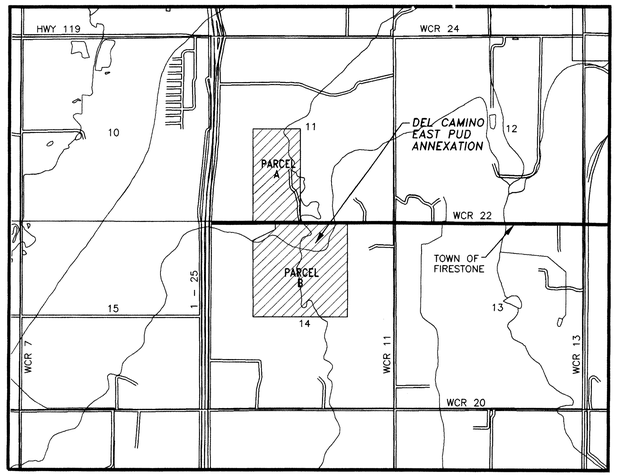
2707030 07/15/1999 04:24P Weld County CO
1 of 1 R 10.00 D 0.00 JA Suki Tsukamoto

OUTLINE DEVELOPMENT PLAN FOR DEL CAMINO EAST PUD

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP
SCALE: 1"=2000'

LAND USE TABLE:

LAND USE	ACRES	DENSITY	DU's	%
Residential B	110	5 du/acre*	550[1]	47.0
Residential C	10	up to 20 du/acre	200	3.0
Employment Center	62	.5 Floor Area Ratio		26.0
Open Space	35			15.0
Major Streets	20			9.0
TOTAL	235		710[1]	100

[1] There may be up to 12 acres of medium (12 du/acre) to high (20 du/acre) density residential within the area designated in Block 4. This may add between 144 and 240 units. Final density and configuration will be determined at the time of Final Development Plan and subdivision.

*Minimum lots, size shall determine final density.

F.A.R. = FLOOR AREA RATIO

D.U. = DENSITY UNITS

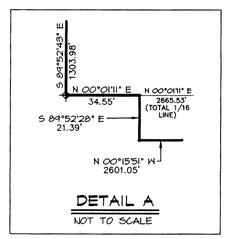
NORTH

LEGEND:

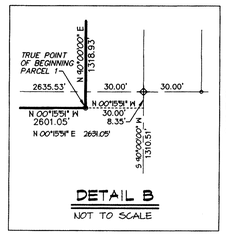
- EXIST. FLOODPLAIN
- PROPOSED FLOODPLAIN
- ARTERIAL
- SANITARY SEWER MANHOLE
- SECTION CORNER

0 100 200 400

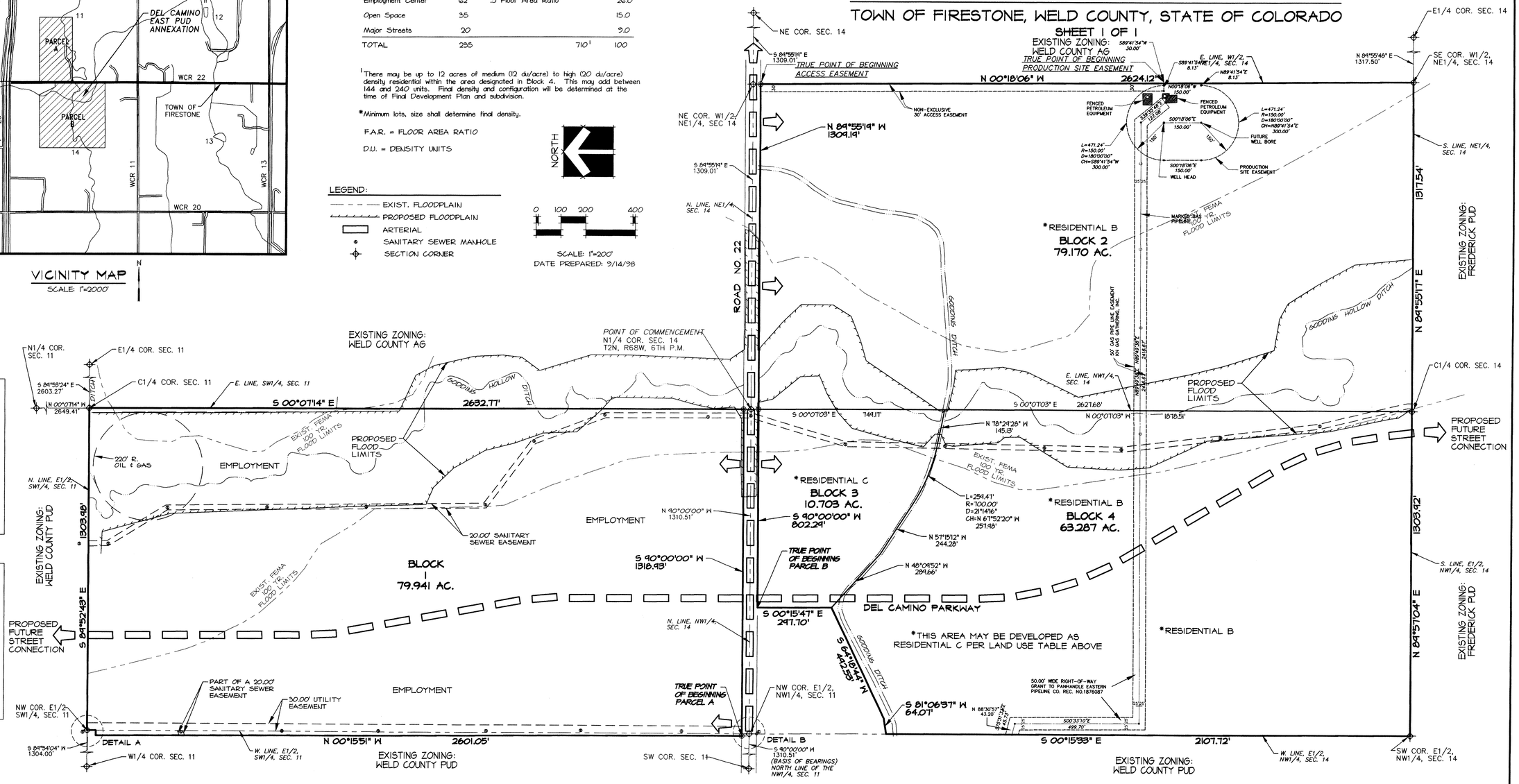
SCALE: 1"=200'
DATE PREPARED: 9/14/98



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



NOTES:

1. IT IS THE INTENT OF THE ODP TO CONCEPTUALLY ILLUSTRATE LAND USE, MAJOR STREET ALIGNMENT AND MAJOR OPEN SPACE A DEFINED BY THE PROPOSED GODDING HOLLOW FLOODPLAIN.
2. MINOR VARIATION IN STREET ALIGNMENT AND OPEN SPACE CONFIGURATION MAY BE PERMITTED BY THE TOWN WITHOUT FORMAL AMENDMENT OF THIS ODP.
3. THIS ODP ANTICIPATES THAT ADDITIONAL OPEN SPACE FACILITIES WILL BE INCLUDED WITHIN SPECIFIC LAND USE PARCELS AS DETAILED AT THE TIME OF FDP AND SUBDIVISION APPROVAL.
4. EXISTING IRRIGATION DITCHES SHALL BE INCORPORATED INTO THIS PLAN AT THE TIME OF FDP AND SUBDIVISION PURSUANT TO AGREEMENT WITH THE DITCH COMPANY AND TOWN APPROVAL.
5. EXISTING AND FUTURE OIL AND GAS DEVELOPMENT WILL BE ACCOMMODATED WITHIN THE OPEN SPACE NETWORK. ANY FUTURE OIL AND GAS DEVELOPMENT WILL BE SUBJECT TO A SPECIAL USE PERMIT AND ALL TOWN, STATE, AND FEDERAL REQUIREMENTS. SAFETY AND SCREENING ISSUES WILL BE ADDRESSED IN THE SPECIAL USE PERMIT FOR FUTURE WELLS.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DEL CAMINO EAST, LLP, BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

PARCEL A

A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 11, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SECTION 14, T2N, R68W OF THE 6TH P.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14 BEARS S90°00'00"W, 2621.02 FEET (BASIS OF BEARING), THENCE S90°00'00"W, 1310.51 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 14 TO THE NORTHWEST CORNER OF THE E1/2 OF THE NW1/4 OF SAID SECTION 14; THENCE CONTINUING S90°00'00"W, 8.35 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 14; THENCE N00°15'51"W, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROAD NO. 22 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N00°15'51"W, 2601.05 FEET;

THENCE S84°52'28"E, 21.34 FEET TO THE WEST LINE OF THE E1/2 OF THE SW1/4 OF SAID SECTION 11;

THENCE N00°01'11"E, 34.55 FEET ALONG THE WEST LINE OF THE E1/2 OF THE SW1/4 OF SAID SECTION 11 TO THE NORTHWEST CORNER OF THE E1/2 OF THE SW1/4 OF SAID SECTION 11;

THENCE S84°52'43"E, 1303.98 FEET ALONG THE NORTH LINE OF THE E1/2 OF THE SW1/4 OF SAID SECTION 11 TO THE C1/4 CORNER OF SAID SECTION 11;

THENCE S00°07'14"E, 2632.77 FEET ALONG THE EAST LINE OF THE SW1/4 OF SAID SECTION 11 TO THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 22;

THENCE S90°00'00"W, 1318.93 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 22 TO THE TRUE POINT OF BEGINNING.

AREA = 79.941 ACRES, MORE OR LESS.

AND,

PARCEL B

A TRACT OF LAND LOCATED IN THE E1/2 OF THE NW1/4 AND IN THE W1/2 OF THE NE1/4, ALL OF SECTION 14, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 14, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 14 BEARS S90°00'00"W, 2621.02 FEET (BASIS OF BEARING), THENCE S00°07'03"E, 30.00 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT-OF-WAY LINE OF ROAD NO. 22 AND THE TRUE POINT OF BEGINNING;

THENCE S90°00'00"W, 802.29 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 22 TO THE EAST LINE OF LOT A OF RECORDED EXEMPTION NO. 1313-14-2- RE1400, A RECORDED EXEMPTION LOCATED IN THE E1/2 OF THE NW1/4 OF SAID SECTION 14, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED IN BOOK 1344 AS RECEPTION NO. 2297301 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S00°15'47"E, 247.70 FEET ALONG THE EAST LINE OF LOT A OF SAID RECORDED EXEMPTION NO. 1313-14-2-RE1400 TO AN ANGLE POINT THEREOF;

THENCE S64°18'44"W, 442.53 FEET ALONG THE SOUTHEASTERLY LINE OF LOT A OF SAID RECORDED EXEMPTION NO. 1313-14-2-RE1400 TO AN ANGLE POINT THEREOF;

THENCE S81°06'37"W, 64.07 FEET ALONG THE SOUTHERLY LINE OF LOT A OF SAID RECORDED EXEMPTION NO. 1313-14-2-RE1400 TO THE WEST LINE OF THE E1/2 OF THE NW1/4 OF SAID SECTION 14;

THENCE S00°15'33"E, 2107.72 FEET ALONG THE WEST LINE OF THE E1/2 OF THE NW1/4 OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF THE E1/2 OF THE NW1/4 OF SAID SECTION 14;

THENCE N84°57'04"E, 1303.92 FEET ALONG THE SOUTH LINE OF THE E1/2 OF THE NW1/4 OF SAID SECTION 14 TO THE C1/4 CORNER OF SAID SECTION 14;

THENCE N84°55'17"E, 1317.54 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 14 TO THE SOUTHEAST CORNER OF THE W1/2 OF THE NE1/4 OF SAID SECTION 14;

THENCE N00°18'06"W, 2624.12 FEET ALONG THE EAST LINE OF THE W1/2 OF THE NE1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 22;

THENCE N84°55'19"W, 1309.11 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD NO. 22 TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 14 AND THE TRUE POINT OF BEGINNING.

AREA = 153.154 ACRES, MORE OR LESS.

TOTAL AREA = 233.100 ACRES, MORE OR LESS.

RMC ROCKY MOUNTAIN CONSULTANTS, INC.
825 DELAWARE AVENUE, SUITE 500
LONGMONT, COLORADO 80501
PHONE: (303)772-5282 METRO: (303)665-6283

DEL CAMINO EAST P.U.D.
OUTLINE DEVELOPMENT PLAN

80-2862.003.03

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031

Outline Development Plan
DEL CAMINO EAST PUD
Town of Firestone
County of Weld
State of Colorado

Owner/Developer
Del Camino East, LLP
c/o Mr. Rusty Green
P.O. Box 3466
Boulder, Colorado 80307
Contact: Rusty Green, (719) 495-1800
Fax: (719) 495-1343

Planning Consultant
Rocky Mountain Consultants, Inc.
825 Delaware Avenue, Suite 500
Longmont, Colorado 80501
Contact: Barbara Brunk, (303) 772-5282
Fax: (303) 665-6283

Legal Description
Please refer to "Exhibit A" for the legal descriptions.

Property Ownership Information
Please refer to "Exhibit B" for the Title Commitment.

Project Concept
Our design goal for Del Camino East is to provide an attractive living and working environment using innovative siting and design techniques that respond to the site's natural features. This PUD is intended to meet all the goals of the town's PUD District as stated in Section 17.20.080 and Section 17.6.3 of the Firestone Development Regulations.

In order to achieve this goal, we assessed the potential for:

- Compactness – so people can walk to the commercial area, employment center and open space from their homes,
- Opportunities for local employment in shops and businesses close to peoples' homes,
- A variety of housing types and lot sizes to suit different households,
- Protecting and enhancing Godding Hollow,
- Developing a design that suits both the developers' and the oil and gas companies' future needs, and
- Creating a road, bridge and recreation district for ease of developing and maintaining common elements.

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Next, we developed a concept plan with the above considerations in mind.
Del Camino East will feature:

- A mixture of single family detached and attached homes on a variety of lot sizes and multi-family homes to provide a variety of housing options.

- A retail/employment center (roughly 62 acres) to provide employment and shopping opportunities close to people's homes. Actual lot sizes will be determined by the individual users needs at the time of final plat (subject to a one-acre minimum).

- An interconnected street system that is bicycle and pedestrian friendly. All streets will be tree-lined with footpaths along side them. The buildings that abut the streets will be detailed to make walking pleasant, efficient and safe.

- The remaining acreage will serve as common open space which will allow optimum preservation of natural features including existing trees and drainage areas.

Please refer to the ODP map for general locations of the above site features.

The Developer will develop architectural and landscaping guidelines for the PUD to ensure the property has an attractive, unified character. A landscape plan will also be submitted to the Town with each Final Development Plan application, as required. In addition, the Developer will require all commercial/industrial building plans to be approved by an architectural control committee prior to construction. The Developer will also meet with neighbors as part of the Final Plat/Final Development Plan process.

Regional Impacts
Since Del Camino East is in substantial conformance with the Firestone Comprehensive Plan, it is assumed that its impact on both the community and the region have been previously identified, analyzed and determined to be acceptable. The proposed traffic circulation plan considers development of Del Camino Parkway, which is identified as a major arterial in Weld County's MUD Plan.

Environmental Information
The attached wetland analysis performed by Peggy Anderson of Anderson & Company provides thorough details of the site's environmental features.

Utilities

Water:	Town of Firestone
Sewer:	St. Vrain Sanitation District
Gas:	Public Service Company of Colorado
Electric:	United Power

Financing of the infrastructure improvements required by this proposal will be the Developer's responsibility. However, the Developer may be permitted to recover the cost of any oversized improvements and improvements designed to benefit adjacent developments. The Developer will also explore the potential for using raw water for outside irrigation.

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Service Requirements

Police Protection:	Town of Firestone
Fire Protection:	Mountain View Fire Protection District, Frederick Fire Protection District
Ambulance Service:	Tri-Area Ambulance Service
Street Maintenance:	Town of Firestone
Schools:	St. Vrain School District

Circulation Systems

Access to the residential portions of the PUD will be from internal collector streets intersecting with Road 22. Access to the mixed-use portion of the PUD will be from the proposed Del Camino Parkway. Pedestrian access will be provided adjacent to all streets, through an internal trail system and as the Town approves in FDP's.

Existing Land Use

This property is currently managed for agricultural crops (farming only). The existing use will continue after annexation and will decrease as the property is developed.

Proposed Land Use

The proposed zoning for the property is PUD. Proposed land use, residential density and the number of dwelling units include:

LAND USE	ACRES	DENSITY	DU's	%
Residential B	110	5 du/acre[1]	550[1]	47.0
Residential C	8	up to 20 du/acre	160	3.0
Employment Center	62	.5 Floor Area Ratio		26.0
Open Space	35			15.0
Major Streets	20			9.0
TOTAL	**235**		**710[1]**	**100.0**

[1] There may be up to 12 contiguous acres of high (20 du/acre) density residential within this area (See ODP map for location). This may add 240 units. Final configuration will be determined at the time of Final Development Plan and subdivision. Residential B density considers that no lot will be less than 5,500 square feet.

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BLOCK 1 PUD Employment Center Land Use

Planned Unit Development Employment Zoning is being requested for the Employment Center portion of the PUD. Uses permitted within the Planned Unit Development District include uses as outlined in the Employment Center (EC). Additionally the opportunity to accommodate the uses specified in the Regional Commercial (RC) land use category have also been provided for because of the unique location of the property and to maximize economic development opportunities for the Town. Compatiblity between EC and RC uses will be addressed at the time of Final Development Plan to assure positive adjoing land use relationships. The permitted uses within the District are consistent with those outlined in the Town of Firestone Development Regulations.

Development of the property will be subject to Firestone Development Regulations, with the exception that only the maximum building height for the EC district will be permitted for the RC land use category. In all cases, any open storage will be ancillary to the principle use and controlled as specified in the Firestone Development Regulations.

Open space will be provided as part of the development of each building site within the PUD. If a single user purchases the property, the area along the Godding Hollow drainage will be included as part of the open space for the individual owner of the property.

BLOCK 2 PUD Residential-B Land Use
Uses to be permitted include all uses permitted in Firestone Development Regulations except that only single family residential uses will be permitted in Block 2. Covenants will be established to regulate development and ensure compatibility of uses within the PUD. The minimum single family detached lot size will be 5,500 square feet with a front yard setback of 20 feet, rear setback of 15 feet and a minimum of 10 feet between foundations on side yards. A thirty foot landscape drainage setback will be provided along the entire length of Block 2. The larger lots will be located adjacent to the eastern property line as much as is practical.

BLOCK 3 PUD Residential C Land Use
This 8-acre block is north of Road 22. Uses to be permitted include all uses permitted in Firestone Development Regulations including medium and high density housing such as multi-family homes and apartment units.

BLOCK 4 Residential-B Land Use
Only single family residential uses will be permitted in the majority of Block 4. However, Block 4 may include up to 12 acres of uses permitted in the R-B District (refer to the ODP Map for location of 12 acres). Covenants will be established to regulate development and ensure compatibility of uses within the PUD. For the single family uses, the minimum single family detached lot size will be 5,500 square feet with a front yard setback of 20 feet, rear setback of 15 feet and a minimum of 10 feet between foundations on side yards.

The minimum lot size and setbacks for the potential 12-acre higher densitiy area will be consistent with the Firestone Development Regulations and further determined at the time of Final Development Plan. The maximum density permitted for this area will be 20 density units per acre.

Prohibited Uses within the PUD

Prohibited land uses within the PUD will include all uses as outlined in section 7.16.16 of the Town of Firestone Development Regulations as well as kennels, truck stops, truck washes, RV camper sales, retail manufactured home sales centers, truck service centers, and transportation stations.

Oil and Gas Development

The land uses within the PUD will also include future oil and gas development. The oil and gas development will require a Special Use Permit and be limited to the areas designated on the Plan with directional drilling to allow for development of the resource within the PUD. The future oil and gas facilities will be screened and buffered consistent with the landscape guidelines for the PUD and all other requirements established through the Special Use Review at the time the facility is developed. In addition, State of Colorado Oil and Gas Commission standard safety procedures, notification, environmental rules and regulations and required setbacks will be required as part any future oil and gas development within the PUD.

Building Height
Maximum building height shall be as provided in the Firestone Development Regulations, expect as noted above for Block 1. Buildings may exceed this height if specifically permitted by the Town.

Development Schedule
We anticipate that Phase I will begin in 1999 with the development of single family residential units and portions of the employment center that are adjacent to Road 22. We anticipate it will take 4 to 6 years to build out the residential portion and 10 years to fully develop the retail/employment center. However, this schedule is based on current market conditions and may change subject to market demand.

Park Development
Common open space will be developed, owned and maintained by the Town or an entity approved by the Town. The open space will include: the natural drainageway along Godding Hollow, storm drainage facilities, future oil and gas facilities, perimeter landscape buffers and a pedestrian trail. We anticipate that the trail will also be private unless Firestone determines that a trail through this area would be beneficial to Firestone residents. The areas will be dedicated at the time of development of the adjacent blocks.

Private Maintenance and Enforcement
In addition to the Town's zoning and building codes, the proposed development will be controlled by detailed provisions in the Final Development Plan to be approved by the Town. In addition, we will record covenants which will govern the use, maintenance and continued protection of the PUD with the Final Development Plan for the property.

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Approved by the Planning Commission of the Town of Firestone, Colorado, this 18th *day of* November, 1998.

Chairman

Secretary

Approved by the Town Board of Trustees of the Town of Firestone, Colorado, this 10th *day of* December, 1998.

Mayor

ATTEST: Town Clerk

EXHIBIT "A"

DEL CAMINO EAST PUD ANNEXATION

PARCEL A

A tract of land located in the SW1/4 of Section 11, T2N, R68W of the 6th P.M., County of Weld, State of Colorado, described as follows:

COMMENCING at the N1/4 Corner of Section 14, T2N, R68W of the 6th P.M., from which the Northwest Corner of said Section 14 bears S90°00'00"W, 2621.02 feet (Basis of Bearing), thence S90°00'00"W, 1310.51 feet along the North Line of the NW1/4 of said Section 14 to the Northwest Corner of the E1/2 of the NW1/4 of said Section 14; Thence continuing S90°00'00"W, 8.35 feet along the North Line of the NW1/4 of said Section 14; Thence N00°15'51"W, 30.00 feet to the North Right-of-way Line of Road No. 22 and the TRUE POINT OF BEGINNING;

Thence continuing N00°15'51"W, 2601.05 feet;

Thence S89°52'28"E, 21.39 feet to the West Line of the E1/2 of the SW1/4 of said Section 11;

Thence N00°01'11"E, 34.55 feet along the West Line of the E1/2 of the SW1/4 of said Section 11 to the Northwest Corner of the E1/2 of the SW1/4 of said Section 11;

Thence S89°52'43"E, 1303.98 feet along the North Line of the E1/2 of the SW1/4 of said Section 11 to the C1/4 Corner of said Section 11;

Thence S00°07'14"E, 2632.77 feet along the East Line of the SW1/4 of said Section 11 to the North Right-of-way Line of said Road No. 22;

Thence S90°00'00"W, 1318.93 feet along the North Right-of-way Line of said Road No. 22 to the TRUE POINT OF BEGINNING.

Area = 79.941 acres, more or less.

PARCEL B

A tract of land located in the E1/2 of the NW1/4 and in the W1/2 of the NE1/4, all of Section 14, T2N, R68W of the 6th P.M., County of Weld, State of Colorado, described as follows:

COMMENCING at the N1/4 Corner of said Section 14, from which the Northwest Corner of said Section 14 bears S90°00'00"W, 2621.02 feet (Basis of Bearing), thence S00°07'03"E, 30.00 feet along the East Line of the NW1/4 of said Section 14 to the South Right-of-way Line of Road No. 22 and the TRUE POINT OF BEGINNING;

Thence S90°00'00"W, 802.29 feet along the South Right-of-way Line of said Road No. 22 to the East Line of Lot A of RECORDED EXEMPTION NO. 1313-14-2-RE1400, a Recorded Exemption located in the E1/2 of the NW1/4 of said Section 14, County of Weld, State of Colorado, according to the plat recorded in Book 1344 as Reception No. 2297301 of the records of Weld County, Colorado;

Thence S00°15'47"E, 297.70 feet along the East Line of Lot A of said RECORDED EXEMPTION No. 1313-14-2-RE1400 to an angle point thereof;

Thence S64°18'44"W, 492.53 feet along the Southeasterly Line of Lot A of said RECORDED EXEMPTION NO. 1313-14-2-RE1400 to an angle point thereof;

Thence S81°06'37"W, 64.07 feet along the Southerly Line of Lot A of said RECORDED EXEMPTION NO. 1313-14-2-RE1400 to the West Line of the E1/2 of the NW1/4 of said Section 14;

Thence S00°15'33"E, 2107.72 feet along the West Line of the E1/2 of the NW1/4 of said Section 14 to the Southwest Corner of the E1/2 of the NW1/4 of said Section 14;

Thence N89°57'04"E, 1303.92 feet along the South Line of the E1/2 of the NW1/4 of said Section 14 to the C1/4 Corner of said Section 14;

Thence N89°55'17"E, 1317.54 feet along the South Line of the NE1/4 of said Section 14 to the Southeast Corner of the W1/2 of the NE1/4 of said Section 14;

Thence N00°18'06"W, 2624.12 feet along the East Line of the W1/2 of the NE1/4 of said Section 14 to the South Right-of-way Line of said Road No. 22;

Thence N89°55'19"W, 1309.11 feet along the South Right-of-way Line of said Road No. 22 to the East Line of the NW1/4 of said Section 14 and the TRUE POINT OF BEGINNING.

Area = 153.159 acres, more or less.

Total Area = 233.100 acres, more or less.

EXHIBIT "B"

BLOCK 1

A tract of land located in the SW1/4 of Section 11, T2N, R68W of the 6th P.M., County of Weld, State of Colorado, described as follows:

COMMENCING at the N1/4 Corner of Section 14, T2N, R68W of the 6th P.M., from which the Northwest Corner of said Section 14 bears S90°00'00"W, 2621.02 feet (Basis of Bearing), thence S90°00'00"W, 1310.51 feet along the North Line of the NW1/4 of said Section 14 to the Northwest Corner of the E1/2 of the NW1/4 of said Section 14; Thence continuing S90°00'00"W, 8.35 feet along the North Line of the NW1/4 of said Section 14; Thence N00°15'51"W, 30.00 feet to the North Right-of-way Line of Road No. 22 and the TRUE POINT OF BEGINNING;

Thence continuing N00°15'51"W, 2601.05 feet;

Thence S89°52'28"E, 21.39 feet to the West Line of the E1/2 of the SW1/4 of said Section 11;

Thence N00°01'11"E, 34.55 feet along the West Line of the E1/2 of the SW1/4 of said Section 11 to the Northwest Corner of the E1/2 of the SW1/4 of said Section 11;

Thence S89°52'43"E, 1303.98 feet along the North Line of the E1/2 of the SW1/4 of said Section 11 to the C1/4 Corner of said Section 11;

Thence S00°07'14"E, 2632.77 feet along the East Line of the SW1/4 of said Section 11 to the North Right-of-way Line of said Road No. 22;

Thence S90°00'00"W, 1318.93 feet along the North Right-of-way Line of said Road No. 22 to the TRUE POINT OF BEGINNING.

Area = 79.941 acres, more or less.

BLOCK 2

A tract of land located in the W1/2 of the NE1/4 of Section 14, T2N, R68W of the 6th P.M., County of Weld, State of Colorado, described as follows:

COMMENCING at the N1/4 Corner of said Section 14, from which the Northwest Corner of said Section 14 bears S90°00'00"W, 2621.02 feet (Basis of Bearing), thence S00°07'03"E, 30.00 feet along the East Line of the NW1/4 of said Section 14 to the South Right-of-way Line of Road No. 22 and the TRUE POINT OF BEGINNING;

Thence continuing S00°07'03"E, 2627.68 feet along the East Line of the NW1/4 of said Section 14 to the C1/4 Corner of said Section 14;

Thence N89°55'17"E, 1317.54 feet along the South Line of the NE1/4 of said Section 14 to the Southeast Corner of the W1/2 of the NE1/4 of said Section 14;

Thence N00°18'06"W, 2624.12 feet along the East Line of the W1/2 of the NE1/4 of said Section 14 to the South Right-of-way Line of said Road No. 22;

Thence N89°55'19"W, 1309.11 feet along the South Right-of-way Line of said Road No. 22 to the East Line of the NW1/4 of said Section 14 and the TRUE POINT OF BEGINNING.

Area = 79.170 acres, more or less.

BLOCK 3

A portion of Lot B of RECORDED EXEMPTION NO. 1313-14-2-RE1400, a Recorded Exemption located in the E1/2 of the NW1/4 of Section 14, T2N, R68W of the 6th P.M., County of Weld, State of Colorado, according to the plat recorded in Book 1344 as Reception No. 2297301 of the records of Weld County, Colorado, described as follows:

COMMENCING at the N1/4 Corner of said Section 14, from which the Northwest Corner of said Section 14 bears S90°00'00"W, 2621.02 feet (Basis of Bearing), thence S00°07'03"E, 30.00 feet along the East Line of the NW1/4 of said Section 14 to the South Right-of-way Line of Road No. 22 and the TRUE POINT OF BEGINNING;

Thence continuing S00°07'03"E, 749.17 feet along the East Line of the NW1/4 of said Section 14;

Thence N78°29'28"W, 145.13 feet to a point of curve to the right;

Thence Northwesterly, 259.47 feet along the arc of said curve to a point tangent, said arc having a radius of 700.00 feet, a central angle of 21°14'16", and being subtended by a chord that bears N67°52'20"W, 257.98 feet;

Thence N57°15'12"W, 244.28 feet;

Thence N48°09'52"W, 289.66 feet to the Southeast Corner of Lot A of said RECORDED EXEMPTION NO. 1313-14-2-RE1400;

Thence N00°15'47"W, 297.70 feet along the East Line of Lot A of said RECORDED EXEMPTION No. 1313-14-2-RE1400 to the South Right-of-way Line of said Road No. 22;

Thence N90°00'00"E, 802.29 feet along the South Right-of-way Line of said Road No. 22 to the East Line of the NW1/4 of said Section 14 and the TRUE POINT OF BEGINNING.

Area = 10.703 acres, more or less.

BLOCK 4

A portion of Lot B of RECORDED EXEMPTION NO. 1313-14-2-RE1400, a Recorded Exemption located in the E1/2 of the NW1/4 of Section 14, T2N, R68W of the 6th P.M., County of Weld, State of Colorado, according to the plat recorded in Book 1344 as Reception No. 2297301 of the records of Weld County, Colorado, described as follows:

COMMENCING at the N1/4 Corner of said Section 14, from which the Northwest Corner of said Section 14 bears S90°00'00"W, 2621.02 feet (Basis of Bearing), thence S00°07'03"E, 30.00 feet along the East Line of the NW1/4 of said Section 14 to the South Right-of-way Line of Road No. 22; Thence continuing S00°07'03"E, 749.17 feet along the East Line of the NW1/4 of said Section 14 to the TRUE POINT OF BEGINNING;

Thence N78°29'28"W, 145.13 feet to a point of curve to the right;

Thence Northwesterly, 259.47 feet along the arc of said curve to a point tangent, said arc having a radius of 700.00 feet, a central angle of 21°14'16", and being subtended by a chord that bears N67°52'20"W, 257.98 feet;

Thence N57°15'12"W, 244.28 feet;

Thence N48°09'52"W, 289.66 feet to the Southeast Corner of Lot A of said RECORDED EXEMPTION NO. 1313-14-2-RE1400;

Thence S64°18'44"W, 492.53 feet along the Southeasterly Line of Lot A of said RECORDED EXEMPTION NO. 1313-14-2-RE1400 to an angle point thereof;

Thence S81°06'37"W, 64.07 feet along the Southerly Line of Lot A of said RECORDED EXEMPTION NO. 1313-14-2-RE1400 to the West Line of the E1/2 of the NW1/4 of said Section 14;

Thence S00°15'33"E, 2107.72 feet along the West Line of the E1/2 of the NW1/4 of said Section 14 to the Southwest Corner of the E1/2 of the NW1/4 of said Section 14;

Thence N89°57'04"E, 1303.92 feet along the South Line of the E1/2 of the NW1/4 of said Section 14 to the C1/4 Corner of said Section 14;

Thence N00°07'03"W, 1878.51 feet along the East Line of the NW1/4 of said Section 14 to the TRUE POINT OF BEGINNING.

Area = 63.287 acres, more or less.