



JUNE 9, 2020

EXHIBIT "A"
BYERS PEAK RANCH
METRO DISTRICT #1

BYERS PEAK RANCH METRO DISTRICT #1 LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS $N00^{\circ}06'17''W$, (BASIS OF BEARING); THENCE $N 08^{\circ} 30' 04'' W$, 1036.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF FRASER VALLEY PARKWAY DESCRIBED IN BOOK 450 AT PAGE 480 OF THE RECORDS OF GRAND COUNTY, COLORADO AND ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING:

THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE NORTH RIGHT-OF-WAY OF SAID FRASER VALLEY PARKWAY:

- 1.) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF $44^{\circ} 21' 00''$, AND AN ARC LENGTH OF 143.20 FEET, THE CHORD OF WHICH BEARS $S 68^{\circ} 09' 20'' W$, 139.65;
- 2.) THENCE $N 89^{\circ} 40' 07'' W$, 1786.92 FEET TO A POINT OF CURVATURE ALONG THE BYERS PEAK RANCH METRO DISTRICT #6;
- 3.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF $33^{\circ} 28' 07''$ AND AN ARC LENGTH OF 484.83 FEET, THE CHORD OF WHICH BEARS $N 72^{\circ} 56' 03'' W$, 477.97 FEET SAID BYERS PEAK RANCH METRO DISTRICT #6 TO THE SOUTH CORNER OF BYERS PEAK RANCH METRO DISTRICT #2;



THENCE ALONG THE EAST LINES OF SAID BYERS PEAK RANCH METRO DISTRICT #2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) THENCE N 35° 10' 46" E, 527.31 FEET;
- 2) THENCE N 19° 30' 23" W, 393.74 FEET;
- 3) THENCE N 43° 09' 34" E, 13.44 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 43° 20' 03", AND AN ARC LENGTH OF 582.37 FEET, THE CHORD OF WHICH BEARS N 21° 30' 01" E, 568.59 FEET;
- 5) THENCE N 00° 10' 01" W, 180.42 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE N 89° 48' 18" E, 865.81 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE S 14° 40' 05" E, 989.24 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 816.78 FEET, A CENTRAL ANGLE OF 59° 21' 29" AND AN ARC LENGTH OF 846.18 FEET, THE CHORD OF WHICH BEARS S 44° 20' 50" E, 808.84 FEET;
- 3) THENCE S 73° 51' 12" E, 314.79 FEET TO THE POINT OF BEGINNING.

AREA = 49.994 ACRES, MORE OR LESS.

Michael Sean Kervin, PLS 34592
Date: 06/09/20
Project: 18-030
For and on Behalf of
Core Consultants, Inc.



Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.



JUNE 9, 2020

EXHIBIT "A"
BYERS PEAK RANCH
METRO DISTRICT #2

BYERS PEAK RANCH METRO DISTRICT #2 LYING WITHIN THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS $N00^{\circ}06'17''W$, (BASIS OF BEARING); THENCE $N 55^{\circ} 01' 48'' W$, 2712.62 FEET TO A POINT ON THE WEST LINE OF BYERS PEAK RANCH METRO DISTRICT #1 AND THE POINT OF BEGINNING:

THENCE $S 35^{\circ} 10' 46'' W$, 527.31 FEET ALONG THE WEST LINE OF SAID BYERS PEAK RANCH METRO DISTRICT #1 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FRASER VALLEY PARKWAY RECORDED IN BOOK 450 AT PAGE 480, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FRASER VALLEY PARKWAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF $56^{\circ} 01' 58''$, AND AN ARC LENGTH OF 811.71 FEET, THE CHORD OF WHICH BEARS $N 28^{\circ} 11' 01'' W$, 779.74 FEET;
- 2) THENCE $N 00^{\circ} 10' 01'' W$, 801.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 73;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 73, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) THENCE $N 89^{\circ} 50' 49'' E$, 247.93 FEET ALONG THE SOUTH LINE OF SAID COUNTY ROAD 73 TO A POINT ON THE WEST LINE OF SAID METRO DISTRICT #1;



- 2) THENCE N 89° 48' 18" E, 512.15 FEET TO A POINT ON THE WEST LINE OF SAID METRO DISTRICT #I;

THENCE ALONG THE WEST LINE OF SAID METRO DISTRICT #I, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) THENCE S 00° 10' 01" E, 150.42 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 43° 20' 03", AND AN ARC LENGTH OF 582.37 FEET, THE CHORD OF WHICH BEARS S 21° 30' 01" W, 568.59 FEET;
- 3) THENCE S 43° 09' 34" W, 13.44 FEET;
- 4) THENCE S 19° 30' 23" E, 393.74 FEET TO THE POINT OF BEGINNING.

AREA = 19.741 ACRES, MORE OR LESS.

Michael Sean Kervin, PLS 34592
Date: 06/09/20
Project: 18-030
For and on Behalf of
Core Consultants, Inc.



Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.



JUNE 9, 2020

EXHIBIT "A"
BYERS PEAK RANCH
METRO DISTRICT #3

BYERS PEAK RANCH METRO DISTRICT #3 LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS $N00^{\circ}06'17''W$, (BASIS OF BEARING); THENCE $N 59^{\circ} 44' 47'' W$, 3339.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FRASER VALLEY PARKWAY RECORDED IN BOOK 450 AT PAGE 480, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE NORTHEAST CORNER OF BYERS PEAK RANCH METRO DISTRICT #4 AND THE POINT OF BEGINNING:

THENCE ALONG THE NORTH LINES OF SAID METRO DISTRICT #4, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) THENCE $S 80^{\circ} 54' 55'' W$, 106.64 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF $12^{\circ} 34' 14''$, AND AN ARC LENGTH OF 78.98 FEET, THE CHORD OF WHICH BEARS $S 87^{\circ} 12' 02'' W$, 78.82 FEET;
- 3) THENCE $N 86^{\circ} 30' 51'' W$, 208.87 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 373.00 FEET, A CENTRAL ANGLE OF $20^{\circ} 14' 48''$, AND AN ARC LENGTH OF 131.81 FEET, THE CHORD OF WHICH BEARS $S 83^{\circ} 21' 44'' W$, 131.12 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 252.36 FEET, A CENTRAL ANGLE OF $40^{\circ} 44' 19''$,



AND AN ARC LENGTH OF 179.44 FEET, THE CHORD OF WHICH BEARS N 35° 17' 49" W, 175.68 FEET TO A POINT OF REVERSE CURVATURE;

- 6) THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15° 25' 12", AND AN ARC LENGTH OF 134.56 FEET, THE CHORD OF WHICH BEARS N 47° 57' 23" W, 134.16 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 7) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 21° 20' 06" AND AN ARC LENGTH OF 93.09 FEET, THE CHORD OF WHICH BEARS S 68° 56' 16" W, 92.55 FEET;
- 8) THENCE N 53° 39' 29" W, 214.54 FEET;

THENCE N 00° 00' 06" W, 623.70 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 73;

THENCE N 89° 50' 49" E, 970.36 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 73 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID FRASER VALLEY PARKWAY;

THENCE ALONG THE EAST LINES OF SAID FRASER VALLEY PARKWAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- I) THENCE S 00° 10' 01" E, 801.67 FEET TO A POINT OF CURVATURE;



- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 08° 54' 50", AND AN ARC LENGTH OF 129.13 FEET, THE CHORD OF WHICH BEARS S 04° 37' 26" E, 129.00 FEET TO THE POINT OF BEGINNING.

AREA = 19.037, MORE OR LESS.

Michael Sean Kervin, PLS 34592
Date: 06/09/20
Project: 18-030
For and on Behalf of
Core Consultants, Inc.



Notes:

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- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.



JUNE 9, 2020

EXHIBIT "A"
BYERS PEAK RANCH
METRO DISTRICT #4

BYERS PEAK RANCH METRO DISTRICT #4 LYING WITHIN THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS N00°06'17"W, (BASIS OF BEARING); THENCE N 69° 46' 46" W, 2807.75 FEET TO A POINT ON THE NORTH LINE OF BYERS PEAK RANCH METRO DISTRICT #6 AND THE POINT OF BEGINNING:

THENCE ALONG THE NORTH LINE OF SAID METRO DISTRICT #6, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE N 51° 29' 49" W, 122.48 FEET;
- 2) THENCE S 88° 48' 41" W, 361.40 FEET;
- 3) THENCE S 60° 03' 36" W, 278.66 FEET TO A POINT ON THE NORTH LINE OF BYERS PEAK RANCH METRO DISTRICT #5;

THENCE ALONG THE NORTH LINES OF SAID METRO DISTRICT #5, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) THENCE N 71° 31' 16" W, 840.81 FEET;
- 2) THENCE N 35° 00' 11" W, 520.52 FEET;

THENCE N 54° 59' 49" E, 685.84 FEET TO THE SOUTHWEST CORNER OF BYERS PEAK RANCH METRO DISTRICT #3;

THENCE ALONG THE SOUTH LINES OF SAID METRO DISTRICT #3, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:



- 1) THENCE S 53° 39' 29" E, 214.54 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 2) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 21° 20' 06", AND AN ARC LENGTH OF 93.09 FEET, THE CHORD OF WHICH BEARS N 68° 56' 16" E, 92.55 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15° 25' 12", AND AN ARC LENGTH OF 134.56 FEET, THE CHORD OF WHICH BEARS S 47° 57' 23" E, 134.16 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 252.36 FEET, A CENTRAL ANGLE OF 40° 44' 19", AND AN ARC LENGTH OF 179.44 FEET, THE CHORD OF WHICH BEARS S 35° 17' 49" E, 175.68 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 373.00 FEET, A CENTRAL ANGLE OF 20° 14' 48", AND AN ARC LENGTH OF 131.81 FEET, THE CHORD OF WHICH BEARS N 83° 21' 44" E, 131.12 FEET;
- 6) THENCE S 86° 30' 51" E, 208.87 FEET TO A POINT OF CURVATURE;
- 7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 12° 34' 14", AND AN ARC LENGTH OF 78.98 FEET, THE CHORD OF WHICH BEARS N 87° 12' 02" E, 78.82 FEET;
- 8) THENCE N 80° 54' 55" E, 106.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FRASER VALLEY PARKWAY RECORDED IN BOOK 450 AT PAGE 480, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FRASER VALLEY PARKWAY AND THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 47° 07' 08" AND AN ARC LENGTH OF 682.58 FEET,



THE CHORD OF WHICH BEARS S 32° 38' 26" E, 663.50 FEET TO A POINT ON THE NORTH LINES OF SAID METRO DISTRICT #6;

THENCE S 35° 10' 46" W, 187.54 FEET ALONG THE NORTH LINE OF SAID METRO DISTRICT #6 TO THE POINT OF BEGINNING.

AREA = 26.346, MORE OR LESS.



Michael Sean Kervin, PLS 34592
Date: 06/09/20
Project: 18-030
For and on Behalf of
Core Consultants, Inc.

Notes:

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- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.



JUNE 9, 2020

EXHIBIT "A"
BYERS PEAK RANCH
METRO DISTRICT #5

BYERS PEAK RANCH METRO DISTRICT #5 LYING WITHIN THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS $N00^{\circ}06'17''W$, (BASIS OF BEARING); THENCE $N 85^{\circ} 03' 39'' W$, 2472.50 FEET TO A POINT ON THE WEST LINE OF BYERS PEAK RANCH METRO DISTRICT #6 AND THE POINT OF BEGINNING:

THENCE $S 19^{\circ} 48' 13'' W$, 209.99 FEET ALONG THE WEST LINE OF SAID METRO DISTRICT #6 TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

THENCE $N 89^{\circ} 40' 48'' W$, 104.45 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE $S 89^{\circ} 24' 02'' W$, 2181.83 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE $N 00^{\circ} 14' 02'' W$, 1322.19 FEET;

THENCE $N 54^{\circ} 59' 49'' E$, 484.20 FEET TO THE EAST CORNER OF THE BYERS PEAK RANCH METRO DISTRICT #4;

THENCE ALONG THE SOUTH LINE OF SAID METRO DISTRICT #4, THE FOLLOWING TOW (2) COURSES AND DISTANCES:

- 1) THENCE $S 35^{\circ} 00' 11'' E$, 520.52 FEET;



- 2) THENCE S 71° 31' 16" E, 840.81 FEET TO THE NORTHWEST CORNER OF SAID METRO DISTRICT #6;

THENCE ALONG THE WEST LINE OF SAID METRO DISTRICT #6, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE S 39° 42' 43" E, 232.36 FEET;
- 2) THENCE N 77° 37' 54" E, 200.04 FEET;
- 3) THENCE S 43° 39' 43" E, 762.14 FEET TO THE POINT OF BEGINNING.

AREA = 53.084, MORE OR LESS.

Michael Sean Kervin, PLS 34592
Date: 06/09/20
Project: 18-030
For and on Behalf of
Core Consultants, Inc.



Notes:

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- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.



JUNE 9, 2020

EXHIBIT "A"
BYERS PEAK RANCH
METRO DISTRICT #6

BYERS PEAK RANCH METRO DISTRICT #6 LYING WITHIN THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS N00°06'17"W, (BASIS OF BEARING); THENCE N 42° 41' 14" W, 1328.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FRASER VALLEY PARKWAY RECORDED IN BOOK 450 AT PAGE 480, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING:

THENCE S 00° 03' 41" E, 970.89 FEET ALONG THE WEST LINE OF RECEPTION NUMBER 206-000816 TO THE SOUTHWEST CORNER THEREOF;

THENCE S 89° 37' 47" E, 176.64 FEET ALONG THE WEST LINE OF RECEPTION NUMBER 206-000816 TO A POINT ON THE NORTH LINE OF BYERS PEAK RANCH METRO DISTRICT #7;

THENCE ALONG THE NORTH LINE OF SAID METRO DISTRICT #7, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) THENCE S 16° 17' 38" E, 340.44 FEET;
- 2) THENCE S 52° 01' 39" W, 803.00 FEET;
- 3) THENCE N 35° 25' 47" W, 388.26 FEET;
- 4) THENCE S 65° 57' 28" W, 540.15 FEET;
- 5) THENCE N 31° 51' 54" W, 639.19 FEET;



- 6) THENCE N 24° 52' 04" W, 211.17 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19;
- 7) THENCE N 89° 40' 48" W, 129.16 FEET ALONG THE SOUTH LINE OF THE THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE SOUTHEAST CORNER OF BYERS PEAK RANCH METRO DISTRICT #5;

THENCE ALONG THE EAST LINE OF SAID METRO DISTRICT #5, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) THENCE N 19° 48' 13" E, 209.99 FEET;
- 2) THENCE N 43° 39' 43" W, 762.14 FEET;
- 3) THENCE S 77° 37' 54" W, 200.04 FEET;
- 4) THENCE N 39° 42' 43" W, 232.36 FEET TO A POINT ON THE SOUTH LINE OF THE BYERS PEAK RANCH METRO DISTRICT #4;

THENCE ALONG THE SOUTH LINE OF SAID METRO DISTRICT #4, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) THENCE N 60° 03' 36" E, 278.66 FEET;
- 2) THENCE N 88° 48' 41" E, 361.40 FEET;
- 3) THENCE S 51° 29' 49" E, 122.48 FEET;
- 4) THENCE N 35° 10' 46" E, 187.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FRASER VALLEY PARKWAY AND A POINT OF NON-TANGENT CURVATURE;



THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FRASER VALLEY PARKWAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 33° 28' 07", AND AN ARC LENGTH OF 484.83 FEET, THE CHORD OF WHICH BEARS S 72° 56' 03" E, 477.97 FEET;
- 2) THENCE S 89° 40' 07" E, 1168.88 FEET TO THE POINT OF BEGINNING.

AREA = 65.981, MORE OR LESS.

Michael Sean Kervin, PLS 34592
Date: 06/09/20
Project: 18-030
For and on Behalf of
Core Consultants, Inc.



Notes:

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- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.



JUNE 9, 2020

EXHIBIT "A"
BYERS PEAK RANCH
METRO DISTRICT #7

BYERS PEAK RANCH METRO DISTRICT #7 LYING WITHIN THE NORTH HALF OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20 BEARS N00°06'17"W, (BASIS OF BEARING); THENCE N 00° 34' 15" E, 1316.79;

THENCE S 00° 34' 15" E, 1316.79 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N 89° 56' 29" W, 1315.15 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N 89° 55' 10" W, 1315.13 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N 00° 56' 13" W, 1329.60 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE S 89° 40' 48" E, 233.61 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO A POINT ON THE SOUTH LINE OF BYERS PEAK RANCH METRO DISTRICT #6;



THENCE ALONG THE SOUTH LINE OF SAID METRO DISTRICT #6, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) THENCE S 24° 52' 04" E, 211.17 FEET;
- 2) THENCE S 31° 51' 54" E, 639.19 FEET;
- 3) THENCE N 65° 57' 28" E, 540.15 FEET;
- 4) THENCE S 35° 25' 47" E, 388.26 FEET;
- 5) THENCE N 52° 01' 39" E, 803.00 FEET;
- 6) THENCE N 16° 17' 38" W, 340.44 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTIN 30;

THENCE S 89° 37' 47" E, 723.21 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTIN 30 TO THE POINT OF BEGINNING.

AREA = 57.797, MORE OR LESS.



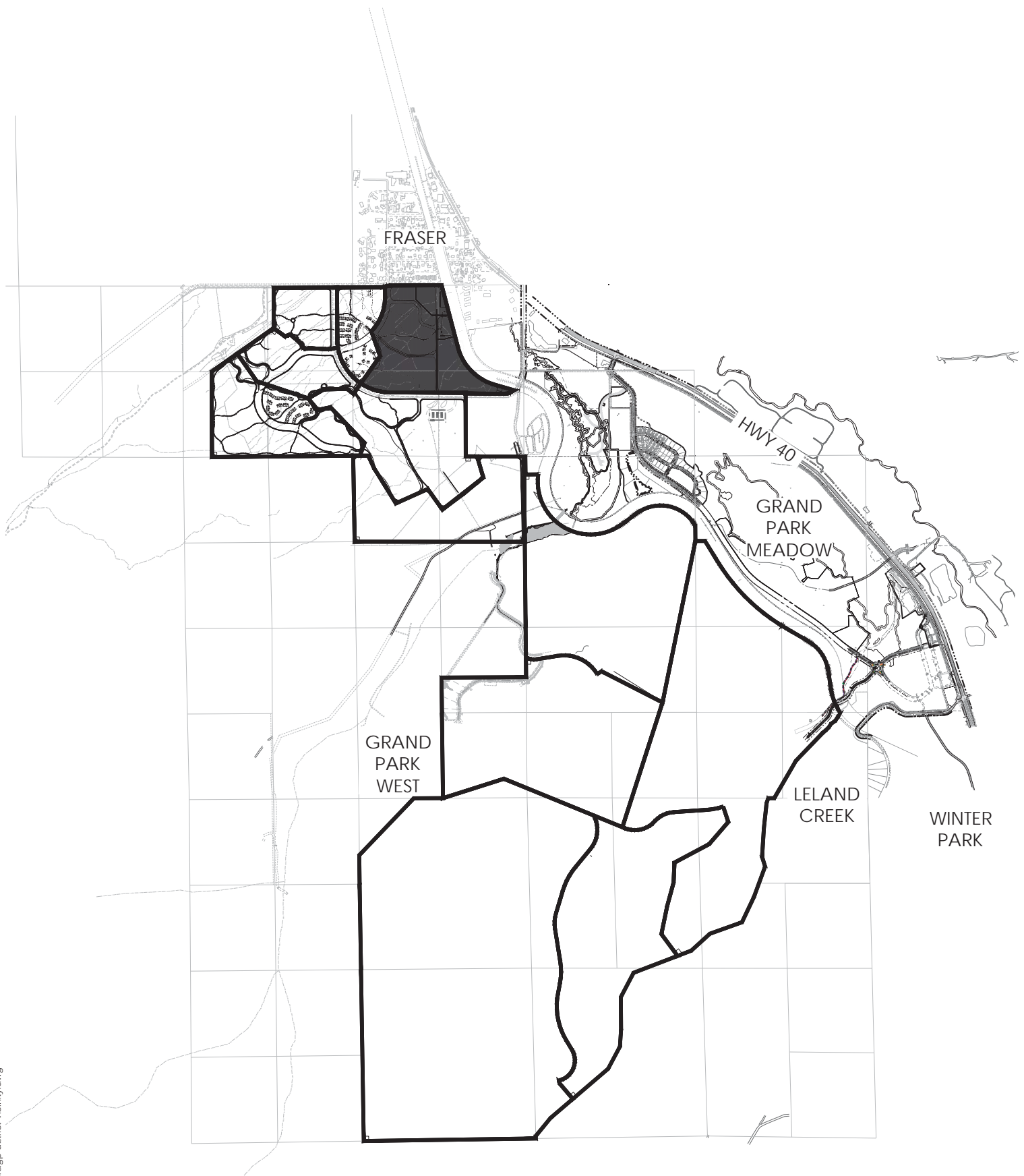
Michael Sean Kervin, PLS 34592
Date: 06/10/20
Project: 18-030
For and on Behalf of
Core Consultants, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.

EXHIBIT B

Vicinity Maps



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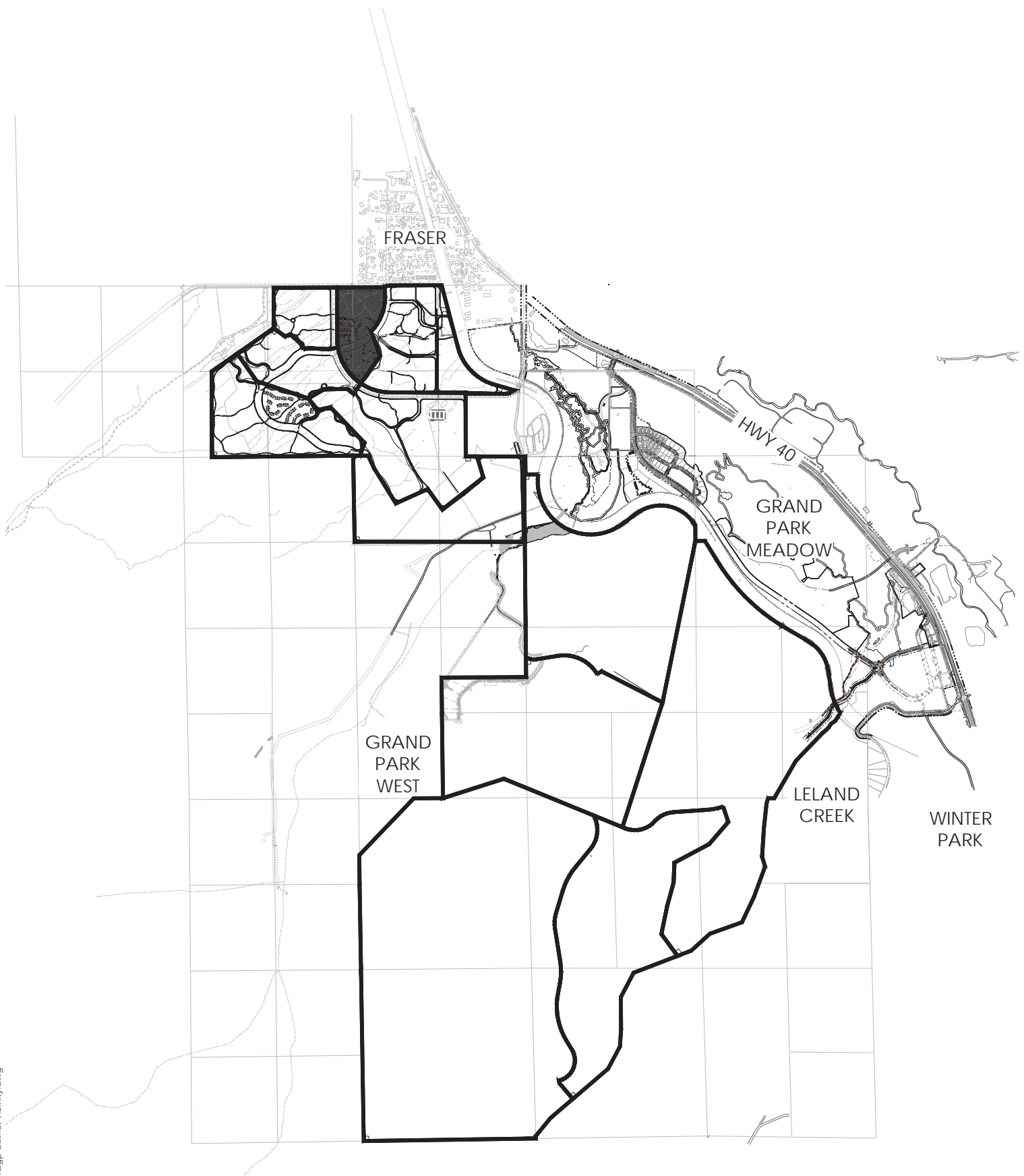
Vicinity Map

Byers Peak Ranch District #1



Scale: 1"=2000'





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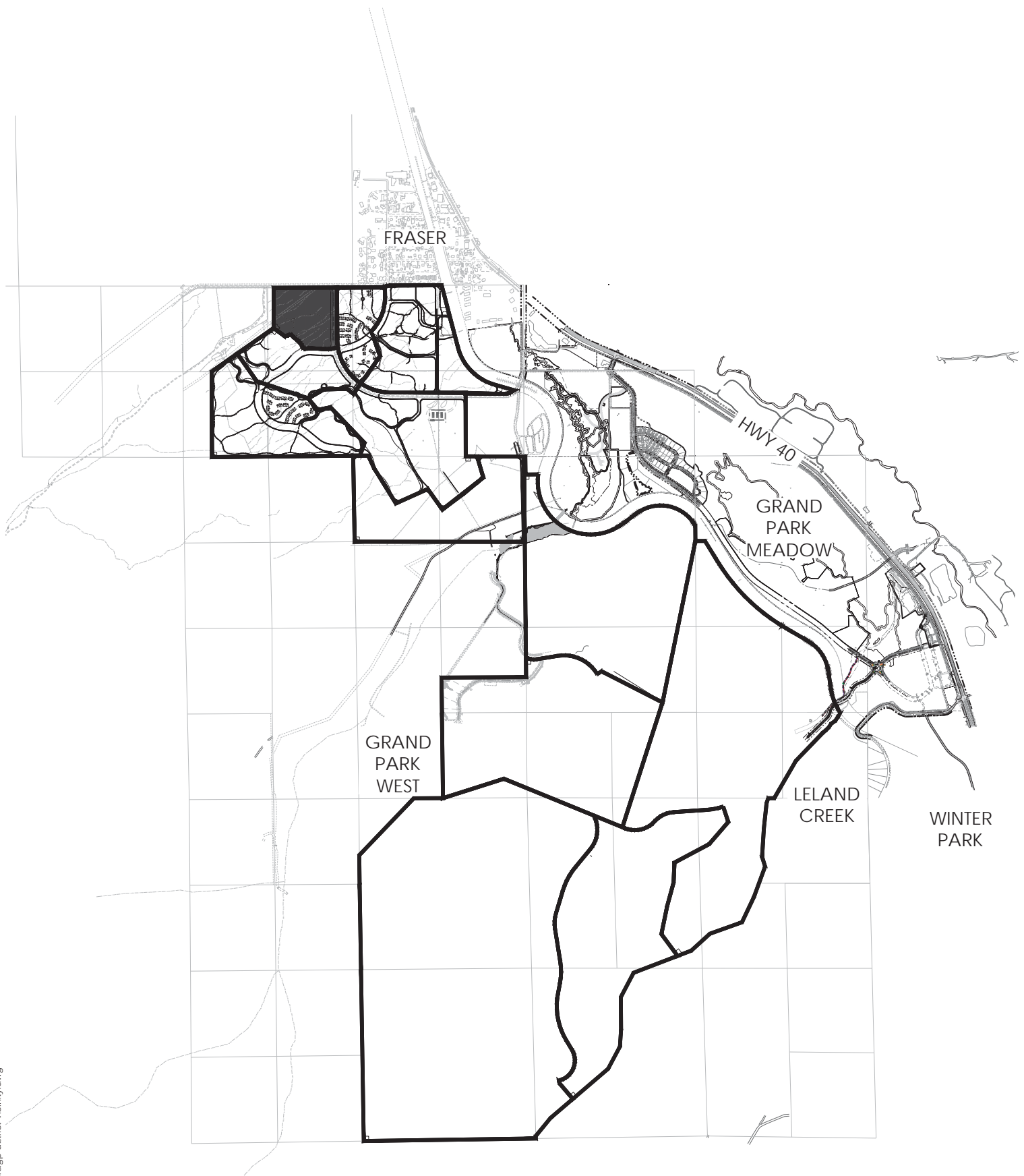
Vicinity Map

Byers Peak Ranch District #2



Scale: 1"=2000'





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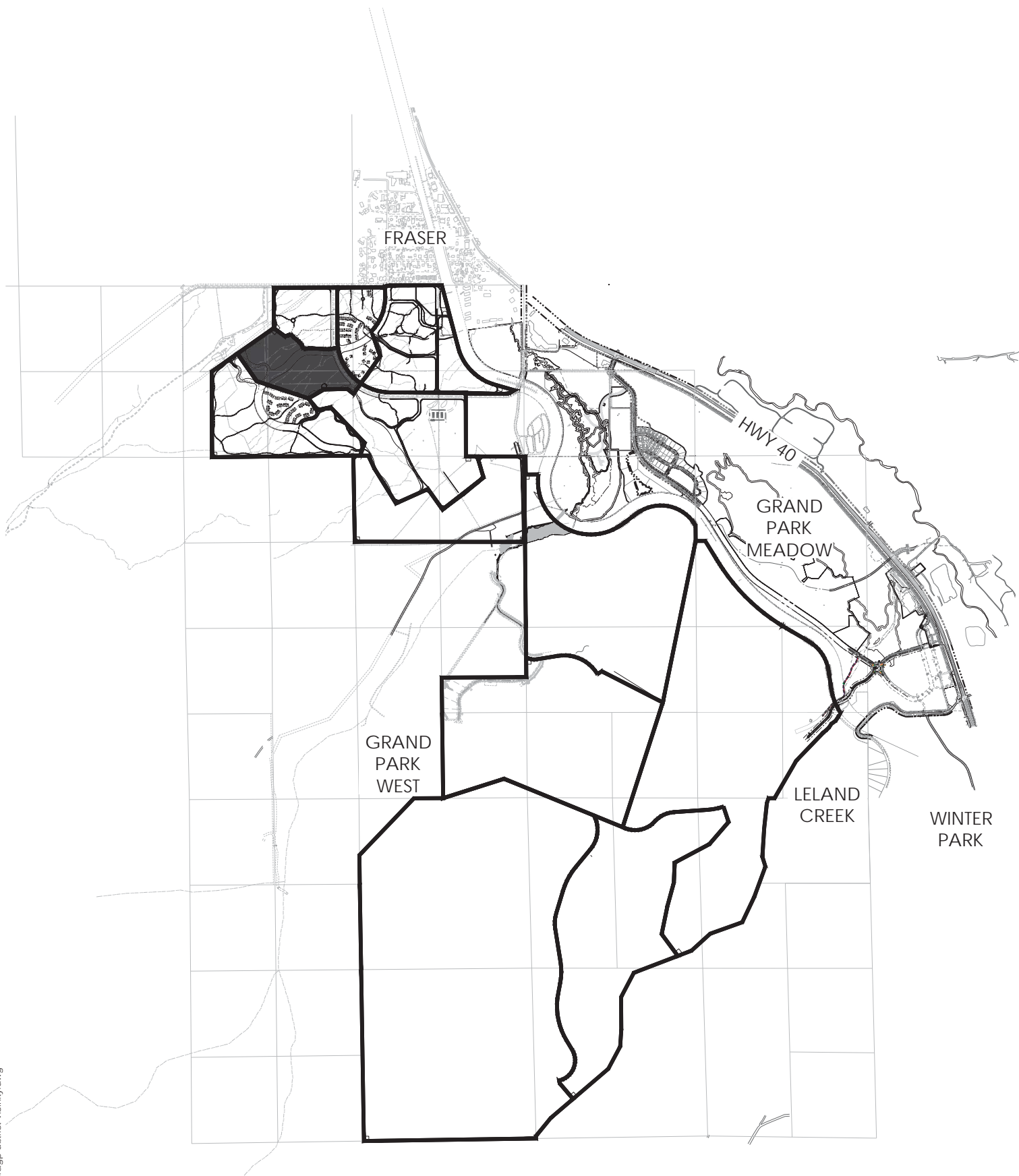
Vicinity Map

Byers Peak Ranch District #3



Scale: 1"=2000'





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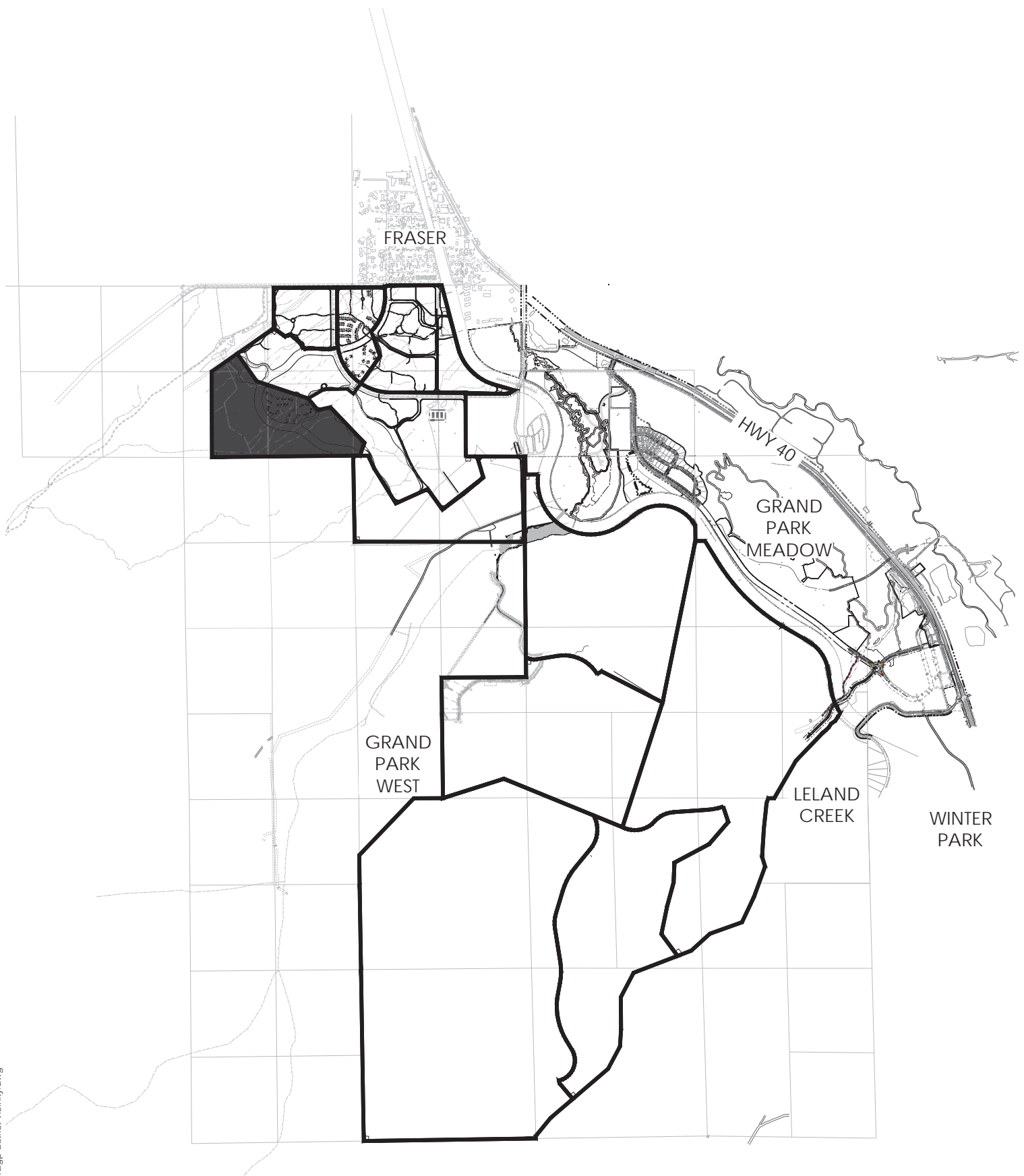
Vicinity Map

Byers Peak Ranch District #4



Scale: 1"=2000'

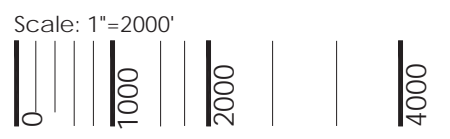


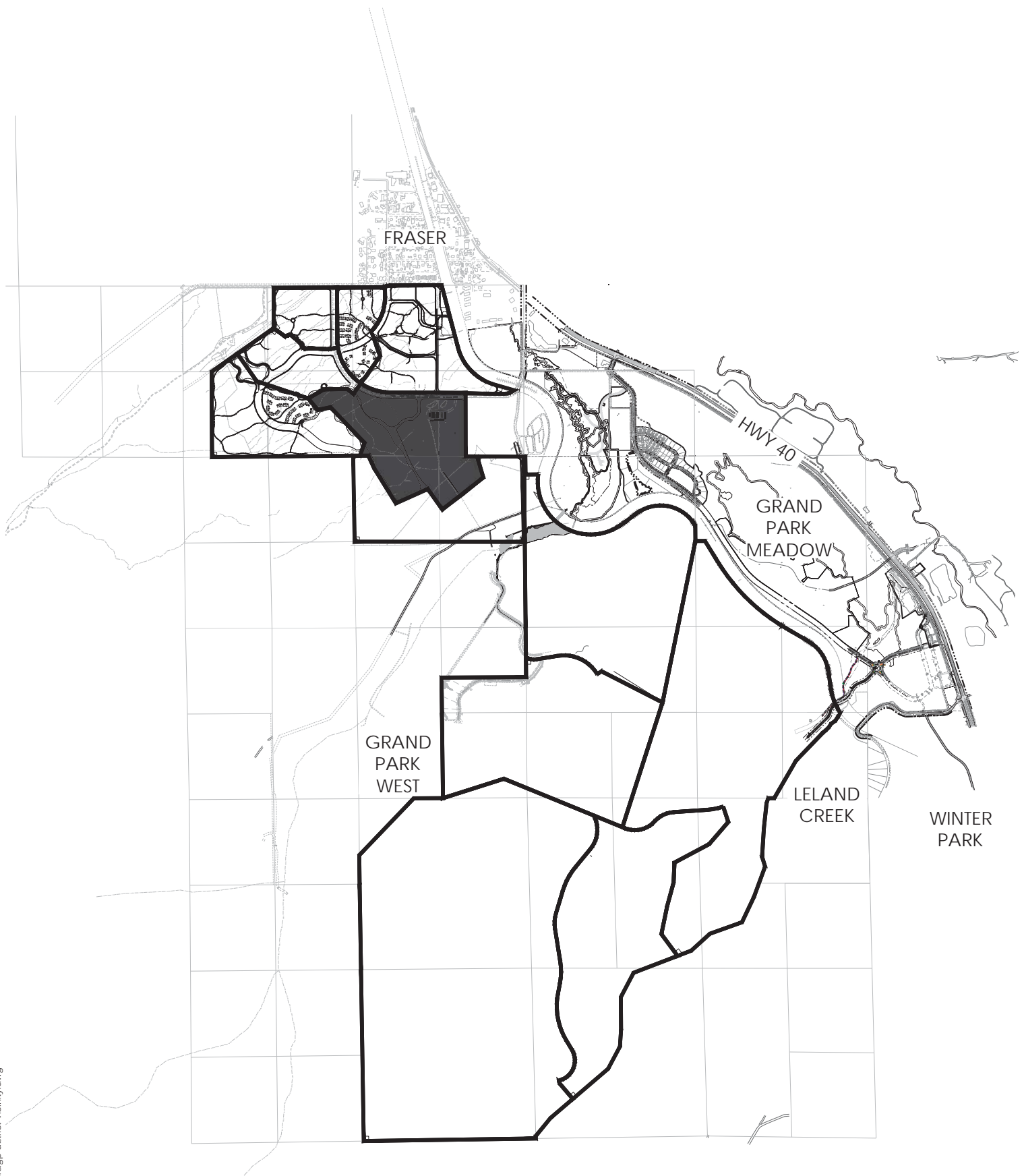


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Vicinity Map

Byers Peak Ranch District #5

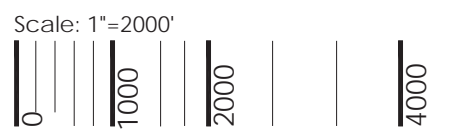


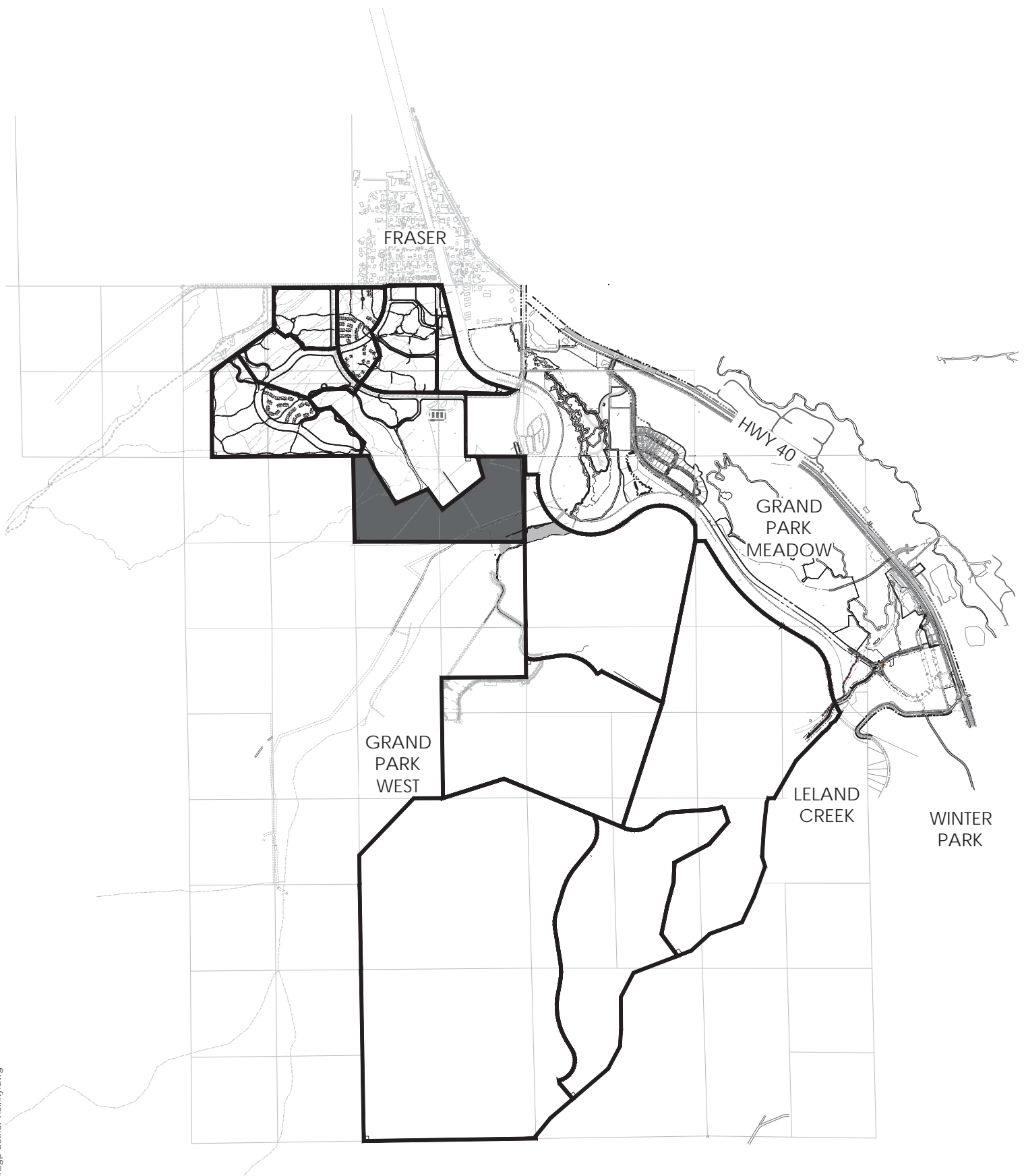


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Vicinity Map

Byers Peak Ranch District #6





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Vicinity Map

Byers Peak Ranch District #7

