

RESOLUTION #R-101-2008

**A RESOLUTION OF THE LOVELAND CITY COUNCIL APPROVING
THE THIRD AMENDMENT TO THE CENTERRA MASTER FINANCING AND
INTERGOVERNMENTAL AGREEMENT AND GRANTING A SALES TAX CREDIT
EQUAL TO 1.25% OF ALL SALES MADE WITHIN THE FLEX URA
MODIFICATION AREA**

WHEREAS, on January 20, 2004, the City of Loveland (the "City") and the Loveland Urban Renewal Authority ("LURA") entered into that certain Centerra Master Financing and Intergovernmental Agreement (the "MFA"), dated January 20, 2004, with Centerra Properties West, LLC (the "Developer"), Centerra Metropolitan District No. 1 (the "Service District"), Centerra Public Improvement Collection Corporation (the "PIC"), and Centerra Public Improvement Development Corporation (the "PID"); and

WHEREAS, the City, LURA, the Developer, the Service District, the PIC and the PID shall be hereafter referred to collectively as "the Parties"; and

WHEREAS, the Parties entered into that certain First Amendment to the Centerra Master Financing and Intergovernmental Agreement dated December 5, 2006 to include the Centerra Parkway / Crossroads Extension within the definition of "Regional Improvements" as defined in MFA Section 1.43, which First Amendment was approved by the City Council in Resolution #R-114-2006; and

WHEREAS, the Parties entered into that certain Second Amendment to the Centerra Master Financing and Intergovernmental Agreement dated November 20, 2007 to address various issues associated with the Mixed Use Village Center Project and to include certain parking improvements within the definition of "Local Improvements" as defined in MFA Section 1.54, which Second Amendment was approved by the City Council in Resolution #R-75-2007; and

WHEREAS, the City Council approved the US 34/Crossroads Corridor Renewal Plan (defined in the MFA as the "Urban Renewal Plan") by Resolution #R-8-2004, which, immediately prior to the date of the "Third Amendment" as defined herein, included a total of 1560.71 acres; and

WHEREAS, by Resolution #R-98-2008, City Council approved an amendment to the Urban Renewal Plan, which adds approximately 509 acres to the URA Project Area ("Flex URA Modification Area"), as defined in the MFA, to provide maximum land use flexibility while not increasing the net developable acreage eligible to benefit from property tax increment revenues beyond that originally permitted by the Urban Renewal Plan; and

WHEREAS, pursuant to Section 1.21 of the MFA, any future inclusions of real property into the Commercial Area, as defined in the MFA, and any future exclusions of real property from the Commercial Area shall require approval of the City Council; and

WHEREAS, the City has been asked by the Developer and the Service District to approve the inclusion of the Flex URA Modification Area into the Commercial Area; and

WHEREAS, Section 17.1 of the MFA provides that the Parties may amend the MFA by an instrument signed by all of the Parties; and

WHEREAS, the City and LURA have been asked by the other Parties to amend the MFA to set forth the terms and conditions pursuant to which the URA Project Area, as amended, shall benefit from property tax increment revenues without increasing the amount of acreage permitted to so benefit beyond that originally provided in the Urban Renewal Plan; and

WHEREAS, to accomplish this, the Parties have negotiated the "Third Amendment to the Centerra Master Financing and Intergovernmental Agreement" attached hereto as **Exhibit "A"** and incorporated herein by reference (the "Third Amendment"); and

WHEREAS, Section 9 of the MFA permits the City Council to approve the extension of the Sales Tax Credit equal to 1.25% of all Sales made to any real estate added to the Commercial Area as defined in the MFA; and

WHEREAS, the City has been asked by the Developer to apply the Sales Tax Credit to the Flex URA Modification Area as defined and described in the Third Amendment, as permitted by Section 9 of the MFA; and

WHEREAS, after reviewing the Third Amendment, the request to designate certain additional Local Improvements under the MFA, and the request to extend the Sales Tax Credit to the real estate added to the Commercial Area, and receiving information from City staff and others, the City Council has determined that the Third Amendment and the extension of the Sales Tax Credit to the real estate added to the Commercial Area will be in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND:

Section 1. That the City Council hereby finds that the Third Amendment is in the best interests of the public and will serve the public purposes of: (1) providing social and economic benefits to the City; (2) furthering the City's economic goals as established in the City's economic development plan; and (3) generally benefiting the public's health, safety and welfare.

Section 2. That the Third Amendment is hereby approved and the Mayor is authorized and directed to execute it on behalf of the City.

Section 3. That the City Council does hereby approve the inclusion of the Flex URA Modification Area into the Commercial Area, as permitted in Section 1.21 of the MFA.

Section 4. That, as permitted by Section 9 of the MFA, the City Council hereby approves and consents to the extension of the Sales Tax Credit equal to 1.25% of all Sales made in the Flex URA Modification Area, which area is described and defined in the Third Amendment and has been approved for addition to the Commercial Area subject to the terms and conditions of Section 9 of the MFA, as amended by the Third Amendment.

Section 5. That the City Manager is authorized, as he deems necessary and in consultation with the City Attorney, to agree to minor amendments to the Third Amendment on behalf of the City provided that such amendments are consistent with the purposes of this Resolution and protect the City's interests.


Section 6. This Resolution shall take effect on the date and at the time of its adoption.

ADOPTED this 2nd day of September, 2008.



Eugene N. Pielin, Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:

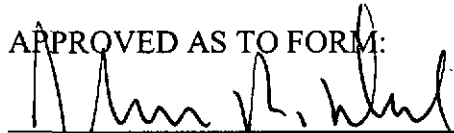
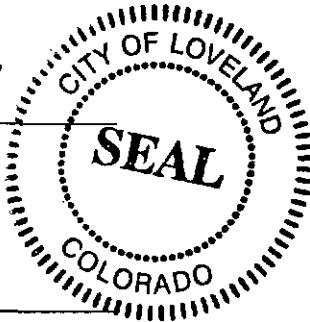

City Attorney

EXHIBIT "A"

**THIRD AMENDMENT TO THE CENTERRA MASTER FINANCING AND
INTERGOVERNMENTAL AGREEMENT**

**THIRD AMENDMENT TO THE CENTERRA MASTER FINANCING AND
INTERGOVERNMENTAL AGREEMENT**

THIS THIRD AMENDMENT TO THE CENTERRA MASTER FINANCING AND INTERGOVERNMENTAL AGREEMENT (the "Third Amendment") is entered into this 19th day of August, 2008, by and among the CITY OF LOVELAND, COLORADO, a Colorado home rule municipality (the "City"); the LOVELAND URBAN RENEWAL AUTHORITY, a body corporate and politic ("LURA"); CENTERRA PROPERTIES WEST, LLC, a Colorado limited liability company (the "Developer"); CENTERRA METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the "Service District"); CENTERRA PUBLIC IMPROVEMENT COLLECTION CORPORATION, a Colorado non-profit corporation (the "PIC"); and the CENTERRA PUBLIC IMPROVEMENT DEVELOPMENT CORPORATION, a Colorado non-profit corporation (the "PID")."

WHEREAS, the City, LURA, the Developer, the Service District, the PIC and the PID shall be hereinafter referred to collectively as the "Parties"; and

WHEREAS, the Parties have entered into that certain Centerra Master Financing and Intergovernmental Agreement dated January 20, 2004, ("the MFA") to provide, among other things, for the financing of "Public Improvements" and "Regional Improvements" related to the development of Centerra, as these terms in quotes are defined in the MFA; and

WHEREAS, the Parties entered into that certain First Amendment to the Centerra Master Financing and Intergovernmental Agreement dated December 5, 2006 ("First Amendment"); and

WHEREAS, the Parties entered into that certain Second Amendment to the Centerra Master Financing and Intergovernmental Agreement dated November 20, 2007 ("Second Amendment"); and

WHEREAS, the US 34/Crossroads Corridor Renewal Plan and certain amendments thereto, constituting a total gross acreage of 1560.71 acres, have been approved by the City Council by Resolution #R-8-2004, Resolution #R-13-2004, Resolution #R-39-2005, Resolution #R-76-2005 and Resolution #R-24-2008 (the "Urban Renewal Plan"); and

WHEREAS, by Resolution #R-__-2008, the City Council has approved a modification to the Urban Renewal Plan (the "Flex URA Modification"), which adds approximately 509 acres to the URA Project Area (the "Flex URA Modification Area") to provide maximum land use flexibility while not increasing the net developable acreage eligible to benefit from property tax increment revenues beyond that originally permitted by the Urban Renewal Plan; and

WHEREAS, the URA Project Area (as defined in the MFA), as previously modified, combined with the 509 acres added thereto by the Flex URA Modification is referred to herein as the "Modified URA Plan Area"; and

WHEREAS, the City, the County of Larimer (the "County"), the LURA, the Developer, and the Service District have entered into that certain Intergovernmental Agreement Regarding The US 34/Crossroads Corridor Renewal Plan, dated September 2, 2008 (the "County IGA"); and

WHEREAS, the County IGA provides for the expansion of the URA Project Area and sets forth the terms and conditions pursuant to which the property within the Modified URA Plan Area may benefit from property tax increment revenues; and

WHEREAS, the Parties desire to amend the MFA as a result of the Flex URA Modification and the County IGA; and

WHEREAS, Section 17.1 of the MFA provides that the Parties may amend the MFA by an instrument signed by all of the Parties.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and adequacy of which the Parties acknowledge, the Parties agree as follows:

1. Defined Terms.

1.1 That unless the context clearly indicates otherwise, all capitalized words and terms used in this Third Amendment shall have the meaning given to them in the MFA, as the same may be amended from time to time, or as set forth in this Third Amendment.

1.2 That for purposes of this Third Amendment, the term "Building" shall have the meaning given to it in Title 15 of the City's Municipal Code, as the same may be amended from time to time.

1.3 That for purposes of this Third Amendment, the term "Building Permit" shall mean the permit issued by the City's Building Division prior to the construction of any Building, as described in Title 15 of the City's Municipal Code, as the same may be amended from time to time.

1.4 That for purposes of this Third Amendment, the term "Exclusion Properties" shall mean those properties automatically excluded from the Modified URA Plan Area as described in the County IGA; provided, however, that the non-developable acres depicted on **Exhibit A** attached to this Third Amendment shall not be a part of the Exclusion Properties, as defined herein.

1.5 That for purposes of this Third Amendment, the term "Exclusion Rebate" shall mean the rebate from the LURA to the County of the County's portion of the TIF revenues collected from the Exclusion Properties, the collection of which results from any future modification by the City of the Urban Renewal Plan,

which modification would permit TIF revenues to be captured from the Exclusion Properties.

1.6 That for purposes of this Third Amendment, the term "Flex URA Residential Properties" shall mean those properties within the Flex URA Modification Area that are developed for residential use.

1.7 That for purposes of this Third Amendment, the term "Flex URA Residential Rebate" shall mean the rebate from the LURA to the County of the County's portion of the TIF revenues collected from the Flex URA Residential Properties, the collection of which results from any future modification by the City of the Urban Renewal Plan, which modification would permit TIF revenues to be captured from the Flex URA Residential Properties.

2. That Exhibit A to the MFA, defined at Section 1.15 of the MFA as the "Centerra Map," is hereby amended and replaced with the map attached to this Third Amendment as **Exhibit B**.

3. That Section 1.21 of the MFA is hereby amended in its entirety as follows:

1.21 "Commercial Area" shall mean and refer to all that portion of Centerra which is legally described on **Exhibit "B,"** subject to any future inclusions of real property and future exclusions of real property approved by the City Council.

4. That Exhibit B to the MFA, described in Section 1.21 of the MFA as the "Commercial Area," is hereby amended and replaced with the legal description attached to this Third Amendment as **Exhibit C**.

5. That Section 1.22 of the MFA is hereby amended in its entirety as follows:

1.22 "Commercial District" shall mean and refer to Centerra Metropolitan District No. 2, as depicted as District 2 on the Metro District Map, the boundaries of which may be amended from time to time upon the approval of the City Council as a material modification of the Service Plan and the approval of the District Board of the Commercial District and the District Court in and for Larimer County, Colorado.

6. That Section 1.78 of the MFA is hereby amended in its entirety as follows:

1.78 "Pledged Revenues" shall mean and refer to the total of the TIF, the PIF, the Metro District Taxes (to the extent the Metro District Taxes are not included with the TIF), and the Residential Contribution collected Annually. Pledged Revenues shall specifically not include the Exclusion Rebate, if any, and the Flex URA Residential Rebate, if any.

7. That Exhibit J to the MFA, defined at Section 1.119 of the MFA as the "URA Map," is hereby amended and replaced with the map attached to this Third Amendment as **Exhibit D**. At the time the Exclusion Properties are identified, the URA Map shall be deemed

automatically amended to exclude the Exclusion Properties, regardless of whether the Exclusion Properties are actually excluded from the Modified URA Plan Area as described by the County IGA and the Flex URA Modification. The URA Map also shall be deemed automatically amended to exclude the Flex URA Residential Properties, if any, regardless of whether the Flex URA Residential Properties, if any, are actually excluded from the Modified URA Plan Area as described by the County IGA and the Flex URA Modification.

8. That Exhibit K to the MFA, referred to at Section 1.121 of the MFA is hereby amended and replaced with the legal description attached to this Third Amendment as **Exhibit E**. At the time the Exclusion Properties are identified, the legal description attached to this Third Amendment as **Exhibit E** shall be deemed automatically amended to exclude the Exclusion Properties, regardless of whether the Exclusion Properties are actually excluded from the Modified URA Plan Area as described by the County IGA and the Flex URA Modification. The legal description attached to this Third Amendment as **Exhibit E** also shall be deemed automatically amended to exclude the Flex URA Residential Properties, if any, regardless of whether the Flex URA Residential Properties, if any, are actually excluded from the Modified URA Plan Area as described by the County IGA and the Flex URA Modification.

9. That Section 1.125 of the MFA is hereby amended in its entirety as follows:

1.125 "Urban Renewal Plan" shall mean and refer to the US 34/Crossroads Corridor Renewal Plan approved by Resolution #R-8-2004 adopted by the City Council on January 20, 2004, as the same may be subsequently amended by the City Council from time to time.

10. That Section 4.4 of the MFA shall be amended in its entirety as follows:

4.4 Assignment of TIF. Subject to the terms of this Agreement, the LURA hereby irrevocably pledges and agrees to pay to the Service District all of the TIF, except the LURA Administrative Fee, the School Increment, the Flex URA Residential Rebate, if any, and the Exclusion Rebate, if any, to pay the URA Obligation. The LURA shall execute all such documents and instruments as may be necessary or Reasonably required to evidence this pledge and agreement to pay.

11. That a new Section 7.1.1 shall be added to the MFA as follows:

7.1.1 Applicability of PIF Covenant to Flex URA Modification. Within 30 days of approval of this Third Amendment, the Developer shall cause a supplement to the PIF Covenant to be recorded against all of the real property added to the Modified URA Plan Area by the Flex URA Modification, thereby subjecting said property to the terms and conditions of the PIF Covenant. Not later than 30 days following recording of such a supplement with the Larimer County Clerk and Recorder's Office, the Developer shall provide a copy of the recorded supplement to the City

Attorney. By Resolution #R-__-2008, the City Council has approved the addition of such properties to the PIF Covenant and has approved an amendment to the PIF Covenant that provides for withdrawal from the PIF Covenant of the Exclusion Properties at such time as the Exclusion Properties are specifically identified.

12. That Section 9 of the MFA is hereby amended in its entirety as follows:

For and in consideration of the imposition of the PIF by the Developer, and the collection and application of the PIF by the PIC pursuant to this Agreement, the City hereby grants a Sales Tax Credit equal to 1.25% of all Sales made within the Commercial Area during the PIF Term (without extension pursuant to §7.4) in accordance with the provisions of §3.16.590 of the City's Municipal Code, as such Code exists on the Effective Date of this Agreement. This Sales Tax Credit shall not apply to any real estate added to the Commercial Area unless the addition of such real estate and the application of the Sales Tax Credit to such real estate have been approved by the City Council, and such real estate has been included within the boundaries of the Commercial District and been subjected to the terms and conditions of the PIF Covenant.

13. That for purposes of this Third Amendment, no Building Permit shall be issued for the construction of any non-residential Building within the Flex URA Modification Area, unless the platted lot upon which said Building is to be constructed has been included within the boundaries of the Commercial District and has been subjected to the terms and conditions of the PIF Covenant.

14. That the City, LURA, and the Service District each finds and determines that the execution of this Third Amendment is in the best interest of the public health, safety, and general welfare of the City, LURA, and the Service District respectively, and that it will serve the public purposes of providing significant social and economic benefits to the City, LURA, and the Service District.

15. That each and every exhibit attached to this Third Amendment is incorporated herein by reference.

16. That except as provided in the First Amendment, the Second Amendment, and this Third Amendment, all other terms and conditions of the MFA shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Third Amendment or counterpart copies thereof as of the date first written above.

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CITY OF LOVELAND, COLORADO, a Colorado
municipal corporation

By: _____
Eugene N. Pielin, Mayor

ATTEST:

By: _____
City Clerk

APPROVED AS TO LEGAL FORM:

By: _____
City Attorney

LOVELAND URBAN RENEWAL AUTHORITY,
a Colorado body corporate and politic

By: _____
Eugene N. Pielin, Chairman

ATTEST:

By: _____
_____, Secretary

CENTERRA METROPOLITAN DISTRICT NO. 1,
a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Kim L. Perry, President

ATTEST:

By: _____
Daniel Herlihey, Secretary

CENTERRA PUBLIC IMPROVEMENT
COLLECTION CORPORATION, a Colorado non-
profit corporation

By: _____
Douglas L. Hill, President

ATTEST:

By: _____
Trisha Bruntz, Secretary

CENTERRA PUBLIC IMPROVEMENT
DEVELOPMENT CORPORATION, a Colorado
non-profit corporation

By: _____
Douglas L. Hill, President

ATTEST:

By: _____
Trisha Bruntz, Secretary

CENTERRA PROPERTIES WEST, LLC
a Colorado Limited Liability Corporation

By: McWhinney Real Estate Services, Inc.,
a Colorado Corporation, Manager

By: _____
Douglas L. Hill, Chief Operating Officer

ATTEST:

By: _____

EXHIBIT A

Depiction of Non-Developable Acres in Modified URA Plan Area



Net Developable Acres

- LEGEND**
- ORIGINAL LRA BOUNDARY
 - CHAMPLAIN AND OPEN SPACE
 - DETENTION PONDS
 - EQUALIZER LAKE
 - ROW/EXISTING
 - ROW/FUTURE
 - SCHOOLS
 - EXISTING DEVELOPED

PLANNING
 In Original LRA
 To Be Re-Subdivided Property
 To Be Re-Subdivided Property

NET DEVELOPABLE ACRES IN ORIGINAL LRA PLAN	
NATIONAL BULL RANCH RESERVE (2004)	146.71 AC
CHAMPLAIN AND OPEN SPACE	104.34 AC
DETENTION PONDS	29.11 AC
EQUALIZER LAKE	117.98 AC
ROW/EXISTING	128.12 AC
ROW/FUTURE	14.82 AC
SCHOOLS	17.94 AC
EXISTING DEVELOPED	466.48 AC
TOTAL NET DEVELOPABLE ACRES	695.40 AC

NET DEVELOPABLE ACRES IN ORIGINAL LRA PLAN	
CHAMPLAIN AND OPEN SPACE	104.34 AC
DETENTION PONDS	29.11 AC
EQUALIZER LAKE	117.98 AC
ROW/EXISTING	128.12 AC
ROW/FUTURE	14.82 AC
SCHOOLS	17.94 AC
EXISTING DEVELOPED	466.48 AC
TOTAL NET DEVELOPABLE ACRES	695.40 AC



Date: July 9, 2008



(Not To Scale)
 Note: This information is for informational purposes only and should not be used as a basis for any legal or financial decision. The information is subject to change without notice.

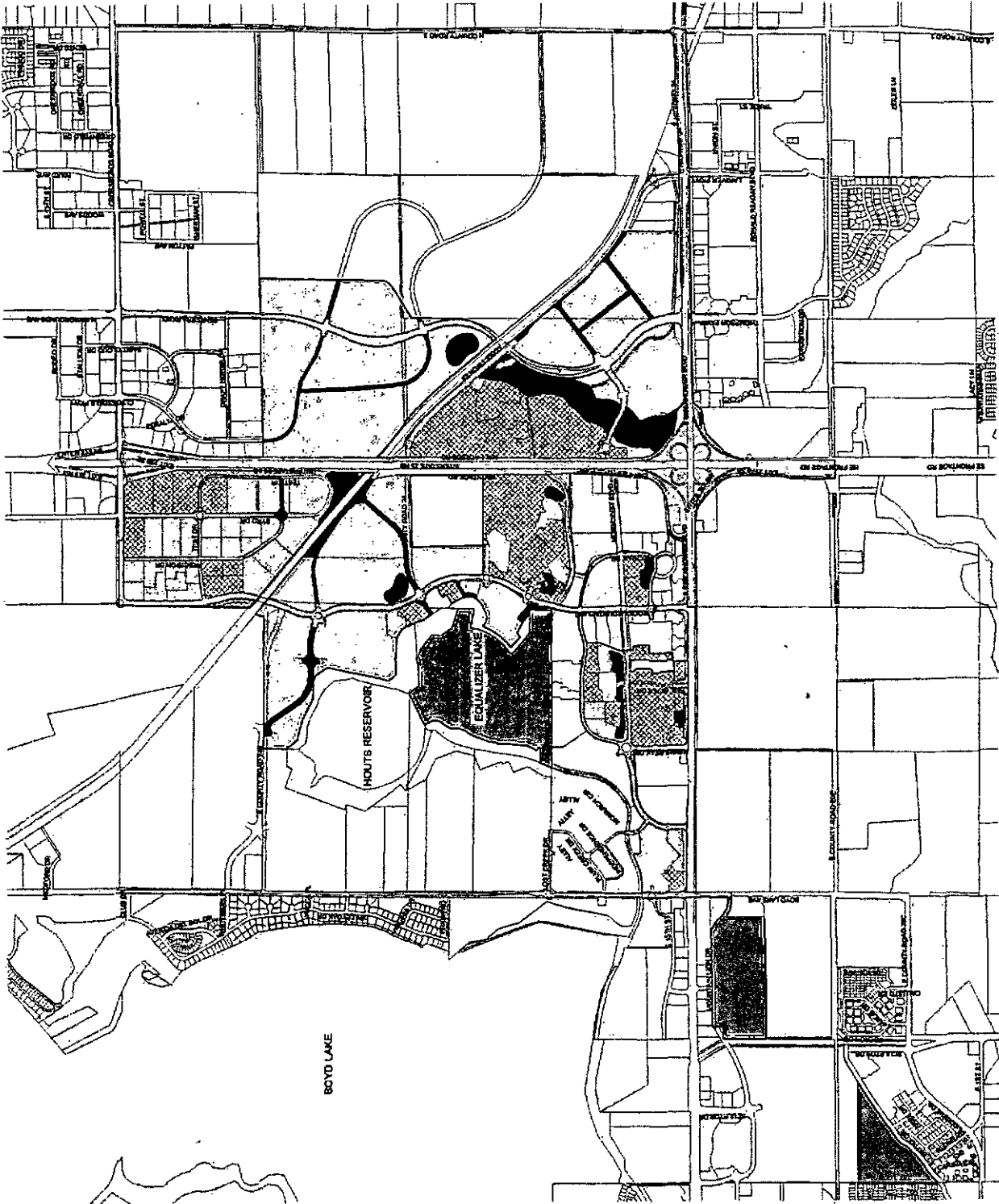
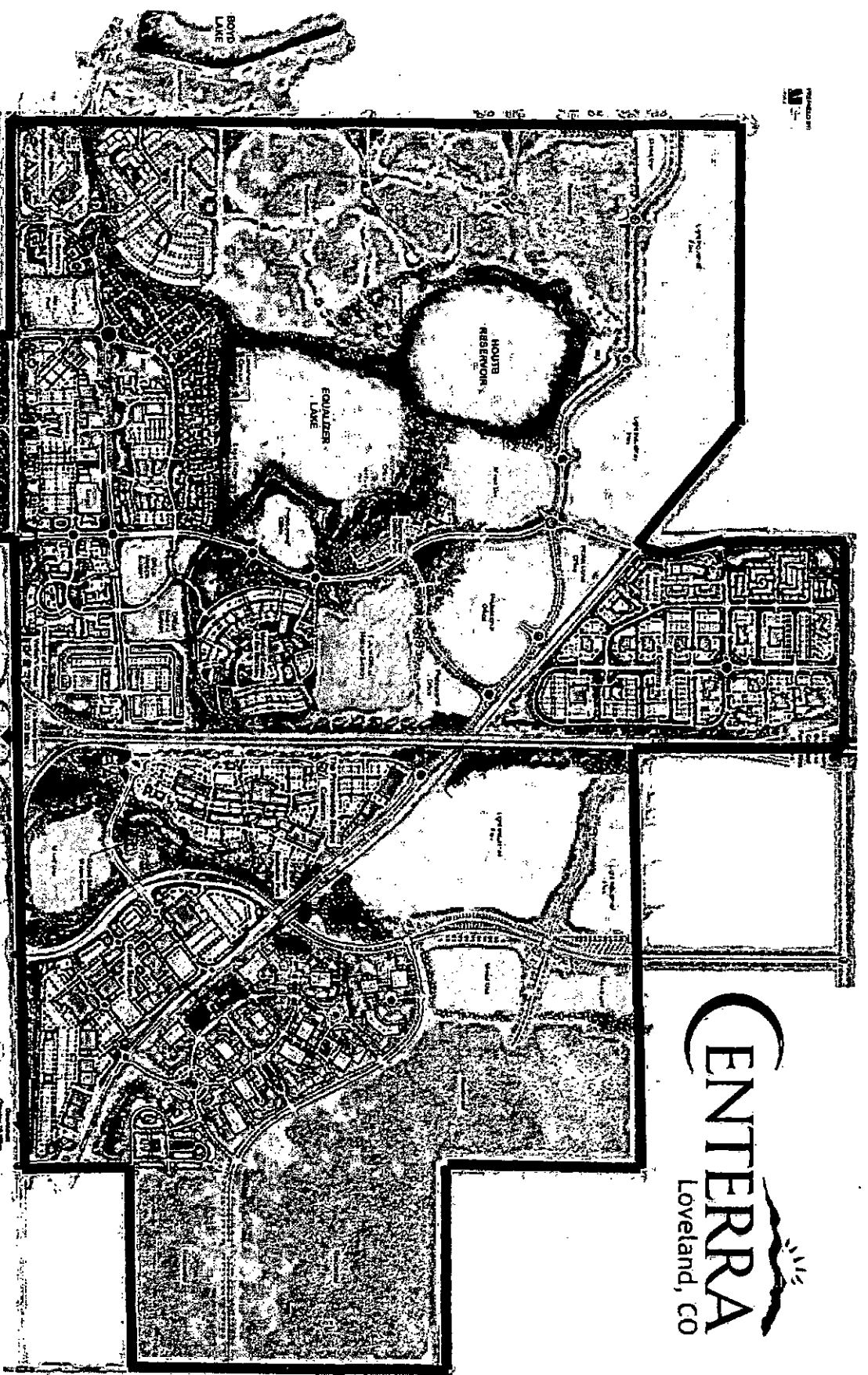


EXHIBIT B

Centerra Map



ENTERRA
 Loveland, CO

"Centerra Map"

McWHINNEY
 ENGINEERS & ARCHITECTS

ILLUSTRATIVE MASTER PLAN

EXHIBIT "C"

Legal Description of Commercial Area

LEGAL DESCRIPTION OF COMMERCIAL AREA

A tract of land located in Sections 33 and 34, Township 6 North, Range 68 West, Sections 2,3,4,5,8,9,10,11,12,13 and 14 all in Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter of Section 10 as bearing South 89°27'38" West and with all bearings contained herein relative thereto:

BEGINNING at the Southeast Corner of said Section 10; thence along the East line of said Southeast Quarter, North 00°20'47" East, 130.26 feet to a point on the North right-of-way line of US Highway 34 and the South line of McWhinney Addition; thence along said South line, South 89°12'04" West, 1,552.14 feet; thence along the Westerly line of said McWhinney Addition the following 8 courses and distances, North 47°25'44" West, 198.03 feet; thence, South 89°09'42" West, 100.40 feet; thence, North 79°01'48" West, 292.40 feet; thence, North 48°50'18" West, 351.88 feet; thence along a curve concave to the northeast, having a central angle of 50°42'44" with a radius of 586.70 feet, an arc length of 519.28 feet and the chord of which bears North 23°28'47" West, 502.50 feet ; thence, North 00°10'40" East, 471.50 feet; thence, North 00°33'26" East, 451.62 feet; thence, North 00°35'10" East, 230.11 feet; thence, North 00°36'53" East, 71.81 feet; thence, North 89°23'05" West, 277.45 feet to a point on the West right-of-way line of Interstate Highway 25 and the Northeast corner of Tract E, McWhinney Eleventh Subdivision; thence along the Northerly line of said Tract E the following 10 courses and distances, North 89°24'42" West, 383.80 feet; thence along a non tangent curve concave to the north, having a central angle of 20°18'59" with a radius of 300.00 feet, an arc length of 106.38 feet and the chord of which bears South 80°34'48" West, 105.82 feet ; thence, North 89°15'42" West, 217.79 feet; thence along a curve concave to the south, having a central angle of 02°48'47" with a radius of 2,000.00 feet, an arc length of 98.19 feet and the chord of which bears North 87°51'19" West, 98.18 feet ; thence, North 86°26'55" West, 57.50 feet; thence along a curve concave to the south, having a central angle of 12°13'03" with a radius of 1,000.00 feet, an arc length of 213.23 feet and the chord of which bears South 87°26'33" West, 212.83 feet ; thence, South 81°20'02" West, 314.57 feet; thence along a curve concave to the north, having a central angle of 04°02'25" with a radius of 500.00 feet, an arc length of 35.26 feet and the chord of which bears South 83°07'29" West, 35.25 feet ; thence, South 84°54'57" West, 238.86 feet; thence along a curve concave to the north, having a central angle of 12°18'46" with a radius of 800.00 feet, an arc length of 171.92 feet and the chord of which bears North 89°18'25" West, 171.59 feet ; thence, South 14°07'20" West, 184.24 feet; thence along a curve concave to the southwest, having a central angle of 01°46'17" with a radius of 830.00 feet, an arc length of 25.66 feet and the chord of which bears South 58°30'38" East, 25.66 feet ; thence, South 57°37'29" East, 117.65 feet; thence along a curve concave to the southwest, having a central angle of

53°46'48" with a radius of 530.00 feet, an arc length of 497.48 feet and the chord of which bears South 30°44'05" East, 479.42 feet; thence, South 03°50'41" East, 102.53 feet; thence along a curve concave to the northeast, having a central angle of 90°00'00" with a radius of 20.00 feet, an arc length of 31.42 feet and the chord of which bears South 48°50'41" East, 28.28 feet; thence, South 24°02'26" East, 96.23 feet to a point on the North line of Lot 6, Block 1, McWhinney Second Subdivision; thence along the Westerly line of said Lot 6 the following 4 courses and distances beginning with a non tangent curve concave to the southeast, having a central angle of 90°00'03" with a radius of 45.00 feet, an arc length of 70.69 feet and the chord of which bears South 41°09'22" West, 63.64 feet ; thence, South 03°50'38" East, 55.24 feet; thence, South 00°45'38" West, 151.71 feet; thence, South 03°50'38" East, 117.92 feet; thence continuing along said Westerly line and the Westerly line of Lot 3 and 2, Block 1, McWhinney Fifth Subdivision the following 4 courses and distances beginning with a curve concave to the west, having a central angle of 45°11'17" with a radius of 250.00 feet, an arc length of 197.17 feet and the chord of which bears South 18°45'03" West, 192.10 feet ; thence along a curve concave to the east, having a central angle of 75°15'59" with a radius of 45.00 feet, an arc length of 59.11 feet and the chord of which bears South 02°41'29" West, 54.95 feet ; thence, South 33°14'00" East, 69.59 feet; thence along a curve concave to the west, having a central angle of 35°54'50" with a radius of 221.00 feet, an arc length of 138.53 feet and the chord of which bears South 15°55'13" East, 136.27 feet to the Northwest corner of Lot 1, Block 1, McWhinney Seventh Subdivision; thence along the North line of said Lot 1 the following 3 courses and distances, North 89°45'11" East, 164.61 feet; thence, South 00°14'49" East, 55.64 feet; thence, North 84°10'48" East, 220.28 feet; thence along the Easterly and Southerly lines of said Lot 1 the following 4 courses and distances, South 00°14'49" East, 19.52 feet; thence along a non tangent curve concave to the southeast, having a central angle of 50°37'14" with a radius of 240.00 feet, an arc length of 212.04 feet and the chord of which bears South 53°05'27" West, 205.21 feet ; thence, South 89°14'13" West, 278.08 feet; thence, North 41°03'20" West, 26.86 feet; thence, North 41°03'28" West, 60.01 feet to a point on the Southeasterly line of Lot 1, Block 2, McWhinney Second Subdivision; thence along said Southeasterly line and the East and North lines of said Lot 1 the following 4 courses and distances beginning with a non tangent curve concave to the west, having a central angle of 82°49'03" with a radius of 161.00 feet, an arc length of 232.72 feet and the chord of which bears North 07°32'01" East, 212.98 feet ; thence, North 33°52'40" West, 70.09 feet; thence along a curve concave to the south, having a central angle of 75°19'09" with a radius of 45.00 feet, an arc length of 59.16 feet and the chord of which bears North 71°32'15" West, 54.99 feet; thence along a reverse curve concave to the north having a central angle of 38°29'57" and a radius of 250.00 feet an arc length of 167.98 feet and the chord of which bears North 89°56'51" West, 164.84 feet; thence, North 68°00'31" West, 147.91 feet to a point on the North line of Lot 2, McWhinney Third Subdivision; thence along said North line the following 3 courses and distances beginning with a non tangent curve concave to the south, having a central angle of 05°54'54" with a radius of 45.00 feet, an arc length of 4.65 feet and the chord of which bears North 70°58'10" West, 4.64 feet ; thence along a curve concave to the south, having a central angle of 17°00'53" with a radius of 625.00 feet, an arc length of 185.60 feet and the chord of which bears North 82°26'07" West,

184.92 feet ; thence, South 89°03'27" West, 40.80 feet to the Northeast corner of Lot 1, Block 1 McWhinney Fourteenth Subdivision; thence along the North line of said Lot 1 the following 4 courses and distances, South 89°03'27" West, 113.81 feet; thence along a curve concave to the south, having a central angle of 24°37'05" with a radius of 234.00 feet, an arc length of 100.54 feet and the chord of which bears South 76°48'41" West, 99.77 feet ; thence along a curve concave to the southeast, having a central angle of 33°52'16" with a radius of 54.00 feet, an arc length of 31.92 feet and the chord of which bears South 47°32'57" West, 31.46 feet ; thence along a curve concave to the southeast, having a central angle of 12°21'59" with a radius of 144.00 feet, an arc length of 31.08 feet and the chord of which bears South 24°25'48" West, 31.02 feet ; thence, North 86°57'32" West, 100.23 feet to a point on the Northerly line of Lot 2, Block 1, McWhinney Tenth Subdivision; thence along said Northerly line the following 3 courses and distances beginning with a non tangent curve concave to the southwest, having a central angle of 18°47'18" with a radius of 97.38 feet, an arc length of 31.93 feet and the chord of which bears North 33°43'11" West, 31.79 feet ; thence along a curve concave to the southwest, having a central angle of 48°32'44" with a radius of 74.00 feet, an arc length of 62.70 feet and the chord of which bears North 67°23'08" West, 60.84 feet ; thence, South 88°20'32" West, 76.57 feet; thence, North 01°39'28" West, 62.00 feet to a point on the South line of Lot 1, Block 1, McWhinney Tenth Subdivision; thence along said South line and the East line of said Lot 1 the following 5 courses and distances, North 88°20'32" East, 17.42 feet; thence along a curve concave to the north, having a central angle of 24°26'24" with a radius of 234.00 feet, an arc length of 99.82 feet and the chord of which bears North 76°07'21" East, 99.06 feet ; thence along a curve concave to the northwest, having a central angle of 33°17'02" with a radius of 54.00 feet, an arc length of 31.37 feet and the chord of which bears North 47°15'30" East, 30.93 feet ; thence along a curve concave to the northwest, having a central angle of 12°21'57" with a radius of 144.00 feet, an arc length of 31.08 feet and the chord of which bears North 24°25'54" East, 31.02 feet ; thence, North 00°56'33" West, 227.55 feet to the Southeast corner of Outlot C, McWhinney Tenth Subdivision; thence along the East and North line of said Outlot C the following 3 courses and distances, North 00°56'30" West, 46.75 feet; thence along a curve concave to the west, having a central angle of 11°00'31" with a radius of 288.00 feet, an arc length of 55.34 feet and the chord of which bears North 13°11'58" West, 55.25 feet ; thence along a curve concave to the west, having a central angle of 04°20'02" with a radius of 48.00 feet, an arc length of 3.63 feet and the chord of which bears North 20°51'27" West, 3.63 feet ; thence, North 02°03'36" West, 140.07 feet to the Southeast corner of Lot 1, Block 1 McWhinney Twelfth Subdivision; thence along the East line of Lots 1 and 2, Block 1, McWhinney Twelfth Subdivision beginning with a non tangent curve concave to the northwest, having a central angle of 17°18'51" with a radius of 48.00 feet, an arc length of 14.51 feet and the chord of which bears North 37°51'04" East, 14.45 feet ; thence along a non tangent curve concave to the northwest, having a central angle of 06°03'52" with a radius of 138.00 feet, an arc length of 14.61 feet and the chord of which bears North 26°09'36" East, 14.60 feet ; thence, North 00°56'30" West, 446.36 feet to the Southeast corner of Lot 1, Block 1, McWhinney Ninth Subdivision; thence along the East, North and West lines of said Lot 1 the following 7 courses and distances, North 00°56'30" West, 221.79 feet; thence along a curve concave to the southwest, having a

central angle of $89^{\circ}58'58''$ with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North $45^{\circ}56'30''$ West, 21.21 feet ; thence, South $89^{\circ}03'30''$ West, 140.75 feet; thence along a curve concave to the south, having a central angle of $15^{\circ}00'00''$ with a radius of 570.00 feet, an arc length of 149.23 feet and the chord of which bears South $81^{\circ}33'30''$ West, 148.80 feet; thence, South $74^{\circ}03'30''$ West, 189.76 feet; thence along a curve concave to the north, having a central angle of $05^{\circ}30'12''$ with a radius of 630.00 feet, an arc length of 60.51 feet and the chord of which bears South $76^{\circ}48'36''$ West, 60.49 feet; thence, South $00^{\circ}13'35''$ East, 183.02 feet to the Northwest corner of Lot 2 Block 1, McWhinney Twelfth Subdivision; thence along the Westerly lines of said Lot 2 and Lot 1, Block 1, McWhinney Twelfth Subdivision the following 4 courses and distances beginning with a curve concave to the west, having a central angle of $21^{\circ}57'36''$ with a radius of 300.00 feet, an arc length of 114.98 feet and the chord of which bears South $10^{\circ}45'15''$ West, 114.28 feet ; thence, South $21^{\circ}44'04''$ West, 300.28 feet; thence along a curve concave to the east, having a central angle of $25^{\circ}36'08''$ with a radius of 150.00 feet, an arc length of 67.03 feet and the chord of which bears South $08^{\circ}55'57''$ West, 66.47 feet ; thence, South $03^{\circ}25'00''$ West, 22.89 feet; thence, South $03^{\circ}11'15''$ East, 140.11 feet to the Northeast corner of Lot 2, Rocky Mountain Village Eighth Subdivision; thence along the Easterly and Southerly lines of said Lot 2 the following 8 courses and distances, South $00^{\circ}56'29''$ East, 64.18 feet; thence, North $89^{\circ}03'32''$ East, 72.38 feet; thence, South $00^{\circ}56'28''$ East, 79.84 feet; thence, North $89^{\circ}03'32''$ East, 9.92 feet; thence, South $00^{\circ}56'28''$ East, 208.83 feet; thence, South $89^{\circ}03'32''$ West, 155.20 feet; thence, South $00^{\circ}56'30''$ East, 432.07 feet; thence, South $89^{\circ}03'30''$ West, 136.32 feet to the Southeast corner of Lot 1, Rocky Mountain Village Eighth Subdivision; thence along the Easterly, Northerly and Westerly lines of said Lot 1 the following 29 courses and distances, North $01^{\circ}10'14''$ West, 439.38 feet; thence, North $88^{\circ}49'46''$ East, 27.49 feet; thence, North $01^{\circ}10'16''$ West, 9.21 feet; thence, North $88^{\circ}49'44''$ East, 2.50 feet; thence, North $01^{\circ}10'16''$ West, 5.00 feet; thence, South $88^{\circ}49'44''$ West, 2.50 feet; thence, North $01^{\circ}10'16''$ West, 125.83 feet; thence, North $88^{\circ}49'44''$ East, 2.50 feet; thence, North $01^{\circ}10'16''$ West, 5.00 feet; thence, South $88^{\circ}49'44''$ West, 2.50 feet; thence, North $01^{\circ}10'16''$ West, 62.33 feet; thence, North $88^{\circ}49'44''$ East, 2.50 feet; thence, North $01^{\circ}10'16''$ West, 5.00 feet; thence, South $88^{\circ}49'44''$ West, 2.50 feet; thence, North $01^{\circ}10'16''$ West, 144.29 feet; thence along a non tangent curve concave to the North having a central angle of $04^{\circ}47'15''$ with a radius of 1125.00 feet, an arc length of 94.00 feet and the chord of which bears North $89^{\circ}41'40''$ West, 93.97 feet; thence, North $87^{\circ}18'03''$ West, 115.37 feet; thence, South $01^{\circ}10'16''$ East, 85.33 feet; thence, North $88^{\circ}49'44''$ East, 31.55 feet; thence, South $01^{\circ}10'16''$ East, 22.00 feet; thence, North $88^{\circ}49'44''$ East, 8.67 feet; thence, South $01^{\circ}10'16''$ East, 229.00 feet; thence, South $88^{\circ}49'47''$ West, 5.00 feet; thence, South $01^{\circ}10'16''$ East, 35.82 feet; thence, South $21^{\circ}59'13''$ West, 31.06 feet; thence, South $88^{\circ}45'39''$ West, 67.67 feet; thence, South $01^{\circ}06'42''$ East, 145.94 feet; thence, North $88^{\circ}49'58''$ East, 20.15 feet; thence, South $01^{\circ}10'15''$ East, 258.69 feet to the North line of Lot 8, Block 1, McWhinney Tenth Subdivision; thence along the North line of said Lot 8, North $89^{\circ}03'30''$ East, 179.25 feet; thence, South $00^{\circ}56'32''$ East, 265.16 feet along the East line of said Lot 8 and the extension of that line to the South line of Outlot A, McWhinney Tenth Subdivision; thence along said South line, North $89^{\circ}21'35''$ West, 400.12 feet to the East line of Fall River Drive; thence along

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said East line, South $00^{\circ}57'28''$ East, 9.19 feet to the North line of Eisenhower Boulevard; thence along said North line, North $89^{\circ}21'35''$ West, 100.04 feet; thence along the Southerly and West lines of Outlot A, Rocky Mountain Village Eighth Subdivision the following 3 courses and distances, North $89^{\circ}21'11''$ West, 910.55 feet; thence, South $88^{\circ}10'48''$ West, 236.55 feet; thence, North $00^{\circ}18'46''$ East, 1,008.06 feet to the Southeast corner of Outlot F, Rocky Mountain Village First Subdivision; thence along the South line of said Outlot F, South $85^{\circ}33'10''$ West, 641.99 feet; thence, North $00^{\circ}17'18''$ East, 3.51 feet to the Northeast corner of Rocky Mountain Village Seventh Subdivision; thence along the Westerly line of said Seventh Subdivision the following 4 courses and distances,; thence, South $85^{\circ}33'10''$ West, 105.37 feet; thence along a curve concave to the southeast, having a central angle of $85^{\circ}11'52''$ with a radius of 650.00 feet, an arc length of 966.54 feet and the chord of which bears South $42^{\circ}57'14''$ West, 879.92 feet; thence, South $00^{\circ}21'19''$ West, 210.95 feet; thence along a curve concave to the northeast, having a central angle of $89^{\circ}44'04''$ with a radius of 75.00 feet, an arc length of 117.46 feet and the chord of which bears South $44^{\circ}30'52''$ East, 105.82 feet; thence, North $89^{\circ}23'02''$ West, 250.00 feet to a point on the South line of Outlot A, Rocky Mountain Village Ninth Subdivision; thence along the South, West and North lines of said Outlot A the following 8 courses and distances, North $89^{\circ}23'02''$ West, 987.57 feet; thence along a curve concave to the northeast, having a central angle of $89^{\circ}27'55''$ with a radius of 75.00 feet, an arc length of 117.11 feet and the chord of which bears North $44^{\circ}29'30''$ West, 105.57 feet ; thence, North $00^{\circ}24'02''$ East, 752.47 feet; thence, North $89^{\circ}29'51''$ East, 136.34 feet; thence along a curve concave to the north, having a central angle of $23^{\circ}19'41''$ with a radius of 1,050.00 feet, an arc length of 427.51 feet and the chord of which bears North $77^{\circ}50'01''$ East, 424.56 feet; thence, North $66^{\circ}10'10''$ East, 171.41 feet; thence, South $04^{\circ}25'50''$ East, 136.30 feet; thence, North $85^{\circ}33'10''$ East, 377.81 feet; thence, North $61^{\circ}13'17''$ East, 64.00 feet to a point on the West line of Outlot H, Rocky Mountain Village First Subdivision; thence along the West and Southerly lines of said Outlot H the following 4 courses and distances beginning with a non tangent curve concave to the northeast, having a central angle of $22^{\circ}33'55''$ with a radius of 168.00 feet, an arc length of 66.17 feet and the chord of which bears South $40^{\circ}03'41''$ East, 65.74 feet ; thence, South $51^{\circ}21'40''$ East, 117.64 feet; thence along a curve concave to the north, having a central angle of $84^{\circ}26'36''$ with a radius of 45.00 feet, an arc length of 66.32 feet and the chord of which bears North $86^{\circ}26'05''$ East, 60.48 feet ; thence along said Southerly line and the Southerly and Northerly lines of Outlot B, Rocky Mountain Village First Subdivision the following 13 courses and distances beginning with a curve concave to the southeast, having a central angle of $41^{\circ}20'19''$ with a radius of 750.00 feet, an arc length of 541.12 feet and the chord of which bears North $64^{\circ}53'00''$ East, 529.46 feet ; thence, North $85^{\circ}33'10''$ East, 304.42 feet; thence along a curve concave to the north, having a central angle of $11^{\circ}04'33''$ with a radius of 625.00 feet, an arc length of 120.82 feet and the chord of which bears North $80^{\circ}00'53''$ East, 120.63 feet ; thence, North $74^{\circ}28'36''$ East, 255.89 feet; thence along a non tangent curve concave to the northwest, having a central angle of $24^{\circ}01'16''$ with a radius of 87.87 feet, an arc length of 36.84 feet and the chord of which bears North $34^{\circ}54'59''$ East, 36.57 feet ; thence along a curve concave to the west, having a central angle of $49^{\circ}48'31''$ with a radius of 68.00 feet, an arc length of 59.11 feet and the chord of which bears North $01^{\circ}59'53''$ West, 57.27 feet ; thence,

North 26°54'06" West, 61.78 feet; thence, North 53°32'24" East, 41.37 feet; thence, South 42°30'28" East, 29.75 feet; thence along a curve concave to the north, having a central angle of 50°04'19" with a radius of 119.77 feet, an arc length of 104.67 feet and the chord of which bears South 67°32'33" East, 101.37 feet ; thence along a curve concave to the northwest, having a central angle of 73°41'10" with a radius of 80.00 feet, an arc length of 102.89 feet and the chord of which bears North 50°34'48" East, 95.94 feet ; thence, North 13°44'16" East, 258.30 feet; thence continuing along said Southerly line and along the South line of Outlot C, Rocky Mountain Village First Subdivision the following 4 courses and distance beginning with a curve concave to the southeast, having a central angle of 76°01'53" with a radius of 530.00 feet, an arc length of 703.31 feet and the chord of which bears North 51°45'12" East, 652.83 feet ; thence, North 89°45'09" East, 689.87 feet; thence along a curve concave to the south, having a central angle of 14°17'21" with a radius of 630.00 feet, an arc length of 157.12 feet and the chord of which bears South 83°05'10" East, 156.71 feet ; thence, South 75°56'29" East, 40.57 feet to the Southwest corner Tract A, McWhinney Eleventh Subdivision; thence along the Southerly and Easterly lines of said Tract A the following 8 courses and distances, South 75°57'02" East, 158.82 feet; thence along a curve concave to the north, having a central angle of 29°59'59" with a radius of 570.00 feet, an arc length of 298.45 feet and the chord of which bears North 89°02'58" East, 295.05 feet ; thence, North 74°02'58" East, 189.76 feet; thence along a curve concave to the south, having a central angle of 14°59'59" with a radius of 630.00 feet, an arc length of 164.93 feet and the chord of which bears North 81°32'58" East, 164.46 feet; thence, North 89°02'58" East, 140.75 feet; thence along a curve concave to the northwest, having a central angle of 89°58'58" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 44°02'58" East, 21.21 feet ; thence, North 00°57'02" West, 5.99 feet; thence along a curve concave to the east, having a central angle of 16°44'04" with a radius of 1,150.00 feet, an arc length of 335.88 feet and the chord of which bears North 07°25'01" East, 334.69 feet ; thence continuing along said Easterly line of said Tract A and the Easterly and Northerly line of Outlot B, McWhinney Eleventh Subdivision the following 2 courses and distances, North 15°47'03" East, 144.15 feet; thence, South 89°07'17" West, 10.10 feet to the Southeast corner of Outlot A, Range View First Subdivision, thence along the East, North and West lines of said Outlot A the following 3 courses and distances, North 15°47'07" East, 90.29 feet; thence, North 52°33'15" West, 64.52 feet; thence, South 01°22'40" West, 124.94 feet to the Southeast corner of Outlot G, Millennium Northwest Second Subdivision; thence along the South, West, North and East lines of said Outlot G the following 40 courses and distances, North 89°19'43" West, 2,570.80 feet; thence, North 89°16'54" West, 308.67 feet; thence, North 23°26'38" East, 216.89 feet; thence, South 89°17'39" East, 274.60 feet; thence, North 14°58'46" East, 44.69 feet; thence, North 61°23'00" West, 68.82 feet; thence, North 34°03'04" East, 101.20 feet; thence, North 18°23'12" East, 107.86 feet; thence, North 04°52'44" East, 299.89 feet; thence, North 01°18'27" East, 116.23 feet; thence, North 00°49'47" West, 81.52 feet; thence, North 20°30'13" East, 100.90 feet; thence, North 08°36'29" East, 100.21 feet; thence, North 19°27'32" East, 211.51 feet; thence, North 23°26'49" East, 136.63 feet; thence, North 33°36'04" East, 130.14 feet; thence, North 20°13'14" East, 137.06 feet; thence, North 02°26'46" West, 118.69 feet; thence, North 18°58'06" East, 103.43 feet; thence, North 40°44'18" East, 136.95 feet;

thence, North 20°13'14" East, 60.81 feet; thence, North 05°55'18" East, 62.93 feet; thence, North 20°13'18" West, 78.33 feet; thence, North 29°37'37" West, 119.77 feet; thence, North 63°55'34" East, 648.23 feet; thence, South 37°46'09" East, 228.65 feet; thence, North 87°02'25" East, 479.87 feet; thence, South 69°28'29" East, 222.57 feet; thence, South 51°10'19" East, 320.28 feet; thence, South 04°34'40" West, 163.88 feet; thence, South 33°01'12" East, 249.35 feet; thence, South 71°49'34" East, 228.13 feet; thence, South 73°54'16" East, 118.52 feet; thence, South 29°36'42" East, 47.96 feet; thence, South 01°22'40" West, 261.49 feet; thence, North 79°08'46" West, 345.12 feet; thence along a non tangent curve concave to the northwest, having a central angle of 47°29'21" with a radius of 1,100.00 feet, an arc length of 911.72 feet and the chord of which bears South 33°00'56" West, 885.85 feet ; thence, South 27°56'08" East, 58.41 feet; thence, South 50°08'56" East, 463.52 feet; thence, South 89°20'31" East, 351.75 feet to the Southeast corner of Outlot C, Range View First Subdivision; thence along the Easterly line of said Outlot C the following 12 courses and distances, North 49°08'25" West, 174.33 feet; thence, North 60°22'23" West, 253.66 feet; thence, South 49°01'12" West, 95.34 feet; thence, North 48°21'01" West, 254.85 feet; thence along a non tangent curve concave to the northwest, having a central angle of 31°44'22" with a radius of 1,175.00 feet, an arc length of 650.90 feet and the chord of which bears North 36°09'15" East, 642.61 feet ; thence, North 81°24'02" East, 10.95 feet; thence along a non tangent curve concave to the north, having a central angle of 74°17'14" with a radius of 190.00 feet, an arc length of 246.35 feet and the chord of which bears South 76°14'53" East, 229.45 feet ; thence, North 66°36'31" East, 112.48 feet; thence along a curve concave to the northwest, having a central angle of 29°57'38" with a radius of 400.00 feet, an arc length of 209.16 feet and the chord of which bears North 51°37'41" East, 206.79 feet ; thence along a curve concave to the northwest, having a central angle of 02°03'20" with a radius of 400.00 feet, an arc length of 14.35 feet and the chord of which bears North 35°37'10" East, 14.35 feet; thence along a compound curve to the west, having a central angle of 49°28'42" with a radius of 215.00 feet, an arc length of 185.67 feet and the chord of which bears North 09°51'09" East, 179.95 feet; thence along a curve concave to the west, having a central angle of 19°01'08" with a radius of 855.00 feet, an arc length of 283.81 feet and the chord of which bears North 24°23'44" West, 282.51 feet to the South corner of Lot 1, Block 1, Range View Second Subdivision; thence along the Southerly, Easterly and Northerly lines of said Lot 1 the following 10 courses and distances, North 55°44'28" East, 190.73 feet; thence, North 34°15'32" West, 87.30 feet; thence, North 55°44'28" East, 137.50 feet; thence, South 34°15'32" East, 20.67 feet; thence, North 59°37'42" East, 78.44 feet; thence along a non tangent curve concave to the southwest, having a central angle of 08°20'33" with a radius of 1,015.00 feet, an arc length of 147.79 feet and the chord of which bears North 30°05'13" West, 147.66 feet ; thence, North 34°15'30" West, 94.52 feet; thence, North 79°15'04" West, 105.81 feet; thence, North 33°46'56" West, 25.00 feet; thence, South 55°44'28" West, 163.76 feet; thence continuing along the same line and along the South line of Outlot E, Millennium Northwest Second Subdivision, South 55°44'28" West, 127.18 feet to the South corner of said Outlot E; thence along the Westerly lines of said Outlot E the following 22 courses and distances, North 34°15'32" West, 185.09 feet; thence, North 20°30'25" West, 194.87 feet; thence, North 23°07'02" West, 249.25 feet; thence, North 58°34'48" West, 194.22 feet; thence, North 89°30'38" West, 180.15 feet;

thence, North 84°24'16" West, 279.35 feet; thence, West, 211.58 feet; thence, North 35°52'32" West, 172.93 feet; thence, North 14°14'26" East, 241.65 feet; thence, North 11°45'07" East, 354.02 feet; thence, North 09°19'38" East, 95.95 feet; thence, North 12°21'01" East, 461.63 feet; thence, North 34°25'07" West, 259.50 feet; thence, North 70°18'09" West, 131.94 feet; thence, North 88°43'44" West, 309.92 feet; thence, North 63°53'48" West, 439.80 feet; thence, North 75°46'11" West, 384.42 feet; thence, North 37°29'32" West, 192.86 feet; thence, North 01°09'07" East, 44.89 feet; thence, South 88°50'53" West, 35.00 feet; thence, North 01°09'07" East, 371.65 feet; thence, North 89°18'02" West, 0.23 feet; thence, North 00°42'03" East, 60.00 feet to the North line of East 37th Street; thence along said North line, South 89°17'52" East, 2,441.80 feet to the West line of Rocky Mountain Avenue; thence along said West line and along a non tangent curve concave to the east, having a central angle of 37°55'36" with a radius of 221.00 feet, an arc length of 146.29 feet and the chord of which bears North 06°19'55" East, 143.63 feet ; thence, North 25°21'33" East, 15.16 feet to a point on the South line of Union Pacific Railroad; thence along said South line, South 49°21'22" East, 3,400.07 feet to a point on the West line of Interstate 25; thence along said West line, North 00°33'08" East, 196.07 feet to the North line of Union Pacific Railroad; thence along said North line, North 49°21'22" West, 3,247.59 feet to a point on the West line of County Road 7; thence along said West line, North 01°20'25" East, 2,419.05 feet to the North line of County Road 26; thence along said North line and the North line of Myers Group Partnership #949 Addition the following 5 courses and distances, South 89°57'51" East, 1,164.07 feet; thence, South 00°02'09" West, 60.00 feet; thence, South 65°44'21" East, 109.70 feet; thence, South 89°57'51" East, 900.00 feet; thence, South 51°28'52" East, 108.50 feet; thence along the North and East lines of McWhinney Addition the following 6 courses and distances, North 72°23'17" East, 469.03 feet; thence, South 76°43'27" East, 326.96 feet; thence, South 36°39'41" West, 92.42 feet; thence, South 10°39'53" West, 914.29 feet; thence, South 08°51'19" West, 504.72 feet; thence, South 00°32'14" West, 1,092.85 feet; thence along the North line of the Millennium Addition the following 2 courses and distances, North 89°19'03" East, 2,566.66 feet; thence, North 89°03'30" East, 693.31 feet; thence, South 01°13'28" West, 2,255.04 feet; thence along a curve concave to the northwest, having a central angle of 57°01'17" with a radius of 200.00 feet, an arc length of 199.04 feet and the chord of which bears South 29°44'06" West, 190.93 feet; thence, South 58°14'45" West, 709.22 feet; thence, South 00°20'51" West, 736.77 feet; thence along a curve concave to the west, having a central angle of 40°14'18" with a radius of 1,075.00 feet, an arc length of 754.96 feet and the chord of which bears South 20°28'00" West, 739.54 feet; thence, South 40°35'09" West, 185.80 feet to a point on the North line of the Union Pacific Railroad; thence along said North line the following 4 courses and distances, North 39°24'51" West, 1,291.33 feet; thence along a curve concave to the southwest, having a central angle of 09°40'12" with a radius of 5,829.58 feet, an arc length of 983.88 feet and the chord of which bears North 44°14'57" West, 982.72 feet; thence, South 89°05'00" West, 37.59 feet; thence, North 49°21'51" West, 801.23 feet to the East line of Interstate 25; thence along said East line, South 00°35'04" West, 531.64 feet to the Southwest corner of Union Pacific Railroad property; thence along the South line of said property, North 89°05'00" East, 349.69 feet to a point on the South line of Union Pacific Railroad; thence along said South line the following 4 courses and distances,

South 49°21'51" East, 197.08 feet; thence along a curve concave to the southwest, having a central angle of 09°57'00" with a radius of 5,629.58 feet, an arc length of 977.63 feet and the chord of which bears South 44°23'21" East, 976.41 feet; thence, South 39°24'51" East, 2,997.60 feet; thence along a curve concave to the northeast, having a central angle of 19°59'08" with a radius of 3,919.83 feet, an arc length of 1,367.29 feet and the chord of which bears South 49°24'25" East, 1,360.37 feet to a point on the East line of Parcel B-2, Millennium Addition; thence along said East and North lines of said Parcel B-2 the following 3 courses and distances, South 00°20'17" West, 938.15 feet; thence, South 88°14'17" East, 528.37 feet; thence, South 00°50'26" East, 76.28 feet to a point on the North line of Parcel B-3, Millennium Addition; thence along the North line and East line of said Parcel B-3, South 89°03'44" East, 23.48 feet; thence, South 00°34'53" West, 22.84 feet to a point on the North line of the Airport Substation Addition; thence along said North line the following 4 courses and distances, North 89°09'25" East, 484.18 feet; thence along a curve concave to the north, having a central angle of 01°22'28" with a radius of 28,567.89 feet, an arc length of 685.34 feet and the chord of which bears North 88°28'10" East, 685.32 feet; thence, North 87°46'55" East, 1,874.24 feet; thence, North 44°16'20" East, 72.09 feet; thence, North 80°52'55" East, 60.85 feet to the East line of said Airport Substation Addition; thence along the East and South line of said Addition the following 3 courses and distances, South 44°46'50" East, 71.00 feet; thence, South 12°02'52" West, 250.91 feet; thence, South 89°11'16" West, 2,666.28 feet; thence, along the South right-of-way line of U.S. Highway No. 34 (E. Eisenhower Boulevard), South 89°11'17" West, 2640.17 feet; thence, North 00°00'00" East, 50.00 feet to the POINT OF BEGINNING.

EXCEPT a tract of land located in the SE ¼ of Section 10, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Outlot C, Millennium East First Subdivision to the City of Loveland.

(Contains 61,651,363 square feet or 1,415.320 acres)

ALSO:

A tract of land located in Section 4 and Section 5, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Northwest Quarter of said Section 4 as bearing North 89°18'02" West and with all bearings contained herein relative thereto:

Commencing at the West Quarter corner of said Section 4; thence, South 59°49'55" West, 58.47 feet to the **POINT OF BEGINNING**; thence, along the West right-of-way line of Boyd Lake Avenue, North 01°03'43" East, 30.32 feet; thence, continuing along

said West right-of-way line, North 01°03'56" East, 1320.70 feet; thence, South 89°18'01" East, 2,677.22 feet; thence, South 89°17'53" East, 1096.70 feet to a point on the Northeasterly line of that tract of land described at Reception No. 20040014309 and the Southwesterly line of the Union Pacific Railroad; thence, along said line, South 49°21'40" East, 1766.92 feet; thence, South 25°21'00" West, 15.16 feet; thence, along a curve concave to the east having a central angle of 37°55'36" with a radius of 221.00 feet, an arc length of 146.29 feet and the chord of which bears South 06°19'55" West, 143.63 feet; thence, North 89°17'52" West, 2,441.80 feet; thence, South 00°42'03" West, 60.00 feet to a point being on the South right-of-way line of East 37th Street; thence, along said South right-of-way line, North 89°18'02" West, 2675.04 feet to the Point of Beginning.

(Contains 6,015,356 square feet or 138.094 acres)

ALSO:

A tract of land located in the Northeast Quarter of Section 16 and the Southeast Quarter of Section 9, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 16 as bearing South 89°24'51" East and with all bearings contained herein relative thereto:

BEGINNING at the Northeast Corner of said Section 16; thence along the East line of the Northeast Quarter of said Section 16, South 00°18'41" West, 2,541.52 feet to the North right-of-way line of Great Western Railroad; thence, along said North right-of-way line, North 89°33'50" West, 2,634.75 feet to the West line of said Northeast Quarter; thence along said West line, North 00°27'00" East, 1,227.75 feet to the North 1/16 corner of said Section 16; thence, continuing along said West line, North 00°27'25" East, 1,320.63 feet to a point being the North Quarter corner of said Section 16; thence, North 00°19'12" East, 105.23 feet to a point on the North right-of-way line of East Eisenhower Blvd. (US Highway No. 34); thence, along said North right-of-way line by the following six (6) courses and distances, North 88°10'48" East, 236.55 feet; thence, South 89°21'11" East, 910.55 feet; thence, South 89°21'35" East, 100.04 feet; thence, North 00°57'28" West, 9.19 feet; thence, South 89°21'55" East, 1219.64 feet; thence, North 87°22'04" East, 159.57 feet; thence, South 05°36'06" West, 18.19 feet; thence, South 01°53'21" East, 113.19 feet the Point of Beginning.

(Contains 7,009,196 square feet or 160.909 acres)

ALSO:

A tract of land located in the Northeast Quarter of Section 10 and in the West Half of Section 11, Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 11 as bearing South 89°11'17" West and with all bearings contained herein relative thereto;

Commencing at the South Quarter corner of said Section 11; thence, along the East line of the Southwest Quarter of said Section 11, North 00°20'46" East, 875.72 feet to the **POINT OF BEGINNING**, said point also being a point on the Southwest line of the tract of land described at Reception No. 2004-0096015 on file at the Office of the Clerk and Recorder of said Larimer County; thence, along said Southwest line by the following five (5) courses and distance, North 68°06'08" West, 477.61 feet; thence along a non tangent curve concave to the northeast having a central angle of 28°44'01" with a radius of 3,769.83 feet, an arc length of 1,890.56 feet and the chord of which bears North 53°46'19" West, 1,870.81 feet; thence, North 39°25'53" West, 614.93 feet; thence, North 39°23'07" West, 385.34 feet; thence, North 39°24'51" West, 696.74 feet; thence, North 40°35'09" East, 235.77 feet; thence, along a curve concave to the west having a central angle of 40°14'17" with a radius of 1,075.00 feet, an arc length of 754.96 feet and the chord of which bears North 20°28'00" East, 739.54 feet to a point on the West line of the Northwest Quarter of said Section 11; thence, along said West line, North 00°20'51" East, 555.72 feet; thence, North 72°19'56" East, 299.20 feet; thence along a non tangent curve concave to the southwest having a central angle of 85°10'47" with a radius of 859.61 feet, an arc length of 1,277.95 feet and the chord of which bears South 65°01'12" East, 1,163.47 feet; thence, South 22°34'33" East, 1,118.45 feet; thence along a non tangent curve concave to the northeast having a central angle of 49°39'49" with a radius of 1,384.76 feet, an arc length of 1,200.30 feet and the chord of which bears South 47°24'11" East, 1,163.07 feet to a point on the East line of the Northwest Quarter of said Section 11; thence, along said East line and the East line of the Southwest Quarter of said Section 11, South 00°20'47" West, 1802.01 feet to the Point of Beginning.

(Contains 6,637,192 square feet or 152.369 acres)

ALSO:

A tract of land located in the Southwest Quarter of Section 11, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 11 as bearing North 89°11'17" East and with all bearings contained herein relative thereto:

Commencing at the South Quarter corner of said Section 11; thence along the East line of said Southwest Quarter, North 00°20'30" East, 131.31 feet to a point on the North right-of-way line of East Eisenhower Blvd. (U.S. Highway No. 34), said point being the **POINT OF BEGINNING**; thence, along said North line, and along a curve concave to the north having a central angle of 00°11'45", a radius of 28,557.90 feet, an arc length of 97.61 feet and the chord of which bears South 89°03'54" West, 97.61 feet; thence, continuing along said North line, South 89°09'47" West, 386.50 feet to a point on the Northerly line of Millennium East First Subdivision; thence, along said North line by the following five courses and distances, North 00°20'28" East, 23.11 feet; thence, North 89°03'44" West, 23.49 feet; thence, North 00°50'13" West, 76.16 feet; thence, North 88°14'04" West, 528.37 feet; thence, North 00°20'30" East, 938.15 feet to a point

on the Southerly right-of-way line of the Union Pacific Railroad; thence, along said Southerly line along a non-tangent curve concave to the northeast having a central angle of $08^{\circ}44'52''$, a radius of 3,919.83 feet, an arc length of 598.47 feet and the chord of which bears South $63^{\circ}46'12''$ East, 597.89 feet; thence, continuing along said Southerly line, South $68^{\circ}08'38''$ East, 536.80 feet to a point on the East line of said Southwest Quarter; thence, along said East line, South $00^{\circ}20'30''$ West, 582.75 feet to the Point of Beginning.

(Contains 776,597 square feet or 17.828 acres)

The above described tracts of land contain 82,089,704 feet or 1884.520 acres more or less and are subject to all easements and rights-of-way now on recorded or existing.

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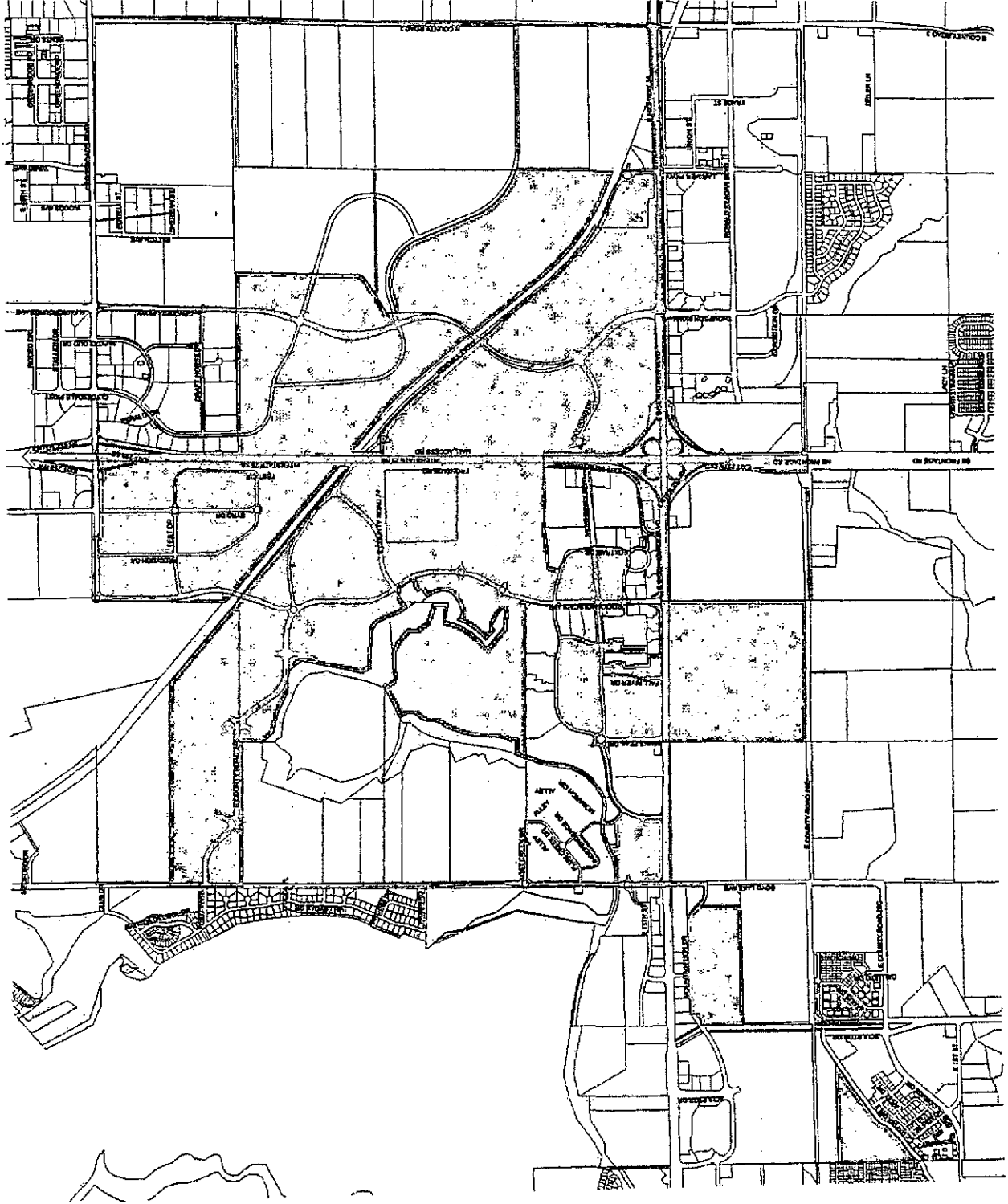
EXHIBIT D

URA Map



Modified URA Plan Area

LEGEND
URB BOUNDARY
Area = 2089.8



McWHINNEY
7700 S. W. 10th St.
Miami, FL 33156
305-552-9900

Date: July 8, 2013

Prepared by: NE
Checked by: NE
Drawn by: NE
Title: Modified URA Plan Area
Scale: As Shown
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EXHIBIT E

Legal Description of Modified URA Plan Area

LEGAL DESCRIPTION OF MODIFIED URA PLAN AREA

A tract of land located in Sections 33 and 34, Township 6 North, Range 68 West, Sections 2,3,4,5,8,9,10,11,12,13 and 14 all in Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter of Section 10 as bearing South 89°27'38" West and with all bearings contained herein relative thereto:

BEGINNING at the Southeast Corner of said Section 10; thence along the East line of said Southeast Quarter, North 00°20'47" East, 130.26 feet to a point on the North right-of-way line of US Highway 34 and the South line of McWhinney Addition; thence along said South line, South 89°12'04" West, 1,552.14 feet; thence along the Westerly line of said McWhinney Addition the following 8 courses and distances, North 47°25'44" West, 198.03 feet; thence, South 89°09'42" West, 100.40 feet; thence, North 79°01'48" West, 292.40 feet; thence, North 48°50'18" West, 351.88 feet; thence along a curve concave to the northeast, having a central angle of 50°42'44" with a radius of 586.70 feet, an arc length of 519.28 feet and the chord of which bears North 23°28'47" West, 502.50 feet ; thence, North 00°10'40" East, 471.50 feet; thence, North 00°33'26" East, 451.62 feet; thence, North 00°35'10" East, 230.11 feet; thence, North 00°36'53" East, 71.81 feet; thence, North 89°23'05" West, 277.45 feet to a point on the West right-of-way line of Interstate Highway 25 and the Northeast corner of Tract E, McWhinney Eleventh Subdivision; thence along the Northerly line of said Tract E the following 10 courses and distances, North 89°24'42" West, 383.80 feet; thence along a non tangent curve concave to the north, having a central angle of 20°18'59" with a radius of 300.00 feet, an arc length of 106.38 feet and the chord of which bears South 80°34'48" West, 105.82 feet ; thence, North 89°15'42" West, 217.79 feet; thence along a curve concave to the south, having a central angle of 02°48'47" with a radius of 2,000.00 feet, an arc length of 98.19 feet and the chord of which bears North 87°51'19" West, 98.18 feet ; thence, North 86°26'55" West, 57.50 feet; thence along a curve concave to the south, having a central angle of 12°13'03" with a radius of 1,000.00 feet, an arc length of 213.23 feet and the chord of which bears South 87°26'33" West, 212.83 feet ; thence, South 81°20'02" West, 314.57 feet; thence along a curve concave to the north, having a central angle of 04°02'25" with a radius of 500.00 feet, an arc length of 35.26 feet and the chord of which bears South 83°07'29" West, 35.25 feet ; thence, South 84°54'57" West, 238.86 feet; thence along a curve concave to the north, having a central angle of 12°18'46" with a radius of 800.00 feet, an arc length of 171.92 feet and the chord of which bears North 89°18'25" West, 171.59 feet ; thence, South 14°07'20" West, 184.24 feet; thence along a curve concave to the southwest, having a central angle of 01°46'17" with a radius of 830.00 feet, an arc length of 25.66 feet and the chord of which bears South 58°30'38" East, 25.66 feet ; thence, South 57°37'29" East,

117.65 feet; thence along a curve concave to the southwest, having a central angle of $53^{\circ}46'48''$ with a radius of 530.00 feet, an arc length of 497.48 feet and the chord of which bears South $30^{\circ}44'05''$ East, 479.42 feet; thence, South $03^{\circ}50'41''$ East, 102.53 feet; thence along a curve concave to the northeast, having a central angle of $90^{\circ}00'00''$ with a radius of 20.00 feet, an arc length of 31.42 feet and the chord of which bears South $48^{\circ}50'41''$ East, 28.28 feet; thence, South $24^{\circ}02'26''$ East, 96.23 feet to a point on the North line of Lot 6, Block 1, McWhinney Second Subdivision; thence along the Westerly line of said Lot 6 the following 4 courses and distances beginning with a non tangent curve concave to the southeast, having a central angle of $90^{\circ}00'03''$ with a radius of 45.00 feet, an arc length of 70.69 feet and the chord of which bears South $41^{\circ}09'22''$ West, 63.64 feet ; thence, South $03^{\circ}50'38''$ East, 55.24 feet; thence, South $00^{\circ}45'38''$ West, 151.71 feet; thence, South $03^{\circ}50'38''$ East, 117.92 feet; thence continuing along said Westerly line and the Westerly line of Lot 3 and 2, Block 1, McWhinney Fifth Subdivision the following 4 courses and distances beginning with a curve concave to the west, having a central angle of $45^{\circ}11'17''$ with a radius of 250.00 feet, an arc length of 197.17 feet and the chord of which bears South $18^{\circ}45'03''$ West, 192.10 feet ; thence along a curve concave to the east, having a central angle of $75^{\circ}15'59''$ with a radius of 45.00 feet, an arc length of 59.11 feet and the chord of which bears South $02^{\circ}41'29''$ West, 54.95 feet ; thence, South $33^{\circ}14'00''$ East, 69.59 feet; thence along a curve concave to the west, having a central angle of $35^{\circ}54'50''$ with a radius of 221.00 feet, an arc length of 138.53 feet and the chord of which bears South $15^{\circ}55'13''$ East, 136.27 feet to the Northwest corner of Lot 1, Block 1, McWhinney Seventh Subdivision; thence along the North line of said Lot 1 the following 3 courses and distances, North $89^{\circ}45'11''$ East, 164.61 feet; thence, South $00^{\circ}14'49''$ East, 55.64 feet; thence, North $84^{\circ}10'48''$ East, 220.28 feet; thence along the Easterly and Southerly lines of said Lot 1 the following 4 courses and distances, South $00^{\circ}14'49''$ East, 19.52 feet; thence along a non tangent curve concave to the southeast, having a central angle of $50^{\circ}37'14''$ with a radius of 240.00 feet, an arc length of 212.04 feet and the chord of which bears South $53^{\circ}05'27''$ West, 205.21 feet ; thence, South $89^{\circ}14'13''$ West, 278.08 feet; thence, North $41^{\circ}03'20''$ West, 26.86 feet; thence, North $41^{\circ}03'28''$ West, 60.01 feet to a point on the Southeasterly line of Lot 1, Block 2, McWhinney Second Subdivision; thence along said Southeasterly line and the East and North lines of said Lot 1 the following 4 courses and distances beginning with a non tangent curve concave to the west, having a central angle of $82^{\circ}49'03''$ with a radius of 161.00 feet, an arc length of 232.72 feet and the chord of which bears North $07^{\circ}32'01''$ East, 212.98 feet ; thence, North $33^{\circ}52'40''$ West, 70.09 feet; thence along a curve concave to the south, having a central angle of $75^{\circ}19'09''$ with a radius of 45.00 feet, an arc length of 59.16 feet and the chord of which bears North $71^{\circ}32'15''$ West, 54.99 feet; thence along a reverse curve concave to the north having a central angle of $38^{\circ}29'57''$ and a radius of 250.00 feet an arc length of 167.98 feet and the chord of which bears North $89^{\circ}56'51''$ West, 164.84 feet; thence, North $68^{\circ}00'31''$ West, 147.91 feet to a point on the North line of Lot 2, McWhinney Third Subdivision; thence along said North line the following 3 courses and distances beginning with a non tangent curve concave to the south, having a central angle of $05^{\circ}54'54''$ with a radius of 45.00 feet, an arc length of 4.65 feet and the chord of which bears North $70^{\circ}58'10''$ West, 4.64 feet ; thence along a curve concave to the south, having a central angle of $17^{\circ}00'53''$ with a radius of 625.00

feet, an arc length of 185.60 feet and the chord of which bears North 82°26'07" West, 184.92 feet ; thence, South 89°03'27" West, 40.80 feet to the Northeast corner of Lot 1, Block 1 McWhinney Fourteenth Subdivision; thence along the North line of said Lot 1 the following 4 courses and distances, South 89°03'27" West, 113.81 feet; thence along a curve concave to the south, having a central angle of 24°37'05" with a radius of 234.00 feet, an arc length of 100.54 feet and the chord of which bears South 76°48'41" West, 99.77 feet ; thence along a curve concave to the southeast, having a central angle of 33°52'16" with a radius of 54.00 feet, an arc length of 31.92 feet and the chord of which bears South 47°32'57" West, 31.46 feet ; thence along a curve concave to the southeast, having a central angle of 12°21'59" with a radius of 144.00 feet, an arc length of 31.08 feet and the chord of which bears South 24°25'48" West, 31.02 feet ; thence, North 86°57'32" West, 100.23 feet to a point on the Northerly line of Lot 2, Block 1, McWhinney Tenth Subdivision; thence along said Northerly line the following 3 courses and distances beginning with a non tangent curve concave to the southwest, having a central angle of 18°47'18" with a radius of 97.38 feet, an arc length of 31.93 feet and the chord of which bears North 33°43'11" West, 31.79 feet ; thence along a curve concave to the southwest, having a central angle of 48°32'44" with a radius of 74.00 feet, an arc length of 62.70 feet and the chord of which bears North 67°23'08" West, 60.84 feet ; thence, South 88°20'32" West, 76.57 feet; thence, North 01°39'28" West, 62.00 feet to a point on the South line of Lot 1, Block 1, McWhinney Tenth Subdivision; thence along said South line and the East line of said Lot 1 the following 5 courses and distances, North 88°20'32" East, 17.42 feet; thence along a curve concave to the north, having a central angle of 24°26'24" with a radius of 234.00 feet, an arc length of 99.82 feet and the chord of which bears North 76°07'21" East, 99.06 feet ; thence along a curve concave to the northwest, having a central angle of 33°17'02" with a radius of 54.00 feet, an arc length of 31.37 feet and the chord of which bears North 47°15'30" East, 30.93 feet ; thence along a curve concave to the northwest, having a central angle of 12°21'57" with a radius of 144.00 feet, an arc length of 31.08 feet and the chord of which bears North 24°25'54" East, 31.02 feet ; thence, North 00°56'33" West, 227.55 feet to the Southeast corner of Outlot C, McWhinney Tenth Subdivision; thence along the East and North line of said Outlot C the following 3 courses and distances, North 00°56'30" West, 46.75 feet; thence along a curve concave to the west, having a central angle of 11°00'31" with a radius of 288.00 feet, an arc length of 55.34 feet and the chord of which bears North 13°11'58" West, 55.25 feet ; thence along a curve concave to the west, having a central angle of 04°20'02" with a radius of 48.00 feet, an arc length of 3.63 feet and the chord of which bears North 20°51'27" West, 3.63 feet ; thence, North 02°03'36" West, 140.07 feet to the Southeast corner of Lot 1, Block 1 McWhinney Twelfth Subdivision; thence along the East line of Lots 1 and 2, Block 1, McWhinney Twelfth Subdivision beginning with a non tangent curve concave to the northwest, having a central angle of 17°18'51" with a radius of 48.00 feet, an arc length of 14.51 feet and the chord of which bears North 37°51'04" East, 14.45 feet ; thence along a non tangent curve concave to the northwest, having a central angle of 06°03'52" with a radius of 138.00 feet, an arc length of 14.61 feet and the chord of which bears North 26°09'36" East, 14.60 feet ; thence, North 00°56'30" West, 446.36 feet to the Southeast corner of Lot 1, Block 1, McWhinney Ninth Subdivision; thence along the East, North and West lines of said Lot 1 the following 7 courses and distances, North

00°56'30" West, 221.79 feet; thence along a curve concave to the southwest, having a central angle of 89°58'58" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 45°56'30" West, 21.21 feet ; thence, South 89°03'30" West, 140.75 feet; thence along a curve concave to the south, having a central angle of 15°00'00" with a radius of 570.00 feet, an arc length of 149.23 feet and the chord of which bears South 81°33'30" West, 148.80 feet; thence, South 74°03'30" West, 189.76 feet; thence along a curve concave to the north, having a central angle of 05°30'12" with a radius of 630.00 feet, an arc length of 60.51 feet and the chord of which bears South 76°48'36" West, 60.49 feet; thence, South 00°13'35" East, 183.02 feet to the Northwest corner of Lot 2 Block 1, McWhinney Twelfth Subdivision; thence along the Westerly lines of said Lot 2 and Lot 1, Block 1, McWhinney Twelfth Subdivision the following 4 courses and distances beginning with a curve concave to the west, having a central angle of 21°57'36" with a radius of 300.00 feet, an arc length of 114.98 feet and the chord of which bears South 10°45'15" West, 114.28 feet ; thence, South 21°44'04" West, 300.28 feet; thence along a curve concave to the east, having a central angle of 25°36'08" with a radius of 150.00 feet, an arc length of 67.03 feet and the chord of which bears South 08°55'57" West, 66.47 feet ; thence, South 03°25'00" West, 22.89 feet; thence, South 03°11'15" East, 140.11 feet to the Northeast corner of Lot 2, Rocky Mountain Village Eighth Subdivision; thence along the Easterly and Southerly lines of said Lot 2 the following 8 courses and distances, South 00°56'29" East, 64.18 feet; thence, North 89°03'32" East, 72.38 feet; thence, South 00°56'28" East, 79.84 feet; thence, North 89°03'32" East, 9.92 feet; thence, South 00°56'28" East, 208.83 feet; thence, South 89°03'32" West, 155.20 feet; thence, South 00°56'30" East, 432.07 feet; thence, South 89°03'30" West, 136.32 feet to the Southeast corner of Lot 1, Rocky Mountain Village Eighth Subdivision; thence along the Easterly, Northerly and Westerly lines of said Lot 1 the following 29 courses and distances, North 01°10'14" West, 439.38 feet; thence, North 88°49'46" East, 27.49 feet; thence, North 01°10'16" West, 9.21 feet; thence, North 88°49'44" East, 2.50 feet; thence, North 01°10'16" West, 5.00 feet; thence, South 88°49'44" West, 2.50 feet; thence, North 01°10'16" West, 125.83 feet; thence, North 88°49'44" East, 2.50 feet; thence, North 01°10'16" West, 5.00 feet; thence, South 88°49'44" West, 2.50 feet; thence, North 01°10'16" West, 62.33 feet; thence, North 88°49'44" East, 2.50 feet; thence, North 01°10'16" West, 5.00 feet; thence, South 88°49'44" West, 2.50 feet; thence, North 01°10'16" West, 144.29 feet; thence along a non tangent curve concave to the North having a central angle of 04°47'15" with a radius of 1125.00 feet, an arc length of 94.00 feet and the chord of which bears North 89°41'40" West, 93.97 feet; thence, North 87°18'03" West, 115.37 feet; thence, South 01°10'16" East, 85.33 feet; thence, North 88°49'44" East, 31.55 feet; thence, South 01°10'16" East, 22.00 feet; thence, North 88°49'44" East, 8.67 feet; thence, South 01°10'16" East, 229.00 feet; thence, South 88°49'47" West, 5.00 feet; thence, South 01°10'16" East, 35.82 feet; thence, South 21°59'13" West, 31.06 feet; thence, South 88°45'39" West, 67.67 feet; thence, South 01°06'42" East, 145.94 feet; thence, North 88°49'58" East, 20.15 feet; thence, South 01°10'15" East, 258.69 feet to the North line of Lot 8, Block 1, McWhinney Tenth Subdivision; thence along the North line of said Lot 8, North 89°03'30" East, 179.25 feet; thence, South 00°56'32" East, 265.16 feet along the East line of said Lot 8 and the extension of that line to the South line of Outlot A, McWhinney Tenth Subdivision; thence along said South line,

North 89°21'35" West, 400.12 feet to the East line of Fall River Drive; thence along said East line, South 00°57'28" East, 9.19 feet to the North line of Eisenhower Boulevard; thence along said North line, North 89°21'35" West, 100.04 feet; thence along the Southerly and West lines of Outlot A, Rocky Mountain Village Eighth Subdivision the following 3 courses and distances, North 89°21'11" West, 910.55 feet; thence, South 88°10'48" West, 236.55 feet; thence, North 00°18'46" East, 1,008.06 feet to the Southeast corner of Outlot F, Rocky Mountain Village First Subdivision; thence along the South line of said Outlot F, South 85°33'10" West, 641.99 feet; thence, North 00°17'18" East, 3.51 feet to the Northeast corner of Rocky Mountain Village Seventh Subdivision; thence along the Westerly line of said Seventh Subdivision the following 4 courses and distances,; thence, South 85°33'10" West, 105.37 feet; thence along a curve concave to the southeast, having a central angle of 85°11'52" with a radius of 650.00 feet, an arc length of 966.54 feet and the chord of which bears South 42°57'14" West, 879.92 feet; thence, South 00°21'19" West, 210.95 feet; thence along a curve concave to the northeast, having a central angle of 89°44'04" with a radius of 75.00 feet, an arc length of 117.46 feet and the chord of which bears South 44°30'52" East, 105.82 feet; thence, North 89°23'02" West, 250.00 feet to a point on the South line of Outlot A, Rocky Mountain Village Ninth Subdivision; thence along the South, West and North lines of said Outlot A the following 8 courses and distances, North 89°23'02" West, 987.57 feet; thence along a curve concave to the northeast, having a central angle of 89°27'55" with a radius of 75.00 feet, an arc length of 117.11 feet and the chord of which bears North 44°29'30" West, 105.57 feet ; thence, North 00°24'02" East, 752.47 feet; thence, North 89°29'51" East, 136.34 feet; thence along a curve concave to the north, having a central angle of 23°19'41" with a radius of 1,050.00 feet, an arc length of 427.51 feet and the chord of which bears North 77°50'01" East, 424.56 feet; thence, North 66°10'10" East, 171.41 feet; thence, South 04°25'50" East, 136.30 feet; thence, North 85°33'10" East, 377.81 feet; thence, North 61°13'17" East, 64.00 feet to a point on the West line of Outlot H, Rocky Mountain Village First Subdivision; thence along the West and Southerly lines of said Outlot H the following 4 courses and distances beginning with a non tangent curve concave to the northeast, having a central angle of 22°33'55" with a radius of 168.00 feet, an arc length of 66.17 feet and the chord of which bears South 40°03'41" East, 65.74 feet ; thence, South 51°21'40" East, 117.64 feet; thence along a curve concave to the north, having a central angle of 84°26'36" with a radius of 45.00 feet, an arc length of 66.32 feet and the chord of which bears North 86°26'05" East, 60.48 feet ; thence along said Southerly line and the Southerly and Northerly lines of Outlot B, Rocky Mountain Village First Subdivision the following 13 courses and distances beginning with a curve concave to the southeast, having a central angle of 41°20'19" with a radius of 750.00 feet, an arc length of 541.12 feet and the chord of which bears North 64°53'00" East, 529.46 feet ; thence, North 85°33'10" East, 304.42 feet; thence along a curve concave to the north, having a central angle of 11°04'33" with a radius of 625.00 feet, an arc length of 120.82 feet and the chord of which bears North 80°00'53" East, 120.63 feet ; thence, North 74°28'36" East, 255.89 feet; thence along a non tangent curve concave to the northwest, having a central angle of 24°01'16" with a radius of 87.87 feet, an arc length of 36.84 feet and the chord of which bears North 34°54'59" East, 36.57 feet ; thence along a curve concave to the west, having a central angle of 49°48'31" with a radius of 68.00 feet, an arc length of

59.11 feet and the chord of which bears North 01°59'53" West, 57.27 feet ; thence, North 26°54'06" West, 61.78 feet; thence, North 53°32'24" East, 41.37 feet; thence, South 42°30'28" East, 29.75 feet; thence along a curve concave to the north, having a central angle of 50°04'19" with a radius of 119.77 feet, an arc length of 104.67 feet and the chord of which bears South 67°32'33" East, 101.37 feet ; thence along a curve concave to the northwest, having a central angle of 73°41'10" with a radius of 80.00 feet, an arc length of 102.89 feet and the chord of which bears North 50°34'48" East, 95.94 feet ; thence, North 13°44'16" East, 258.30 feet; thence continuing along said Southerly line and along the South line of Outlot C, Rocky Mountain Village First Subdivision the following 4 courses and distance beginning with a curve concave to the southeast, having a central angle of 76°01'53" with a radius of 530.00 feet, an arc length of 703.31 feet and the chord of which bears North 51°45'12" East, 652.83 feet ; thence, North 89°45'09" East, 689.87 feet; thence along a curve concave to the south, having a central angle of 14°17'21" with a radius of 630.00 feet, an arc length of 157.12 feet and the chord of which bears South 83°05'10" East, 156.71 feet ; thence, South 75°56'29" East, 40.57 feet to the Southwest corner Tract A, McWhinney Eleventh Subdivision; thence along the Southerly and Easterly lines of said Tract A the following 8 courses and distances, South 75°57'02" East, 158.82 feet; thence along a curve concave to the north, having a central angle of 29°59'59" with a radius of 570.00 feet, an arc length of 298.45 feet and the chord of which bears North 89°02'58" East, 295.05 feet ; thence, North 74°02'58" East, 189.76 feet; thence along a curve concave to the south, having a central angle of 14°59'59" with a radius of 630.00 feet, an arc length of 164.93 feet and the chord of which bears North 81°32'58" East, 164.46 feet; thence, North 89°02'58" East, 140.75 feet; thence along a curve concave to the northwest, having a central angle of 89°58'58" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 44°02'58" East, 21.21 feet ; thence, North 00°57'02" West, 5.99 feet; thence along a curve concave to the east, having a central angle of 16°44'04" with a radius of 1,150.00 feet, an arc length of 335.88 feet and the chord of which bears North 07°25'01" East, 334.69 feet ; thence continuing along said Easterly line of said Tract A and the Easterly and Northerly line of Outlot B, McWhinney Eleventh Subdivision the following 2 courses and distances, North 15°47'03" East, 144.15 feet; thence, South 89°07'17" West, 10.10 feet to the Southeast corner of Outlot A, Range View First Subdivision, thence along the East, North and West lines of said Outlot A the following 3 courses and distances, North 15°47'07" East, 90.29 feet; thence, North 52°33'15" West, 64.52 feet; thence, South 01°22'40" West, 124.94 feet to the Southeast corner of Outlot G, Millennium Northwest Second Subdivision; thence along the South, West, North and East lines of said Outlot G the following 40 courses and distances, North 89°19'43" West, 2,570.80 feet; thence, North 89°16'54" West, 308.67 feet; thence, North 23°26'38" East, 216.89 feet; thence, South 89°17'39" East, 274.60 feet; thence, North 14°58'46" East, 44.69 feet; thence, North 61°23'00" West, 68.82 feet; thence, North 34°03'04" East, 101.20 feet; thence, North 18°23'12" East, 107.86 feet; thence, North 04°52'44" East, 299.89 feet; thence, North 01°18'27" East, 116.23 feet; thence, North 00°49'47" West, 81.52 feet; thence, North 20°30'13" East, 100.90 feet; thence, North 08°36'29" East, 100.21 feet; thence, North 19°27'32" East, 211.51 feet; thence, North 23°26'49" East, 136.63 feet; thence, North 33°36'04" East, 130.14 feet; thence, North 20°13'14" East, 137.06 feet; thence, North 02°26'46" West, 118.69 feet;

thence, North 18°58'06" East, 103.43 feet; thence, North 40°44'18" East, 136.95 feet; thence, North 20°13'14" East, 60.81 feet; thence, North 05°55'18" East, 62.93 feet; thence, North 20°13'18" West, 78.33 feet; thence, North 29°37'37" West, 119.77 feet; thence, North 63°55'34" East, 648.23 feet; thence, South 37°46'09" East, 228.65 feet; thence, North 87°02'25" East, 479.87 feet; thence, South 69°28'29" East, 222.57 feet; thence, South 51°10'19" East, 320.28 feet; thence, South 04°34'40" West, 163.88 feet; thence, South 33°01'12" East, 249.35 feet; thence, South 71°49'34" East, 228.13 feet; thence, South 73°54'16" East, 118.52 feet; thence, South 29°36'42" East, 47.96 feet; thence, South 01°22'40" West, 261.49 feet; thence, North 79°08'46" West, 345.12 feet; thence along a non tangent curve concave to the northwest, having a central angle of 47°29'21" with a radius of 1,100.00 feet, an arc length of 911.72 feet and the chord of which bears South 33°00'56" West, 885.85 feet ; thence, South 27°56'08" East, 58.41 feet; thence, South 50°08'56" East, 463.52 feet; thence, South 89°20'31" East, 351.75 feet to the Southeast corner of Outlot C, Range View First Subdivision; thence along the Easterly line of said Outlot C the following 12 courses and distances, North 49°08'25" West, 174.33 feet; thence, North 60°22'23" West, 253.66 feet; thence, South 49°01'12" West, 95.34 feet; thence, North 48°21'01" West, 254.85 feet; thence along a non tangent curve concave to the northwest, having a central angle of 31°44'22" with a radius of 1,175.00 feet, an arc length of 650.90 feet and the chord of which bears North 36°09'15" East, 642.61 feet ; thence, North 81°24'02" East, 10.95 feet; thence along a non tangent curve concave to the north, having a central angle of 74°17'14" with a radius of 190.00 feet, an arc length of 246.35 feet and the chord of which bears South 76°14'53" East, 229.45 feet ; thence, North 66°36'31" East, 112.48 feet; thence along a curve concave to the northwest, having a central angle of 29°57'38" with a radius of 400.00 feet, an arc length of 209.16 feet and the chord of which bears North 51°37'41" East, 206.79 feet ; thence along a curve concave to the northwest, having a central angle of 02°03'20" with a radius of 400.00 feet, an arc length of 14.35 feet and the chord of which bears North 35°37'10" East, 14.35 feet; thence along a compound curve to the west, having a central angle of 49°28'42" with a radius of 215.00 feet, an arc length of 185.67 feet and the chord of which bears North 09°51'09" East, 179.95 feet; thence along a curve concave to the west, having a central angle of 19°01'08" with a radius of 855.00 feet, an arc length of 283.81 feet and the chord of which bears North 24°23'44" West, 282.51 feet to the South corner of Lot 1, Block 1, Range View Second Subdivision; thence along the Southerly, Easterly and Northerly lines of said Lot 1 the following 10 courses and distances, North 55°44'28" East, 190.73 feet; thence, North 34°15'32" West, 87.30 feet; thence, North 55°44'28" East, 137.50 feet; thence, South 34°15'32" East, 20.67 feet; thence, North 59°37'42" East, 78.44 feet; thence along a non tangent curve concave to the southwest, having a central angle of 08°20'33" with a radius of 1,015.00 feet, an arc length of 147.79 feet and the chord of which bears North 30°05'13" West, 147.66 feet ; thence, North 34°15'30" West, 94.52 feet; thence, North 79°15'04" West, 105.81 feet; thence, North 33°46'56" West, 25.00 feet; thence, South 55°44'28" West, 163.76 feet; thence continuing along the same line and along the South line of Outlot E, Millennium Northwest Second Subdivision, South 55°44'28" West, 127.18 feet to the South corner of said Outlot E; thence along the Westerly lines of said Outlot E the following 22 courses and distances, North 34°15'32" West, 185.09 feet; thence, North 20°30'25" West, 194.87 feet; thence, North 23°07'02" West, 249.25 feet;

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thence, North 58°34'48" West, 194.22 feet; thence, North 89°30'38" West, 180.15 feet; thence, North 84°24'16" West, 279.35 feet; thence, West, 211.58 feet; thence, North 35°52'32" West, 172.93 feet; thence, North 14°14'26" East, 241.65 feet; thence, North 11°45'07" East, 354.02 feet; thence, North 09°19'38" East, 95.95 feet; thence, North 12°21'01" East, 461.63 feet; thence, North 34°25'07" West, 259.50 feet; thence, North 70°18'09" West, 131.94 feet; thence, North 88°43'44" West, 309.92 feet; thence, North 63°53'48" West, 439.80 feet; thence, North 75°46'11" West, 384.42 feet; thence, North 37°29'32" West, 192.86 feet; thence, North 01°09'07" East, 44.89 feet; thence, South 88°50'53" West, 35.00 feet; thence, North 01°09'07" East, 371.65 feet; thence, North 89°18'02" West, 0.23 feet; thence, North 00°42'03" East, 60.00 feet to the North line of East 37th Street; thence along said North line, South 89°17'52" East, 2,441.80 feet to the West line of Rocky Mountain Avenue; thence along said West line and along a non tangent curve concave to the east, having a central angle of 37°55'36" with a radius of 221.00 feet, an arc length of 146.29 feet and the chord of which bears North 06°19'55" East, 143.63 feet ; thence, North 25°21'33" East, 15.16 feet to a point on the South line of Union Pacific Railroad; thence along said South line, South 49°21'22" East, 3,400.07 feet to a point on the West line of Interstate 25; thence along said West line, North 00°33'08" East, 196.07 feet to the North line of Union Pacific Railroad; thence along said North line, North 49°21'22" West, 3,247.59 feet to a point on the West line of County Road 7; thence along said West line, North 01°20'25" East, 2,419.05 feet to the North line of County Road 26; thence along said North line and the North line of Myers Group Partnership #949 Addition the following 5 courses and distances, South 89°57'51" East, 1,164.07 feet; thence, South 00°02'09" West, 60.00 feet; thence, South 65°44'21" East, 109.70 feet; thence, South 89°57'51" East, 900.00 feet; thence, South 51°28'52" East, 108.50 feet; thence along the North and East lines of McWhinney Addition the following 6 courses and distances, North 72°23'17" East, 469.03 feet; thence, South 76°43'27" East, 326.96 feet; thence, South 36°39'41" West, 92.42 feet; thence, South 10°39'53" West, 914.29 feet; thence, South 08°51'19" West, 504.72 feet; thence, South 00°32'14" West, 1,092.85 feet; thence along the North line of the Millennium Addition the following 2 courses and distances, North 89°19'03" East, 2,566.66 feet; thence, North 89°03'30" East, 693.31 feet to the Northeast corner of District No. 3 North; thence along the East line of said District No. 3 North the following 6 courses and distances, South 01°13'28" West, 2,255.04 feet; thence along a curve concave to the northwest, having a central angle of 57°01'17" with a radius of 200.00 feet, an arc length of 199.04 feet and the chord of which bears South 29°44'06" West, 190.93 feet; thence, South 58°14'45" West, 709.22 feet; thence, South 00°20'51" West, 736.77 feet; thence along a curve concave to the west, having a central angle of 40°14'18" with a radius of 1,075.00 feet, an arc length of 754.96 feet and the chord of which bears South 20°28'00" West, 739.54 feet; thence, South 40°35'09" West, 185.80 feet to a point on the North line of the Union Pacific Railroad; thence along said North line the following 4 courses and distances, North 39°24'51" West, 1,291.33 feet; thence along a curve concave to the southwest, having a central angle of 09°40'12" with a radius of 5,829.58 feet, an arc length of 983.88 feet and the chord of which bears North 44°14'57" West, 982.72 feet; thence, South 89°05'00" West, 37.59 feet; thence, North 49°21'51" West, 801.23 feet to the East line of Interstate 25; thence along said East line, South 00°35'04" West, 531.64 feet to the Southwest corner of Union Pacific Railroad

property; thence along the South line of said property, North 89°05'00" East, 349.69 feet to a point on the South line of Union Pacific Railroad; thence along said South line the following 4 courses and distances, South 49°21'51" East, 197.08 feet; thence along a curve concave to the southwest, having a central angle of 09°57'00" with a radius of 5,629.58 feet, an arc length of 977.63 feet and the chord of which bears South 44°23'21" East, 976.41 feet; thence, South 39°24'51" East, 2,997.60 feet; thence along a curve concave to the northeast, having a central angle of 19°59'08" with a radius of 3,919.83 feet, an arc length of 1,367.29 feet and the chord of which bears South 49°24'25" East, 1,360.37 feet to a point on the East line of Parcel B-2, Millennium Addition; thence along said East and North lines of said Parcel B-2 the following 3 courses and distances, South 00°20'17" West, 938.15 feet; thence, South 88°14'17" East, 528.37 feet; thence, South 00°50'26" East, 76.28 feet to a point on the North line of Parcel B-3, Millennium Addition; thence along the North line and East line of said Parcel B-3, South 89°03'44" East, 23.48 feet; thence, South 00°34'53" West, 22.84 feet to a point on the North line of the Airport Substation Addition; thence along said North line the following 4 courses and distances, North 89°09'25" East, 484.18 feet; thence along a curve concave to the north, having a central angle of 01°22'28" with a radius of 28,567.89 feet, an arc length of 685.34 feet and the chord of which bears North 88°28'10" East, 685.32 feet ; thence, North 87°46'55" East, 1,874.24 feet; thence, North 44°16'20" East, 72.09 feet; thence, North 80°52'55" East, 60.85 feet to the East line of said Airport Substation Addition; thence along the East and South line of said Addition the following 3 courses and distances, South 44°46'50" East, 71.00 feet; thence, South 12°02'52" West, 250.91 feet; thence, South 89°11'16" West, 2,666.28 feet; thence, along the South right-of-way line of U.S. Highway No. 34 (E. Eisenhower Boulevard), South 89°11'17" West, 2640.17 feet; thence, North 00°00'00" East, 50.00 feet to the POINT OF BEGINNING.

EXCEPT that tract of land located in the Northwest Quarter of Section 10, Township 5 North, Range 68 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Considering the North line of the Northwest Quarter of said Section 10 as bearing North 89°02'24" East and with all bearings contained herein relative thereto:

Commencing at the Northwest Corner of said Section 10; thence along said North line, North 89°02'24" East, 1073.90 feet; thence, South 01°00'33" East, 73.03 feet to the POINT OF BEGINNING; thence, North 88°53'15" East, 1290.29 feet; thence along a curve concaved to the Southwest having a central angle of 50°43'17" with a radius of 50.00 feet, an arc length of 44.26 feet and the chord of which bears South 65°45'06" East, 42.83 feet; thence, South 00°01'55" West, 1325.62 feet to a point on the North line of Parcel 2, Cloverleaf Kennel Club MLD# 98-S1326; thence along said North line, North 89°22'05" West, 1305.48 feet; thence along the East line of said Parcel 2, North 01°00'33" West, 1303.96 feet to the Point of Beginning.

(Contains 60,518,513 square feet or 1389.314 acres)

ALSO:

A tract of land located in the Southwest Quarter of Section 9, the Northwest Quarter of Section 16, the Northeast Quarter of Section 17 and the Southeast Quarter of Section 8, all in Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 9 as bearing North 00°24'02" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 9; thence, North 15°11'23" East, 196.03 feet to the POINT OF BEGINNING, said point being on the West line of Outlot A, Rocky Mountain Village Ninth Subdivision; thence, South 00°23'38" West, 239.73 feet to a point on the South right-of-way line of East Eisenhower Boulevard and the East right-of-way line of North Boyd Lake Avenue; thence, along said East line, South 00°19'27" West, 659.76 feet; thence, departing said East line and along the easterly projection of the South right-of-way line of Mountain Lion Drive, Thompson First Subdivision and the South right-of-way line of said Mountain Lion Drive, North 89°41'22" West, 184.14 feet; thence, continuing along said South right-of-way line and along a curve concave to the northeast, having a central angle of 45°00'01" with a radius of 430.00 feet, an arc length of 337.72 feet and the chord of which bears North 67°11'22" West, 329.11 feet to a point on the East line of Lot 4, Block 1 of said Thompson First Subdivision; thence, along said East line and the South, West and North lines of said Lot 4 by the following four (4) courses and distances, South 00°18'38" West, 745.39 feet; thence, South 89°43'50" West, 2,192.78 feet; thence, North 00°30'53" East, 790.19 feet; thence, North 89°26'53" East, 214.96 feet to a point on the West line of said Thompson First Subdivision; thence, along said West line, North 00°15'21" West, 196.46 feet to a point on the North right-of-way line of Mountain Lion Drive of said Thompson First Subdivision; thence, along said North line by the following five (5) courses and distances, North 89°27'07" East, 1,630.57 feet; thence, along a curve concave to the south, having a central angle of 45°51'30" with a radius of 430.00 feet, an arc length of 344.16 feet and the chord of which bears South 67°37'08" East, 335.05 feet; thence, South 44°41'22" East, 110.87 feet; thence, along a curve concave to the northeast, having a central angle of 45°00'01" with a radius of 370.00 feet, an arc length of 290.60 feet and the chord of which bears South 67°11'22" East, 283.19 feet; thence, South 89°41'34" East, 84.54 feet to a point on the West right-of-way line of North Boyd Lake Avenue; thence, along said West right-of-way line, North 00°18'38" East, 323.67 feet to a point on the North line of said Thompson First Subdivision; thence, along said North line, North 89°27'07" East, 20.00 feet to a point on the West right-of-way line of North Boyd Lake Avenue; thence, along said West right-of-way line of North Boyd Lake Avenue, North 00°18'32" East, 275.65 feet; thence, departing said West line, North 06°41'47" West, 164.28 feet to a point on the West line of North Boyd Lake Avenue and the East line of Waterfall Subdivision; thence, along said East line, North 00°24'01" East, 829.44 feet; thence, departing said line, South 89°35'58" East, 100.04 feet to a point on the East right-of-way line of North

Boyd Lake Avenue and on the West line of Outlot A, Rocky Mountain Village Ninth Subdivision; thence, along said line, South 00°24'02" West, 752.47 feet to the POINT OF BEGINNING.

(Contains 2,296,969 square feet or 52.731 acres)

ALSO:

Tract 2, Millennium SW Third Subdivision, City of Loveland, County of Larimer, State of Colorado.

(Contains 1,270,561 square feet or 29.17 acres)

ALSO:

A tract of land being a portion of Interstate Highway No. 25 and US Highway 34 located in Sections 10 and 15, Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 11, Township 5 North, Range 68 West of the 6th Principal Meridian as bearing North 89°11'17" East, and with all bearings contained herein relative thereto;

BEGINNING at the Southeast corner of said Section 10; thence, South 00°00'00" East, 50.00 feet to a point on the South right-of-way line of US Highway No. 34; thence, along said South right-of-way line by the following three (3) courses and distances, South 89°13'09" West, 1,218.92 feet; thence, North 00°07'09" East, 10.00 feet; thence, South 89°13'09" West, 328.92 feet to a point on the Easterly right-of-way line of Interstate Highway No. 25; thence, along said Easterly right-of-way line by the following seven (7) courses and distances, South 00°44'53" East, 10.03 feet; thence, South 41°49'25" West, 214.21 feet; thence, South 89°13'09" West, 140.00 feet; thence, South 75°02'39" West, 313.30 feet; thence, South 43°56'09" West, 436.70 feet; thence along a non tangent curve concave to the east having a central angle of 43°49'00" with a radius of 586.70 feet, an arc length of 448.68 feet and the chord of which bears South 22°00'43" West, 437.82 feet; thence, South 00°07'09" West, 1645.00 feet to a point on the South line of the Northeast Quarter of said Section 15; thence, along said South line, South 89°26'25" West, 50.22 feet to a point on the South line of the Northwest Quarter of said Section 15; thence, along said South line, South 89°22'50" West, 290.56 feet to a point on the Westerly right-of-way line of Interstate Highway No. 25; thence along said Westerly right-of-way line by the following ten (10) courses and distances, beginning along a non tangent curve concave to the east having a central angle of 02°06'50" with a radius of 23,055.00 feet, an arc length of 850.58 feet and the chord of which bears North 00°09'38" East, 850.53 feet; thence, North 20°01'09" East, 106.92 feet; thence, North 01°56'09" East, 645.10 feet; thence, North 02°42'18" West, 291.09 feet; thence along a non tangent curve concave to the southwest having a central angle of 23°36'00" with a radius of 601.70 feet, an arc length of 247.84 feet and the

chord of which bears North 23°19'32" West, 246.09 feet; thence, North 44°13'51" West, 291.00 feet; thence, North 48°39'51" West, 116.00 feet; thence, North 52°35'21" West, 192.30 feet; thence along a non tangent curve concave to the south having a central angle of 18°00'00" with a radius of 442.46 feet, an arc length of 139.00 feet and the chord of which bears North 69°39'51" West, 138.43 feet; thence, North 83°46'25" West, 193.10 feet to a point on the South right-of-way line of US Highway 34; thence, along said South right-of-way line, South 89°05'05" West, 1,517.41 feet; thence, North 00°35'00" East, 50.00 feet; thence, North 01°53'21" West, 113.19 feet; thence, North 05°36'06" East, 18.19 feet to a point on the North right-of-way line of US Highway No. 34; thence, along said North right-of-way line by the following three (3) courses and distances, North 89°12'49" East, 149.66 feet; thence, North 89°15'11" East, 919.97 feet; thence, South 87°17'25" East, 87.69 feet to a point on the Northerly right-of-way line of Interstate Highway No. 25; thence, along said Northerly right-of-way line and along the Westerly right-of-way of said Interstate Highway No. 25 by the following nine (9) courses and distances beginning along a non tangent curve concave to the northwest having a central angle of 70°00'20" with a radius of 112.20 feet, an arc length of 137.09 feet and the chord of which bears North 35°10'11" East, 128.72 feet; thence along a non tangent curve concave to the southeast having a central angle of 85°00'20" with a radius of 204.30 feet, an arc length of 303.11 feet and the chord of which bears North 41°18'59" East, 276.06 feet; thence, North 84°11'34" East, 474.48 feet; thence along a non tangent curve concave to the northwest having a central angle of 82°23'57" with a radius of 586.70 feet, an arc length of 843.75 feet and the chord of which bears North 43°08'51" East, 772.90 feet; thence, North 01°56'53" East, 210.54 feet; thence, North 15°55'18" West, 64.40 feet; thence, North 17°50'18" East, 74.82 feet; thence, North 01°55'19" East, 880.80 feet; thence, North 03°58'57" West, 1.00 feet to a point on the existing Urban Renewal Area boundary line; thence, along said boundary line by the following thirteen (13) courses and distances, South 89°24'42" East, 3.95 feet; thence, South 89°23'05" East, 277.41 feet; thence, South 00°36'53" West, 71.81 feet; thence, South 00°35'10" West, 230.11 feet, thence, South 00°33'26" West, 451.62 feet; thence, South 00°10'40" West, 471.50 feet; thence along a non tangent curve concave to the northeast having a central angle of 50°42'44" with a radius of 586.70 feet, an arc length of 519.28 feet and the chord of which bears South 23°28'47" East, 502.50 feet; thence, South 48°50'18" East, 351.88 feet; thence, South 79°01'48" East, 292.40 feet; thence, North 89°09'42" East, 100.40 feet; thence, South 47°25'44" East, 198.03 feet to a point on the North right-of-way line of US Highway No. 34; thence, along said North right-of-way line, North 89°12'04" East, 1,552.14 feet; thence, South 00°20'47" West, 130.26 feet to the Point of Beginning.

(Contains 3,620,321 square feet or 83.111 acres)

ALSO:

A tract of land located in the Northwest Quarter of Section 2 and the Northeast Quarter of Section 3 all in Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 2 as bearing North 01°07'37" East and with all bearings contained herein relative thereto:

BEGINNING at the West Quarter corner of said Section 2; thence, South 89°19'03" West, 35.57 feet; thence, North 01°07'37" East, 557.18 feet; thence, along a tangent curve concave to the Southwest having a central angle of 57°21'48", a radius of 28.50 feet, an arc length of 28.53 feet and the chord of which bears North 27°33'17" West, 27.36 feet; thence along a non-tangent line, North 01°07'37" East, 60.09 feet; thence, North 88°52'23" West, 21.32 feet; thence, North 01°07'37" East, 437.00 feet; thence, South 88°52'23" East, 26.10 feet; thence, North 04°33'38" East, 136.34 feet; thence, along a tangent curve concave to the West having a central angle of 03°26'01", a radius of 98.50 feet, an arc length of 5.90 feet and the chord of which bears North 02°50'37" East, 5.90 feet; thence, North 01°07'37" East, 126.00 feet; thence, along a tangent curve concave to the Southwest having a central angle of 90°00'00", a radius of 18.50 feet, an arc length of 29.06 feet and the chord of which bears North 43°52'23" West, 26.16 feet; thence, North 88°52'23" West, 12.00 feet; thence, North 01°07'35" East, 13.50 feet; thence, North 01°07'36" East, 13.50 feet; thence, along a curve concave to the Northwest having a central angle of 90°00'07", a radius of 18.50 feet, an arc length of 29.06 feet and the chord of which bears North 46°07'37" East, 26.16 feet; thence, North 01°07'37" East, 231.60 feet; thence, along a tangent curve concave to the East having a central angle of 03°49'11", a radius of 101.50 feet, an arc length of 6.77 feet and the chord of which bears North 03°02'12" East, 6.77 feet; thence, North 04°56'48" East, 173.46 feet; thence, along a tangent curve concave to the West having a central angle of 03°49'11", a radius of 98.50 feet, an arc length of 6.57 feet and the chord of which bears North 03°02'12" East, 6.57 feet; thence, North 01°07'37" East, 450.00 feet; thence, continuing along line, North 01°07'37" East, 36.65 feet; thence, along a tangent curve concave to the West having a central angle of 05°29'10", a radius of 96.50 feet, an arc length of 9.24 feet and the chord of which bears North 01°36'58" West, 9.24 feet; thence, North 04°21'33" West, 115.93 feet; thence, along a tangent curve concave to the East having a central angle of 05°29'10", a radius of 103.50 feet, an arc length of 9.91 feet and the chord of which bears North 01°36'58" West, 9.91 feet; thence, along a curve concave to the West having a central angle of 19°38'39", a radius of 173.50 feet, an arc length of 59.49 feet and the chord of which bears North 08°41'38" West, 59.19 feet; thence, along a compound curve concave to the Southwest having a central angle of 51°47'59", a radius of 63.50 feet, an arc length of 57.41 feet and the chord of which bears North 44°24'57" West, 55.47 feet; thence, along a compound curve concave to the South having a central angle of 16°38'23", a radius of 173.50 feet, an arc length of 50.39 feet and the chord of which bears North 78°38'08" West, 50.21 feet; thence along a non-tangent line, South 89°57'24" East, 146.69 feet; thence, South 01°07'37" West, 0.03 feet; thence, North 89°10'57" East, 148.12 feet; thence, along a non-tangent curve concave to the Southeast having a central angle of 11°29'44", a radius of 173.50 feet, an arc length of 34.81 feet and the chord of which bears South 64°41'04" West, 34.75 feet; thence, along a compound curve concave to the Southeast having a central angle of 26°42'17", a radius of 63.50 feet, an arc length of 29.60 feet and the chord of which

bears South 45°35'03" West, 29.33 feet; thence, along a compound curve concave to the East having a central angle of 30°23'12", a radius of 173.50 feet, an arc length of 92.02 feet and the chord of which bears South 17°02'19" West, 90.94 feet; thence, South 01°07'37" West, 160.18 feet; thence, along a tangent curve concave to the West having a central angle of 03°26'01", a radius of 101.50 feet, an arc length of 6.08 feet and the chord of which bears South 02°50'37" West, 6.08 feet; thence, South 04°33'38" West, 194.37 feet; thence, along a tangent curve concave to the East having a central angle of 03°26'01", a radius of 98.50 feet, an arc length of 5.90 feet and the chord of which bears South 02°50'37" West, 5.90 feet; thence, South 01°07'37" West, 152.03 feet; thence, along a tangent curve concave to the Northeast having a central angle of 90°00'04", a radius of 18.50 feet, an arc length of 29.06 feet and the chord of which bears South 43°52'25" East, 26.16 feet; thence, South 88°52'27" East, 12.00 feet; thence, South 01°07'33" West, 27.00 feet; thence, along a non-tangent curve concave to the Southeast having a central angle of 89°59'56", a radius of 18.50 feet, an arc length of 29.06 feet and the chord of which bears South 46°07'35" West, 26.16 feet; thence, South 01°07'37" West, 231.16 feet; thence, along a tangent curve concave to the west having a central angle of 04°23'54", a radius of 101.50 feet, an arc length of 7.79 feet and the chord of which bears South 03°19'34" West, 7.79 feet; thence, South 05°31'31" West, 193.91 feet; thence, along a tangent curve concave to the East having a central angle of 03°15'09", a radius of 98.50 feet, an arc length of 5.59 feet and the chord of which bears South 03°53'56" West, 5.59 feet; thence, South 02°16'22" West, 427.08 feet; thence, along a tangent curve concave to the east having a central angle of 01°08'45", a radius of 98.50 feet, an arc length of 1.97 feet and the chord of which bears South 01°41'59" West, 1.97 feet; thence, South 01°07'37" West, 331.23 feet; thence, along a tangent curve concave to the Northeast having a central angle of 89°59'59", a radius of 28.50 feet, an arc length of 44.77 feet and the chord of which bears South 43°52'23" East, 40.31 feet; thence, South 88°52'23" East, 12.00 feet; thence, South 01°07'37" West, 39.00 feet; thence, along a non-tangent curve concave to the Southeast having a central angle of 90°00'01", a radius of 28.50 feet, an arc length of 44.77 feet and the chord of which bears South 46°07'37" West, 40.31 feet; thence, South 01°07'37" West, 284.16 feet; thence, along a tangent curve concave to the West having a central angle of 03°26'01", a radius of 101.50 feet, an arc length of 6.08 feet and the chord of which bears South 02°50'37" West, 6.08 feet; thence, South 04°33'38" West, 194.36 feet; thence, along a tangent curve concave to the East having a central angle of 03°26'01", a radius of 98.50 feet, an arc length of 5.90 feet and the chord of which bears South 02°50'37" West, 5.90 feet; thence, South 01°07'37" West, 70.19 feet; thence, South 89°03'30" West, 47.48 feet to the Point of Beginning.

(Contains 271,937 square feet or 6.243 acres)

ALSO:

A tract of land located in Section 4 and Section 5, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Northwest Quarter of said Section 4 as bearing North 89°18'02" West and with all bearings contained herein relative thereto:

Commencing at the West Quarter corner of said Section 4; thence, South 59°49'55" West, 58.47 feet to the **POINT OF BEGINNING**; thence, along the West right-of-way line of Boyd Lake Avenue, North 01°03'43" East, 30.32 feet; thence, continuing along said West right-of-way line, North 01°03'56" East, 1320.70 feet; thence, South 89°18'01" East, 2,677.22 feet; thence, South 89°17'53" East, 1096.70 feet to a point on the Northeasterly line of that tract of land described at Reception No. 20040014309 and the Southwesterly line of the Union Pacific Railroad; thence, along said line, South 49°21'40" East, 1766.92 feet; thence, South 25°21'00" West, 15.16 feet; thence, along a curve concave to the east having a central angle of 37°55'36" with a radius of 221.00 feet, an arc length of 146.29 feet and the chord of which bears South 06°19'55" West, 143.63 feet; thence, North 89°17'52" West, 2,441.80 feet; thence, South 00°42'03" West, 60.00 feet to a point being on the South right-of-way line of East 37th Street; thence, along said South right-of-way line, North 89°18'02" West, 2675.04 feet to the Point of Beginning.

(Contains 6,015,356 square feet or 138.094 acres)

ALSO:

A tract of land located in the Northwest Quarter of Section 10, Township 5 North, Range 68 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Considering the North line of the Northwest Quarter of said Section 10 as bearing North 89°02'24" East and with all bearings contained herein relative thereto:

Commencing at the Northwest Corner of said Section 10; thence along said North line, North 89°02'24" East, 1073.90 feet; thence, South 01°00'33" East, 73.03 feet to the **POINT OF BEGINNING**; thence, North 88°53'15" East, 1290.29 feet; thence along a curve concaved to the Southwest having a central angle of 50°43'17" with a radius of 50.00 feet, an arc length of 44.26 feet and the chord of which bears South 65°45'06" East, 42.83 feet; thence, South 00°01'55" West, 1325.62 feet to a point on the North line of Parcel 2, Cloverleaf Kennel Club MLD# 98-S1326; thence along said North line, North 89°22'05" West, 1305.48 feet; thence along the East line of said Parcel 2, North 01°00'33" West, 1303.96 feet to the Point of Beginning.

(Contains 1,743,714 square feet or 40.030 acres)

ALSO:

A tract of land located in the Northeast Quarter of Section 16 and the Southeast Quarter of Section 9, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 16 as bearing South 89°24'51" East and with all bearings contained herein relative thereto:

BEGINNING at the Northeast Corner of said Section 16; thence along the East line of the Northeast Quarter of said Section 16, South 00°18'41" West, 2,541.52 feet to the North right-of-way line of Great Western Railroad; thence, along said North right-of-way line, North 89°33'50" West, 2,634.75 feet to the West line of said Northeast Quarter; thence along said West line, North 00°27'00" East, 1,227.75 feet to the North 1/16 corner of said Section 16; thence, continuing along said West line, North 00°27'25" East, 1,320.63 feet to a point being the North Quarter corner of said Section 16; thence, North 00°19'12" East, 105.23 feet to a point on the North right-of-way line of East Eisenhower Blvd. (US Highway No. 34); thence, along said North right-of-way line by the following six (6) courses and distances, North 88°10'48" East, 236.55 feet; thence, South 89°21'11" East, 910.55 feet; thence, South 89°21'35" East, 100.04 feet; thence, North 00°57'28" West, 9.19 feet; thence, South 89°21'55" East, 1219.64 feet; thence, North 87°22'04" East, 159.57 feet; thence, South 05°36'06" West, 18.19 feet; thence, South 01°53'21" East, 113.19 feet the Point of Beginning.

(Contains 7,009,196 square feet or 160.909 acres)

ALSO:

A tract of land located in the Northeast Quarter of Section 10 and in the West Half of Section 11, Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 11 as bearing South 89°11'17" West and with all bearings contained herein relative thereto;

Commencing at the South Quarter corner of said Section 11; thence, along the East line of the Southwest Quarter of said Section 11, North 00°20'46" East, 875.72 feet to the **POINT OF BEGINNING**, said point also being a point on the Southwest line of the tract of land described at Reception No. 2004-0096015 on file at the Office of the Clerk and Recorder of said Larimer County; thence, along said Southwest line by the following five (5) courses and distance, North 68°06'08" West, 477.61 feet; thence along a non tangent curve concave to the northeast having a central angle of 28°44'01" with a radius of 3,769.83 feet, an arc length of 1,890.56 feet and the chord of which bears North 53°46'19" West, 1,870.81 feet; thence, North 39°25'53" West, 614.93 feet; thence, North 39°23'07" West, 385.34 feet; thence, North 39°24'51" West, 696.74 feet; thence, North 40°35'09" East, 235.77 feet; thence, along a curve concave to the west having a central angle of 40°14'17" with a radius of 1,075.00 feet, an arc length of 754.96 feet and the chord of which bears North 20°28'00" East, 739.54 feet to a point on the West line of the Northwest Quarter of said Section 11; thence, along said West line, North 00°20'51" East, 555.72 feet; thence, North 72°19'56" East, 299.20 feet; thence along a non tangent curve concave to the southwest having a central angle of 85°10'47" with a radius of 859.61 feet, an arc length of 1,277.95 feet and the chord of which bears South 65°01'12" East, 1,163.47 feet; thence, South 22°34'33" East, 1,118.45 feet; thence along a non tangent curve concave to the northeast having a central angle of 49°39'49" with a radius of 1,384.76 feet, an arc length of 1,200.30 feet

7/8/2008

and the chord of which bears South 47°24'11" East, 1,163.07 feet to a point on the East line of the Northwest Quarter of said Section 11; thence, along said East line and the East line of the Southwest Quarter of said Section 11, South 00°20'47" West, 1802.01 feet to the Point of Beginning.

(Contains 6,637,192 square feet or 152.369 acres)

ALSO:

A tract of land located in the Southwest Quarter of Section 11, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 11 as bearing North 89°11'17" East and with all bearings contained herein relative thereto:

Commencing at the South Quarter corner of said Section 11; thence along the East line of said Southwest Quarter, North 00°20'30" East, 131.31 feet to a point on the North right-of-way line of East Eisenhower Blvd. (U.S. Highway No. 34), said point being the **POINT OF BEGINNING**; thence, along said North line, and along a curve concave to the north having a central angle of 00°11'45", a radius of 28,557.90 feet, an arc length of 97.61 feet and the chord of which bears South 89°03'54" West, 97.61 feet; thence, continuing along said North line, South 89°09'47" West, 386.50 feet to a point on the Northerly line of Millennium East First Subdivision; thence, along said North line by the following five courses and distances, North 00°20'28" East, 23.11 feet; thence, North 89°03'44" West, 23.49 feet; thence, North 00°50'13" West, 76.16 feet; thence, North 88°14'04" West, 528.37 feet; thence, North 00°20'30" East, 938.15 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence, along said Southerly line along a non-tangent curve concave to the northeast having a central angle of 08°44'52", a radius of 3,919.83 feet, an arc length of 598.47 feet and the chord of which bears South 63°46'12" East, 597.89 feet; thence, continuing along said Southerly line, South 68°08'38" East, 536.80 feet to a point on the East line of said Southwest Quarter; thence, along said East line, South 00°20'30" West, 582.75 feet to the Point of Beginning.

(Contains 776,597 square feet or 17.828 acres)

The above described tracts of land contain 90,160,356 feet or 2069.797 acres more or less and are subject to all easements and rights-of-way now on recorded or existing.

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EXHIBIT "B"

MAP DEPICITNG CLOVERLEAF DOG TRACK PROPERTY

- LEGEND**
- CLOVERLEAF GDD TRACK
 - ORIGINAL URA BOUNDARY
 - CHAMPION AND OPEN SPACE
 - DETENTION POND
 - EQUALIZER LAKE
 - ROW/EXISTING
 - ROW/FUTURE
 - SCHOOLS
 - EXISTING DEVELOPED

PLAN URA
 To: City of Loveland, Colorado
 From: McWhinney Planning & Architecture, Inc.
 To: Public/Community/Not For Construction

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	11/11/05	ME
2	REVISED PLAN	12/15/05	ME
3	REVISED PLAN	01/10/06	ME
4	REVISED PLAN	02/02/06	ME
5	REVISED PLAN	02/02/06	ME
6	REVISED PLAN	02/02/06	ME
7	REVISED PLAN	02/02/06	ME
8	REVISED PLAN	02/02/06	ME
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90	REVISED PLAN	02/02/06	ME
91	REVISED PLAN	02/02/06	ME
92	REVISED PLAN	02/02/06	ME
93	REVISED PLAN	02/02/06	ME
94	REVISED PLAN	02/02/06	ME
95	REVISED PLAN	02/02/06	ME
96	REVISED PLAN	02/02/06	ME
97	REVISED PLAN	02/02/06	ME
98	REVISED PLAN	02/02/06	ME
99	REVISED PLAN	02/02/06	ME
100	REVISED PLAN	02/02/06	ME



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ME
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