

**CERTIFIED COPY OF RESOLUTION TO APPROVE PETITIONS FOR EXCLUSION
EBERT METROPOLITAN DISTRICT**

COMES NOW, the Secretary of the Ebert Metropolitan District (the "District"), and certifies that at a meeting of the Board of Directors of the District, held Wednesday, November 25, 2015 at 4908 Tower Road, Denver, Colorado, the following resolution was adopted, to-wit:

"WHEREAS, the property owners set forth below have petitioned the District for the exclusion from said District of the land described in the Petitions for Exclusion attached hereto as **Exhibit A**; and

WHEREAS, public notice has been published in accordance with law, calling for a public hearing on the prayer of said Petitions, proof of which is attached hereto as **Exhibit B**; and

WHEREAS, based upon the Petitions, the Service Plan for the District, and such other evidence as was presented to the Board and made part of the record in this proceeding, the Board has found and does hereby find, relative to the grant or denial of the Petitions for Exclusion, and in accordance with the criteria set forth in Section 32-1-501(3), C.R.S. that:

- (a) (I) Exclusion is in the best interests of the property seeking exclusion,
- (II) Exclusion is in the best interests of the District.
- (III) Exclusion is in the best interests of the City and County of Denver, in which the Districts are located.
- (b) The relative cost and benefit to the properties to be excluded from the provision of services by the District are negligible.
- (c) The ability of the District to provide economical and sufficient service to all of the properties remaining within the District's boundaries will be unchanged by the exclusion.
- (d) The ability of the District to provide services at a reasonable cost will be unchanged by the proposed exclusion.
- (e) The effect of denying the Petitions will have a negligible effect on employment and other economic conditions in the District and surrounding area.

- (f) The effect of approving this resolution will have a negligible effect on the economy of the region, the District, the surrounding area and the state as a whole.
- (g) Economically feasible alternative service will be available.
- (h) The additional cost to be levied on other property within the District if the exclusion is granted will be insignificant.

WHEREAS, the Board, after considering the evidence and all of the factors and findings set forth above, has determined and does hereby determine that the properties in whole, as described in **Exhibit C** attached hereto, should be ordered excluded from the boundaries of the Ebert Metropolitan District.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall, and hereby does order the exclusion of the land described in **Exhibit C** attached hereto from the boundaries of the Ebert Metropolitan District.

FURTHER, that the names and addresses of the owners of said property are as follows:

Petitioner/Owner: Tower Road Farms
Address: 4908 Tower Road
Denver, CO 80249

Petitioner/Owner: Oakwood Commercial Ventures LLC
Address: 4908 Tower Road
Denver, CO 80249

Petitioner/Owner: Oakwood Homes LLC
Address: 4908 Tower Road
Denver, CO 80249

Petitioner/Owner: Beer Garden GVR, LLC
Address: 1430 Larimer Street, Suite 200
Denver, CO 80202

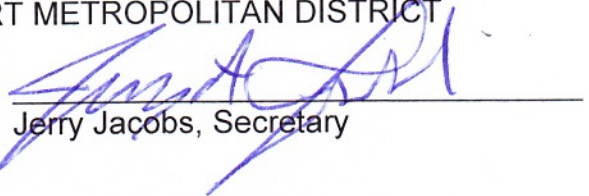
Petitioner/Owner: HC Land Investments LLC
Address: 4908 Tower Road
Denver, CO 80249

FURTHER, the descriptions of the properties ordered excluded are provided in **Exhibit C** attached hereto and incorporated herein by this reference.

The foregoing is a true and accurate copy of the action taken by the governing body of the Ebert Metropolitan District.

EBERT METROPOLITAN DISTRICT

By:



Jerry Jacobs, Secretary

Exhibit A
to Resolution

Petitions for Exclusion

IN THE MATTER OF THE)	
)	
EBERT METROPOLITAN	)	<u>PETITION FOR EXCLUSION</u>
DISTRICT	)	<u>OF LAND</u>
)	
CITY AND COUNTY OF)	
DENVER, COLORADO)	

The undersigned fee owner of real property situated in the City and County of Denver, Colorado, does hereby petition the Board of Directors of the Ebert Metropolitan District that the land hereinafter described be excluded and taken from the District.

The Petitioner represents as follows:

1. The undersigned is the fee owner of the real property set forth below and that such parcels, if more than one, are contiguous to each other.
2. The following described land constitutes a portion of the District.
3. Acceptance of the Petition shall be deemed to have occurred at that time when the District sets the date for the public hearing for consideration of the Petition.
4. The legal description of the property sought to be excluded, all of which lies in the City and County of Denver, State of Colorado is described in **Exhibit A** attached hereto and incorporated herein by this reference.
5. The undersigned, constituting 100% of the owners of the land herein described, hereby assents to the exclusion of same from said District.
6. The undersigned owner acknowledges that the land described in **Exhibit A**, and any taxable property located thereon (whether located there as of the date hereof or at a subsequent time) shall continue to be subject to the levy of taxes and/or fees and rates of the District imposed for the payment of its proportionate share of any indebtedness of the District existing immediately prior to the effective date of any exclusion order issued with respect to such land and property, any and all exclusion costs and fees imposed by the District and interest thereon whether accrued or to accrue. Such indebtedness consists of: \$87,830,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2007, dated December 6, 2007; and, the Regional Facilities Construction Agreement, entered into in 1999 and amended in 2005, with a principal amount of \$27,838,812.

Petitioner: Tower Road Farms LLC
Address: 4908 Tower Road
Denver, CO 80249

PETITIONER:

TOWER ROAD FARMS LLC

ROBERT M EVANS
By: Robert M Evans
Its: SR VICE PRESIDENT

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 9th day of June 2015,
by Robert M. Evans, as SR Vice President of Tower Road Farms LLC, Petitioner.

Witness my hand and official seal.

My Commission Expires: 6/17/2016

(Notary Seal)

Karen L. Wilborn
Notary Public

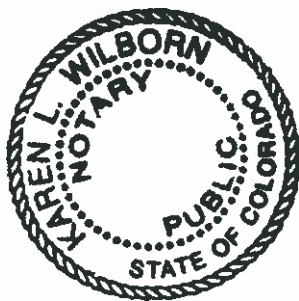


EXHIBIT A (to Petition - Tower Road Farms LLC)

Legal Description of Property to be Excluded

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15, MONUMENTED AS SHOWN HEREON AND BEARING NORTH 89°26'46" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE SOUTH 63°10'49" EAST, A DISTANCE OF 173.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 56TH AVENUE, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°26'46" EAST, ON A LINE 80 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 507.46 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 00°13'54" EAST, A DISTANCE OF 832.31 FEET;
2. SOUTH 72°58'01" WEST, A DISTANCE OF 125.09 FEET;
3. SOUTH 75°47'59" WEST, A DISTANCE OF 275.59 FEET;
4. SOUTH 84°56'58" WEST, A DISTANCE OF 245.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°15'08" WEST, A DISTANCE OF 367.32 FEET;
2. NORTH 89°27'25" EAST, A DISTANCE OF 50.00 FEET;
3. NORTH 00°15'08" WEST, A DISTANCE OF 509.58 FEET;
4. NORTH 44°29'51" EAST, A DISTANCE OF 106.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.430 ACRES, (541,436 SQUARE FEET), MORE OR LESS.

IN THE MATTER OF THE)	
)	
EBERT METROPOLITAN	)	<u>PETITION FOR EXCLUSION</u>
DISTRICT	)	<u>OF LAND</u>
)	
CITY AND COUNTY OF)	
DENVER, COLORADO)	

The undersigned fee owner of real property situated in the City and County of Denver, Colorado, does hereby petition the Board of Directors of the Ebert Metropolitan District that the land hereinafter described be excluded and taken from the District.

The Petitioner represents as follows:

1. The undersigned is the fee owner of the real property set forth below and that such parcels, if more than one, are contiguous to each other.
2. The following described land constitutes a portion of the District.
3. Acceptance of the Petition shall be deemed to have occurred at that time when the District sets the date for the public hearing for consideration of the Petition.
4. The legal description of the property sought to be excluded, all of which lies in the City and County of Denver, State of Colorado is described in **Exhibit A** attached hereto and incorporated herein by this reference.
5. The undersigned, constituting 100% of the owners of the land herein described, hereby assents to the exclusion of same from said District.
6. The undersigned owner acknowledges that the land described in **Exhibit A**, and any taxable property located thereon (whether located there as of the date hereof or at a subsequent time) shall continue to be subject to the levy of taxes and/or fees and rates of the District imposed for the payment of its proportionate share of any indebtedness of the District existing immediately prior to the effective date of any exclusion order issued with respect to such land and property, any and all exclusion costs and fees imposed by the District and interest thereon whether accrued or to accrue. Such indebtedness consists of: \$87,830,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2007, dated December 6, 2007; and, the Regional Facilities Construction Agreement, entered into in 1999 and amended in 2005, with a principal amount of \$27,838,812.

Petitioner: Oakwood Commercial Ventures LLC
Address: 4908 Tower Road
Denver, CO 80249

PETITIONER:

OAKWOOD COMMERCIAL VENTURES LLC

Robert J. Sanderman

By: Robert J. Sanderman
Executive Vice President

Its: _____

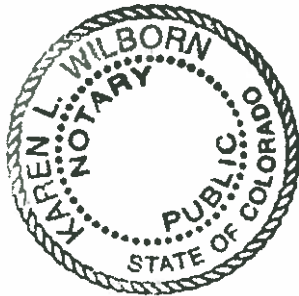
STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 1st day of June 2015,
by Robert J. Sanderman, as EUP of Oakwood Commercial Ventures LLC,
Petitioner.

Witness my hand and official seal.

My Commission Expires: 6/17/2016

(Notary Seal)



Karen L. Wilborn
Notary Public

EXHIBIT A (to Petition - Oakwood Commercial Ventures LLC)

Legal Description of Property to be Excluded

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 14°32'50" EAST, A DISTANCE OF 1399.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 50TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°17'21" EAST, A DISTANCE OF 223.21 FEET;

THENCE SOUTH 89°44'37" WEST, A DISTANCE OF 47.37 FEET;

THENCE SOUTH 00°15'23" EAST, A DISTANCE OF 247.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF EAST 49TH AVENUE;

THENCE SOUTH 89°44'37" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 208.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWER ROAD;

THENCE NORTH 00°15'24" WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 410.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY OF EAST 50TH AVENUE;

THENCE NORTH 89°44'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 255.54 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.806 ACRES, (122,223 SQUARE FEET), MORE OR LESS.

IN THE MATTER OF THE)	
)	
EBERT METROPOLITAN	)	<u>PETITION FOR EXCLUSION</u>
DISTRICT	)	<u>OF LAND</u>
)	
CITY AND COUNTY OF)	
DENVER, COLORADO)	

The undersigned fee owner of real property situated in the City and County of Denver, Colorado, does hereby petition the Board of Directors of the Ebert Metropolitan District that the land hereinafter described be excluded and taken from the District.

The Petitioner represents as follows:

1. The undersigned is the fee owner of the real property set forth below and that such parcels, if more than one, are contiguous to each other.
2. The following described land constitutes a portion of the District.
3. Acceptance of the Petition shall be deemed to have occurred at that time when the District sets the date for the public hearing for consideration of the Petition.
4. The legal description of the property sought to be excluded, all of which lies in the City and County of Denver, State of Colorado is described in **Exhibit A** attached hereto and incorporated herein by this reference.
5. The undersigned, constituting 100% of the owners of the land herein described, hereby assents to the exclusion of same from said District.
6. The undersigned owner acknowledges that the land described in **Exhibit A**, and any taxable property located thereon (whether located there as of the date hereof or at a subsequent time) shall continue to be subject to the levy of taxes and/or fees and rates of the District imposed for the payment of its proportionate share of any indebtedness of the District existing immediately prior to the effective date of any exclusion order issued with respect to such land and property, any and all exclusion costs and fees imposed by the District and interest thereon whether accrued or to accrue. Such indebtedness consists of: \$87,830,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2007, dated December 6, 2007; and, the Regional Facilities Construction Agreement, entered into in 1999 and amended in 2005, with a principal amount of \$27,838,812.

Petitioner: Oakwood Homes LLC
Address: 4908 Tower Road
Denver, CO 80249

PETITIONER:

OAKWOOD HOMES LLC

Robert J. Sanderman
By: Robert J. Sanderman
Executive Vice President
Its: _____

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 15th day of June 2015,
by Robert J. Sanderman as EVP of Oakwood Homes LLC, Petitioner.

Witness my hand and official seal.

My Commission Expires: 6/17/2016

(Notary Seal)



Karen L. Wilborn
Notary Public

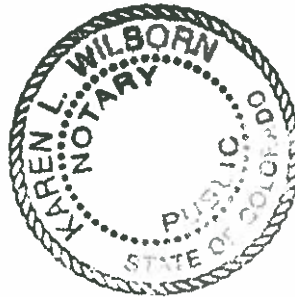


EXHIBIT A (to Petition - Oakwood Homes LLC)

Legal Description of Property to be Excluded

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF GREEN VALLEY RANCH FILING NO. 69, RECEPTION NO. 2015024088, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, BEARING S 89° 59' 57" E AS SHOWN THEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID GREEN VALLEY RANCH FILING NO. 69, ALSO BEING A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY, THENCE S 89° 59' 57" E, A DISTANCE OF 602.75 FEET TO THE SOUTHEAST CORNER OF SAID GREEN VALLEY RANCH FILING NO. 69, ALSO BEING A POINT ON THE WEST LINE OF THE ARGONNE STREET RIGHT-OF-WAY;

THENCE ALONG THE WEST LINE OF SAID ARGONNE STREET RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES:

1. S 00° 08' 21" W, A DISTANCE OF 230.62 FEET TO A POINT OF CURVATURE
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5036.00 FEET, A CENTRAL ANGLE OF 00° 08' 51" AND AN ARC LENGTH OF 12.97 FEET TO A POINT OF REVERSE CURVATURE
3. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89° 45' 06" AND AN ARC LENGTH OF 23.50 FEET TO A POINT ON THE NORTH LINE OF THE 50TH AVENUE RIGHT-OF-WAY;

THENCE ALONG THE NORTH LINE OF SAID 50TH AVENUE RIGHT- OF-WAY THE FOLLOWING TWO (2) COURSES:

1. S 89° 44' 36" W, A DISTANCE OF 556.08 FEET TO A POINT OF CURVATURE
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY;

THENCE N 00° 15' 24" W, ALONG SAID EAST LINE, A DISTANCE OF 231.22 FEET TO THE POINT OF BEGINNING;

CONTAINING 156,169 SQUARE FEET, OR 3.585 ACRES, MORE OR LESS.

IN THE MATTER OF THE)	
)	
EBERT METROPOLITAN	)	<u>PETITION FOR EXCLUSION</u>
DISTRICT	)	<u>OF LAND</u>
)	
CITY AND COUNTY OF)	
DENVER, COLORADO)	

The undersigned fee owner of real property situated in the City and County of Denver, Colorado, does hereby petition the Board of Directors of the Ebert Metropolitan District that the land hereinafter described be excluded and taken from the District.

The Petitioner represents as follows:

1. The undersigned is the fee owner of the real property set forth below and that such parcels, if more than one, are contiguous to each other.
2. The following described land constitutes a portion of the District.
3. Acceptance of the Petition shall be deemed to have occurred at that time when the District sets the date for the public hearing for consideration of the Petition.
4. The legal description of the property sought to be excluded, all of which lies in the City and County of Denver, State of Colorado is described in **Exhibit A** attached hereto and incorporated herein by this reference.
5. The undersigned, constituting 100% of the owners of the land herein described, hereby assents to the exclusion of same from said District.
6. The undersigned owner acknowledges that the land described in **Exhibit A**, and any taxable property located thereon (whether located there as of the date hereof or at a subsequent time) shall continue to be subject to the levy of taxes and/or fees and rates of the District imposed for the payment of its proportionate share of any indebtedness of the District existing immediately prior to the effective date of any exclusion order issued with respect to such land and property, any and all exclusion costs and fees imposed by the District and interest thereon whether accrued or to accrue. Such indebtedness consists of: \$87,830,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2007, dated December 6, 2007; and, the Regional Facilities Construction Agreement, entered into in 1999 and amended in 2005, with a principal amount of \$27,838,812.

Petitioner: Beer Garden GVR, LLC
Address: 1430 Larimer Street, Ste. 200
Denver, CO 80202

PETITIONER:

BEER GARDEN GVR, LLC

RJ Sanderman

By: ROBERT J. SANDERMAN

Its: Manager

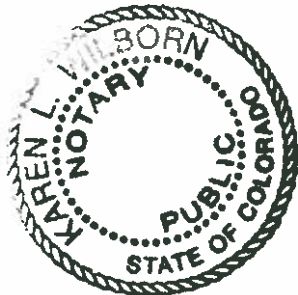
STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 15th day of June 2015,
by Robert J., as Manager of Beer Garden GVR, LLC, Petitioner.

Witness my hand and official seal.

My Commission Expires: 6/17/2016

(Notary Seal)



Karen L. Wilbur
Notary Public

EXHIBIT A (to Petition - Beer Garden GVR, LLC)

Legal Description of Property to be Excluded

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 14°32'50" EAST, A DISTANCE OF 1399.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 50TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°44'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 300.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ARGONNE STREET;

THENCE, ALONG SAID WEST RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°15'24" EAST, A DISTANCE OF 102.55 FEET;
2. NORTH 89°44'37" EAST, A DISTANCE OF 4.00 FEET;
3. SOUTH 00°15'23" EAST, A DISTANCE OF 105.66 FEET;

THENCE SOUTH 89°44'37" WEST, A DISTANCE OF 319.37 FEET;

THENCE NORTH 00°17'21" WEST, A DISTANCE OF 223.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 70,780 SQUARE FEET OR 1.625 ACRES, MORE OR LESS.

IN THE MATTER OF THE)	
)	
EBERT METROPOLITAN	)	<u>PETITION FOR EXCLUSION</u>
DISTRICT	)	<u>OF LAND</u>
)	
CITY AND COUNTY OF)	
DENVER, COLORADO)	

The undersigned fee owner of real property situated in the City and County of Denver, Colorado, does hereby petition the Board of Directors of the Ebert Metropolitan District that the land hereinafter described be excluded and taken from the District.

The Petitioner represents as follows:

1. The undersigned is the fee owner of the real property set forth below and that such parcels, if more than one, are contiguous to each other.
2. The following described land constitutes a portion of the District.
3. Acceptance of the Petition shall be deemed to have occurred at that time when the District sets the date for the public hearing for consideration of the Petition.
4. The legal description of the property sought to be excluded, all of which lies in the City and County of Denver, State of Colorado is described in **Exhibit A** attached hereto and incorporated herein by this reference.
5. The undersigned, constituting 100% of the owners of the land herein described, hereby assents to the exclusion of same from said District.
6. The undersigned owner acknowledges that the land described in **Exhibit A**, and any taxable property located thereon (whether located there as of the date hereof or at a subsequent time) shall continue to be subject to the levy of taxes and/or fees and rates of the District imposed for the payment of its proportionate share of any indebtedness of the District existing immediately prior to the effective date of any exclusion order issued with respect to such land and property, any and all exclusion costs and fees imposed by the District and interest thereon whether accrued or to accrue. Such indebtedness consists of: \$87,830,000 General Obligation Limited Tax Refunding and Improvement Bonds, Series 2007, dated December 6, 2007; and, the Regional Facilities Construction Agreement, entered into in 1999 and amended in 2005, with a principal amount of \$27,838,812.

Petitioner: HC Land Investments LLC
Address: 4908 Tower Road
Denver, CO 80249

PETITIONER:

HC LAND INVESTMENTS LLC

Rob M Evans
By: ROBERT M EVANS
Its: SR VICE PRESIDENT

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 9th day of June 2015,
by Robert M Evans, as SR Vice President of HC Land Investments LLC, Petitioner.

Witness my hand and official seal.

My Commission Expires: 6/17/2016

(Notary Seal)

Karen L. Wilborn
Notary Public

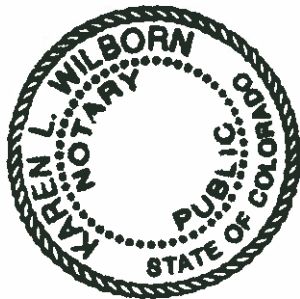


EXHIBIT A (to Petition - HC Land Investments LLC)

Legal Description of Property to be Excluded

A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2005085490 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15, MONUMENTED AS SHOWN HEREON AND BEARING NORTH 89° 26' 46" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE SOUTH 00° 15' 08" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1429.59 FEET;

THENCE NORTH 89° 44' 52" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2004052082 IN SAID RECORDS, ALSO BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES;

1. NORTH 89° 44' 52" EAST, A DISTANCE OF 132.41 FEET;
2. NORTH 48° 03' 54" EAST, A DISTANCE OF 237.96 FEET;
3. NORTH 89° 44' 52" EAST, A DISTANCE OF 324.21 FEET;
4. SOUTH 00° 15' 08" EAST, A DISTANCE OF 273.37 FEET;
5. NORTH 89° 44' 52" EAST, A DISTANCE OF 104.63 FEET;
6. SOUTH 00° 15' 08" EAST, A DISTANCE OF 450.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ELMENDORF DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2003004007 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,038.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 21° 42' 08" WEST;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 42' 02", AN ARC LENGTH OF 393.33 FEET;
2. SOUTH 89° 59' 55" WEST, A DISTANCE OF 324.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 44' 58", AN ARC LENGTH OF 46.99 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE NORTH 00° 15' 08" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 605.66 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.815 ACRES, (514,670 SQUARE FEET), MORE OR LESS.

Exhibit B
to Resolution

Proof of Publication

THE DAILY JOURNAL

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Regional Publications

Publisher's Affidavit

STATE OF COLORADO }
City and County of Denver } ss.

I, **Dorothy Montanti**, of the City and County of Mercer, State of New Jersey, having duly been sworn, deposes and says:

I am now and at all times hereinafter mentioned was a citizen of the United States of America, over twenty-one years of age, and competent to be a witness on the hearing of the matters mentioned in the annexed printed copy notice hereinafter set forth; I have no interest whatsoever in any of the said matters; I am now and during all the times embraced in the publication herein mentioned was the CHIEF CLERK of *The Daily Journal*, a newspaper of general circulation printed and published daily in the City and County of Denver; as CHIEF CLERK during all the times mentioned in the affidavit I have had and I still have charge of all advertisements and notices published in said newspaper; that said legal notice of which the annexed is a true production copy of the printed page in which the advertisement was published in the above named newspaper on the following days to wit:

07/02/15 AD#609

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signed:



Chief Clerk

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FIRST PUBLICATION

NOTICE OF EXCLUSION

608

NOTICE IS HEREBY GIVEN that there have been filed with the Board of Directors of the Town Center Metropolitan District and Town Center Metropolitan District Subdistrict No. 2, of the City and County of Denver, Colorado (collectively, the "District"), petitions praying for the inclusion of certain lands into the District.

1. The names and addresses of the petitioners and the legal descriptions of the properties mentioned in such petitions are as follow below. Full legal descriptions can be provided upon request.

Petitioner: OAKWOOD HOMES LLC
Address: 4908 Tower Road, Denver, Colorado 80249

General Description: FILING 69 A PARCEL OF LAND BEING A PORTION OF THAT TRACT DESCRIBED AS PARCEL 'J' IN THE DEED RECORDED DECEMBER 11, 2003 UNDER RECEPTION NO. 2003257584 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO

Petitioner: HC LAND INVESTMENTS, LLC
Address: 4908 Tower Road, Denver, Colorado 80249

General Description: FILING 70, PARCEL P-1 (North): A PARCEL OF LAND BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, and PARCEL Q-1 (South): A PARCEL OF LAND BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO.

2. The prayers of the petitions are that the above property be included within the District.

3. The areas sought to be included into the District are located entirely within the City and County of Denver, and do not include property within any other county or within any other incorporated city, town, or city and county, and the District currently encompasses property in the City and County of Denver, and therefore no notice of the proposed inclusions under Section 32-1-307(2), C.R.S., as amended, is required.

Accordingly, notice is hereby given to all interested persons to appear at a meeting of the Board of Directors of the District at 8:00 a.m. on Wednesday, July 8, 2015, at 4908 Tower Road, Denver, Colorado, and show cause in writing, if any they have, why such petitions should not be granted.

TOWN CENTER METROPOLITAN DISTRICT
and
TOWN CENTER METROPOLITAN DISTRICT
SUBDISTRICT NO. 2

By: /s/ Charles Foster
District Manager

Published: July 2, 2015
in The Daily Journal

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NOTICE OF EXCLUSION

609

NOTICE IS HEREBY GIVEN that there have been filed with the Board of Directors of the Ebert Metropolitan District of the City and County of Denver, State of Colorado (the "District"), five petitions praying for the exclusion of certain lands from such District.

1. The names and addresses of the petitioners and the legal descriptions of the properties mentioned in said petitions are as follow below. Full legal descriptions can be provided upon request.

Petitioner/Owner: Tower Road Farms, LLC
Address: 4908 Tower Road, Denver, Colorado 80249

General Description: A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER; STATE OF COLORADO; CONSISTING OF APPROXIMATELY 12.430 ACRES.

Petitioner/Owner: HC Land Investments, LLC
Address: 4908 Tower Road, Denver, Colorado 80249

General Description: A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2005085490 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; CONSISTING OF APPROXIMATELY 11.815 ACRES.

Petitioner/Owner: Oakwood Homes, LLC
Address: 4908 Tower Road, Denver, Colorado 80249

General Description: A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, CONSISTING OF APPROXIMATELY 3.586 ACRES.

Petitioner/Owner: Oakwood Commercial Ventures, LLC
Address: 4908 Tower Road, Denver, Colorado 80249

General Description: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; CONSISTING OF APPROXIMATELY 2.806 ACRES.

Petitioner/Owner: Beer Garden GVR LLC
Address: 1430 Larimer St., Suite 200, Denver, CO 80202

General Description: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; CONSISTING OF APPROXIMATELY 1.625 ACRES.

2. The prayers of the petitions are that the above properties be excluded from the Ebert Metropolitan District.

Accordingly, notice is hereby given to all interested persons to appear at the public hearing of the Board of Directors of the District at 8:00 a.m. on Wednesday, July 8, 2015, at 4908 Tower Road, Denver, Colorado 80249, and show cause in writing, if any they have, why such petitions should not be granted. The failure of any person in the existing District to file a written objection shall be taken as an assent on his part to the exclusions of the areas described in this notice.

EBERT METROPOLITAN DISTRICT

By: /s/ Charles Foster
District Manager

Published: July 2, 2015
in The Daily Journal

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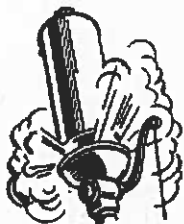
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Exhibit C
to Resolution

Legal Descriptions

EXHIBIT C (page 1 of 5)

Legal Description of Property to be Excluded

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15, MONUMENTED AS SHOWN HEREON AND BEARING NORTH 89°26'46" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE SOUTH 63°10'49" EAST, A DISTANCE OF 173.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 56TH AVENUE, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°26'46" EAST, ON A LINE 80 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 507.46 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 00°13'54" EAST, A DISTANCE OF 832.31 FEET;
2. SOUTH 72°58'01" WEST, A DISTANCE OF 125.09 FEET;
3. SOUTH 75°47'59" WEST, A DISTANCE OF 275.59 FEET;
4. SOUTH 84°56'58" WEST, A DISTANCE OF 245.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°15'08" WEST, A DISTANCE OF 367.32 FEET;
2. NORTH 89°27'25" EAST, A DISTANCE OF 50.00 FEET;
3. NORTH 00°15'08" WEST, A DISTANCE OF 509.58 FEET;
4. NORTH 44°29'51" EAST, A DISTANCE OF 106.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.430 ACRES, (541,436 SQUARE FEET), MORE OR LESS.

EXHIBIT C (page 2 of 5)

Legal Description of Property to be Excluded

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 14°32'50" EAST, A DISTANCE OF 1399.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 50TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°17'21" EAST, A DISTANCE OF 223.21 FEET;

THENCE SOUTH 89°44'37" WEST, A DISTANCE OF 47.37 FEET;

THENCE SOUTH 00°15'23" EAST, A DISTANCE OF 247.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF EAST 49TH AVENUE;

THENCE SOUTH 89°44'37" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 208.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF TOWER ROAD;

THENCE NORTH 00°15'24" WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 410.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY OF EAST 50TH AVENUE;

THENCE NORTH 89°44'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 255.54 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.806 ACRES, (122,223 SQUARE FEET), MORE OR LESS.

EXHIBIT C (page 3 of 5)

Legal Description of Property to be Excluded

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF GREEN VALLEY RANCH FILING NO. 69, RECEPTION NO. 2015024088, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, BEARING S 89° 59' 57" E AS SHOWN THEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID GREEN VALLEY RANCH FILING NO. 69, ALSO BEING A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY, THENCE S 89° 59' 57" E, A DISTANCE OF 602.75 FEET TO THE SOUTHEAST CORNER OF SAID GREEN VALLEY RANCH FILING NO. 69, ALSO BEING A POINT ON THE WEST LINE OF THE ARGONNE STREET RIGHT-OF-WAY;

THENCE ALONG THE WEST LINE OF SAID ARGONNE STREET RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES:

1. S 00° 08' 21" W, A DISTANCE OF 230.62 FEET TO A POINT OF CURVATURE
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5036.00 FEET, A CENTRAL ANGLE OF 00° 08' 51" AND AN ARC LENGTH OF 12.97 FEET TO A POINT OF REVERSE CURVATURE
3. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89° 45' 06" AND AN ARC LENGTH OF 23.50 FEET TO A POINT ON THE NORTH LINE OF THE 50TH AVENUE RIGHT-OF-WAY;

THENCE ALONG THE NORTH LINE OF SAID 50TH AVENUE RIGHT- OF-WAY THE FOLLOWING TWO (2) COURSES:

1. S 89° 44' 36" W, A DISTANCE OF 556.08 FEET TO A POINT OF CURVATURE
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE EAST LINE OF THE TOWER ROAD RIGHT-OF-WAY;

THENCE N 00° 15' 24" W, ALONG SAID EAST LINE, A DISTANCE OF 231.22 FEET TO THE POINT OF BEGINNING;

CONTAINING 156,169 SQUARE FEET, OR 3.585 ACRES, MORE OR LESS.

EXHIBIT C (page 4 of 5)

Legal Description of Property to be Excluded

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH $14^{\circ}32'50''$ EAST, A DISTANCE OF 1399.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF EAST 50TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH $89^{\circ}44'36''$ EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 300.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC LENGTH OF 23.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ARGONNE STREET;

THENCE, ALONG SAID WEST RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. SOUTH $00^{\circ}15'24''$ EAST, A DISTANCE OF 102.55 FEET;
2. NORTH $89^{\circ}44'37''$ EAST, A DISTANCE OF 4.00 FEET;
3. SOUTH $00^{\circ}15'23''$ EAST, A DISTANCE OF 105.66 FEET;

THENCE SOUTH $89^{\circ}44'37''$ WEST, A DISTANCE OF 319.37 FEET;

THENCE NORTH $00^{\circ}17'21''$ WEST, A DISTANCE OF 223.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF .70,780 SQUARE FEET OR 1.625 ACRES, MORE OR LESS.

EXHIBIT C (page 5 of 5)

Legal Description of Property to be Excluded

A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2005085490 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15, MONUMENTED AS SHOWN HEREON AND BEARING NORTH 89° 26' 46" EAST.

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 15;

THENCE SOUTH 00° 15' 08" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1429.59 FEET;

THENCE NORTH 89° 44' 52" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TOWER ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2004052082 IN SAID RECORDS, ALSO BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES;

1. NORTH 89° 44' 52" EAST, A DISTANCE OF 132.41 FEET;
2. NORTH 48° 03' 54" EAST, A DISTANCE OF 237.96 FEET;
3. NORTH 89° 44' 52" EAST, A DISTANCE OF 324.21 FEET;
4. SOUTH 00° 15' 08" EAST, A DISTANCE OF 273.37 FEET;
5. NORTH 89° 44' 52" EAST, A DISTANCE OF 104.63 FEET;
6. SOUTH 00° 15' 08" EAST, A DISTANCE OF 450.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ELMENDORF DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2003004007 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,038.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 21° 42' 08" WEST;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 42' 02", AN ARC LENGTH OF 393.33 FEET;
2. SOUTH 89° 59' 55" WEST, A DISTANCE OF 324.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 44' 58", AN ARC LENGTH OF 46.99 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF TOWER ROAD;

THENCE NORTH 00° 15' 08" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 605.66 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.815 ACRES, (514,670 SQUARE FEET), MORE OR LESS.