

LEGAL DESCRIPTION – TAX INCREMENT AREA #1 BOUNDARY

AREA 1-1

A TRACT OF LAND LOCATED IN SECTION 31 AND 32 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE. SAID POINT BEING THE COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-32-3-00-018 AND 2077-32-3-00-019;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID ASSESS OR PARCEL NO. 2077-32-3-00-018 THE FOLLOWING 3 COURSES

NORTHWESTERLY 120 FEET;

NORTHWESTERLY 336 FEET;

NORTHWESTERLY 523 FEET;

THENCE SOUTHEASTERLY 732 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTHWESTERLY 485 FEET TO A POINT ON THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT BEING THE COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-32-3-00-018 AND 2077-31-4-00-027;

THENCE NORTHWESTERLY 62 FEET;

THENCE NORTHEASTERLY 50 FEET;

THENCE NORTHWESTERLY 50 FEET;

THENCE SOUTHWESTERLY 50 FEET;

THENCE NORTHWESTERLY 296 FEET;

THENCE NORTHWESTERLY 194 FEET;

THENCE SOUTHWESTERLY 70 FEET;

THENCE NORTHWESTERLY 50 FEET;

THENCE SOUTHWESTERLY 50 FEET;

THENCE NORTHWESTERLY 6 FEET;

THENCE NORTHEASTERLY 50 FEET;

THENCE NORTHWESTERLY 50 FEET;

THENCE SOUTHWESTERLY 50 FEET;

THENCE NORTHWESTERLY 64 FEET;

THENCE NORTHEASTERLY 120 FEET;

THENCE NORTHWESTERLY 246 FEET;

THENCE NORTHEASTERLY 50 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-31-4-00-026 AND 2077-31-4-00-027;

THENCE NORTHEASTERLY 1362 FEET TO A COMMON PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-31-4-00-026 AND 2077-32-2-00-033;

THENCE SOUTHEASTERLY 896 FEET;

THENCE NORTHEASTERLY 161 FEET;

THENCE NORTHEASTERLY 252 FEET;

THENCE NORTHEASTERLY 272 FEET;

THENCE NORTHWESTERLY 90 FEET;

THENCE NORTHWESTERLY 312 FEET;

THENCE NORTHWESTERLY 221 FEET;

THENCE NORTHWESTERLY 230 FEET;

THENCE NORTHEASTERLY 164 FEET;

THENCE NORTHEASTERLY 415 FEET TO THE NORTHWEST CORNER OF ASSESSOR PARCEL NO. 2077-32-2-01-001;

THENCE SOUTHEASTERLY 930 FEET TO THE NORTHEAST CORNER OF ASSESSOR PARCEL NO. 2077-32-2-00-029, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING ELEVEN (11) COURSES;

SOUTHWESTERLY 134 FEET;

SOUTHWESTERLY 590 FEET;

SOUTHWESTERLY 111 FEET;

SOUTHWESTERLY 817 FEET;

SOUTHWESTERLY 280 FEET;

SOUTHWESTERLY 240 FEET;

SOUTHWESTERLY 101 FEET;

SOUTHEASTERLY 90 FEET;

SOUTHWESTERLY 150 FEET;

SOUTHWESTERLY 117 FEET;

SOUTHWESTERLY 405 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 110.7 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-32-2-00-015 AND 2077-32-2-00-018

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS DESIGNATED AS AGRICULTURAL

PARCEL #2077-32-3-00-018, 2077-31-4-00-027, 2077-32-2-00-033, 2077-32-2-00-031, 2077-32-2-00-030, 2077-32-2-00-029, 2077-31-4-00-022, 2077-31-4-00-023, 2077-31-4-00-028 AND 2077-32-2-01-001

THE FOLLOWING ASSESSOR PARCELS ARE EXCLUDED FROM THE ABOVE DESCRIPTION

2077-32-3-00-017

AREA 1-2

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 29 AND 32 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE. SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-32-2-03-001;

THENCE NORTHEASTERLY 252 FEET;

THENCE NORTHEASTERLY 198 FEET;

THENCE NORTHEASTERLY 479 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CARSON DRIVE AND BEING THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-00-025;

THENCE SOUTHEASTERLY 424 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH PLATTE RIVER PARKWAY AND BEING THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-00-025;

THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PLATTE RIVER PARKWAY THE FOLLOWING FIVE (5) COURSES

SOUTHWESTERLY 129 FEET;

SOUTHWESTERLY 44 FEET;

SOUTHWESTERLY 379 FEET;

SOUTHWESTERLY 48 FEET;

SOUTHWESTERLY 176 FEET TO A PONT OF CURVATURE;

THENCE THROUGH A CURVE TO THE RIGHT 47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE;

THENCE NORTHWESTERLY 322 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6.4 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-29-3-00-025 AND 2077-32-2-03-001

AREA 1-3

TOGETHER WITH

A TRACT OF LAND LOCATED IN SECTION 29 AND 32 , TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE. SAID POINT BEING THE SOUTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-02-001;

THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST MINERAL AVENUE 460 FEET TO A POINT OF CURVATURE;

THENCE THROUGH A CURVE TO THE RIGHT 47 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PLATTE RIVER PARKWAY.

THENCE NORTHEASTERLY 773 FEET;

THENCE NORTHEASTERLY 75 FEET TO THE NORTHWEST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-02-001;

THENCE SOUTHEASTERLY 595 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE NORTHEAST PROPERTY CORNER OF ASSESSOR PARCEL NO. 2077-29-3-02-001;

THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE THE FOLLOWING EIGHT (8) COURSES

SOUTHWESTERLY 32 FEET;

SOUTHWESTERLY 97 FEET;

SOUTHWESTERLY 99 FEET;

SOUTHWESTERLY 80 FEET;

SOUTHWESTERLY 15 FEET;

SOUTHWESTERLY 95 FEET;

SOUTHWESTERLY 123 FEET;

SOUTHWESTERLY 344 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 11.2 ACRES.

THE ABOVE DESCRIPTION INCLUDES THE FOLLOWING ASSESSOR PARCELS

PARCEL #2077-29-3-02-001

TOGETHER WITH THAT PORTION OF RIGHT-OF-WAY OF SOUTH SANTA FE DRIVE, WEST MINERAL AVENUE AND SOUTH PLATTE RIVER PARKWAY, AS THEY EXIST TODAY, LYING DIRECTLY ADJACENT TO THE ABOVE DESCRIBED LANDS

SOUTH SANTA FE DRIVE – 4,215 +/- LINEAL FEET

WEST MINERAL AVENUE – 950 +/- LINEAL FEET

SOUTH PLATTE RIVER PARKWAY – 875 +/- LINEAL FEET

AREA 1-1: 110.7 ACRES

AREA 1-2: 6.4 ACRES

AREA 1-3: 11.2 ACRES

TOTAL ACREAGE FOR AREA 1 DESCRIPTIONS 128.3 ACRES