

ORDINANCE NO. 2020-__

AN ORDINANCE APPROVING THE FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND DOMINION WATER & SANITATION DISTRICT FOR THE OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL REGARDING GROUND WATER RIGHTS, EASEMENTS AND RELATED IMPROVEMENTS

WHEREAS, in conjunction with the acquisition of the Plum Creek Diversion Facility, the Town of Castle Rock (the “Town”) acquired certain nontributary and not nontributary water rights underlying the Cherokee Ranch & Castle Foundation property located in unincorporated Douglas County, Colorado (“Cherokee Water”); and

WHEREAS, the Town has determined that development of the Cherokee Water is uneconomical to incorporate into its water system and the sale of the Cherokee Water would recoup a portion of the costs incurred with the Plum Creek Diversion acquisition; and

WHEREAS, the Town has entered into an Intergovernmental Agreement for the Option to Purchase and Right of First Refusal Regarding Ground Water Rights, Easements, and Related Improvements (the “IGA”) with Dominion Water and Sanitation District (“Dominion”) whereby Dominion has the right to exercise an option to purchase Cherokee Water; and

WHEREAS, in accordance with the IGA, Dominion has requested an option to purchase the Cherokee Water, and the Town and Dominion have reached agreement on the terms and conditions of the option to purchase; and

WHEREAS, pursuant to 14.02.040.B of the Castle Rock Municipal Code, any property which is not (i) within Town limits, (ii) contiguous with the Town boundary, and (iii) currently utilized or planned for use in providing municipal services may be conveyed by ordinance; and

WHEREAS, Dominion owns excess capacity in certain infrastructure within which WISE water can be delivered; and

WHEREAS, the Town has a need for additional WISE infrastructure capacity; and

WHEREAS, the Town and Dominion have determined the value of Dominion’s excess WISE infrastructure capacity;

WHEREAS, the Town and Dominion desire to exchange WISE infrastructure capacity for an equivalent portion of the Cherokee Water; and

WHEREAS, the Town and Dominion have agreed to set forth the terms and conditions of this exchange in a Fourth Amendment to the IGA.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Approval. The Fourth Amendment to the Intergovernmental Agreement for the Option to Purchase and Right of First Refusal Regarding Ground Water, Easements and Related Improvements (“Amendment”), in the form attached as *Exhibit 1* is hereby approved.

Section 2. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 3. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this ____ day of _____ 2020, by a vote of ____ for and ____ against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2020, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney
Water

Mark Marlowe, Director, Castle Rock

FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT FOR THE OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL REGARDING GROUND WATER RIGHTS, EASEMENTS AND RELATED IMPROVEMENTS

This FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT FOR THE OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL REGARDING GROUND WATER RIGHTS, EASEMENTS AND RELATED IMPROVEMENTS ("Fourth Amendment") is made and entered into this ____ day of _____, 2020 by and between the Town of Castle Rock, a Colorado home rule municipal corporation by and through the Town of Castle Rock Water Enterprise (the "Town" or "Seller") and Dominion Water & Sanitation District, acting in its capacity as a Water Activity Enterprise ("Dominion" or "Buyer"), (jointly "Parties").

RECITALS

A. Dominion and the Town are parties to an Intergovernmental Agreement for the Option to Purchase and Right of First Refusal Regarding Ground Water Rights, Easement and Related Improvements dated March 5, 2019, as amended by the First Amendment thereto dated June 18, 2019, the Second Amendment thereto dated June 2, 2020, and the Third Amendment thereto dated August 18, 2020, (the "Cherokee Option Agreement") whereby Dominion has the right to exercise its option to purchase certain water rights, easements and appurtenances underlying the Cherokee Ranch & Castle Foundation property in Douglas County, Colorado; and

B. Dominion and the Town are parties to the South Metro WISE Authority Formation and Organizational Intergovernmental Agreement ("Organizational Agreement") the primary purpose of which is to create the South Metro WISE Authority ("Authority") to facilitate the WISE Project and define certain Authority assets in the WISE project, including Core WISE Infrastructure. Both Dominion and the Town are Members of the South Metro WISE Authority.

C. Dominion and the Town are parties to the Amended and Restated WISE Partnership-Water Delivery Agreement between Denver Water, the City of Aurora, acting by and through its Utility Enterprise, and the South Metro WISE Authority dated December 31, 2013.

D. Dominion and the Town are parties to the Second Amendment to the South Metro WISE Authority Formation and Organizational Intergovernmental Agreement dated January 1, 2020, which, inter alia, identifies the subscription amounts and pro rata share of each Member to the Core WISE Infrastructure.

E. As a Member of the Authority, the Town agrees that it has reviewed and is familiar with each and every agreement pertaining to a Member's benefits and obligations regarding the Core WISE Infrastructure, regardless of whether such agreement is specifically identified above (collectively, the "Core WISE Agreements"); and

F. The Authority is a party to that certain Amended and Restated WISE Partnership-Water Delivery Agreement effective October 21, 2014 (the "WDA"), that certain Agreement for the Operation of Shared Infrastructure dated October 21, 2014 (the "OSI"), that certain Modification Agreement effective October 21, 2014 ("Mod Agreement"), and other agreements, which collectively set for the benefits and obligations of Authority Members regarding the Binney Water Purification Facility (the "Binney Plant") located north of Aurora Reservoir and the associated Binney Plant Connection; and

G. As a Member of the Authority, the Town agrees that it has reviewed and is familiar with each and every agreement pertaining to a Member's benefits and obligations regarding the Binney Plant and Binney Plant Connection, regardless of whether such agreement is specifically identified above (collectively, the "Binney Agreements"); and

H. Pursuant to Section 14 of the Organizational Agreement, Members of the Authority are authorized to sell and convey their rights in the WISE Project to one or more Authority Members without restriction; and

I. Dominion owns the right to 16.17% of the capacity in the Core WISE Infrastructure, which includes the Western Pipeline and State Land Board Line ("Dominion Core WISE Capacity"). Dominion has determined that it has Core WISE Capacity in excess to its requirements; and

J. Dominion owns the right to 16.17% of the capacity in the future Binney Plant and Binney Plant Connection ("Dominion Binney Capacity"). Dominion has determined that it has Binney Capacity in excess of its requirements; and

K. Dominion owns the right to 13.25% of the capacity in the DIA Connection. Dominion has determined that it has DIA Connection Capacity in excess of its requirements; and

L. Dominion desires to convey to the Town 2.12% of the Core WISE Capacity, 1.07% of the Binney Capacity, and 2.03% of the DIA Connection Capacity.

M. In exchange, the Town desires to credit Dominion's 2020 Option Payment due pursuant to the Cherokee Option Agreement; convey the following Cherokee Ranch water rights

to Dominion: 400 acre feet per year of the Arapahoe aquifer, 200 acre feet per year of the Denver aquifer and 20 acre feet per year of the Laramie Fox Hills aquifer; and reduce future Option Payments due pursuant to the Cherokee Option Agreement by the amount equivalent to 500 acre feet of Arapahoe aquifer water subject to the terms and conditions contained herein and;

N. The Parties desire to amend the Cherokee Option Agreement as set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth in the Cherokee Option Agreement and in this Fourth Amendment thereto, the Town and Dominion agree as follows:

1. Definitions. All capitalized terms in this Fourth Amendment not otherwise defined herein shall have the same meaning as defined in the Core WISE Agreements, the Binney Agreements and/or the Cherokee Option Agreement, as the case may be.

2. Conveyance of Dominion Capacity. Subject to the terms of this Fourth Amendment, Dominion agrees to convey to the Town a portion of its WISE Core capacity, a portion of its excess Binney Capacity, and a portion of its DIA Connection capacity each as described in **Exhibit A** (the “Transferred Shares”) and to transfer to the Town all rights and responsibilities of Dominion associated with the Transferred Shares pursuant to the Core WISE Agreements and the Binney Agreements.

3. Conveyance of Cherokee Water. In exchange for the Transferred Shares and subject to the terms of this Fourth Amendment, the Town agrees to:

a. credit Dominion’s Option Payment due pursuant to Section 1.4.2 of the Cherokee Option Agreement, as amended, for 2020 at the value described in **Exhibit A**; and

b. convey 400 a.f./year of the Arapahoe Water Right, 200 a.f./year of the Denver Water Right, and 20 a.f./year of the LFH Water Right to Dominion. Dominion shall not be obligated to pay the Purchase Price described in Section 1.2 of the Cherokee Option Agreement for the water rights conveyed pursuant to this Fourth Amendment; and

c. Reduce all future Dominion Option Payments by \$57,500.00, which equals 500 a.f. of Arapahoe Water multiplied by the option price for Arapahoe Water of \$115/a.f. This reduction is being made to reflect the right of first refusal contingency described in Section 3.3. of the Cherokee Option Agreement.

4. Closing

a. The Closing shall take place a mutually agreeable time and place, within 30 days after the date of this Fourth Amendment.

b. Delivery of Transferred Shares. At the Closing, Dominion shall deliver to the Town an executed Bill of Sale (the “Bill of Sale”) in the form attached hereto as **Exhibit B**. Upon delivery of the Bill of Sale, the Town shall have full use of the Transferred Shares and shall be fully responsible for the costs allocated to the Members that are based on the Core WISE Infrastructure Capacity, the Binney Capacity, and the DIA Connection Capacity attributable to the Transferred Shares, pursuant to Section 6 of the Organizational Agreement and the Binney Agreements, respectively. The Town and Dominion shall notify the Authority of the new allocation of their respective Members Capacity resulting from this Agreement.

c. Delivery of Cherokee Water. At the Closing, the Town shall deliver to Dominion an executed special warranty deed in the form attached hereto as **Exhibit C**.

5. General Provisions. The following provisions shall apply with respect to this Fourth Amendment:

a. Except as modified herein, the Cherokee Option Agreement is in full force and effect and is hereby ratified by the Town and Dominion.

b. Capitalized terms not defined herein shall have the same meaning as set forth in the Cherokee Option Agreement.

c. In the event of any conflict between the Agreement and this Fourth Amendment, the terms and conditions of this Fourth Amendment shall control.

d. This Fourth Amendment may be executed in counterparts, each of which (or any combination of which) when signed by all of the parties shall be deemed an original, but all of which when taken together shall constitute one agreement. Executed copies hereof may be delivered by telecopier or electronic mail and upon receipt shall be deemed originals and binding upon the parties hereto, and actual originals shall be promptly delivered thereafter.

NOW, THEREFORE, the Parties hereto have executed this Fourth Amendment as of the date indicated above.

**DOMINION WATER & SANITATION
DISTRICT, acting by and through its
Water Enterprise**

Jeffrey LaForte , President

ATTEST:

Tiffany Ramaekers, Secretary

**TOWN OF CASTLE ROCK, acting by
and through its Water Enterprise**

Jason Gray, Mayor

ATTEST:

Lisa Anderson, Town Clerk

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director of Castle Rock
Water

Exhibit A - The Transferred Shares

Dominion Capacity as of 8/24/2020

Component	Capacity Owned (MGD)	Percentage Ownership
WISE CORE Infrastructure		
State Land Board Line	2.6	16.17%
Western Pipeline	6.14	16.17%
Binney Connection	4.85	16.17%
CORE Infrastructure O&M	Varies	Varies
DIA Connection	--	13.25%

Capacity Available and Purchase Price

Component	Total Cost to Date	Value (\$/MGD or \$/% Capacity for DIA Connection)	Capacity Available (MGD)	Purchase Price for Capacity Available	Notes
WISE CORE Infrastructure	\$ 8,033,689	\$ 1,308,418	2.17	\$ 2,839,268	
Binney Connection	\$ 6,517,314	\$ 1,343,776	0.88	\$ 1,182,523	
CORE Infrastructure O&M	\$ 1,950,959	\$ 317,746	See note	\$ 689,508	2.17 MGD capacity reimbursement for O&M, based on ownership of 16.17% in WISE CORE Infrastructure.
DIA Connection	\$ 826,266	\$ 62,360	see note	\$ 126,590	Capacity transferred by percentage for DIA Connection since final capacity is currently undetermined. Purchase price is based on Dominion's subscription percentage of 13.25% in the DIA Connection and transfer value of of 2.03% to the Town of Castle Rock.
Total Purchase Price for Capacity Available				\$ 4,837,889	
Value of 2020 Option Payment				\$ 181,460	
Value of Cherokee Water (GW)				\$ 1,593,400	
Total Value of Trade				\$ 1,774,860	
GW Value as percentage of Capacity Purchase Price				36.7%	

Capacity after Conveyance of Cherokee Arapahoe Water (GW)

Component	Capacity to Convey for GW (MGD)	Dominion New Capacity Owned (MGD)	Dominion New Percentage Ownership	Remaining Excess Capacity (MGD)
WISE CORE Infrastructure				
State Land Board Line	0.35	2.25	14.05%	2.25
Western Pipeline	0.80	5.34	14.05%	1.37
Binney Connection	0.32	4.53	15.10%	0.56
CORE Infrastructure O&M	Varies	Varies	Varies	Varies
DIA Connection	2.03%	--	11.22%	--

**EXHIBIT B TO FOURTH AMENDMENT TO THE INTERGOVERNMENTAL
AGREEMENT FOR THE OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL
REGARDING GROUND WATER RIGHTS, EASEMENTS AND RELATED
IMPROVEMENTS DATED _____, 2020**

**BILL OF SALE
WATER SYSTEM CAPACITY IN CORE WISE INFRASTRUCTURE
AND BINNEY CONNECTION INFRASTRUCTURE**

KNOW ALL PERSONS BY THESE PRESENTS that Dominion Water and Sanitation District, acting by and through its Water Enterprise, a quasi-municipal corporation and political subdivision of the State of Colorado (“**Dominion**”) in consideration of good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, transferred and delivered and by these presents does bargain, sell, grant, convey, transfer and deliver unto Town of Castle Rock, a Home Rule Municipality and political subdivision of the State of Colorado by and through Castle Rock Water Enterprise (“Castle Rock”) the following goods, rights and interests here set forth (capitalized terms used herein, if not separately defined in this Bill of Sale, will have the same meanings ascribed to them in that certain Fourth Amendment to the Intergovernmental Agreement for the Option to Purchase and Right of First Refusal Regarding Ground Water Rights, Easements and Related Improvements dated _____, 2020.

2.07% of the Core WISE Capacity, 1.07% of the Binney Capacity, and 2.03% of the DIA Connection Capacity as more specifically set forth on Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto Castle Rock and its assigns and successors forever, and Dominion does covenant and agree to and with Castle Rock to warrant and defend the rights in Dominion hereby conveyed against all and every person and persons whomsoever, subject to the terms, conditions, covenants, and agreements set forth in that certain Fourth Amendment to the Intergovernmental Agreement for the Option to Purchase and Right of First Refusal Regarding Ground Water Rights, Easements and Related Improvements dated _____, 2020.

The parties agree to recognize signatures of this Bill of Sale transmitted by telecopy or email as if they were original signatures.

[Signature Page Follows]

IN WITNESS WHEREOF, Dominion has executed this Bill of Sale, effective
_____, 2020

**DOMINION WATER & SANITATION
DISTRICT, acting by and through its
Water Enterprise**

Jeffrey LaForte, President

ATTEST:

Tiffany Ramaekers, Secretary

**EXHIBIT C TO FOURTH AMENDMENT TO THE INTERGOVERNMENTAL
AGREEMENT FOR THE OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL
REGARDING GROUND WATER RIGHTS, EASEMENTS AND RELATED
IMPROVEMENTS DATED _____, 2020**

**SPECIAL WARRANTY DEED
WATER RIGHTS**

THIS DEED is made to be effective as of this _____ day of _____, 2020, by the TOWN OF CASTLE ROCK, a Colorado home rule municipality, acting by and through the CASTLE ROCK WATER ENTERPRISE (“Grantor”) for the benefit of DOMINION WATER AND SANITATION DISTRICT acting in its capacity as a Water Activity Enterprise (“Grantee”).

WITNESSETH, that the Grantor, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by the presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all of Grantor’s right, title and interest in and to the following water, water rights, and rights to water in the County of Douglas, State of Colorado:

A. 400 acre feet per year of the non-tributary groundwater originally decreed by the Division No. 1 Water Court in Case No. 98CW219, as modified by Case No. 03CW117, in the Arapahoe formation, including banked water as determined on a pro rata basis pursuant to the water banking provision of the 98CW219 decree, all of which groundwater underlies that real property more particularly described in **Exhibit A** attached to this Deed, EXCEPT FOR:

1. One hundred (100) acre feet per year of Arapahoe formation non-tributary groundwater, which was reserved to the Cherokee Ranch and Castle Foundation by Special Warranty Deed recorded on November 21, 2002 at Reception No. 2002126810, Douglas County Clerk and Recorder;
2. Sixty (60) acre feet per year of Arapahoe formation non-tributary groundwater, which was conveyed to the Cherokee Ranch and Castle Foundation by Special Warranty Deed for Water Rights recorded March 10, 2008 at Reception No. 2008016986, Douglas County Clerk and Recorder;
3. Any right, title, interest or claim to use the underground storage capacity resulting from withdrawal of any water described herein, which was reserved to the Cherokee Ranch and Castle Foundation by Special Warranty Deed recorded November 21, 2002 at Reception No. 2002126810; Special Warranty Deed for Water Rights recorded on March 10, 2008 at Reception No. 2008016984 and by Special Warranty Deed for Water Rights recorded on March 10, 2008 at Reception No. 2008016985, Douglas County Clerk and Recorder.

Witness my hand and official seal.

Notary Public

EXHIBIT A to Special Warranty Deed

A parcel of land located in Sections 5, 6, 7, 8, 17, 18, & 19 of Township 7 South, Range 67 West and in Sections 12, 13, 14 & 24 of Township 7 South, Range 68 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, and being more particularly described as follows:

BEGINNING at the NE corner of Section 19, Township 7 South, Range 67 West of the Sixth Principal Meridian;

THENCE along the East line of the NE $\frac{1}{4}$ of said Section 19, S 00°23'17" W, a distance of 1612.27 feet to the Northerly right of way line of State Highway No. 85;

THENCE along said Northerly right of way line the following fifteen (15) courses:

- 1) N 74°01'07" W, a distance of 442.12 feet;
- 2) N 70°56'17" W, a distance of 269.96 feet;
- 3) N 66°37'01" W, a distance of 813.47 feet;
- 4) N 78°26'56" W, a distance of 1581.82 feet;
- 5) N 73°42'23" W, a distance of 211.93 feet;
- 6) N 71°13'27" W, a distance of 281.07 feet;
- 7) N 67°40'00" W, a distance of 562.02 feet;
- 8) N 75°53'08" W, a distance of 346.26 feet;
- 9) N 80°38'47" W, a distance of 969.60 feet to a point from which the NW corner of said Section 19 bears N 05°30'46" W, a distance of 28.00 feet;
- 10) N 82°57'44" W, a distance of 1053.89 feet;
- 11) N 80°27'38" W, a distance of 584.58 feet;
- 12) N 71°01'17" W, a distance of 471.19 feet;
- 13) N 70°58'10" W, a distance of 2093.66 feet;
- 14) N 71°05'24" W, a distance of 1147.32 feet;
- 15) N 69°36'49" W, a distance of 2074.89 feet to the Southeasterly corner of a parcel of land described in deed recorded in the land records of Douglas County in Book 358 at Page 833;

THENCE along the Easterly line of said parcel the following seven (7) courses:

- 1) N 08°37'34" E, a distance of 172.03 feet;
- 2) N 31°37'52" E, a distance of 442.82 feet;
- 3) N 53°35'59" E, a distance of 194.24 feet;
- 4) N 73°28'44" E, a distance of 264.63 feet;
- 5) N 51°18'55" E, a distance of 177.71 feet;
- 6) N 38°08'20" E, a distance of 487.64 feet;
- 7) N 00°26'53" E, a distance of 391.26 feet to the Northeasterly corner of said parcel;

THENCE along the Northerly line of said parcel, S 89°41'36" W, a distance of 1438.25 feet to the Northwesterly corner of said parcel;

THENCE along the Westerly line extended of said parcel, N 00°01'02" E, a distance of 213.47 feet;

THENCE N 89°41'57" E, a distance of 1979.77 feet to the North 1/16 corner between Sections 13 and 14 of T7S, R68W;

THENCE along the West line of the NW $\frac{1}{4}$ of said Section 13, N 00°11'10" W, a distance of 1319.99 feet to the SW corner of said Section 12;

THENCE along the West line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12, N 00°09'51" W, a distance of 1309.82 feet to the South 1/16 corner of Sections 11 & 12;

THENCE along the W line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12, N 00°13'35" W, a distance

of 1310.61 feet to the W¹/₄ corner of said Section 12;

THENCE along the West line of the SW¹/₄ of the NW¹/₄ of said Section 12, N 00°09'43" W, a distance of 1309.48 feet to the N 1/16 corner of Sections 11 & 12;

THENCE along the West line of the NW¹/₄ of the NW¹/₄ of said Section 12, N 00° 13'44" W, a distance of 1310.95 feet to the NW corner of said Section 12;

THENCE along the North line of the NW¹/₄ of said Section 12, N 89°58'04" E, a distance of 2683.10 feet to the N¹/₄ corner of said Section 12;

THENCE along the North line of the NE¹/₄ of said Section 12, N 89°49'52" E, a distance of 2752.86 feet to the NE corner of said Section 12, also being the NW corner of Section 7, T7S, R67W;

THENCE along the North line of the NW¹/₄ of said Section 7, N 89°55'53" E, a distance of 2633.78 feet to the N¹/₄ corner of said Section 7;

THENCE N 00°05'26" W, a distance of 43.58 feet to an existing fence corner;

THENCE along an existing fence line as described in a boundary agreement between Cherokee Ranch and Castle Foundation, Sanctuary, Inc. and Paul V. and Bonnie G. Grenney, recorded in the land records of Douglas County on Nov. 3, 1997 at Reception No. 9761904 the following five (5) courses:

1) N 89°06'35" E, a distance of 2599.66 feet to a point at an existing fence corner from which the NE corner of said Section 7 bears S 08°34'17" W, a distance of 41.11 feet;

2) N 00°03'38" W, a distance of 1256.34 feet;

3) N 89°59'09" E, a distance of 588.75 feet;

4) N 87°01'25" E, a distance of 1332.82 feet;

5) N 85°17'08" E, a distance of 767.69 feet to a point on the Westerly right of way line of Daniels Park Road;

THENCE along said right of way line as described in Deed recorded in the land records of Douglas County in Book 541 at Page 29 the following four (4) courses:

1) S 11°05'24" E, a distance of 306.86 feet;

2) Along the arc of a curve to the right 280.45 feet, having a radius of 598.90 feet, a central angle of 26°49'49" and a chord bearing and distance of S 02°19'30" W, 277.90 feet;

3) S 15°44'25" W, a distance of 418.21 feet;

4) Along the arc of a curve to the left 307.26 feet, having a radius of 362.65 feet, a central angle of 48°32'39" and a chord bearing and distance of S 08°31'55" E, 298.15 feet to the Northeasterly corner of a parcel of land described in deed recorded in the land records of Douglas County in Book 1073 at Page 260;

THENCE along the boundary of said parcel the following seven (7) courses:

1) S 88°46'02" W, a distance of 399.06 feet;

2) N 51°04'40" W, a distance of 243.10 feet;

3) S 30°09'50" W, a distance of 399.37 feet;

4) S 87°35'11" W, a distance of 559.55 feet;

5) S 51°13'16" W, a distance of 336.12 feet;

6) S 14°44'13" W, a distance of 1028.18 feet;

7) N 89°40'54" E, a distance of 2019.95 feet to a point on the Westerly right of way line of Daniels Park Road, (determined to be 60 feet Westerly from the monumented Easterly right of way line shown on the plat of Castle Pines Village Filing 8-A, at Reception #9211515);

THENCE along said Westerly right of way line the following nineteen (19) courses:

1) S 01°18'44" E, a distance of 440.02 feet;

2) Along the arc of a curve to the right 183.64 feet, having a radius of 419.04 feet, a central angle of 25°06'33" and a chord bearing and distance of S 11°14'32" W, 182.17 feet;

- 3) S 23°47'49" W, a distance of 205.18 feet;
 - 4) Along the arc of a curve to the left 327.65 feet, having a radius of 836.68 feet, a central angle of 22°26'14" and a chord bearing and distance of S 12°34'42" W, 325.56 feet;
 - 5) S 01°21'31" W, a distance of 185.15 feet;
 - 6) S 01°16'36" W, a distance of 657.56 feet;
 - 7) Along the arc of a curve to the left 76.61 feet, having a radius of 1378.34 feet, a central angle of 03°11'05" and a chord bearing and distance of S 00°12'27" E, 76.60 feet;
 - 8) S 01°48'06" E, a distance of 349.28 feet;
 - 9) Along the arc of a curve to the right 253.68 feet, having a radius of 1711.45 feet, a central angle of 08°29'34" and a chord bearing and distance of S 02°26'41" W, 253.45 feet;
 - 10) Along the arc of a compound curve to the right 167.76 feet, having a radius of 345.00 feet, a central angle of 27°51'39" and a chord bearing and distance of S 20°37'18" W, 166.11 feet;
 - 11) S 34°31'24" W, a distance of 576.43 feet;
 - 12) Along the arc of a curve to the left 272.42 feet, having a radius of 390.00 feet, a central angle of 40°01'18" and a chord bearing and distance of S 14°31'00" W, 266.91 feet;
 - 13) S 05°31'06" E, a distance of 168.88 feet;
 - 14) Along the arc of a curve to the left 177.15 feet, having a radius of 998.35 feet, a central angle of 10°10'01" and a chord bearing and distance of S 10°34'30" E, 176.92 feet;
 - 15) S 15°39'30" E, a distance of 621.49 feet;
 - 16) Along the arc of a curve to the left 139.59 feet, having a radius of 871.13 feet, a central angle of 09°10'51" and a chord bearing and distance of S 20°13'15" E, 139.44 feet;
 - 17) S 24°48'40" E, a distance of 236.86 feet;
 - 18) Along the arc of a curve to the right 345.51 feet, having a radius of 770.23 feet, a central angle of 25°42'05" and a chord bearing and distance of S 11°57'38" E, 342.62 feet;
 - 19) S 00°51'27" W, a distance of 1342.16 feet to the Northeasterly corner of Lot 1, Block One of Hockaday Heights Subdivision, recorded in the land records of Douglas County at Reception #139949;
- THENCE along the Northerly line of Hockaday Heights Subdivision, also being the South line of the NW¼ of said Section 17, S 87°46'51" W, a distance of 2513.82 feet to the W¼ corner of said Section 17;
- THENCE along the Westerly line of Hockaday Heights Subdivision, also being the East line of the SE¼ of said Section 18, S 00°21'26" W, a distance of 2595.77 feet to the POINT OF BEGINNING; CONTAINING 3,140.54 acres of land, more or less.