23" EAST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 909.94 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°59'41", A RADIUS OF 425.00 FEET, A CHORD BEARING SOUTH 00°43'32" EAST A DISTANCE OF 304.58 FEET, AND AN ARC DISTANCE OF 311.50 FEET;

THENCE SOUTH 20°16'18" WEST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 413.79 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°37'06", A RADIUS OF 600.00 FEET, A CHORD BEARING SOUTH 09°59'45" WEST A DISTANCE OF 214.75 FEET, AND AN ARC DISTANCE OF 215.91 FEET;

THENCE SOUTH 00°20'48" EAST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 373.86 FEET;

THENCE SOUTH 85°54'05" WEST ALONG THE NORTHERLY LINE OF PARCEL TK-114 OF THE E-470 RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED AUGUST 6, 1999 IN BOOK 5849 AT PAGE 596, A DISTANCE OF 75.82 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 1, WINDLER SUBDIVISION RECORDED DECEMBER 27, 1972 UNDER RECEPTION NO. 984962;

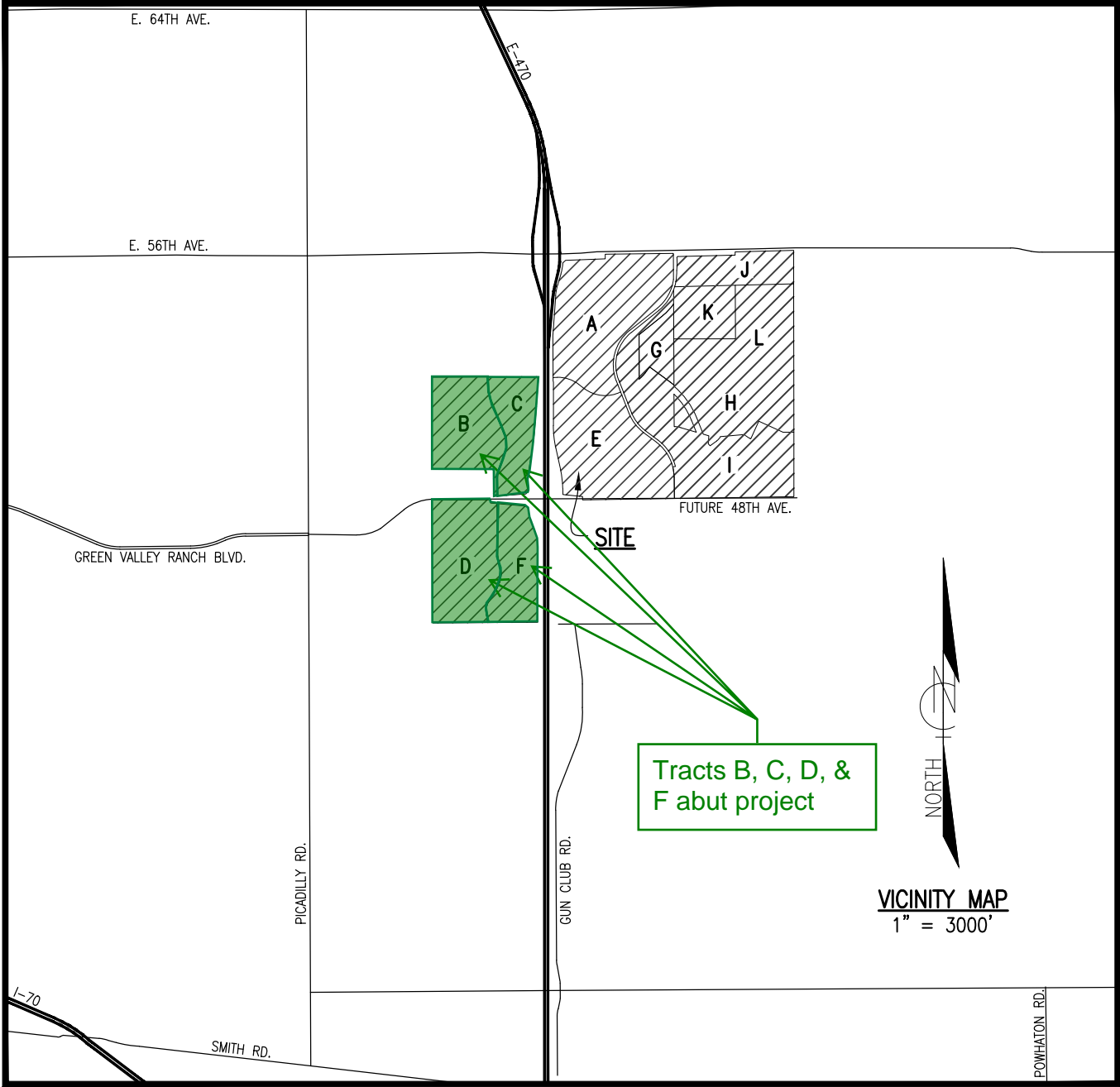
THENCE NORTH 00°15'56" WEST ALONG SAID EASTERLY LINE OF LOT 1, BLOCK 1, WINDLER SUBDIVISION A DISTANCE OF 587.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, WINDLER SUBDIVISION;

THENCE SOUTH 89°39'38" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, WINDLER SUBDIVISION, AND THE EXTENSION THEREOF A DISTANCE OF 1325.97 FEET TO THE WESTERLY LINE OF SAID SE¼ OF SAID SECTION 13;

THENCE NORTH 00°06'58" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 1987.58 FEET TO THE POINT OF BEGINNING.

DRAFT

Zeren Land Services Investigation Tract Map





LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(GVP Windler LLC; Windler Homestead II LLC, et al Property)

Subject Property:

Township 3 South, Range 66 West, 6th P.M., Adams County, CO

Section 13: Those tracts of land being more particularly described on Exhibit A, being a part of the SE¼

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Adams County Assessor and Clerk Recorder as of June 10, 2021 at 7:45 a.m.:

Mineral Owners:

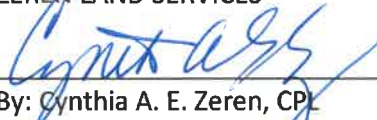
None (entitled to notice)

Mineral Leasehold Owners:

None (entitled to notice)

Dated this 15th day of June, 2021

ZEREN LAND SERVICES


By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of **Olsson** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Adams County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Adams County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through June 10, 2021 at 7:45 A.M.

The Adams County Clerk and Recorder has revised and modified their method of indexing the Requests for Notification of Surface Development which does not conform to the applicable statutory guidelines. Although we make every reasonable effort to locate the applicable Requests, our search is, therefore, further restricted by the current practices of the Office of the Clerk and Recorder.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services**, for the listing.

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

Date: June 15, 2021

ZEREN LAND SERVICES

By: 

Cynthia A. E. Zeren, as President

EXHIBIT A

PARCEL B

TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

SECTION 13: A PARCEL OF LAND LYING IN THE SE¼, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 (A FOUND 2" BRASS CAP IN CONCRETE STAMPED (C 1/4 SEC 13 LS 11389 1984);

WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 13 (A FOUND 3 1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "CITY OF AURORA 1/4 13/24 1989 LS 16848") BEARS SOUTH 00°06'58" EAST (BASIS OF BEARING, ASSUMED) A DISTANCE OF 2650.39 FEET;

THENCE NORTH 89°40'22" EAST ALONG THE NORTHERLY LINE OF SAID SE¼ OF SECTION 13 A DISTANCE OF 1202.90 FEET;

THENCE SOUTH 00°06'58" EAST TAN GENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 224.66 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°36'25", A RADIUS OF 600.00 FEET, A CHORD BEARING SOUTH 10°55'10" EAST A DISTANCE OF 224.93 FEET, AND AN ARC DISTANCE OF 226.27 FEET;

THENCE SOUTH 21°43'23" EAST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 909.94 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°59'41", A RADIUS OF 425.00 FEET, A CHORD BEARING SOUTH 00°43'32" EAST A DISTANCE OF 304.58 FEET, AND AN ARC DISTANCE OF 311.50 FEET;

THENCE SOUTH 20°16'18" WEST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 413.79 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°37'06", A RADIUS OF 600.00 FEET, A CHORD BEARING SOUTH 09°59'45" WEST A DISTANCE OF 214.75 FEET, AND AN ARC DISTANCE OF 215.91 FEET;

THENCE SOUTH 00°20'48" EAST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 373.86 FEET;

THENCE SOUTH 85°54'05" WEST ALONG THE NORTHERLY LINE OF PARCEL TK-114 OF THE E-470 RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED AUGUST 6, 1999 IN BOOK 5849 AT PAGE 596, A DISTANCE OF 75.82 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 1, WINDLER SUBDIVISION RECORDED DECEMBER 27, 1972 UNDER RECEPTION NO. 984962;

THENCE NORTH 00°15'56" WEST ALONG SAID EASTERLY LINE OF LOT 1, BLOCK 1, WINDLER SUBDIVISION A DISTANCE OF 587.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, WINDLER SUBDIVISION;

THENCE SOUTH 89°39'38" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, WINDLER SUBDIVISION, AND THE EXTENSION THEREOF A DISTANCE OF 1325.97 FEET TO THE WESTERLY LINE OF SAID SE¼ OF SAID SECTION 13;

THENCE NORTH 00°06'58" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 1987.58 FEET TO THE POINT OF BEGINNING.

PARCEL C

TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

SECTION 13: A PARCEL OF LAND LYING IN THE SE¼, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 (A FOUND 2" BRASS CAP IN CONCRETE STAMPED (C 1/4 SEC 13 LS 11389 1984);

WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 13 (A FOUND 3 1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "CITY OF AURORA 1/4 13/24 1989 LS 16848") BEARS SOUTH 00°06'58" EAST (BASIS OF BEARING, ASSUMED) A DISTANCE OF 2650.39 FEET;

THENCE NORTH 89°40'22" EAST ALONG THE NORTHERLY LINE OF SAID SE¼ OF SECTION 13 A DISTANCE OF 1202.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°40'22" EAST ALONG THE NORTHERLY LINE OF SAID SE¼ OF SECTION 13 A DISTANCE OF 1091.14 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL TK-114 OF THE E-470 RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED AUGUST 6, 1999 IN BOOK 5849 AT PAGE 596;

THENCE THE FOLLOWING EIGHT (8) COURSES ALONG THE WESTERLY, NORTHWESTERLY AND NORTHERLY LINES OF SAID PARCEL TK-114 OF THE E-470 RIGHT OF WAY;

- 1) SOUTH 01°04'57" EAST A DISTANCE OF 96.35 FEET;
- 2) THENCE SOUTH 04° 07'11" WEST TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1049.33 FEET;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5° 20'41", A DISTANCE OF 3729.44 FEET, A CHORD BEARING SOUTH 06° 47'31" WEST A DISTANCE OF 347.77 FEET, AND AN ARC DISTANCE OF 347.89 FEET;
- 4) THENCE SOUTH 09°27'52" WEST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 488.36 FEET;
- 5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°19'37", A RADIUS OF 1999.86 FEET, A CHORD BEARING SOUTH 04°18'04" WEST A DISTANCE OF 359.96 FEET, AND AN ARC DISTANCE OF 360.45 FEET;
- 6) THENCE SOUTH 00°51'45" EAST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 141.69 FEET;

- 7) THENCE SOUTH $36^{\circ}31'34''$ WEST A DISTANCE OF 74.68 FEET;
- 8) THENCE SOUTH $85^{\circ}54'05''$ WEST A DISTANCE OF 622.96 FEET;

THENCE NORTH $00^{\circ}20'48''$ WEST TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 373.86 FEET:

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $20^{\circ}37'06''$, A RADIUS OF 600.00 FEET, A CHORD BEARING NORTH $09^{\circ}57'45''$ EAST A DISTANCE OF 214.75 FEET, AND AN ARC DISTANCE OF 215.91 FEET;

THENCE NORTH $20^{\circ}16'18''$ EAST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 413.79 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $41^{\circ}59'41''$, A RADIUS OF 425.00 FEET, A CHORD BEARING NORTH $00^{\circ}43'32''$ WEST A DISTANCE OF 304.58 FEET, AND AN ARC DISTANCE OF 311.50 FEET;

THENCE NORTH $21^{\circ}43'23''$ WEST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 909.94 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING CENTRAL ANGLE OF $21^{\circ}36'25''$, A RADIUS OF 600.00 FEET, A CHORD BEARING NORTH $10^{\circ}55'10''$ WEST A DISTANCE OF 224.93 FEET, AND AN ARC DISTANCE OF 226.27 FEET;

THENCE NORTH $00^{\circ}06'58''$ WEST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 224.66 FEET TO POINT OF BEGINNING.



LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(GVP Windler LLC; Windler Homestead VI LLC, et al Property)

Subject Property:

Township 3 South, Range 66 West, 6th P.M., Adams County, CO

Section 24: Those tracts of land being more particularly described on Exhibit A, being a part of the NE¼

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Adams County Assessor and Clerk Recorder as of June 10, 2021 at 7:45 a.m.:

Mineral Owners:

None (entitled to notice)

Mineral Leasehold Owners:

Crestone Peak Resources Holdings LLC
1801 California Street, Suite 2500
Denver, CO 80202
ATTN: DJ Surface Land Department

Dated this 15th day of June, 2021.

ZEREN LAND SERVICES


By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of **Olsson** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Adams County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Adams County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through June 10, 2020 at 7:45 A.M.

The Adams County Clerk and Recorder has revised and modified their method of indexing the Requests for Notification of Surface Development which does not conform to the applicable statutory guidelines. Although we make every reasonable effort to locate the applicable Requests, our search is, therefore, further restricted by the current practices of the Office of the Clerk and Recorder.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services**, for the listing.

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

Date: June 15, 2021

ZEREN LAND SERVICES

By: 

Cynthia A. E. Zeren, as President

EXHIBIT A

PARCEL D

TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6th P.M.

SECTION 24: A PARCEL OF LAND LYING IN THE NE $\frac{1}{4}$ TION 24, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 (A FOUND 3 1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "CITY OF AURORA 1/4 13/24 1989 LS 16848") WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 24 (A FOUND 3" BRASS CAP IN RANGE BOX STAMPED "FUTURA ENG. C 1/4 SEC 24 LS I 1389-1984") BEARS SOUTH 00°16'38" EAST (BASIS OF BEARING, ASSUMED) A DISTANCE OF 2650.24 FEET;

THENCE NORTH 89°38'14" EAST ALONG THE NORTHERLY LINE OF SAID NE $\frac{1}{4}$ OF SECTION 24 A DISTANCE OF 1261.59 FEET TO THE WESTERLY LINE OF PARCEL TK-112 OF THE E-470 RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED AUGUST 6, 1999 IN BOOK 5849 AT PAGE 596;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL TK-112 OF THE E-470 RIGHT OF WAY;

- 1) SOUTH 00°21'25" EAST A DISTANCE OF 69.69 FEET;
- 2) THENCE SOUTH 84°54'09" EAST A DISTANCE OF 142.51 FEET; THENCE SOUTH 00°20'48" EAST TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1062.42 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°43'18", A RADIUS OF 600.00 FEET, A CHORD BEARING SOUTH 08°42'27" EAST A DISTANCE OF 174.49 FEET, AND AN ARC DISTANCE OF 175.11 FEET;

THENCE SOUTH 17°04'06" EAST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 112.49 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 49°29'49", A RADIUS OF 575.00 FEET, A CHORD BEARING SOUTH 07°40'49" WEST A DISTANCE OF 481.43 FEET, AND AN ARC DISTANCE OF 496.73 FEET;

THENCE SOUTH 31°23'34" WEST NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 395.58 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°38'32", A RADIUS OF 438.79 FEET, A CHORD BEARING OF SOUTH 04°16'37" WEST A DISTANCE OF 268.58 FEET, AND AN ARC DISTANCE OF 272.96 FEET;

THENCE SOUTH 07°55'45" EAST NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 143.80 FEET;

THENCE SOUTH 89°35'40" WEST ALONG THE SOUTHERLY LINE OF SAID NE $\frac{1}{4}$ OF SECTION 24

A DISTANCE OF 1186.42 FEET;

THENCE NORTH 00°16'38" WEST ALONG THE WESTERLY LINE OF SAID NE¼ OF SECTION 24 A DISTANCE OF 2650.24 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE CITY OF AURORA, COLORADO IN DEED RECORDED SEPTEMBER 6, 2007 UNDER RECPEITION NO. 2007000085459.

PARCEL F

TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

SECTION 24: A PARCEL OF LAND LYING IN THE NE¼, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 24 (A FOUND 3" BRASS CAP IN RANGE BOX STAMPED "FUTURA ENG. C 1/4 SEC 24 LS 11389-1984")

WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 24 (A FOUND 3 1/4" ALUMINIUM CAP IN A RANGE BOX STAMPED "CITY OF AURORA 1/4 13/24 1989 LS 16848") BEARS NORTH 00°16'38" WEST (BASIS OF BEARING, ASSUMED) A DISTANCE OF 2650.24 FEET;

THENCE NORTH 89°35'40" EAST ALONG THE SOUTHERLY LINE OF SAID NE¼ OF SECTION 24 A DISTANCE OF 1186.42 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 07°55'45" WEST NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 143.80 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°38'32", A RADIUS OF 438.79 FEET, A CHORD BEARING OF NORTH 04°16'37" EAST A DISTANCE OF 268.58 FEET, AND AN ARC DISTANCE OF 272.96 FEET;

THENCE NORTH 31°23'34" EAST NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 395.58 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°29'49", A RADIUS OF 575.0 FEET, A CHORD BEARING OF NORTH 07°40'49" EAST A DISTANCE OF 481.43 FEET, AND AN ARC DISTANCE OF 496.73 FEET;

THENCE NORTH 17°04'06" WEST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 112.49 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°43'18", A RADIUS OF 600.00 FEET, A CHORD BEARING NORTH 08°42'27" WEST A DISTANCE OF 174.49 FEET, AND AN ARC DISTANCE OF 175.11 FEET;

THENCE NORTH 00°20'48" WEST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 1062.42 FEET TO THE SOUTHERLY LINE OF PARCEL TK-112 OF THE E-470 RIGHT OF WAY

DESCRIBED IN INSTRUMENT RECORDED AUGUST 6, 1999 IN BOOK 5849 AT PAGE 596;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL TK-112 OF THE E-470 RIGHT OF WAY DESCRIBED IN BOOK 5849 AT PAGE 596;

- 1) SOUTH 84°54'09" EAST A DISTANCE OF 627.16 FEET;
- 2) THENCE SOUTH 51°29'59" EAST NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 58.63 FEET;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°07'40", A RADIUS OF 914.38 FEET, A CHORD BEARING OF SOUTH 11°55'20" EAST A DISTANCE OF 303.84 FEET, AND AN ARC DISTANCE OF 305.26 FEET;
- 4) THENCE SOUTH 21°29'10" EAST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 226.63 FEET;
- 5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°29'19", A RADIUS OF 851.97 FEET, A CHORD BEARING SOUTH 10°44'31" EAST A DISTANCE OF 317.66 FEET, AND AN ARC DISTANCE OF 319.53 FEET;
- 6) THENCE SOUTH 00°00'09" WEST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 1647.32 FEET;

THENCE SOUTH 89°35'40" WEST ALONG THE SOUTHERLY LINE OF SAID NE¼ OF SECTION 24 A DISTANCE OF 1080.24 FEET TO THE POINT OF BEGINNING.