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Arapahoe County Clerk & Recorder, Nancy A. Doty  
Reception #: B4141216  
Receipt #: 5211110 Recording Fee: \$46.00  
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Date Recorded: 8/9/2004 4:17:49 PM

**RESOLUTION NO. 04-04**



**AMENDED AND RESTATED RESOLUTION OF SOUTHLANDS METROPOLITAN DISTRICT NO. 1 REGARDING THE IMPOSITION OF FACILITY FEES**

**WHEREAS**, Southlands Metropolitan District No. 1 (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

**WHEREAS**, pursuant to its Service Plan the District is empowered to provide for the design, acquisition, construction, installation, and financing of certain water, sanitation, streets, traffic and safety controls, parks, open space and recreation, and transportation facilities (the "Facilities") within and without the boundaries of the District; and

**WHEREAS**, the District is authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S. to fix fees and charges for services or facilities provided by the District; and

**WHEREAS**, the District has imposed certain Facilities Fees pursuant to that certain Resolution regarding the Imposition of Facilities Fees adopted by the District to be effective March 17, 2003, which resolution was recorded in the real property records of Arapahoe County, Colorado, on March 26, 2003 at Reception No. B3062491 (the "Original Resolution"); and

**WHEREAS**, said fees and charges may be changed from time to time at the discretion of the Board of Directors of the District; and

**WHEREAS**, the District intends to issue approximately \$33,885,000 in bonds in August of 2004 (the "Series 2004 Bonds"); and

**WHEREAS**, the District is authorized to pledge the revenue from the Facility Fees for payment of any indebtedness principal and interest on bonds; and

**WHEREAS**, the District has determined that it is in the best interests of its inhabitants and taxpayers to provide the Facilities; and

**WHEREAS**, the property within the boundaries of the District will be benefited by the Facilities; and

**WHEREAS**, the property currently within the boundaries of the District is described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

**WHEREAS**, the District intends that this Resolution entirely replace and supercede the Original Resolution; and

**WHEREAS**, this Resolution shall be recorded on the Property to put the property owners on notice of this imposition of Facility Fees; and

RECEIVED IN THIS CONDITION

BC

**WHEREAS**, the District has determined that, to meet the costs of providing the Facilities, it is necessary to impose Facility Fees on the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTHLANDS METROPOLITAN DISTRICT NO. 1, AS FOLLOWS:**

1. The Board does hereby determine that it is in the best interests of the District and its taxpayers and inhabitants to impose Facility Fees on the Property and to pledge the revenues from said Facility Fees for the payment of the Series 2004 Bonds or any other indebtedness of the District.

2. The District hereby imposes a one-time Facility Fee of \$15,246 per gross acre/\$.35 per gross square footage of each lot within the boundaries of the District. Gross square footage of each lot shall be based upon either (1) the square footage identified on the plat applicable to the particular parcel(s) being conveyed, or (2) the square footage identified on the plat applicable to the parcel for which a building permit is issued by the City of Aurora for development. The owners of all land within the District, other than governmental owners, shall be subject to the Facility Fee.

3. The Facility Fee shall be due and owing upon the earlier to occur of the following, either:

(a) Upon conveyance from the fee title owner as of the date of recording of this Resolution to a third party owner; or

(b) On or before the date of issuance of a building permit for any portion of any lot by the City of Aurora, Colorado.

4. A written request may be made to the District for a deferral of payment of any Facility Fee from the date of conveyance to an alternative date. Any request for deferral will be considered on a case by case basis by the District upon review of the circumstances and rationale behind the request. The District shall retain sole and absolute discretion in determining whether a deferral for payment will be granted.

5. The District does hereby determine that while any general obligation indebtedness of the District, to which revenues from the Facility Fees are pledged, is outstanding, the District will not alter, defer or reduce the amount of the Facility Fees, other than as described in paragraph 4 above.

6. The Facility Fees shall not be imposed on real properties conveyed to or owned by non-profit homeowners' associations, governmental entities or utility providers.

7. Any unpaid Facility Fees shall constitute a statutory and perpetual lien against the Property pursuant to Section 32-1-1001(1)(j)(I), C.R.S., such lien being a charge imposed for the provision of the services and facilities to the Property. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on the Property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Arapahoe County, Colorado.

8. Failure to make payment of the Facility Fees due hereunder shall constitute a default in the payment of such Facility Fees. Upon a default, interest shall accrue on such total amount of Facility Fees due at the rate of 18% per annum and the District shall be entitled to

institute such remedies and collection proceedings as may be authorized under Colorado law, including but not limited to foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing. In foreclosing its lien, the District will enforce the lien only to the extent necessary to collect unpaid Facility Fees and costs.

9. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

APPROVED AND ADOPTED THIS 30<sup>th</sup> day of June, 2004.

**SOUTHLANDS METROPOLITAN  
DISTRICT NO. 1**

By: [Redacted]  
Its: President

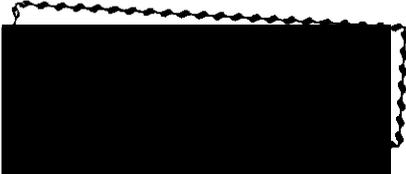
Attest:  
[Redacted]  
Secretary

STATE OF COLORADO )  
 ) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2004, by Peter Cudlip, as President of Southlands Metropolitan District No. 1 and by Donald Provost as Secretary of Southlands Metropolitan District No. 1.

Witness my hand and official seal.

My commission expires: [Redacted]  
[Redacted]  
Notary Public



**EXHIBIT A**  
(the "Property")

# LEGAL DESCRIPTION SOUTHLANDS METROPOLITAN DISTRICT NO. 1 INITIAL BOUNDARIES

**PARCEL 1**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 16 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 711.82 FEET; TO A POINT ON THE CENTERLINE OF THE PROPOSED AURORA PARKWAY; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID CENTERLINE: 1) SOUTH 32 DEGREES 05 MINUTES 09 SECONDS EAST, A DISTANCE OF 886.42 FEET; 2) ALONG THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO RIGHT, THROUGH A CENTRAL ANGLE OF 31 DEGREES 21 MINUTES 21 SECONDS, AN ARC DISTANCE OF 547.28 FEET, WITH A CHORD BEARING OF SOUTH 16 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 540.48 FEET; 3) SOUTH 00 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 1,341.82 FEET TO A POINT ON THE NORTH LINE OF A 210.00 FOOT WIDE PUBLIC SERVICE COMPANY RIGHT OF WAY; THENCE SOUTH 89 DEGREES 21 MINUTES 35 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,238.81 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2,429.61 FEET TO THE POINT OF BEGINNING, CONTAINING 2,782,621 SQUARE FEET OR 63.4210 ACRES, MORE OR LESS.

**PARCEL 1.1**

A PARCEL OF LAND BEING IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 859.87 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19 SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 787.79 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SMOKY HILL ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 59 DEGREES 32 MINUTES 29 SECONDS WEST, A DISTANCE OF 1,088.12 FEET TO THE EASTERLY RIGHT-OF-WAY OF E-470 AS DESCRIBED IN BOOK 8118 AT PAGE 801 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY OF E-470:

- 1) THENCE NORTH 29 DEGREES 24 MINUTES 51 SECONDS EAST, A DISTANCE OF 31.21 FEET;
- 2) THENCE NORTH 80 DEGREES 33 MINUTES 37 SECONDS WEST, A DISTANCE OF 161.97 FEET;
- 3) THENCE NORTH 28 DEGREES 37 MINUTES 23 SECONDS EAST, A DISTANCE OF 123.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 19;

THENCE NORTH 89 DEGREES 22 MINUTES 31 SECONDS EAST, A DISTANCE OF 988.22 FEET TO THE POINT OF BEGINNING, CONTAINING 488,091 SQUARE FEET OR 10.75 ACRES, MORE OR LESS.

GARY LEAK, REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 26800  
FOR AND ON BEHALF OF CLC ASSOCIATES INC.



PROJ #: 00.0199  
DATE: 08-15-02  
REV #: XXX  
ASI #: XXX

SOUTHLANDS METROPOLITAN  
DISTRICT NO. 1

4480 E. RICHARD RD.  
SUITE 2000  
BROOKWOOD VILLAGE  
COLORADO 80111  
P 303 778 3600  
F 303 778 3349  
CLCARBOD.COM



ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

SHEET 1 SOUTHLANDS DISTRICT EXHIBIT

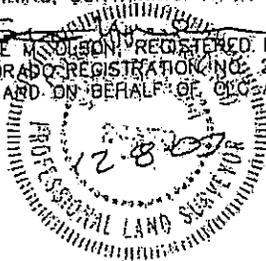
EXHIBIT  
SOUTHLANDS METROPOLITAN DISTRICT NO. 1  
LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL 1.4

A PART OF THE NORTHWEST ONE QUARTER AND SOUTHWEST ONE QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST ONE QUARTER AND CONSIDERING THE EAST LINE OF SAID SOUTHWEST ONE QUARTER TO BEAR SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST; THENCE NORTH 52 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 1524.58 FEET TO A POINT ON THE WEST LINE OF EXISTING GUN CLUB ROAD RIGHT OF WAY AND BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID WEST LINE; 1) SOUTH 13 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 911.69 FEET TO A POINT OF NON-TANGENT CURVATURE; 2) ALONG THE ARC OF A 884.98 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42 DEGREES 30 MINUTES 49 SECONDS, AN ARC DISTANCE OF 656.66 FEET, WITH A CHORD BEARING OF SOUTH 07 DEGREES 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 641.70 FEET; 3) SOUTH 28 DEGREES 37 MINUTES 23 SECONDS WEST, A DISTANCE OF 59.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF E-470; THENCE THE FOLLOWING XXX (X) COURSES ALONG SAID EAST LINE. 1) NORTH 54 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 280.68 FEET; 2) NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF 464.71 FEET; 3) SOUTH 89 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 17.00 FEET TO A POINT OF NON-TANGENT CURVATURE; 4) ALONG THE ARC OF A 971.47 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 46 SECONDS, AN ARC DISTANCE OF 143.49 FEET, WITH A CHORD BEARING OF NORTH 02 DEGREES 21 MINUTES 09 SECONDS EAST, A DISTANCE OF 143.36 FEET; 5) THENCE NORTH 01 DEGREES 53 MINUTES 11 SECONDS WEST, A DISTANCE OF 328.53 FEET TO A POINT OF NON-TANGENT CURVATURE; 6) ALONG THE ARC OF A 9,455.15 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 46 MINUTES 37 SECONDS, AN ARC DISTANCE OF 293.24 FEET, WITH A CHORD BEARING OF NORTH 00 DEGREES 69 MINUTES 24 SECONDS WEST, A DISTANCE OF 293.23 FEET; 7) NORTH 00 DEGREES 06 MINUTES 06 SECONDS EAST, A DISTANCE OF 182.70 FEET; 8) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 38.98 FEET TO A POINT ON THE WESTERLY LINE OF EXISTING GUN CLUB ROAD RIGHT OF WAY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 109.56 FEET TO THE POINT OF BEGINNING, CONTAINING 433,885 SQUARE FEET OR 9.9606 ACRES, MORE OR LESS.

STEVE M. JOHNSON, REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 24670  
FOR AND ON BEHALF OF GIC ASSOCIATES



PROJ #: 02.0225  
DATE: 11/12/03  
REV #: XXX  
ASI #: XXX

EXHIBIT  
SOUTHLANDS METROPOLITAN  
DISTRICT NO. 1

GIC ASSOCIATES  
2400 E. ORCHARD RD.  
SUITE 3000  
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F 303.770.3349  
E GIC@GIC.COM  
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING



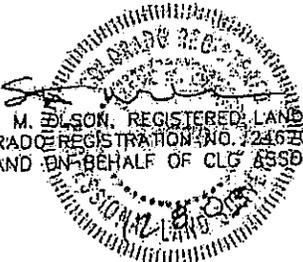
SHEETS SOUTHLANDS DISTRICT EXHIBIT

EXHIBIT \_\_\_\_\_  
 SOUTHLANDS METROPOLITAN DISTRICT NO. 1  
 LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL 1.3

A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST ONE QUARTER, THENCE NORTH 89 DEGREES 21 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE EAST LINE OF A PSC<sub>6</sub> PARCEL RECORDED IN BOOK 1236 AT PAGE 393; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 35 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 730.06 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 2,011.36 FEET TO A POINT ON THE NORTHERLY LINE OF THE EXISTING SMOKY HILL ROAD RIGHT OF WAY; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY LINE; 1) NORTH 60 DEGREES 06 MINUTES 58 SECONDS WEST, A DISTANCE OF 308.41 FEET; 2) NORTH 58 DEGREES 54 MINUTES 50 SECONDS WEST, A DISTANCE OF 275.65 FEET; 3) ALONG THE ARC OF A 4970.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 57 SECONDS, AN ARC DISTANCE OF 50.5 FEET WITH A CHORD BEARING OF NORTH 58 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 50.53 FEET; 4) NORTH 58 DEGREES 19 MINUTES 53 SECONDS WEST, A DISTANCE OF 214.76 FEET TO A POINT ON THE SAID EAST LINE OF A PSC<sub>6</sub> PARCEL RECORDED IN BOOK 1236 AT PAGE 393. THENCE NORTH 00 DEGREES 04 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1,368.15 FEET TO THE POINT OF BEGINNING, CONTAINING 1,309.014 SQUARE FEET OR 30.0508 ACRES, MORE OR LESS.

  
 STEVE M. BLASON, REGISTERED LAND SURVEYOR  
 COLORADO REGISTRATION NO. 124670  
 FOR AND ON BEHALF OF CLC ASSOCIATES

PROJ #: 02.0225  
 DATE: 12/8/03  
 REV #: XXX  
 ASI #: XXX

EXHIBIT \_\_\_\_\_  
 SOUTHLANDS METROPOLITAN  
 DISTRICT NO. 1

CLC ASSOCIATES  
 8400 E. ORCHARD RD.  
 SUITE 2100  
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 COLORADO 80111  
 P 303 770 9600  
 F 303 770 1349  
 CLC@CLC.COM  
 ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING



SHEET 1 SOUTHLANDS DISTRICT EXHIBIT

**EXHIBIT  
SOUTHLANDS METROPOLITAN DISTRICT NO. 1  
LEGAL DESCRIPTION**

**LEGAL DESCRIPTION PARCEL 1.2**

A PART OF THE NORTHWEST ONE QUARTER AND SOUTHWEST ONE QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST ONE QUARTER, A DISTANCE OF 2,639.62 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST ONE QUARTER, A DISTANCE OF 659.87 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 31 SECONDS WEST, A DISTANCE OF 988.26 FEET TO THE SOUTH LINE OF THE N 1/2, NE 1/4, SW 1/4 OF SAID SECTION 19; THENCE NORTH 28 DEGREES 37 MINUTES 23 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 33.08 FEET TO A POINT OF NON-TANGENT CURVATURE, AND BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EXISTING GUN CLUB ROAD; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID EASTERLY LINE: 1) ALONG THE ARC OF A 994.87 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42 DEGREES 29 MINUTES 38 SECONDS, AN ARC DISTANCE OF 737.93 FEET WITH A CHORD BEARING OF NORTH 07 DEGREES 22 MINUTES 24 SECONDS EAST, A DISTANCE OF 721.13 FEET; 2) NORTH 13 DEGREES 52 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,895.30 FEET; 3) NORTH 01 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 186.10 FEET; 4) NORTH 38 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 100.91 FEET; 5) SOUTH 31 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 139.72 FEET; 6) NORTH 03 DEGREES 52 MINUTES 37 SECONDS WEST, A DISTANCE OF 22.26 FEET TO A POINT OF NON-TANGENT CURVATURE; 7) ALONG THE ARC OF A 5,314.04 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 11 MINUTES 36 SECONDS, AN ARC DISTANCE OF 588.59 FEET WITH A CHORD BEARING OF NORTH 18 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 588.81 FEET; 8) THENCE NORTH 23 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 22.52 FEET TO THE NORTH LINE OF THE SAID NORTHWEST ONE QUARTER; THENCE NORTH 80 DEGREES 16 MINUTES 12 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,571.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1,740,800 SQUARE FEET OR 85.882 ACRES, MORE OR LESS.

STEVE W. OLSON, REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 24670  
FOR AND ON BEHALF OF GEC ASSOCIATES



PROJ # 02.0225  
DATE 11/12/03  
REV # XXX  
AS# XXX

**EXHIBIT  
SOUTHLANDS METROPOLITAN  
DISTRICT NO. 1**

**GEC ASSOCIATES**  
2400 E. BROADWAY #2  
SUITE 2000  
BREEZEWOOD HILL LLC  
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303 750 3400  
FAX 303 750 3449  
DLC@GEC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING



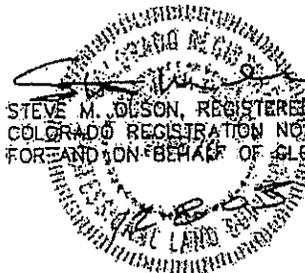
**SHEEN SOUTHLANDS DISTRICT EXHIBIT**

**EXHIBIT \_\_\_\_\_**  
**SOUTHLANDS METROPOLITAN DISTRICT NO. 1**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION PARCEL 1.3A**

A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ONE QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 940.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 35 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 124.46 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 237.69 FEET; THENCE ALONG THE ARC OF A 823.00 FOOT RADIUS CURVE TO RIGHT, THROUGH A CENTRAL ANGLE OF 33 DEGREES 08 MINUTES 25 SECONDS, AN ARC DISTANCE OF 476.03 FEET, WITH A CHORD BEARING OF SOUTH 15 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 469.42 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 37 SECONDS WEST, A DISTANCE OF 0.60 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 50 SECONDS EAST, A DISTANCE OF 688.39 FEET TO THE POINT OF BEGINNING, CONTAINING 69,566 SQUARE FEET OR 1.5970 ACRES, MORE OR LESS.

  
 STEVE M. OLSON, REGISTERED LAND SURVEYOR  
 COLORADO REGISTRATION NO. 24670  
 FOR AND ON BEHALF OF CLE ASSOCIATES

PROJ #: 02.0225  
 DATE: 1/2/03  
 REV #: XXX  
 ASI #: XXX

EXHIBIT \_\_\_\_\_

**SOUTHLANDS METROPOLITAN  
 DISTRICT NO. 1**

**CLE ASSOCIATES**

6480 E. ORCHARD RD.  
 SUITE 2000  
 GREENWOOD VILLAGE  
 COLORADO, 80111  
 P 303 778 5600  
 F 303 770 3549  
 CLEAS001004

ARCHITECTURE  
 ENGINEERING/PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING



**SHEET 1 SOUTHLANDS DISTRICT EXHIBIT**