

April 28, 2017

Mr. Gary Sandel
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: The Aurora Highlands – Letter of Authorization

Dear Gary:

Authorization:

This letter is being submitted on behalf of **Colorado Land Holdings, LLC**, the "Property Owner", at your request, and hereby authorizes Norris Design to submit planning and entitlement documents on behalf of the Property Owner.

Please note that, upon completion of the appropriate reviews and prior to submittal of approved documents, the Property Owner will sign the formal documents before any recordation of these documents will occur.

Please feel free to contact me if you have any questions or concerns.

Sincerely,



Mr. Robert Evans
Colorado Land Holdings, LLC

Authorized Signatory for the following subsidiaries:

1. Aurora Highlands, LLC
2. Green Valley Aurora, LLC (formerly known as C and H Land Investments, LLC)
3. Lesgo Investments, LLC
4. GVRE 470, LLC
5. GVR King, LLC
6. SJSA Investments, LLC
7. GVR King Commercial, LLC
8. Green Valley East, LLC

CC: Rita Connerly
Diana Rael
Eva Mather

April 28, 2017

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City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

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8. Green Valley East, LLC

CC: Rita Connerly
Diana Rael
Eva Mather



E-470 Public Highway Authority
22470 E. 6th Parkway, Suite 100
Aurora, CO 80018
303.537.3700 Phone
303.537.3472 Fax

Adams County
Arapahoe County
Aurora, CO
Brighton, CO
Commerce City, CO
Douglas County
Parker, CO
Thornton, CO

June 6, 2017

Gary Sandel
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**Re: E-470 Public Highway Authority - The Aurora Highlands,
Conditional Consent to Land Use Submittals**

Dear Mr. Sandel:

The E-470 Public Highway Authority (the "Authority") has been asked by Aurora Highlands LLC (the "Developer") to provide you with this letter regarding planning and entitlement documents being submitted on to the City of Aurora (the "City") by Norris Design on behalf of the Developer's aimed at attaining City approval of the Aurora Highlands Master FDP as associated land use approvals.

The Authority consents to the submittal of planning and entitlement documents to the City aimed at attaining the City's approval of the Aurora Highlands Master FDP for purposes of City review and consideration. However, the Developer must secure approval from the Authority's Board of Directors for an additional interchange location at 38th Avenue under the Authority's normal practices and procedures before the Authority will approve an interchange at 38th Avenue.

Therefore, you are hereby advised that all planning, entitlement and other documents submitted to the City are also subject to review and prior written approval of the Authority with respect to the Authority's real property, the 38th Avenue interchange and associated matters impacting the operation of, or traffic flows on, E-470 or the any of the Authority's real property rights.

Assuming the Authority and the Developer are able to reach agreement on the location, layout and associated matters for the 38th Interchange and receive concurrence from the City and County that the 38th interchange will match with the local jurisdiction's transportation plans, the Authority will agree to execute all City-approved formal documents before any recordation of these documents will occur.

Please feel free to contact me at (303) 537-3745 if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Stewart", is written over a horizontal line.

Tim Stewart, Executive Director

cc: Carlo Ferreira
Rita Connerly

Diana Rael
Eva Mather

May 19, 2017

Mr. Gary Sandel
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: The Aurora Highlands – Letter of Authorization

Dear Gary:

Norris Design, the authorized agent to Aurora Highlands, LLC, is authorized by **Grimm Farms, LLC** ("Property Owner") to submit planning and entitlement documents on behalf of the Property Owner for that certain 243.5 acres of land located in unincorporated Adams County, Colorado at the northwest corner of Harvest Road and 26th Avenue, more specifically identified as Parcel Number 0181930400001.

Except as otherwise provided in this letter, upon completion of the appropriate reviews and prior to submittal of approved documents, the Property Owner will sign the formal documents before any recordation of these documents will occur.

Please feel free to contact our representative, Diana Payne at (303) 750-1567 (or via e-mail at djp@beckpayne.com) if you have any questions or concerns.

Sincerely,

Property Owner

By:

Linda A. Grimm

Name:

Linda A. Grimm

Title:

Manager

Date:

5-19-17

May 25, 2017

Gary Sandel
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: The Aurora Highlands – Letter of Authorization

Dear Gary:

Norris Design, the authorized agent to Aurora Highlands, LLC, is authorized by McVey Family LLC ("Property Owner") to submit planning and entitlement documents on behalf of the Property Owner for that certain 470 acres of land located in Aurora, Colorado in Section 17, generally located south of 56th Avenue between Powhaton and Harvest Road and more specifically identified as Parcel Number 01814917100001.

In the event that formal contracts are not executed between The Aurora Highlands and Property Owner by July 21, 2017, this authorization shall be deemed null and void. Furthermore the Sellers shall not be bound by any agreements between the Buyer and the City of Aurora unless there is a signed contract and the Sellers specifically agree to all terms in writing.

Upon completion of the appropriate reviews and prior to recording or submittal of final approved documents, the Property Owner reserves the right to approve the final formal recording documents before any documents may be recorded against Property Owner's above referenced property.

Copies of any submissions will be sent to Property Owner's attorney:
Charles L. Sisk, 4860 Riverbend Rd, Boulder, CO 80301 or via e-mail at csisk@hurth.com

Please feel free to contact our representative, Izzy Sonenreich at (303) 523-8069 or via e-mail at sonenreich@msn.com if you have any questions or concerns.

Sincerely,

Property Owner

McVey Family LLC

By:

Name: Linda S. McVey

Title: Managing Partner

Date: May 25, 2017

May 25, 2017

Gary Sandel
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: The Aurora Highlands - Letter of Authorization

Dear Gary:

Norris Design, the authorized agent to Aurora Highlands, LLC, is authorized by Sun Empire VI, LLC ("Property Owner") to submit planning and entitlement documents on behalf of the Property Owner for that certain 80 acres of land located in Aurora, Colorado in Section 17, generally located south of 56th Avenue between Powhaton and Harvest Road and more specifically identified as Parcel Number 0181900000238.

In the event that formal contracts are not executed between the Aurora Highlands and Property Owner by July 21, 2017, this authorization shall be deemed null and void. Furthermore, the Sellers shall not be bound by any agreements between the Buyer and the City of Aurora unless there is a signed contract and the Sellers specifically agree to all terms in writing.

Upon completion of the appropriate reviews and prior to recording or submittal of final approved documents, the Property Owner reserves the right to approve the final formal recording documents before any documents may be recorded against Property Owner's above referenced property.

Copies of any submissions will be sent to Property Owner:
Israel Sonenreich * 2 Adams Street #601 * Denver, Colorado 80206 or via email at sonenreich@msn.com.

Sincerely,

Property Owner

Sun Empire VI, LLC

By: 

Name: ISRAEL SONENREICH

Title: MANAGING PARTNER

Date: 5/30/17

May 25, 2017

Gary Sandel
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: The Aurora Highlands - Letter of Authorization

Dear Gary:

Norris Design, the authorized agent to Aurora Highlands, LLC, is authorized by Sun Empire VIII, LLC ("Property Owner") to submit planning and entitlement documents on behalf of the Property Owner for that certain 80 acres of land located in Aurora, Colorado in Section 17, generally located south of 56th Avenue between Powhaton and Harvest Road and more specifically identified as Parcel Number 0181917200001.

In the event that formal contracts are not executed between the Aurora Highlands and Property Owner by July 21, 2017, this authorization shall be deemed null and void. Furthermore, the Sellers shall not be bound by any agreements between the Buyer and the City of Aurora unless there is a signed contract and the Sellers specifically agree to all terms in writing.

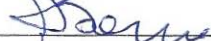
Upon completion of the appropriate reviews and prior to recording or submittal of final approved documents, the Property Owner reserves the right to approve the final formal recording documents before any documents may be recorded against Property Owner's above referenced property.

Copies of any submissions will be sent to Property Owner:
Israel Sonenreich * 2 Adams Street #601 * Denver, Colorado 80206 or via email at sonenreich@msn.com.

Sincerely,

Property Owner

Sun Empire VIII, LLC

By: 

Name: ISRAEL SONENREICH

Title: MANAGING PROR

Date: 5/30/17

HC DEVELOPMENT & MANAGEMENT SERVICES, INC.

April 13, 2018

City of Aurora, Colorado
15151 E. Alameda Parkway
Aurora, Colorado 80012

RE: Development Agreement, Reception No. 2009000016224

To Whom It May Concern:

This letter shall serve to confirm that HC Development & Management Services consents to the Framework Development Plan, Comprehensive Plan Amendment, Rezoning or other land use and development applications associated with the property identified in Exhibit A ("Property"), as now or hereafter submitted.

This shall further confirm that HC Development & Management Services, together with the owners and developers of the Property, intend to pursue amendment of the above referenced Development Agreement to more specifically address the rights, responsibilities and obligations associated with the Property.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. J. Sanderman", with a long horizontal flourish extending to the right.

HC Development & Management Services, Inc.

Name: Robert J. Sanderman
Executive Vice President

Title: _____

EXHIBIT A

All that certain real property identified in Exhibit A of that certain Development Agreement recorded March 6, 2009, at Reception No. 2009000016224 in the real estate records for Adams County, Colorado, less and except the real property identified in Exhibit 1 of that certain Option Memorandum recorded March 1, 2013 at Reception No. 2013000018146 in the real estate records for Adams County, Colorado.

After recording return to:
Kutak Rock LLP
1801 California Street, Suite 3100
Denver, CO 80202
Attn: Stephen Ismert

959731  \$61.00

OPTION MEMORANDUM

THIS OPTION MEMORANDUM (this "Memorandum"), dated February 28, 2013, is between GREEN VALLEY AURORA LLC, a Colorado limited liability company ("Seller"), and MREC COLORADO LAND INVESTMENTS LLC, a Delaware limited liability company ("Buyer"). "Parties" means Buyer and Seller, and "Party" means one of the Parties.

RECITALS:

A. Seller is the owner of the real property described in Exhibit 1 attached hereto (the "Property"). The Parties are parties to an Option Agreement (the "Option Agreement") of even date herewith pursuant to which Seller granted Buyer the Option to purchase the Property.

B. In the Option Agreement and among other things, the Parties agreed that they would record a memorandum of the Option Agreement. This Memorandum is the memorandum of the Option Agreement contemplated by the Parties, who are recording this Memorandum to give record notice to third parties of the Options granted to Buyer and the rights of Buyer to exercise its Option to purchase portions of the Property.

COVENANTS AND AGREEMENTS:

FOR GOOD AND VALUABLE MUTUAL CONSIDERATION, the receipt and sufficiency of which the Parties acknowledge, the Parties agree as follows:

1. Term of Option; Term of Memorandum. Seller grants Buyer the option (the "Option") to purchase the Property on the conditions and terms set forth in the Option Agreement. In addition, the Parties agree:

a. Option Term; Outside Date. The Option Agreement provides for a term (the "Option Term") that expires on a date five years from the Effective Date of the Option Agreement unless automatically extended pursuant to the terms thereof. The Effective Date of the Option Agreement is February 28, 2013, and the date on which the Option Term expires is February 28, 2018, unless the Option Agreement (i) is automatically extended for a one-year extension period in accordance with its terms in which case the date on which the Option Term expires is February 28, 2019, or (ii) terminates earlier, as more particularly set forth in the Option Agreement. For purposes of this Memorandum, the term "Outside Date" shall mean February 28, 2019 unless the Option Term is not automatically extended, in which case the Outside Date shall be February 28, 2018.

b. Covenants in Option Agreement. The Option Agreement includes specific covenants of Seller and Buyer with respect to the Property, including without limitation, the covenant of Seller that Seller will not convey, create, grant or enter into any easement, lease, right of way, or other agreement affecting the Property, or mortgage or grant any consensual lien upon a Property, in each such case without the prior written consent of Buyer.

c. Termination of Memorandum. Upon the conditions and terms set forth in the Option Agreement, the Parties agree that the Option and this Memorandum will terminate and no longer affect the Property (or portions thereof) in accordance with the following:

i. Exercise of Option. This Memorandum will terminate as to a Property upon the exercise of the Option and delivery of the Deed (as defined in the Option Agreement) conveying the Property from Seller to Buyer in accordance with the terms and conditions of the Option Agreement.

ii. Recording of Termination of Option. This Memorandum shall terminate as to the Property following the recording by the Parties of a Termination of Option Memorandum that is executed by both Parties and references this Memorandum.

iii. Expiration of Option Term. Except with respect to those provisions in the Option Agreement that survive termination or expiration of the Option Term, the Options granted pursuant to the Option Agreement and the Option Term will expire and this Memorandum be of no further force, effect, or notice to third parties as to the Remaining Party on 11:59 p.m. Mountain time on the Outside Date without any further action or notice by the Parties or the recording of a written release or termination of this Memorandum.

2. Contact with Parties. Third parties may contact the Parties regarding the Option Agreement by contacting the Parties at the following addresses:

If to Seller:

Green Valley Aurora LLC
c/o AWH Ventures, Inc.
250 Pilot Road, Suite 140
Las Vegas, Nevada 89119
Attention: Robert M. Evans
bobevans@americanwesthomes.com

PHH 2000, Inc.
4908 Tower Road
Denver, Colorado 80249
Attention: Patrick H. Hamill
Email: PHamill@OakwoodHomesCo.com

If to Buyer, addressed as follows:

Oakwood Homes LLC
c/o Värde Partners, Inc.
8500 Normandale Lake Blvd., Suite 1500
Minneapolis, MN 55437
Attention: Brendan Bosman
Email: bbosman@varde.com

With copies to:

Värde Partners, Inc.
8500 Normandale Lake Blvd., Suite 1500
Minneapolis, MN 55437
Attention: Värde Legal Department
Email: LEGALNOTICES@VARDE.COM

and to:

Mountain Real Estate Capital, LLC
5270 West 84th Street, Suite 205
Minneapolis, MN 55437
Attention: Mr. Joel Kaul, Managing Director
Email: jkaul@mountainrecapital.com

and to:

Kutak Rock LLP
1801 California Street, Suite 3100
Denver, Colorado 80202
Attention: Stephen J. Ismert
Email: stephen.ismert@kutakrock.com

The Parties may change this contact information or reflect an assignment of a Party's rights hereunder by recording a written instrument executed by the Parties.

3. Covenant Binding Property. This Memorandum will run with title to the Property and will serve as notice that the Property is subject to the Option Agreement during the Option Term, subject to termination as set forth in paragraph 1 of this Memorandum.

4. Counterparts. This Option Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Signatures and attestations of Parties follow this page]

Seller:

GREEN VALLEY AURORA LLC,
a Colorado limited liability company

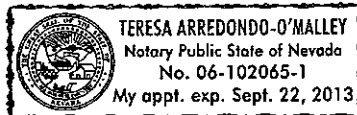
By: Robert M. Evans
Name: Robert M. Evans
Title: Manager

STATE OF Nevada)
) ss.
COUNTY OF Clark)

The foregoing instrument was acknowledged before me this 25 day of February, 2013, by Robert M. Evans as Manager of Green Valley Aurora LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 09/22/2013



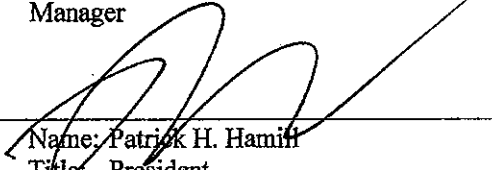
Teresa Arredondo-O'Malley
Notary Public

[Signatures and attestations of Buyer follow this page]

Buyer:

MREC COLORADO LAND INVESTMENTS LLC,
a Delaware limited liability company

By: PHH 2013 INC., a Colorado corporation
Its: Manager

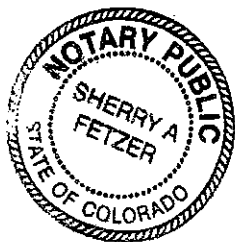
By: 
Name: Patrick H. Hamill
Title: President

STATE OF Colorado,
COUNTY OF Denver ss.

The foregoing instrument was acknowledged before me this 27th day of February, 2013, by Patrick H. Hamill as President of PHH 2013 Inc., a Colorado corporation, which corporation is Manager of MREC Colorado Land Investments LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires: 3/8/14



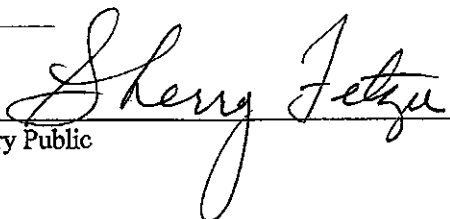

Notary Public

EXHIBIT 1
Legal Descriptions
(Lesgo Option Agreement)

PARCEL I:

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24, WHENCE THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 BEARS SOUTH 00°17'02" EAST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO THIS LINE; THENCE SOUTH 02°40'22" EAST 719.71 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND **THE POINT OF BEGINNING;**

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 89°47'34" EAST 1035.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°44'03" AN ARC LENGTH OF 676.04 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 51°03'31" EAST 459.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1000.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°50'17" AN ARC LENGTH OF 642.95 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24;

THENCE NON-TANGENT TO SAID CURVE, ALONG SAID EASTERLY LINE, SOUTH 00°16'29" EAST 2649.77 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 24;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, SOUTH 89°36'11" WEST 243.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 800.00 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°22'00" AN ARC LENGTH OF 577.59 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 48°14'11" WEST 333.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 800.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°29'08" AN ARC LENGTH OF 579.25 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°43'19" WEST 1061.26 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°16'45" WEST 617.43 FEET TO SAID LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°17'02" WEST 1931.51 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO.1, IN DEED RECORDED JANUARY 23, 2006 AT RECEPTION NO. 20060123000075630 AND DEED RECORDED JANUARY 17, 2006 AT RECEPTION NO. 20060117000055880 AND DEED RECORDED APRIL 6, 2006 AT RECEPTION NO. 20060405000342900,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL II:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER OF SAID SECTION 24, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 24 BEARS SOUTH 00°17'02" EAST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO THIS LINE; THENCE SOUTH 02°40'25" EAST 719.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD, BEING A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24 AND THE POINT OF BEGINNING.

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

1. ALONG SAID PARALLEL LINE, NORTH 00°17'02" WEST 718.75 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 13;
2. ALONG SAID PARALLEL LINE, NORTH 00°02'04" WEST 2653.81 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 13;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°40'36" EAST 1281.25 FEET;
THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°16'07" EAST 1290.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 800.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'27" AN ARC LENGTH OF 433.41 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 30°46'20" WEST 131.36 FEET;

THENCE NORTH 89°43'26" EAST 1505.65 FEET TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 13;
THENCE ALONG SAID EASTERLY LINE, SOUTH 00°06'51" EAST 833.93 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13;
THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24, SOUTH 00°16'29" EAST 0.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°06'12" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°50'17" AN ARC LENGTH OF 642.95 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 51°03'31" WEST 459.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°44'03" AN ARC LENGTH OF 676.04 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 89°47'34" WEST 1035.30 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO.1, IN DEED RECORDED JANUARY 23, 2006 AT RECEPTION NO. 20060123000075630 AND DEED RECORDED JANUARY 17, 2006 AT RECEPTION NO. 20060117000055880,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL III:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, NORTH 89°35'41" EAST 959.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 89°35'41" EAST 1231.87 FEET;
THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°00'10" WEST 121.65 FEET;
THENCE SOUTH 03°49'07" WEST 1713.00 FEET;
THENCE SOUTH 00°00'10" WEST 379.65 FEET;
THENCE SOUTH 03°48'43" EAST 439.29 FEET TO THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°32'39" WEST 1137.39 FEET;
THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°12'26" WEST 2649.17 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO.1, IN DEED RECORDED JANUARY 23, 2006 AT RECEPTION NO. 20060123000075630 AND DEED RECORDED JANUARY 17, 2006 AT RECEPTION NO. 20060117000055880,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL IV:

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 24;
THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 89°35'41" EAST 959.83 FEET;
THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°12'26" EAST 2649.17 FEET TO THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°32'39" WEST 957.50 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24;
THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, SOUTH 89°33'46" WEST 2569.79 FEET TO A LINE PARALLEL WITH AND DISTANT 72.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID PARALLEL LINE, NORTH 00°16'45" WEST 2034.23 FEET;
THENCE DEPARTING SAID PARALLEL LINE, NORTH 89°43'19" EAST 1019.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 800.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°29'08" AN ARC LENGTH OF 579.25 FEET;
THENCE TANGENT TO SAID CURVE, NORTH 48°14'11" EAST 333.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°22'00" AN ARC LENGTH OF 577.59 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID NORTHERLY LINE, TANGENT TO SAID CURVE, NORTH 89°36'11" EAST 243.34 FEET TO THE POINT OF BEGINNING,**

EXCEPT THAT PORTION CONVEYED TO GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO.1, IN DEED RECORDED, JANUARY 23, 2006 AT RECEPTION NO. 20060123000075630 AND DEED RECORDED JANUARY 17, 2006 AT RECEPTION NO. 20060117000055880,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL V:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 13; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°06'51" EAST 1212.23 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°06'51" EAST 604.22 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°43'26" WEST 1505.65 FEET;
THENCE NORTH 30°46'20" EAST 131.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 800.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°02'27" AN ARC LENGTH OF 433.41 FEET;
THENCE TANGENT TO SAID CURVE, NORTH 00°16'07" WEST 79.18 FEET;
THENCE NORTH 89°43'26" EAST 1324.98 FEET TO THE **POINT OF BEGINNING**,

EXCEPT THAT PORTION CONVEYED TO GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO.1, IN DEED RECORDED JANUARY 23, 2006 AT RECEPTION NO. 20060123000075630 AND DEED RECORDED JANUARY 17, 2006 AT RECEPTION NO. 20060117000055880,

COUNTY OF ADAMS,
STATE OF COLORADO.

NOTE: The above Parcels I through V are also described as follows:

A PARCEL OF LAND BEING A PORTION OF WEST HALF OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 13, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 00°07'54" WEST, A DISTANCE OF 2,648.05 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SOUTH 00°06'51" EAST, A DISTANCE OF 1,212.23 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89°43'26" WEST, A DISTANCE OF 1,324.98 FEET;
THENCE NORTH 00°16'07" WEST, A DISTANCE OF 1,211.13 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 89°40'36" WEST, A DISTANCE OF 1,239.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED

AT RECEPTION NO. 20060417000386390 ON APRIL 17, 2006 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'55" WEST, A DISTANCE OF 2,616.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 56th AVENUE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°39'02" EAST, A DISTANCE OF 2,562.94 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;
THENCE ALONG SAID EAST LINE, SOUTH 00°07'54" EAST, A DISTANCE OF 2,618.05 FEET TO THE **POINT OF BEGINNING**,

COUNTY OF ADAMS,
STATE OF COLORADO

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. C1046245 ON OCTOBER 31, 2002 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°39'02" WEST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°07'54" EAST PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET **TO THE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°07'54" EAST, PARALLEL TO SAID EAST LINE, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°39'02" WEST, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET;
THENCE NORTH 00°07'54" WEST, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET;
THENCE NORTH 89°39'02" EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET **TO THE POINT OF BEGINNING**;

