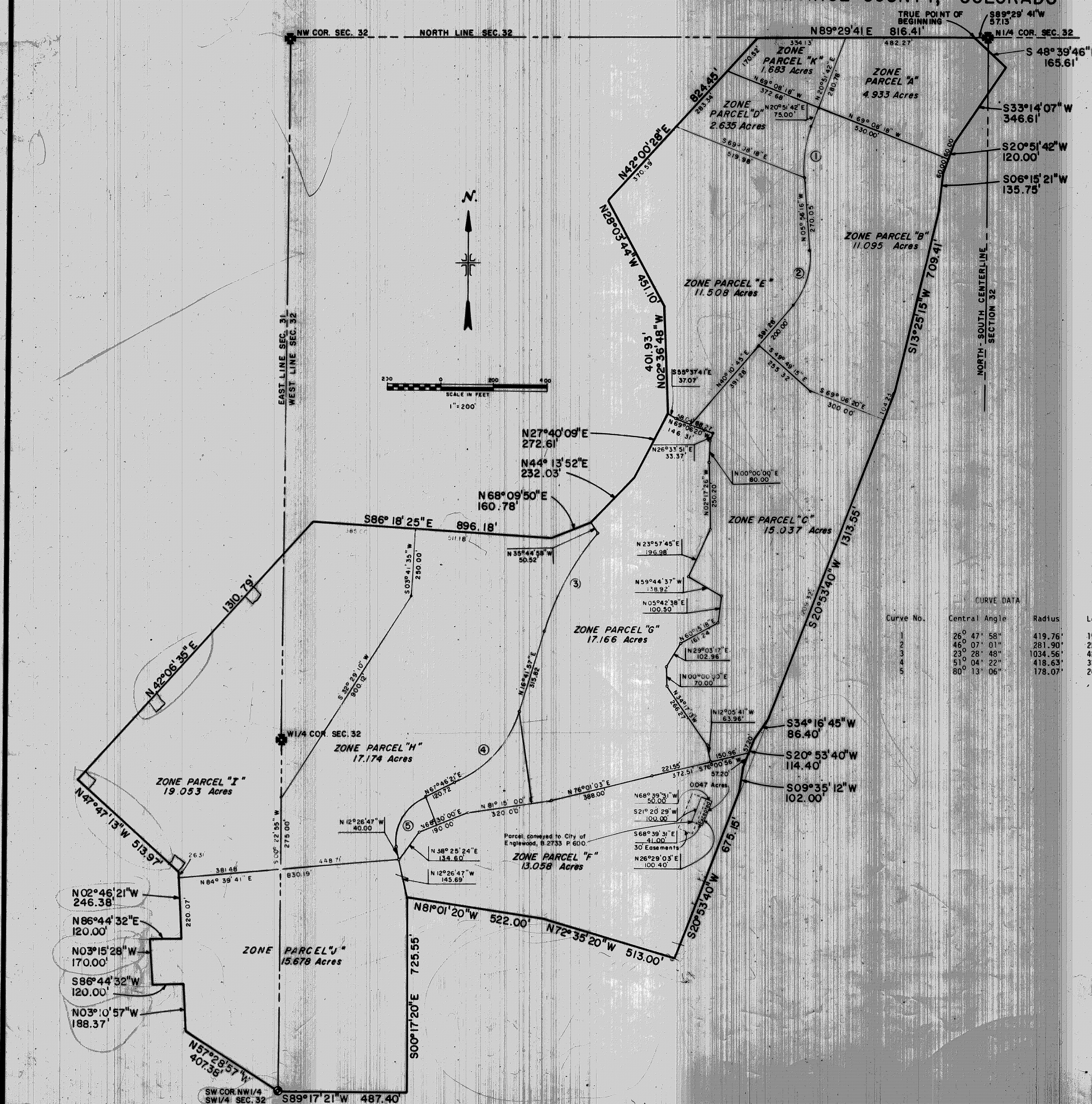


Janet H. Breslin
City Clerk

PARTS OF SEC. 31 & 32; T.5 S.; R.68 W.; 6th PRINCIPAL MERIDIAN

ARAPAHOE COUNTY, COLORADO



South portion of Section 32, Township 5 South Range 66 West of the 10th P.M., Arapahoe County, Colorado described as beginning at the North 1/4 corner of said Section 32; thence N 89° 29' 41" W a distance of 57.13 feet; thence S 40° 59' 46" E a distance of 165.61 feet; thence S 89° 29' 41" W a distance of 165.61 feet; thence S 51° 42' W a distance of 120.00 feet; thence S 06° 15' 21" W a distance of 135.75 feet; thence S 13° 25' 15" W a distance of 135.75 feet; thence S 83° 16' 45" W a distance of 86.40 feet; thence S 89° 29' 41" W a distance of 57.20 feet to the true point of beginning; thence S 01° 20' 00" E a distance of 57.20 feet; thence S 09° 35' 12" N 102.00 feet; thence S 89° 29' 41" W a distance of 51.95 feet; thence N 72° 35' 20" W a distance of 513.00 feet; thence S 01° 20' 00" E a distance of 522.00 feet; thence N 12° 26' 00" W a distance of 522.00 feet; thence S 89° 29' 41" W a distance of 114.60 feet; thence N 68° 30' 00" E a distance of 190.00 feet; thence N 81° 15' 00" E a distance of 320.00 feet; thence N 76° 01' 15" E a distance of 320.00 feet; thence S 89° 29' 41" W a distance of 51.95 feet to the true point of beginning; except 56' 00" of the above distance to the City of Englewood by instrument recorded in Book 104 of the Range 66 West of the Township of Arapahoe County, Colorado, containing 19,058 acres.

That portion of Section 32, Township 5 South, Range 68 West of the 6th P.M., Arapahoe County, Colorado described as beginning at the North 1/4 corner of said Section 32, thence S 89° 29' 41" W a distance of 539.40 feet to a true point of beginning, thence continuing S 89° 29' 41" W a distance of 372.65 feet to a true point of beginning, thence continuing S 69° 08' 18" E a distance of 372.65 feet, thence N 20° 51' 42" E a distance of 280.78 feet to the true point of beginning, containing 1,683 acres, more or less.

date: 3-22-84
scale: NONE
drawn by: MBO
checked by: KJ
revisions: 17-30-84
3-28-84 12-3-84
sheet 3 of 7

591

4/7

City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80165

**** Vacant**
Colorado National Bank of Denver
Trustee Attn: #13784
P.O. Box 5168 TA
Denver, Colorado 80217

**** Cooley Gravel Company**

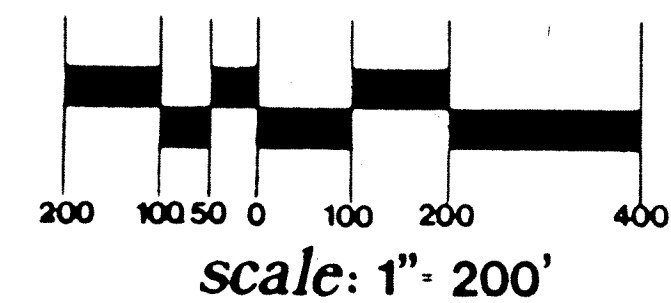
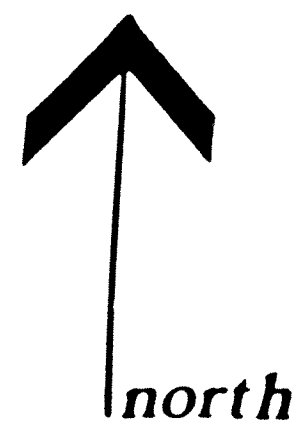
ARAPAHOE CO.
☆ A-2

**** Green Valley Turf Company**

City of Littleton
2450 W. Main Street
Littleton, Colorado 80120

**** Proposed Residential**
U.S. Home Corp.
3350 Peoria Street
Aurora, Colorado 80010

Mineral Ave. (extension) R.O.W.
A.T. & S.F. Railroad



**** Proposed Multi-Family Residential**
The Writer Corp.
27 Inverness Drive East
Englewood, Colorado 80112

**** City of Littleton Floodplain Park**

**** Estate**
LITTLETON
☆ PD-C

ARAPAHOE CO.
☆ P.U.D. M.U.

**** Green Valley Turf Company**

**** Estate**

**** Existing Residential**
H.E. and Dixie E. Roberts
7910 S. Santa Fe Drive
Littleton, Colorado 80120

LEGEND

**** Current Land Use**

☆ **CURRENT ZONING**

City of Littleton
2255 W. Berry Avenue
Littleton, Colorado 80165

Adjacent Land Owner

Contour Interval 1 Foot

129.068 TOTAL AC. (5,622,202 SQ. FT.)

City of Littleton
2450 W. Main Street
Littleton, Colorado 80120

ARAPAHOE CO.
☆ A-2

**** Existing Veterinary Clinic**
Wildacre Partnership
8025 S. Santa Fe Drive
Littleton, Colorado 80120

Wolhurst Adult Community, Inc.
8201 S. Santa Fe Drive
Littleton, Colorado 80120

**** Existing Mobile Home Park**

**** D. & R.G.W. Railroad**

**** A.T. & S.F. Railroad**

**** Proposed Southpark Development**
Southpark
7860 E. Berry Place
Englewood, Colorado 80111

**** Existing Residential**
James L. and Ruth Ann Gunderson
7990 S. Santa Fe Drive
Littleton, Colorado 80120

date: 3-22-84
scale: SCALE: 1" = 200'
drawn by: [signature]
checked by: [signature]
revisions: 7-30-84

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
EXISTING ZONING, LAND USE
AND NATURAL FEATURES PLAN



Land Use Summary

PD-R	931 Units
PD-C	952,149.7 sq. ft. GFA
PD-I	764,190.5 sq. ft. GFA

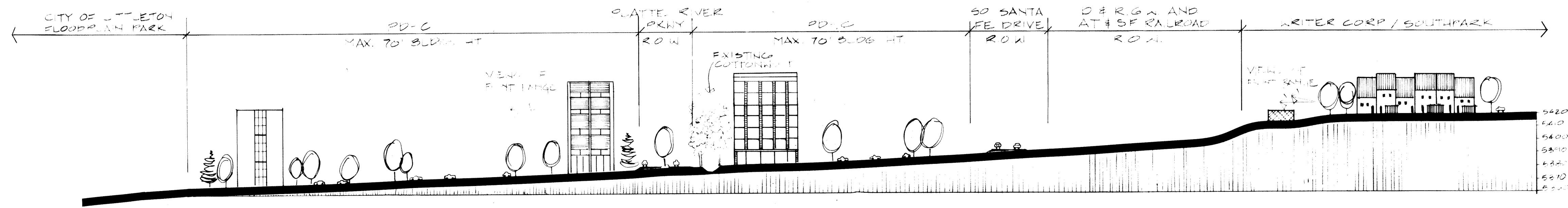
THIS SITE PLAN IS NOT A COMMITMENT TO BUILD EXACTLY AS SHOWN.
IT IS ILLUSTRATIVE OF THE CONCEPT AND QUALITY PROPOSED FOR THIS UNIQUE DEVELOPMENT.
THIS PLAN IS SUBJECT TO MARKET CONDITIONS AND CITY REGULATIONS AND STANDARDS.

date: 3-22-84
scale: 1" = 200'
drawn by: [signature]
checked by: [signature]
revisions: 7-30-84 9-28-84 12-3-84
sheet 6 of 7

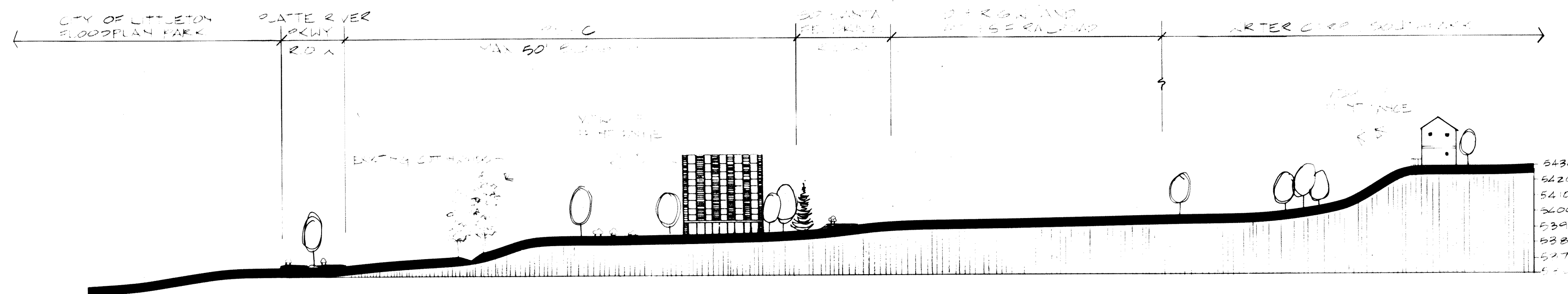
site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
CONCEPTUAL MASTER PLAN

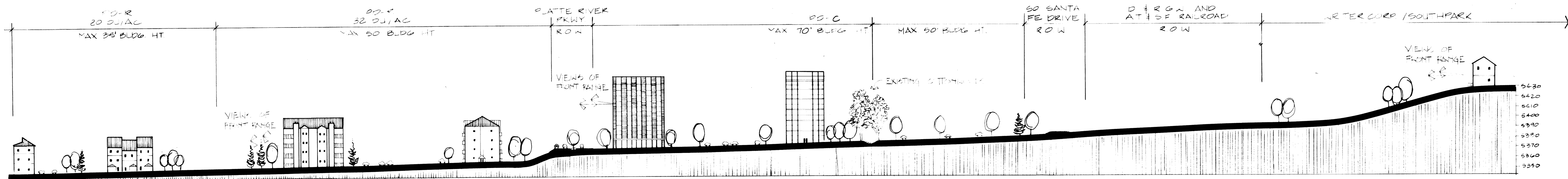


SECTION A



SECTION B

NOTE: BUILDINGS SHOWN ARE CONCEPTUAL AND REPRESENT THE MAXIMUM POSSIBLE BUILDING HEIGHTS. THE ACTUAL HEIGHTS MAY BE LESS.



SECTION C

date: 7-30-84
VERT. = 1" = 50'
scale: HORIZ. = 1" = 100'
drawn by: VBO
checked by: KTB
revisions: 12-3-84
sheet 7 OF 7

site planner:
Rahenkamp/Oldham Inc.
255 Washington
Denver, Co. 80203
(303) 744-7003

owner/developer:
K.C. Ensor Realty Co.
3100 So. Sheridan
Bear Valley Center
Denver, Co. 80227

Santa Fe Park Littleton, Co
SECTIONS