

Commercial

EXHIBIT A  
COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 1 OF 3

**PARCEL F11**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING A POINT ON THE SOUTHERLY LINE OF COMPARK FILING NO. 1 RECORDER UNDER RECEPTION NO. 99080637 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR NORTH 89°25'04" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°24'46" EAST, A DISTANCE OF 1204.37 FEET TO THE POINT ON CHAMBERS ROAD CENTERLINE ALSO BEING SAID POINT BEING THE POINT OF BEGINNING ALSO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE CENTERLINE OF SAID CHAMBERS ROAD FOR THE FOLLOWING FOUR (2) COURSES:

1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°33'04", A RADIUS OF 1602.84 FEET AND AN ARC LENGTH OF 742.77 FEET, THE CHORD OF WHICH BEARS SOUTH 01°46'15" EAST, A DISTANCE OF 736.14 FEET TO A POINT OF TANGENCY;

2) THENCE SOUTH 11°36'50" WEST, A DISTANCE OF 134.38 FEET;

THENCE LEAVING SAID CHAMBERS ROAD CENTERLINE NORTH 77°42'17" WEST, A DISTANCE OF 60.00;

THENCE NORTH 11°36'50" EAST, A DISTANCE OF 96.30 FEET;

THENCE SOUTH 89°25'07" WEST, A DISTANCE OF 421.22 FEET;

THENCE NORTH 09°07'51" EAST, A DISTANCE OF 457.77 FEET;

THENCE NORTH 43°40'52" EAST, A DISTANCE OF 73.14 FEET;

THENCE NORTH 09°11'18" EAST, A DISTANCE OF 91.02 FEET;

THENCE NORTH 28°57'27" EAST, A DISTANCE OF 191.42 FEET;

THENCE NORTH 89°25'04" EAST, A DISTANCE OF 234.38 FEET TO THE POINT OF BEGINNING;

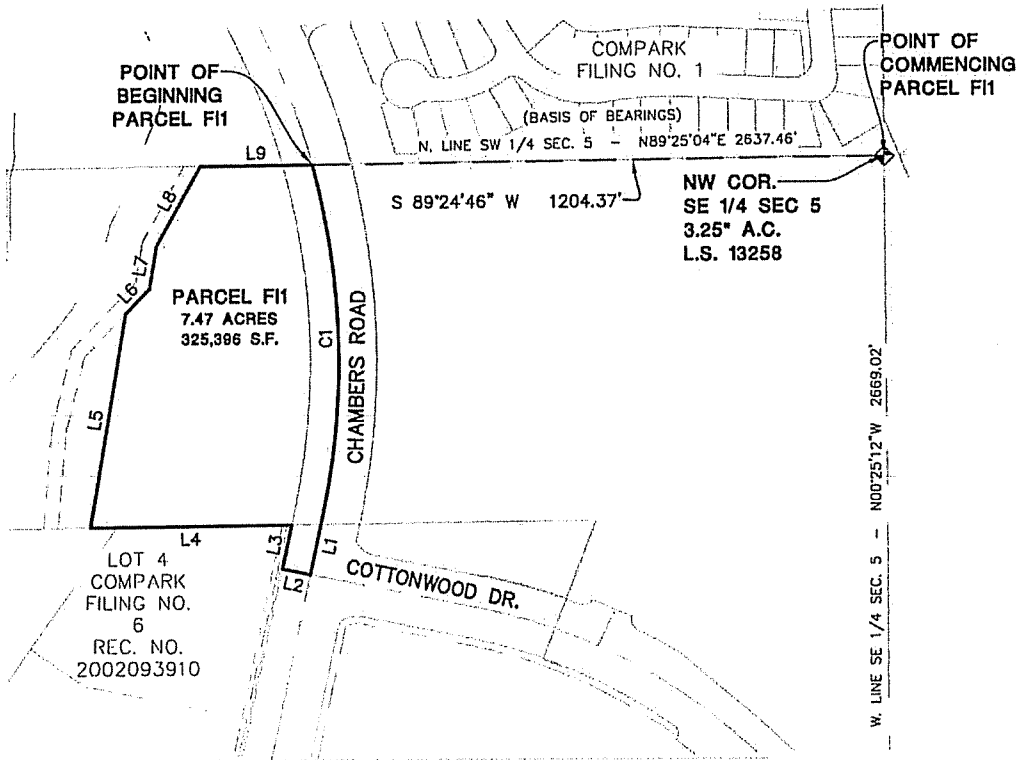
SAID PARCEL CONTAINING A CALCULATED AREA OF 325,396 S.F., OR 7.47 ACRES, MORE OR LESS.



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EXHIBIT A  
 COTTONWOOD HIGHLANDS METRO DISTRICT  
 LGID NO. \_\_\_\_\_  
 SHEET 2 OF 3

SCALE: 1" = 300'



**NOTE:**  
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 LGID NO. \_\_\_\_\_  
 SHEET 3 OF 3

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	026°33'04"	1602.84'	742.77'	S01°46'15"E	736.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°36'50"W	134.38'
L2	N77°42'17"W	60.00'
L3	N11°36'50"E	96.30'
L4	S89°25'07"W	421.22'
L5	N09°07'51"E	457.77'
L6	N43°40'52"E	73.14'
L7	N09°11'18"E	91.02'
L8	N28°57'27"E	191.42'
L9	N89°25'04"E	234.38'



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**EXHIBIT A**  
COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 1 OF 3

**PARCEL F12**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING A POINT ON THE SOUTHERLY LINE OF COMPARK FILING NO. 1 RECORDER UNDER RECEPTION NO. 99080637 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR NORTH 89°25'04" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 41°51'42" EAST, A DISTANCE OF 2315.15 FEET TO THE COTTONWOOD DRIVE CENTERLINE AND THE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF SAID COTTONWOOD DRIVE FOR THE FOLLOWING THREE (3) COURSES:

- 1) THENCE SOUTH 88°53'51" EAST, A DISTANCE OF 117.13 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°58'42", A RADIUS OF 1000.00 FEET AND AN ARC LENGTH OF 278.88 FEET, THE CHORD OF WHICH BEARS NORTH 83°06'47" EAST, A DISTANCE OF 277.97 FEET TO A POINT OF TANGENCY;
- 3) THENCE NORTH 75°07'26" EAST, A DISTANCE OF 424.03 FEET TO THE CENTERLINE INTERSECTION OF JORDAN ROAD AND COTTONWOOD DRIVE;

THENCE ALONG THE CENTERLINE OF SAID JORDAN ROAD FOR THE FOLLOWING TWO (2) COURSES:

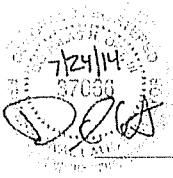
- 1) THENCE SOUTH 17°13'46" EAST, A DISTANCE OF 937.51 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°17'17", A RADIUS OF 1059.67 FEET AND AN ARC LENGTH OF 153.29 FEET, THE CHORD OF WHICH BEARS SOUTH 13°05'07" EAST, A DISTANCE OF 153.15 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 88°52'14" WEST, A DISTANCE OF 34.84 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 89°07'56" WEST, A DISTANCE OF 980.78 FEET;

THENCE NORTH 06°11'13" WEST, A DISTANCE OF 925.61 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 895,609 S.F., OR 20.56 ACRES, MORE OR LESS.

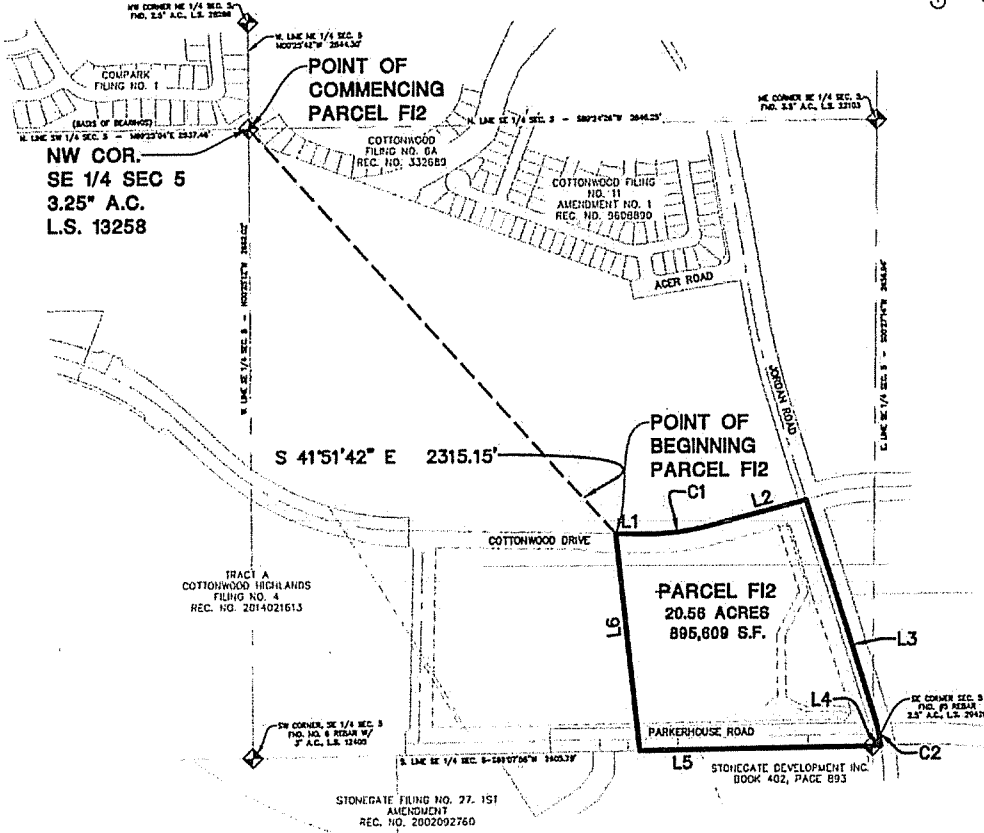


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EXHIBIT A  
 COTTONWOOD HIGHLANDS METRO DISTRICT  
 LGID NO. \_\_\_\_\_  
 SHEET 2 OF 3



SCALE: 1" = 600'



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**EXHIBIT A**  
 COTTONWOOD HIGHLANDS METRO DISTRICT  
 LGID NO. \_\_\_\_\_  
 SHEET 3 OF 3

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	015°58'42"	1000.00'	278.88'	N83°06'47"E	277.97'
C2	008°17'17"	1059.67'	153.29'	S13°05'07"E	153.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°53'51"E	117.13'
L2	N75°07'26"E	424.03'
L3	S17°13'46"E	937.51'
L4	S88°52'14"W	34.84'
L5	S89°07'56"W	980.78'
L6	N06°11'13"W	925.61'



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**EXHIBIT A**  
COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 1 OF 6

**PARCEL F13**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING A POINT ON THE SOUTHERLY LINE OF COMPARK FILING NO. 1 RECORDER UNDER RECEPTION NO. 99080637 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR NORTH 89°25'04" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 51°08'48" EAST, A DISTANCE OF 3177.91 FEET TO A POINT ON THE CENTERLINE OF JORDAN ROAD AND THE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF SAID JORDAN ROAD NORTH 88°55'30" EAST, A DISTANCE OF 62.47 FEET;

THENCE NORTH 89°00'00" EAST, A DISTANCE OF 588.98 FEET;

THENCE SOUTH 27°34'01" EAST, A DISTANCE OF 660.58 FEET;

THENCE SOUTH 27°31'49" EAST, A DISTANCE OF 101.78 FEET;

THENCE SOUTH 27°31'49" EAST, A DISTANCE OF 903.24 FEET;

THENCE NORTH 78°07'07" WEST, A DISTANCE OF 1085.12 FEET;

THENCE NORTH 39°16'05" WEST, A DISTANCE OF 155.90 FEET;

THENCE SOUTH 89°31'12" WEST, A DISTANCE OF 60.00 FEET TO THE CENTERLINE OF SAID JORDAN ROAD;



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**EXHIBIT A**  
COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 2 OF 6

**LEGAL DESCRIPTION CONTINUED....**

THENCE CONTINUING ALONG THE CENTERLINE OF SAID JORDAN ROAD FOR THE FOLLOWING THREE (3) COURSES:

- 1) THENCE NORTH 00°28'48" WEST, A DISTANCE OF 330.62 FEET TO A POINT OF TANGENCY;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°44'58", A RADIUS OF 1059.67 FEET AND AN ARC LENGTH OF 309.78 FEET, THE CHORD OF WHICH BEARS NORTH 08°51'17" EAST, A DISTANCE OF 308.67 FEET TO A POINT OF TANGENCY;
- 3) THENCE NORTH 17°13'46" WEST, A DISTANCE OF 508.98 FEET TO THE POINT OF BEGINNING;

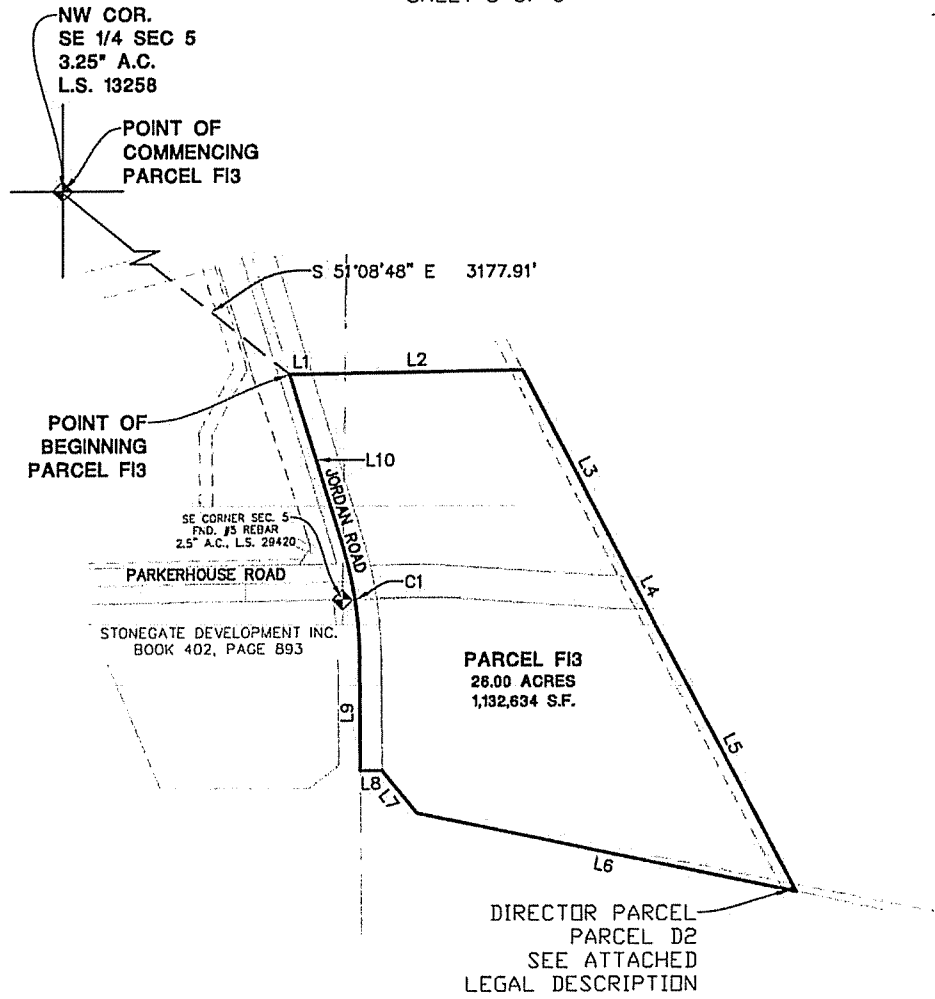
SAID PARCEL CONTAINING A CALCULATED AREA OF 1,132,634 S.F., OR 26.00 ACRES, MORE OR LESS.



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**EXHIBIT A**  
 COTTONWOOD HIGHLANDS METRO DISTRICT  
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 SHEET 3 OF 6



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**EXHIBIT A**  
**COTTONWOOD HIGHLANDS METRO DISTRICT**  
 LGID NO. \_\_\_\_\_  
 SHEET 4 OF 6

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	016°44'58"	1059.67'	309.78'	N08°51'17"W	308.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°55'30"E	62.47'
L2	N89°00'00"E	588.98'
L3	S27°34'01"E	660.58'
L4	S27°31'49"E	101.78'
L5	S27°31'49"E	903.24'
L6	N78°07'07"W	1085.12'
L7	N39°16'05"W	155.90'
L8	S89°31'12"W	60.00'
L9	N00°28'48"W	330.62'
L10	N17°13'46"W	508.98'



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**EXHIBIT A**  
**COTTONWOOD HIGHLANDS METRO DISTRICT**  
 LGID NO. \_\_\_\_\_  
 SHEET 4 OF 6

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	016°44'58"	1059.67'	309.78'	N08°51'17"W	308.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°55'30"E	62.47'
L2	N89°00'00"E	588.98'
L3	S27°34'01"E	660.58'
L4	S27°31'49"E	101.78'
L5	S27°31'49"E	903.24'
L6	N78°07'07"W	1085.12'
L7	N39°16'05"W	155.90'
L8	S89°31'12"W	60.00'
L9	N00°28'48"W	330.62'
L10	N17°13'46"W	508.98'



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**EXHIBIT A**  
COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 5 OF 6

**PARCEL D2**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TO BEAR SOUTH 89°07'56" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 56°35'27" EAST, A DISTANCE OF 1498.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 AND THE POINT OF BEGINNING;

THENCE NORTH 62°28'11" EAST, A DISTANCE OF 15.82 FEET;

THENCE SOUTH 27°31'49" EAST, A DISTANCE OF 13.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 78°07'07" WEST, A DISTANCE OF 20.48 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 103 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

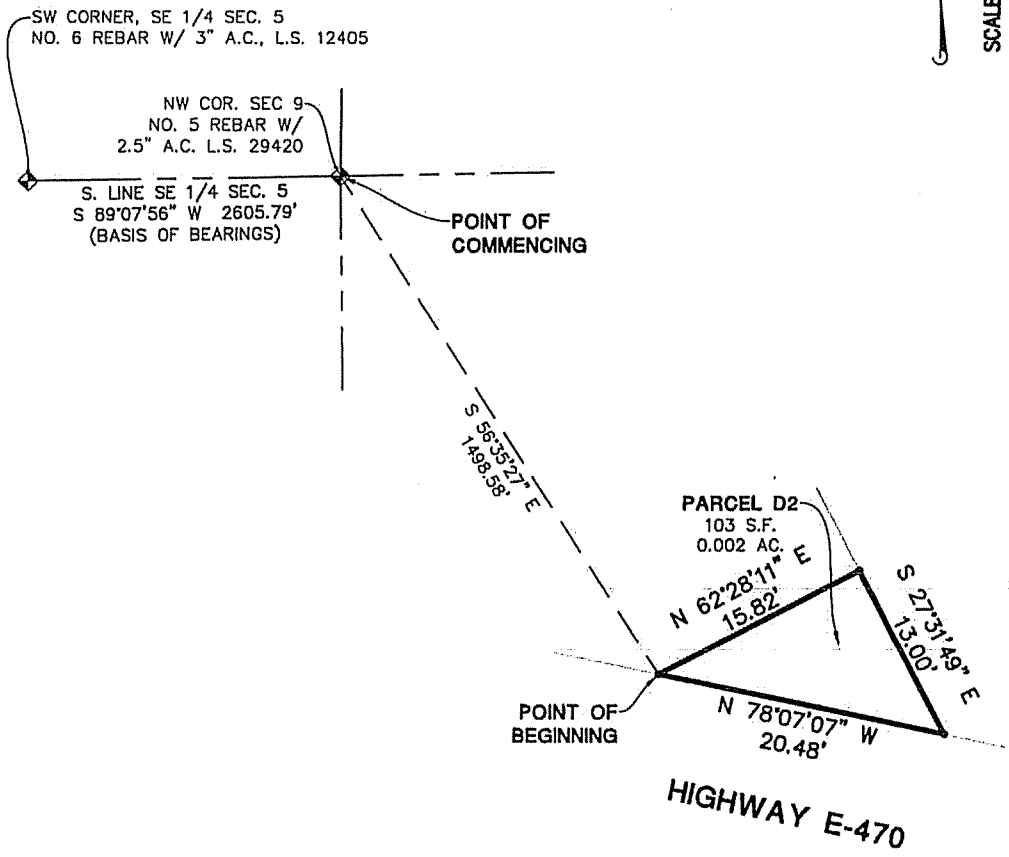


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**EXHIBIT A**  
 COTTONWOOD HIGHLANDS METRO DISTRICT  
 LGID NO. \_\_\_\_\_  
 SHEET 6 OF 6

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 SCALE: 1" = 10'



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COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 1 OF 7

PARCEL R1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, ALSO BEING A POINT ON THE SOUTHERLY LINE OF COMPARK FILING NO. 1 RECORDED UNDER RECEPTION NO. 99080637 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR NORTH 89°25'04" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°25'42" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE BOUNDARY OF SAID COMPARK FILING NO. 1, A DISTANCE OF 78.51 FEET TO A POINT ON THE WEST LINE OF COTTONWOOD SUBDIVISION FILING NO. 6A RECORDED UNDER RECEPTION NO. 332689 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 22°53'33" EAST, ALONG THE SOUTHERLY LINE OF SAID COTTONWOOD SUBDIVISION FILING NO. 6A, A DISTANCE OF 164.52 FEET;

THENCE SOUTH 69°28'24" EAST ALONG THE SOUTHERLY LINE OF SAID COTTONWOOD SUBDIVISION FILING NO. 6A AND THE SOUTHERLY LINE OF COTTONWOOD SUBDIVISION FILING NO. 11 AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 9608890 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 394.08 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A IN SAID COTTONWOOD SUBDIVISION FILING NO. 11 AMENDMENT NO. 1;

THENCE ALONG SAID TRACT A FOR THE FOLLOWING TWENTY (20) COURSES:

- 1) THENCE NORTH 83°01'54" EAST, A DISTANCE OF 66.42 FEET;
- 2) THENCE NORTH 80°11'15" EAST, A DISTANCE OF 64.34 FEET;
- 3) THENCE NORTH 76°07'33" EAST, A DISTANCE OF 63.78 FEET;
- 4) THENCE NORTH 67°54'51" EAST, A DISTANCE OF 63.80 FEET;
- 5) THENCE NORTH 64°17'18" EAST, A DISTANCE OF 61.85 FEET;
- 6) THENCE NORTH 58°32'07" EAST, A DISTANCE OF 179.26 FEET;
- 7) THENCE NORTH 46°36'52" EAST, A DISTANCE OF 71.13 FEET;
- 8) THENCE NORTH 19°29'19" EAST, A DISTANCE OF 71.50 FEET;
- 9) THENCE NORTH 14°14'36" EAST, A DISTANCE OF 115.34 FEET;
- 10) THENCE NORTH 24°51'10" EAST, A DISTANCE OF 858.09 FEET;
- 11) THENCE SOUTH 31°28'01" EAST, A DISTANCE OF 401.20 FEET;
- 12) THENCE SOUTH 58°32'16" WEST, A DISTANCE OF 224.18 FEET;



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**EXHIBIT A**  
COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 2 OF 7

**LEGAL DESCRIPTION CONTINUED...**

- 13) THENCE SOUTH 41°02'44" WEST, A DISTANCE OF 346.91 FEET;
  - 14) THENCE SOUTH 24°51'21" WEST, A DISTANCE OF 120.49 FEET;
  - 15) THENCE SOUTH 14°14'36" WEST, A DISTANCE OF 95.12 FEET;
  - 16) THENCE SOUTH 19°29'19" WEST, A DISTANCE OF 103.08 FEET;
  - 17) THENCE SOUTH 46°36'52" WEST, A DISTANCE OF 109.15 FEET;
  - 18) THENCE SOUTH 58°32'07" WEST, A DISTANCE OF 196.27 FEET;
  - 19) THENCE SOUTH 64°17'18" WEST, A DISTANCE OF 71.18 FEET;
  - 20) THENCE SOUTH 20°31'36" WEST, A DISTANCE OF 63.56 FEET TO THE SOUTHERLY LINE OF SAID COTTONWOOD SUBDIVISION FILING NO. 11 AMENDMENT NO. 1;
- THENCE ALONG SAID COTTONWOOD SUBDIVISION FILING NO. 11 AMENDMENT NO. 1 FOR THE FOLLOWING SEVEN (7) COURSES:
- 1) THENCE SOUTH 69°28'24" EAST, A DISTANCE OF 961.91 FEET;
  - 2) THENCE NORTH 80°20'21" EAST, A DISTANCE OF 24.91 FEET TO A POINT OF CURVATURE;
  - 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 35°20'21" EAST, A DISTANCE OF 28.28 FEET TO A POINT ON A NON-TANGENT LINE;
  - 4) THENCE NORTH 80°20'21" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE;
  - 5) THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 54°39'39" EAST, A DISTANCE OF 28.28 FEET TO A POINT ON A NON-TANGENT LINE;
  - 6) THENCE SOUTH 09°39'39" EAST, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF ACER ROAD;
  - 7) THENCE ALONG THE CENTERLINE OF SAID ACER ROAD NORTH 80°20'21" EAST, A DISTANCE OF 365.00 FEET TO THE CENTERLINE INTERSECTION OF ACER ROAD AND JORDAN ROAD;
- THENCE ALONG THE CENTERLINE OF SAID JORDAN ROAD FOR THE FOLLOWING THREE (3) COURSES:
- 1) THENCE SOUTH 09°39'39" EAST, A DISTANCE OF 165.24 FEET TO A POINT OF CURVATURE;
  - 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°34'07", A RADIUS OF 3053.91 FEET AND AN ARC LENGTH OF 403.41 FEET, THE CHORD OF WHICH BEARS SOUTH 13°26'42" EAST, A DISTANCE OF 403.12 FEET TO A POINT OF TANGENCY;
  - 3) THENCE SOUTH 17°13'46" EAST, A DISTANCE OF 441.30 FEET TO THE CENTERLINE INTERSECTION OF JORDAN ROAD AND COTTONWOOD DRIVE;



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**EXHIBIT A**  
COTTONWOOD HIGHLANDS METRO DISTRICT  
LGID NO. \_\_\_\_\_  
SHEET 3 OF 7

**LEGAL DESCRIPTION CONTINUED...**

THENCE ALONG THE CENTERLINE OF SAID COTTONWOOD DRIVE FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) THENCE SOUTH 75°07'26" WEST, A DISTANCE OF 424.03 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°58'42", A RADIUS OF 1000.00 FEET AND AN ARC LENGTH OF 278.88 FEET, THE CHORD OF WHICH BEARS SOUTH 83°06'47" WEST, A DISTANCE OF 277.97 FEET TO A POINT OF TANGENCY;
- 3) THENCE NORTH 88°53'51" WEST, A DISTANCE OF 1015.20 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°05'06", A RADIUS OF 1175.00 FEET AND AN ARC LENGTH OF 863.06 FEET, THE CHORD OF WHICH BEARS NORTH 67°51'18" WEST, A DISTANCE OF 843.79 FEET TO A POINT OF TANGENCY;
- 5) THENCE NORTH 46°48'45" WEST, A DISTANCE OF 200.34 FEET TO A POINT OF CURVATURE;
- 6) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°35'15", A RADIUS OF 1200.00 FEET AND AN ARC LENGTH OF 661.57 FEET, THE CHORD OF WHICH BEARS NORTH 62°36'22" WEST, A DISTANCE OF 653.22 FEET TO A POINT OF TANGENCY;
- 7) THENCE NORTH 78°24'00" WEST, A DISTANCE OF 355.36 FEET TO THE CENTERLINE INTERSECTION OF COTTONWOOD DRIVE AND CHAMBERS ROAD;

THENCE ALONG THE CENTERLINE OF SAID CHAMBERS ROAD FOR THE FOLLOWING TWO (2) COURSES:

- 1) THENCE NORTH 11°36'50" EAST, A DISTANCE OF 134.38 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°46'10", A RADIUS OF 1590.00 FEET AND AN ARC LENGTH OF 742.88 FEET, THE CHORD OF WHICH BEARS NORTH 01°46'15" WEST, A DISTANCE OF 736.14 FEET TO A NON-TANGENT POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 89°25'04" EAST ALONG LAST SAID NORTH LINE AND THE SOUTH LINE OF AFORESAID COMPARK FILING NO. 1, A DISTANCE OF 1204.71 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 4,305,001 S.F., OR 98.829 ACRES, MORE OR LESS.



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**EXHIBIT A**  
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SHEET 4 OF 7

**PARCEL D1 (DIRECTOR PARCEL) (A PART OF THE PREVIOUS DESCRIPTION)**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING A POINT ON THE SOUTHERLY LINE OF COMPARK FILING NO. 1 RECORDER UNDER RECEPTION NO. 99080637 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR NORTH 89°25'04" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 11°48'48" EAST, A DISTANCE OF 1041.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 58°14'59" EAST, A DISTANCE OF 87.21;

THENCE SOUTH 18°22'50" WEST, A DISTANCE OF 113.63 FEET;

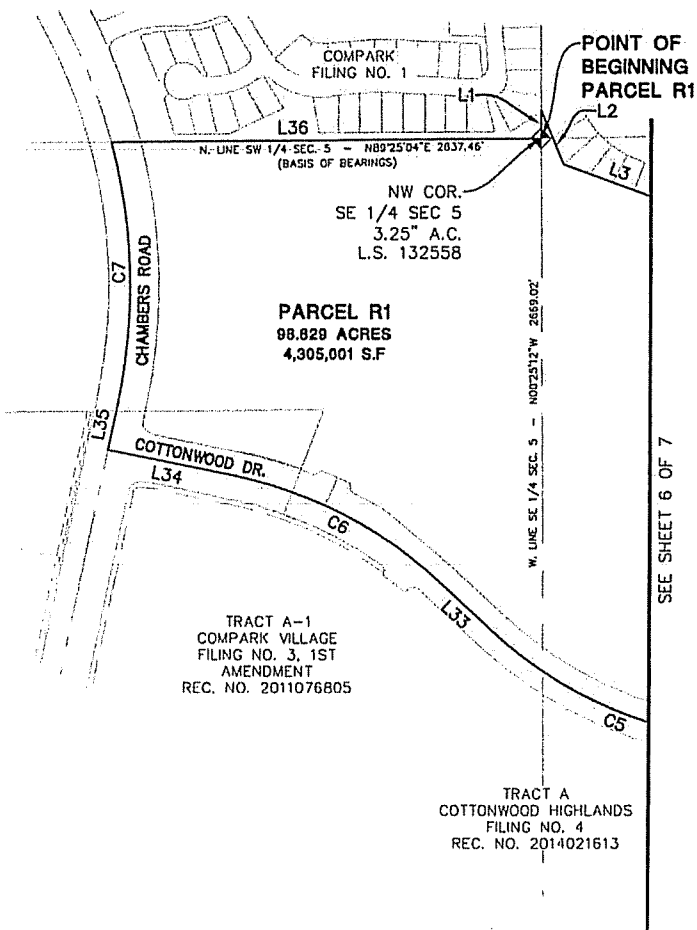
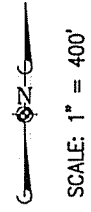
THENCE NORTH 31°45'01" WEST, A DISTANCE OF 72.84 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,176 S.F., OR 0.073 ACRES, MORE OR LESS.



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**EXHIBIT A**  
**COTTONWOOD HIGHLANDS METRO DISTRICT**  
 LGID NO. \_\_\_\_\_  
 SHEET 5 OF 7

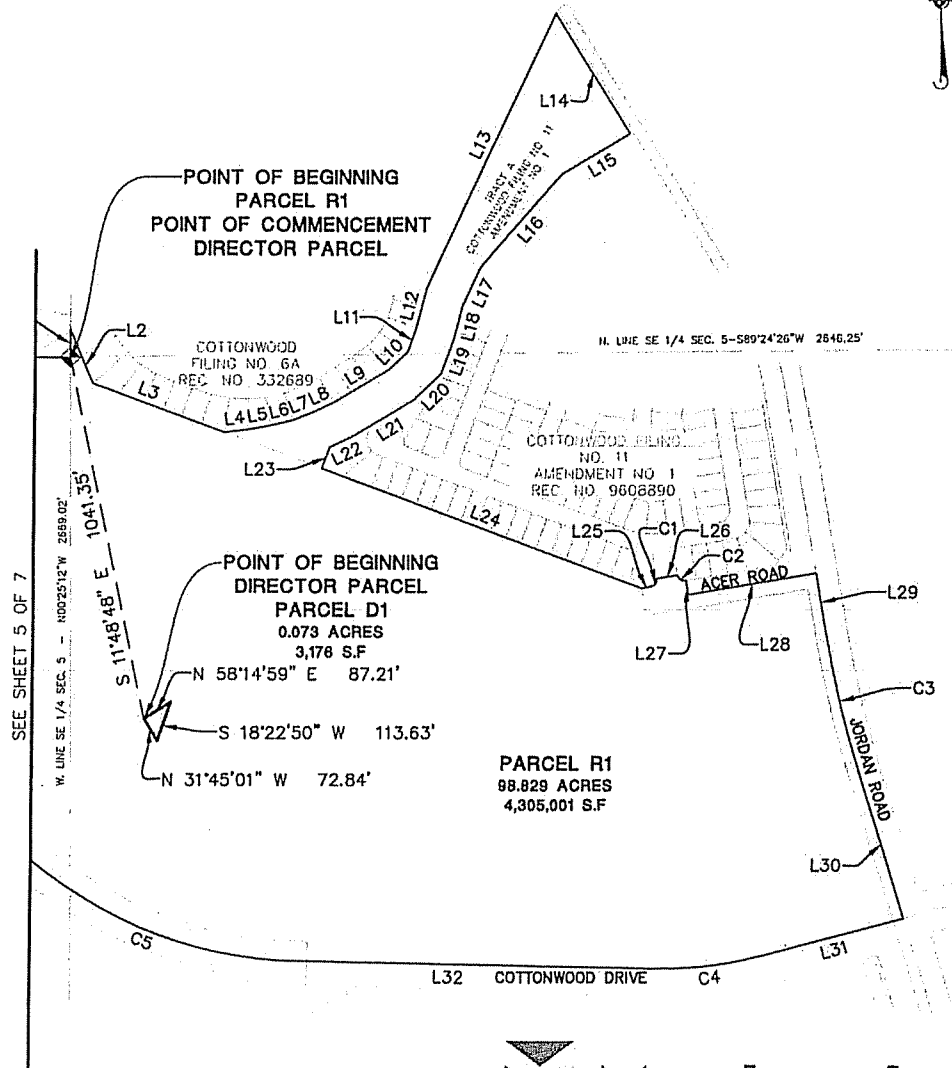


**NOTE:**  
 • Denotes Change of Direction Only. This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.



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**EXHIBIT A**  
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 SHEET 6 OF 7



SEE SHEET 5 OF 7

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**EXHIBIT A**  
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 SHEET 7 OF 7

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	20.00'	31.42'	N35°20'21"E	28.28'
C2	090°00'00"	20.00'	31.42'	S54°39'39"E	28.28'
C3	007°34'07"	3053.91'	403.41'	S13°26'42"E	403.12'
C4	015°58'42"	1000.00'	278.88'	S83°06'47"W	277.97'
C5	042°05'06"	1175.00'	863.06'	N67°51'18"W	843.79'
C6	031°35'15"	1200.00'	661.57'	N62°36'22"W	653.22'
C7	026°46'10"	1590.00'	742.88'	N01°46'15"W	736.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'42"W	78.51'
L2	S22°53'33"E	164.52'
L3	S69°28'24"E	394.08'
L4	N83°01'54"E	66.42'
L5	N80°11'15"E	64.34'
L6	N76°07'33"E	63.78'
L7	N67°54'51"E	63.80'
L8	N64°17'18"E	61.85'
L9	N58°32'07"E	179.26'
L10	N46°36'52"E	71.13'
L11	N19°29'19"E	71.50'
L12	N14°14'36"E	115.34'
L13	N24°51'10"E	858.09'
L14	S31°28'01"E	401.20'
L15	S58°32'16"W	224.18'
L16	S41°02'44"W	346.91'
L17	S24°51'21"W	120.49'
L18	S14°14'36"W	95.12'
L19	S19°29'19"W	103.08'
L20	S46°36'52"W	109.15'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S58°32'07"W	196.27'
L22	S64°17'18"W	71.18'
L23	S20°31'36"W	63.56'
L24	S69°28'24"E	961.91'
L25	N80°20'21"E	24.91'
L26	N80°20'21"E	60.00'
L27	S09°39'39"E	40.00'
L28	N80°20'21"E	365.00'
L29	S09°39'39"E	165.24'
L30	S17°13'46"E	441.30'
L31	S75°07'26"W	424.03'
L32	N88°53'51"W	1015.20'
L33	N46°48'45"W	200.34'
L34	N78°24'00"W	355.36'
L35	N11°36'50"E	134.38'
L36	N89°25'04"E	1204.71'



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