

CORRECTION OF CLERICAL
ERROR IN THE STATEMENT OF PURPOSES OF
BANCROFT-CLOVER WATER & SANITATION DISTRICT

Prepared By:
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September 12, 1988

Amending the Service Plan
filed June 11, 1986

BANCROFT-CLOVER WATER & SANITATION DISTRICT
CORRECTED STATEMENT OF PURPOSES

1. Introduction. A recent comparison of the Nunc Pro Tunc Order of Consolidation and Order Confirming Election in Civil Action No. 77-CV-0664 in the District Court in and for the County of Jefferson, State of Colorado made on the 30th day of June, 1977 and the Statement of Purposes filed by the Bancroft-Clover Water & Sanitation District dated June 11, 1986 revealed that a clerical error had been made in the Statement of Purposes at the time of its filing. This error resulted in the unintentional omission of a number of the District's powers from the list of purposes that was submitted in 1986 in fulfillment of C.R.S. Section 32-1-208. This Correction of Clerical Error in the Statement of Purposes is designed to eliminate the prior clerical error by explaining the powers of the District as they existed in 1977 and as they exist today.

2. Historical Background. In 1977, the Bancroft Water & Sanitation District and the Clover Water & Sanitation District petitioned the District Court to hold an election to submit for the consideration of the electors the matter of the consolidation of the two districts. The ballot question to create the consolidated District passed overwhelmingly by 808 votes cast in favor of the consolidation and only

140 votes cast against the consolidation. Following the election, the District Court entered the nunc pro tunc order mentioned in section 1 above. In that order, in paragraph 3, the consolidated District was authorized to exercise the following powers:

The Bancroft-Clover Water & Sanitation District is a governmental subdivision of the State of Colorado and a body corporate, with all of the powers of the public or quasi-municipal corporation, and further, that said consolidated district has all the powers, rights, and authority which were granted by statute to the Bancroft Water & Sanitation District and the Clover Water & Sanitation District, as well as those powers granted to districts organized under Title 32, Article III, Colorado Revised Statutes, 1973, as amended. [Emphasis added.]

At the time of consolidation, Section 32-3-101, et. seq., C.R.S., 1973, as amended was the 1947 Metropolitan District Act. Therefore, under the court's order and under the procedures provided for the consolidation of water and sanitation districts that were in effect in 1977, the newly consolidated Bancroft-Clover Water & Sanitation District held the powers of a metropolitan district as those powers existed at that time.

In addition to the authority of the court's nunc pro tunc order, the consolidated district had metropolitan district powers authorized directly by the legislature: the

statute governing consolidations of districts,
Section 32-1-118(1), C.R.S., 1973 as amended, stated:

A consolidated district has all the rights, powers, and authority which were granted by statute to each of the districts which were consolidated or merged and those powers granted to a district organized under Article III of this title [Emphasis Added].

The powers of a metropolitan district were explained in Section 32-3-102(4), C.R.S., 1973; as amended, a "metropolitan district" means, "a district empowered under the provisions of this Article to secure for the inhabitants thereof any two or more of the purposes for which such districts under this Article may be formed." The purposes of metropolitan districts, as stated in Section 32-3-102, C.R.S., 1973, as amended, included: fire protection, mosquito control, public parks, safety protection, sanitation, street improvement, television relay and translator, and water services. Although the District was only providing water and sanitation services in 1986, the District had no intention in its 1986 Statement of Purposes to relinquish any of the powers that were granted to it by the electors and the District Court by the election and nunc pro tunc order. The omission of powers other than water and sanitation powers from the 1986 Statement of Purposes was due solely to a clerical error.

2. Correction of Statements of Purposes. The 1986 Statement of Purposes is therefore corrected to read as follows:

STATEMENT OF PURPOSES

BANCROFT-CLOVER WATER AND SANITATION DISTRICT

1. Purpose for Organization. The District was organized as a consolidated district in 1977, pursuant to Title 32, Article I, Parts 111 through 120, C.R.S., 1973, as amended, for the purposes of:

(a) Supplying water for domestic and other public and private purposes by any available means and to provide all necessary or proper equipment and appurtenances incident thereto; and

(b) Providing for storm or sanitary sewers or both, flood and surface drainage, disposal works and facilities, and all necessary or proper equipment and appurtenances incident thereto; and

(c) Providing for the protection against fire by any available means in those areas of the District where no fire protection is provided by another district or a municipality; and

(d) Providing for the elimination of mosquitos; and

(e) Establishing and maintaining public parks and recreation facilities located thereon; and

(f) Providing for traffic and safety controls and devices on streets and highways and at railroad crossings; and

(g) Providing for the construction or installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, paving, lighting, grading, and other street improvements; and

(h) Establishing and maintaining television relay and translator facilities.

2. Services and Facilities. The District has facilities and equipment necessary and appurtenant to the water and sanitary services provided. It may, from time to time, provide services and facilities for its other service powers.

3. Areas Served. The District is located in Jefferson County, Colorado and as of September 12, 1988, serves an area more particularly described in Exhibit A attached hereto. This description shall be deemed to incorporate any inclusions or exclusions of District territory, pursuant to statute, which have been recorded with the Jefferson County Clerk and Recorder. Also, this description shall be amended by any inclusions or exclusions of District territory, pursuant to Title 32, Article I,

Parts 4 and 5, C.R.S., as amended, which occur subsequent to the filing of this Statement of Purposes. This Statement of Purposes for Bancroft-Clover Water & Sanitation District, as revised to correct the clerical error made in 1986, meets the requirements of C.R.S. Section 32-1-208, and shall be accepted by the Jefferson County Board of County Commissioners and by the City Council of the City of Lakewood, without hearing thereon.

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STATEMENT OF PURPOSES OF
BANCROFT-CLOVER WATER AND SANITATION DISTRICT

Prepared by: CALKINS, KRAMER, GRIMSHAW & HARRING
June 11, 1986

BANCROFT-CLOVER WATER AND SANITATION DISTRICT

STATEMENT OF PURPOSES

This Statement of Purposes of Bancroft-Clover Water and Sanitation District ("District") is submitted in accordance with the requirements of C.R.S. § 32-1-208.

The following information about the District is submitted in fulfillment of the statute:

1. Purpose for Organization. The District was organized as a consolidated district in 1977, pursuant to Title 32, Article 1, Part 114, C.R.S. 1973, for the purposes of:

(a) supplying water for domestic and other public and private purposes by any available means and to provide all necessary or proper equipment and appurtenances incident thereto; and

(b) providing for storm or sanitary sewers or both, flood and surface drainage, disposal works and facilities, and all necessary or proper equipment and appurtenances incident thereto.

In addition, pursuant to C.R.S. §32-1-1006(2), the District shall have the ability to convert to and exercise the powers of a metropolitan district, but only upon approval

of such conversion by the electors within its boundaries and upon compliance with all other applicable statutory provisions.

2. Services and Facilities. The District has facilities and equipment necessary and appurtenant to the water and sanitation services provided.

3. Areas Served. The District is located in Jefferson County, Colorado and presently serves an area more particularly described in Exhibit A attached hereto. This description shall be deemed to incorporate any inclusions or exclusions of District territory, pursuant to statute, which have been recorded with the Jefferson County Clerk and Recorder. Also, this description shall be amended by any inclusions or exclusions of District territory, pursuant to Title 32, Article 1, Parts 4 and 5, C.R.S., as amended, which occur subsequent to the filing of this Statement of Purposes.

This Statement of Purposes for Bancroft-Clover Water and Sanitation District meets the requirements of C.R.S. § 32-1-208, and shall be accepted by the Jefferson County Board of County Commissioners and by the City Council of the City of Lakewood without hearing.

EXHIBIT A

Legal Description

That part of the NW 1/4 Sec. 13, T4S, R69W, described as:

Lots 1 through 22 inclusive, Block 3 Guy Martin Subdivision Filing No. 1,
Lots 7 through 12 inclusive, Block 6 Guy Martin Subdivision Filing No. 1,
Lots 11 through 13 inclusive, Block 4, Guy Martin Subdivision Filing No. 1,
Lots 2 through 20 inclusive, Block 1, Guy Martin Subdivision Filing No. 1.

All of the SW 1/4 of Sec. 13, T4S, R69W.

That part of the SW 1/4 of Sec. 15, T4S, R69W, described as:

Lots 1 through 46 inclusive and Tract D, Sun Valley Estates Filing No. 4

All of the NW 1/4 of Sec. 24, T4S, R69W.

All of the NE 1/4 of Sec. 23, T4S, R69W.

All of the SE 1/4 of Sec. 23, T4S, R69W.

All of the NE 1/4 of Sec. 22, T4S, R69W.

All of the SE 1/4 of Sec. 22, T4S, R69W.

That part of the SW 1/4 of Sec. 22, T4S, R69W, described as:

Westridge Subdivisions Filings No. 1, No. 2, No. 3, and No. 4.
Wood Lake Subdivisions Filing No. 2, No. 3, and No. 4.

All of the East 1/2 of the NW 1/4 of Sec. 22, T4S, R69W, and that part of the West 1/2 of said NW 1/4 described as:

All of Sun Valley South Subdivision;
Lots 4 through 28 inclusive of Block 4, Lochwood Filing No. 1;
and that part of Sun Valley Estates Filings No. 5 and No. 6 situated in the
West 1/2 of said NW 1/4, Sec. 22, T4S, R69W.

That part of the NE 1/4 of Sec. 21, T4S, R69W described as:

All of Pine Tree Subdivision,
that part of Sun Valley Estates Filing No. 6 situated in said NE 1/4;
that part of Lochwood Filing No. 1 situated in said NE 1/4;
that part of Lochwood No. 7 situated in said NE 1/4 and that part of Lochwood
No. 10 situated in said NE 1/4.

That part of the SE 1/4 of Sec. 21, T4S, R69W, described as:

That part of Lochwood Filing No. 1 situated in said SE 1/4,
All of Lochwood Filing No. 2,
All of Lochwood Filing No. 3,
All of Lochwood Filing No. 5
And all of Lake Lochwood Amended.

That part of the W 1/2 of Sec. 21, T4S, R69W, described as:

All of Lochwood Filing No. 4 Amended,
All of Lochwood Filing No. 8,
All of Lochwood Filing No. 6,
All of Lochwood Filing No. 9,
All of Lochwood Filing No. 10,
And that part described as:

A tract of land located in Sec. 21, T4S, R69W, of the 6th P.M., Jefferson County Colorado, more particularly described as follows: Beginning at the NW corner of Lot 1, Block 7, of Lochwood Filing No. 4 Amended as recorded in Book 31, Page 49 of Jefferson County records; thence N 9°00'00" E 13.00 feet to a point of curvature; thence northerly along the arc of said curve to the right whose radius is 445.72 feet and whose central angle is 12°00'00", 93.35 feet to its point of tangency; thence N 21°00'00" E, 543.43 feet to a point of curvature; thence Northerly along the arc of said curve to the left whose radius is 380.00 feet and whose central angle is 7°16'52" 48.29 feet to a point on said curve; thence S 76°28'11" E, 87.27 feet; thence S 63°00'00" E, 338.96 feet to the west right of way line of South Owens Street as recorded in Book 2160, Page 374 of Jefferson County records; thence S 25°13'34" W, 150.13 feet to a point of curvature; thence Southerly along the arc of said curve to the left whose radius is 380.00 feet and whose central angle is 7°13'34", 47.92 feet to its point of tangency; thence S 18°00'00" W, 442.82 feet to a point of curvature; thence Southerly along the arc of said curve to the left whose radius is 143.28 feet and a central angle of 18°07'39", 45.33 feet to a point on the North boundary line of said Lochwood Filing No. 4 Amended; thence N 44°00'00" W, 172.32 feet; thence N 82°00'00" W, 280.00 feet to the true point of beginning. Containing 6.383 acres, more or less.

That part of the NE 1/4 of Sec. 26, T4S, R69W, described as:

Beginning at a point 30 feet East and 30 feet South of the NW corner of the NE 1/4 of said Sec. 26; thence East parallel to the North line of said NE 1/4 902.68 feet; thence South 505.90 feet to the centerline of a 16 foot sewer easement; thence N 74°28'20" W along the centerline of said easement, 267.13 feet; thence North 63°12'50" W, along the centerline of said easement, 300 feet; thence N 88°29'50" along said centerline 300.00 feet; thence S 85°5 '30" W, along said centerline, 76.85 feet to a point 30 feet East of the West line of said NE 1/4 ; thence North parallel to the West line of said NE 1/4, 323.24 feet to the point of beginning.

All of the S 1/2 of the NW 1/4 of Sec. 26, T4S, R69W, except the South 233 feet of the West 195 feet of the Se 1/4 of the NW 1/4 and

All of the N 1/2 of the NW 1/4 of Sec. 26, T4S, R69 W, except that part described as: Beginning at a point on the North line of said Sec. 26, 210.74 feet East of the Northwest corner of said NW 1/4; thence South 450.6 feet; thence East 214.33 feet; thence South 210.00 feet; thence West 105.00 feet; thence South 290.00 feet to a point on West Evans Place; thence East 685 feet; thence North 290 feet; thence West 345.00 feet; thence North 660.00 feet; thence West 449.30 feet to the point of beginning.

That part of the SW 1/4 of Sec. 26, T4S, R69W, more particularly described as:

A parcel of land located in the NW 1/4 SW 1/4, Sec. 26, T4S, R69W, more particularly described as follows:

Commencing at the point of intersection of the West line of said NW 1/4 SW 1/4 with the Northwesterly line of Morrison Road right of way, said point being 330 feet South of the Northwest corner of said NW 1/4 SW 1/4; thence N 7°37' E along said Northwesterly line of the Morrison Road right of way a distance of 448.3 feet to the true point of beginning; thence N 71°37' E along said Northwesterly line of the Morrison Road right of way a distance of 188.5 feet; thence North a distance of 115.8 feet to the centerline of old highway; thence S 82°36' W along the centerline of old highway a distance of 33.9 feet; thence S 61°03' W along the centerline of old highway a distance of 166.3 feet; thence South a distance of 90.5 feet to point of beginning, containing .45 acres, more or less; subject to right of way for irrigation ditch across said property as it now exists; and commencing about 420 feet East of NW corner of SW 1/4 of Sec. 26, T4S, R69W, or due North of light pole; thence about 180 feet East; thence running SW, along middle of old highway to a point due South of light pole; thence North about 72 feet to starting point.

All of the NE 1/4 of Sec. 27, T4S, R69W.

All of the NW 1/4 of Sec. 27, T4S, R69W.

That part of the SW 1/4 of Sec. 27, T4S, R69W, described as follows:

A parcel of land located in the East 1/2 of the SW 1/4 of Sec. 27, T4S, R69W of the 6th P.M., City of Lakewood, County of Jefferson, State of Colorado, more particularly described as follows:

Commencing at the NW corner of the East 1/2 of the SW 1/4 of said Sec. 27; thence N 89°53'10" E along the North line of said East 1/2, a distance of 3.79 feet to a True Point of Beginning; thence N 89°53'10" E, continuing along said North line, a distance of 925.90 feet to a point on the North boundary of Country Village Estates, Filing No. 1 as recorded in plat book 30 at page 21; thence S 72°47'45" W, a distance of 419.93 feet along the Northwest boundary of said Country Village Estates, Filing No. 1, to a point on the North boundary of Country Village Estates, Filing No. 2, as recorded in plat book 31 at page 2; thence West, a distance of 523.32 feet along said North boundary to the Northwest corner of said Country Village Estates, Filing No. 2; thence N 00°40'22" W, along the Northerly extension of the West line of said Country Village Estates, Filing No. 2, a distance of 122.37 feet to the True Point of Beginning. Containing 2.047 acres, more or less.

. And: .

That part of the NW 1/4 SW 1/4 Sec. 27, T4S, R69W, of the 6th P.M., described as follows:

Commencing at a point on the South line of the N 1/2 of the NW 1/4 SW 1/4 of said Sec. 27, said point being 660 feet East of the SW corner of the N 1/2 NW 1/4 SW 1/4, said Sec. 27; thence at right angles North to the true point of beginning on the North line of the N1/2 NW1/4 SW1/4, said Sec. 27; thence South on line from the original point of beginning to a point 330 feet North of said original point of beginning; thence at right angles West 396 feet; thence at right angles North to the North line of the N1/2 NW 1/4 SW1/4 of said Sec. 27; thence East along said North line to the true point of beginning.

All of the N 1/2 of the NW 1/4 of Sec. 22, T4S, R68W, except the following:

That portion of the NW 1/4 of Sec. 28, T4S, R69W described as:
Beginning at the NW corner of Sec. 28, T4S, R69W, thence East 200 feet; thence South 217.8 feet; thence West 200 feet; thence North 217.8 feet to the point of beginning, except the North 30 feet thereof.

That part of the E 1/2 of Sec. 13, T4S, R69W described as:

Blocks 5, 7, and 8, Jefferson Gardens and that portion described as:

The West 1/2 of the South 10 acres of the SW 1/4 of the NE 1/4 of Sec. 13, T4S, R69W, and that part of the SW 1/4 of the NE 1/4 of Sec. 13, T4S, R69W, described as follows:

Beginning at the Northwest corner of the South 10 acres of the said SW 1/4 of the NE 1/4; thence North along the West line of said SE 1/4 of the NE 1/4, 196.4 feet; thence East parallel with the North line of the South 10 acres of said SW 1/4 of the NE 1/4, 665.37 feet, more or less, to a point on the East line of the West 15 acres of the North 30 acres of said SW 1/4 of the NE 1/4; thence South 196.4 feet to a point on the North line of the South 10 acres of the said SW 1/4 of the NE 1/4; thence West along the North line of the South 10 acres of said SW 1/4 of the NE 1/4, 665.37 feet, more or less, to the point of beginning, County of Jefferson, State of Colorado.

That part of the NE 1/4 of Sec. 28, T4S, R69W, described as:

Lots 1, 5, 6, 7, 8, 9, 10, 17, 18, 19, 20, 23, 24, 28, 29, 30, 31, 32, 33, 34, 35, and 36, Carmody Heights.

All of Carmody's Hillcrest Subdivision.

Lots 3, 4, 5, and 10, Carmody Subdivision.

All of Mountain View Estates.

All of Gates Subdivision.

All of Jewell Ridge Subdivision.

And those parts described as:

Beginning at a point which is 300.0 feet South and 30.0 feet West of the NE corner of said Sec. 28; thence South parallel with the East line of said section a distance of 150.0 feet; thence South 78°0' West, a distance of 56.0 feet; thence North 87°02' West, a distance of 155.57 feet; thence North parallel with the East line of said section a distance of 153.94 feet; thence East a distance of 210.0 feet, more or less, to the point of beginning.

And:

A parcel of land located in the NE 1/4 of the NE 1/4 of Sec. 28, T4S, R69W, being more particularly described as follows:

Commencing at a point on the West line of South Kipling Street which is 741.6 feet South and 30.0 feet West of the Northeast corner of said Sec. 28; thence South along the West line of South Kipling Street, a distance of 111.5 feet; thence West a distance of 195.34 feet; thence North a distance of 111.5 feet; thence East a distance of 195.34 feet to the point of beginning.

A parcel of land located in the N 1/2 of NE 1/4 of Sec. 28, T4S, R69W of the 6th P.M. Jefferson County, Colorado more particularly described as follows: Commencing at a point 741.6 feet South and 1021.6 feet West of the Northeast corner of said N 1/2 of NE 1/4; thence West, a distance of 327.8 feet; thence N 10°50' W a distance of 285.2 feet; thence N 84°46' E, a distance of 271.0 feet; thence N 78°0' E, a distance of 114.0 feet; thence South, a distance of 328.5 feet, more or less to the point of beginning.

The West 180 feet of that portion of the NE 1/4 NE 1/4 of Sec. 28, T4S, R69W, of the 6th P.M. Jefferson County, Colorado, which begins at a point on the West line of South Kipling Street, which point lies 741.6 feet South and 30 feet West of the Northeast corner of said Sec. 28; thence North along the West line of said South Kipling Street a distance of 291.6 feet to a point; thence S 78°00' W, a distance of 56.0 feet to a point; thence N 87°02' W a distance of 272.0 feet to a point; thence N 71°19' W, a distance of 53.0 feet to a point; thence South and parallel with the West line of said South Kipling Street a distance of 310.5 feet to a point; thence East and parallel with the North line of said NE 1/4 NE 1/4 of Sec. 28 a distance of 375 feet, more or less, to the point of beginning, excepting therefrom that part of the above description in use as West Asbury Avenue.

The West 302.3 feet of that portion of the NE 1/4 NE 1/4 of Section 28, T4S, R69W of the 6th P.M., which begins at a point which is 741.6 feet South and 399.2 feet West of the NE corner of said Sec. 28; thence North a distance of 308.61 feet; thence North 71°19' West a distance of 117.6 feet; thence N 83°07' W a distance of 124.0 feet; thence S 84°49' W a distance of 75.3 feet; thence South a distance of 354.34 feet; thence East a distance of 309.5 feet, more or less to the point of beginning, excepting therefrom that portion of the Southerly part deeded to Jefferson County for use as West Asbury Avenue.

That portion of the NE 1/4 of Sec. 28, T4S, R69W, of the 6th P.M. described as commencing at a point on the South line of that tract of land described in Book 831 at page 391 which is 98.00 feet East of the Southwest corner of that tract of land described in Book 831 at page 391; thence East a distance of 243.97 feet to the West right of way line of South asbury Drive as described in Book 1176 at Page 94; thence Southwesterly on a curve to the left whose radius is 45 feet and whose long chord bears S 29°50'8" W, said long chord being 5.43 feet long, to a point of tangency; thence S 26°23'16" W a distance of 190.00 feet to a point of curvature; thence along a curve to the left having a central angle of 26°23'16" and a radius of 80.00 feet an arc distance of 36.84 feet to a point of tangency; thence South a distance of 25.34 feet to the North line of Gates Subdivision thence West a distance of 148.68 feet along the North line of Gates Subdivision; thence North a distance of 235.86 feet to the true point of beginning.

Approximately 39 acres of land described as follows: that part of the NE 1/4 of Sec. 28, T4S, R69W, Jefferson County, Colorado, described as beginning at a point on the West line of said NE 1/4, said point being 711 feet North of the SW corner of said NE 1/4, said point of beginning also being the Northwest corner of property described in Book 859 at page 581 of the Jefferson County records; thence S 89°49' E 841.38 feet along the North line of tract described in Book 859 at Page 581 and the North line of Lots 15 through 20 of Carmody Heights to the Northeast corner of Lot 20, Carmody Heights, which point is also the Northwest corner of Lot 29, Mountain View Lake Estates, thence North along the West line of Mountain View Lake Estates, a distance of 860.16 feet; thence N 26°18'19" E, 822.92 feet to the Southwest corner of tract described in Book 396 at Page 493, thence N 5°53'W, 63.16 feet to the SE corner of tract described in Book 647 at page 401; thence N 76°13'W, 253.3 feet; thence S 86°43'W, 171.7 feet; thence S 70° W, 298.5 feet; thence North 307.5 feet to the North line of said NE 1/4, thence West along the North line of said NE 1/4, 450 feet, more or less, to the NW corner of said NE 1/4, thence Southerly along the West line of said NE 1/4 to the point of beginning.

That part of the E 1/2 of Sec. 14, T4S, R69W, described as follows:

A portion of the E 1/2 of Sec. 14, T4S, R69W, of the 6th P.M., described as follows: Beginning at a point on the East line of the E 1/2 of said Sec. 14,; from whence the Northeast corner of said Sec. 14 bears N 0°05.2' E, 2139.46 feet; thence S 0°05.2' W along the East line of said Section 14, 514.00 feet to the E 1/4 corner of said Sec. 14; thence S 89°38.6' W along the South line of the NE 1/4 of said Sec. 14, a distance of 180.0 feet; thence S 0°08.4' W parallel to the East line of the SE 1/4 of said Sec. 14, a distance of 290.4 feet; thence N 89°38.6' E, 150 feet to a point 30 feet West of the East line of the SE 1/4 of said Sec. 14; thence S 0°08.4' W parallel to the East line of the SE 1/4 of said Sec. 14, a distance of 1032.55 feet to a point on the South line of the N 1/2 of the SE 1/4 of said Sec. 14, a distance of 903.89 feet; thence N 77°46.3' W 409.09 feet; thence S 89°35.2' W, 430.59 feet; thence N 61°31.7' W, 303.89 feet; thence S 73°01.8' W a distance of 98.02 feet; thence N 0°05.2' E, parallel to the East line of the NE 1/4 of said Sec. 14, a distance of 1113.72 feet; thence S 89°38.6' W, 461.90 feet to a point 55 feet East of the North-South centerline of said Sec. 14; thence N 0°01.5' W parallel to the North-South Centerline of said Sec. 14, 100 feet; thence N 89°38.6' E, 462.09 feet to a point 2126.70 feet West of the East line of said Sec. 14; thence N 0°5.2' E, 420.00 feet to a point 2139.46 feet South of the North line of said Section 14; thence N 89°42.7' E, parallel to the North line of NE 1/4 of said Section 14, a distance of 2126.70 feet to the East line of the NE 1/4 of said Sec. 14 and point of beginning.

Commencing at the Southeast corner of said Sec. 14; thence North along the East line of the Southeast 1/4 of said Sec. 14, a distance of 661.45 feet to the Southeast corner of the NE 1/4 of the SE 1/4 of the SE 1/4 of said Sec. 14; thence on an angle to the left of 90°37'44" and along the South line of the NE 1/4 of the SE 1/4 of the SE 1/4 of said Sec. 14, 30.00 feet to the West right of way line of South Pierce Street and the true point of beginning; thence continuing along the aforesaid course a distance of 629.50 feet to the Southwest corner of said NE 1/4 of the SE 1/4 of the SE 1/4 Sec. 14; thence on an angle to the right of 90°35'20" and along the West line of the said NE 1/4 of the SE 1/4 of the SE 1/4 of Sec. 14 a distance of 662.01 feet to the Northwest corner of said NE 1/4 of the SE 1/4 of the SE 1/4 Sec. 14; thence on an angle to the right of 89°27'00" and along the North line of said NE 1/4 of the SE 1/4 of the SE 1/4 Sec. 14, a distance of 629.96 feet to the West R.O.W. line of South Pierce Street; thence on an angle to the right of 90°35'24" and along the West right of way line of South Pierce Street a distance of 661.48 feet to the true point of beginning; subject to all rights of way and easements of record. Containing 416,698 sq. ft. or 9.566 acres, more or less.

And:

A part of the NE 1/4 of Sec. 14, T4S, R69W, of the 6th P.M., Jefferson County Colorado, more particularly described as follows:

Beginning at the N 1/4 corner of said Sec. 14; thence Southerly along the West line of the NE 1/4 of said Sec. 14, a distance of 150.0 feet to a point; thence Easterly and parallel to the North line of the NE 1/4 of said Sec. 14 a distance of 65 feet to a point on the State Highway right of way boundary which is the true point of beginning; thence Easterly and parallel to the North line of the NE 1/4 of said Sec. 14, being the Highway right of way boundary, a distance of 2116.8 feet to a point; thence right an angle of 90°21'15" a distance of 466.7 feet to a point; thence left an angle of 90°21'15" a distance of 286.7 feet to a point; thence right an angle of 90°21'29" a distance of 708.1 feet to a point; thence right an angle of 89°33'31" a distance of 1664.0 feet to a point; thence left an angle of 89°39'30" a distance of 200.0 feet to a point; thence right an angle of 89°39'30" a distance of 741.7 feet to a point on the State Highway right of way boundary; thence right an angle of 90°14'30" along the Highway right of way

boundary a distance of 908.2 feet to a point; thence right an angle of $1^{\circ}26'00''$ along the State Highway right of way boundary, a distance of 200.00 feet to a point; thence left an angle of $1^{\circ}26'00''$ along the State Highway right of way boundary, a distance of 266.6 feet to the true point of beginning, containing in all 65.215 acres, more or less. And all of the S $1/2$ of the SE $1/4$ of said Sec. 14.

That part of the West $1/2$ of Sec. 14, and the East $1/2$ of Sec. 15, T4S, R69W, described as follows:

The S $1/2$ of the SE $1/4$ of Sec. 14;

The SE $1/4$ of Sec. 15;

And that part of the N $1/2$ of said Sections 14 and 15 described as follows:

A part of the NW $1/4$ of Sec. 14 and the NE $1/4$ of Sec. 15, T4S, R69W, of the 6th P.M., County of Jefferson, State of Colorado, more particularly described as follows:

Beginning at the West $1/4$ corner of said Sec. 14; thence N $00^{\circ}3.5'$ E and along the West line of said Section 14, 1182.08 feet; thence N $89^{\circ}56.5'$ E, 988.92 feet; thence N $00^{\circ}1.5'$ W, 1331.18 feet to a point on the South right of way line of West Alameda Avenue, said point being 150.00 feet South of the North line of said Section 14; thence S $89^{\circ}41.8'$ W, and along a line 150.00 feet Southerly of and parallel to the North line of said Sec. 14, 972.00 feet to a point, said point being 15.00 feet Easterly of the West line of said Sec. 14; thence S $00^{\circ}3.5'$ W and along a line 15.00 feet Easterly of and parallel to the West line of said Sec. 14, 524.75 feet; thence S $89^{\circ}49.8'$ W, 15.00 feet to a point on the Westerly line of said Sec. 14, said point being 10.00 feet Southerly of the North line of the S $1/2$ of the NE $1/4$ of the NE $1/4$ of said Sec. 15; thence N $89^{\circ}49.1'$ W and along a line 10.00 feet Southerly of and parallel to said North line 325.68 feet; thence S $00^{\circ}06.5'$ W, 322.58 feet; thence N $89^{\circ}51.15'$ W, 325.97 feet to a point on the West line of the East $1/2$ of the NE $1/4$ of the NE $1/4$ of said Sec. 15; thence N $00^{\circ}09.5'$ E, and along said West line 322.77 feet to a point, said point being 10.00 feet Southerly of the center of the NE $1/4$ of the NE $1/4$ of said Sec. 15; thence N $89^{\circ}49.1'$ W, and along a line 10.00 feet Southerly of and parallel to the North line of the S $1/2$ of the NE $1/4$ of the NE $1/4$ of said Sec. 15, 325.68 feet; thence S $00^{\circ}12.5'$ W, 489.46 feet; thence N $89^{\circ}52.2'$ W, 316.11 feet to a point, said point being 10.00 feet Easterly of the West line of the NE $1/4$ of the NE $1/4$ of said Sec. 15; thence S $00^{\circ}15.55'$ W and along a line parallel to and 10.00 feet Easterly of said West line 166.58 feet to a point on the South line of the NE $1/4$ of the NE $1/4$ of said Sec. 15; thence N $89^{\circ}53.2'$ W, and along said South line 10.00 feet to the West line of the E $1/2$ of the NE $1/4$ of said Sec. 15; thence S $00^{\circ}15.55'$ W, and along said West line 166.58 feet; thence N $89^{\circ}54.2'$ W and along the North line of the South seven-eighths of the SW $1/4$ of the NE $1/4$ of said Sec. 15, 1275.64 feet to a point on the East right of way line of South Garrison Street, said point being 30.00 feet Easterly of the West line of the NE $1/4$ of said Sec. 15; thence S $00^{\circ}27.6'$ W, and along said right of way line 1150.75 feet to a point, said point being 18.00 feet Northerly of the South line of the Northeast $1/4$ of said Sec. 15; thence S $89^{\circ}37.5'$ E, 2589.35 feet to the point of beginning; containing 117.126 acres, more or less.

And:

The East 100 feet of the South 140 feet of the North 165 feet of the Northeast $1/4$ of the Southwest $1/4$ of the Northeast $1/4$, Sec. 15, T4S, R69W, County of Jefferson, State of Colorado.

And:

That portion of the West 1/2 of Sec. 14, T4S, R69W, of the 6th P.M., described as follows:

Beginning at a point on the East line of the Northwest 1/4 of said Sec. 14, from whence the North 1/4 corner of said Section 14, bears N 0°01.5' W, 2310.40 feet; thence S 0°01.5' E. along the East line of the West 1/2 of said Section 14, a distance of 376.00 feet; thence N 89°34' W, 555.00 feet; thence S 0°01.5' E, 50.00 feet; thence N 89°34' W, 500.00 feet; thence N 0°01.5' W, 476.00 feet; thence S 89°34' E, 500.00 feet; thence S 0°01.5' E, 50.00 feet; thence S 89°34' E, a distance of 555.00 feet to the point of beginning. Except that part lying within South Wadsworth Boulevard, County of Jefferson, State of Colorado.

And:

The East 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of the NE 1/4 of Sec. 15, T4S, R69 W, and the W 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of the NE 1/4 of Sec. 15, T4S, R69W, all totaling two and three-quarters acres, more or less.

The W 1/2 of the N 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 Sec. 15, T4S, R69W, of 6th P.M., except the East 200 feet, County of Jefferson, State of Colorado.

That part of the SW 1/4 of Sec. 24, T4S, R69W, described as:

All of Cress Moor Subdivision;
All of Vickie Lynn Subdivision;
Lots 8 through 13, inclusive, Block 2, Greenbrier Sixth Addition;
and that part described as:

The SW 1/4 of the SW 1/4 of Sec. 24, T4S, R69W, except that portion described by deed recorded in Book 806, Page 367 of the Jefferson County Records:

Commencing at the center of the SW 1/4 of said Section 24; thence South 1319.85 feet to the South line of Sec. 24; thence West along said line 495.05 feet; thence North and parallel with the East line of said SW 1/4 of the SW 1/4, 1320 feet; thence East 495.05 feet to the point of beginning. Containing 15 acres. County of Jefferson, State of Colorado.

All of the NW 1/4 of the Sw 1/4 of Sec. 23, T4S, R69W.

That part of the SW 1/4 of the SW 1/4 of Sec. 23, T4S, R69W, described as

All of Goldoff Subdivision
And:

The West 140 feet of the South 135 feet of the following: A tract of land in the W 1/2 of the SW 1/4 of Sec. 23, T4S, R69W, of the 6th P.M., described as follows:

Beginning at a point on the East line of the W 1/2 of the Sw 1/4 of said Sec. 23; 716.06 feet North of the Southeast corner of the W 1/2 of the SW 1/4 of said Sec. 23; thence West parallel to the South line of said Sec. 23, 298.85 feet, more or less, to a point 1027.90 feet East of the West line of said Sec. 23, thence North parallel to the West line of said Sec. 23, 272.74 feet; thence East parallel to the South line of said Sec. 23, 299.99 feet, more or less, to the East line of the W 1/2 of the SW 1/4 of said Sec. 23; thence South 272.74 feet to the point of beginning.

A tract of land in the W 1/2 of the SW 1/4 of Sec. 23, T4S, R69W of the 6th P.M., described as follows:

Beginning at a point 30 feet West of the East line of the W 1/2 SW 1/4 of said Sec. 23, and 716.06 feet North of the South line of W 1/2 SW 1/4 of said Sec. 23; thence Westerly parallel to the South line of the W 1/2 SW 1/4 of said Sec. 23 a distance of 128.85 feet to a point 1167.90 feet East of the West line of said Sec. 23; thence Northerly parallel to the West line of said Sec. 23 a distance of 135 feet; thence Westerly parallel to the South line of the W 1/2 SW 1/4 of said Sec. 23, a distance of 140 feet to a point 1027.90 feet East of the West line of said Sec. 23; thence Northerly parallel to the West line of said Sec. 23 a distance of 137.74 feet; thence Easterly parallel to the South line of W 1/2 SW 1/4 of said Sec. 23, a distance of 269.99 feet to a point 30 feet West of the East line of the W 1/2 SW 1/4 of said Sec. 23; thence Southerly, a distance of 272.74 feet to point of beginning.

A tract of land in the W 1/2 of the SW 1/4 of Sec. 23, T4S, R69W of the 6th P.M., described as follows:

Beginning at a point 25 feet West of the East line of the W 1/2 SW 1/4 of said Sec. 23, and 988.80 feet North of the South line of the W 1/2 SW 1/4 of said Sec. 23; thence Westerly parallel to the South line of said Sec. 23, a distance of 274.99 feet, to a point 1027.90 feet East of the West line of said Sec. 23; thence Northerly parallel to the West line of said Sec. 23, a distance of 241.77 feet; thence Easterly parallel to the South line of said Sec. 23, a distance of 276.11 feet to a point 25 feet West of the East line of the W 1/2 of the SW 1/4 of said Sec. 23; thence Southerly a distance of 241.77 feet to point of beginning.

And:

The West 167.9 feet of the South 1389.11 feet of Sec. 23, T4S, R69W, Jefferson County, Colorado except the South 335 by 167.9 feet area, a strip 25 feet wide along the West border which is the East 1/2 of Carr Street and a 25 foot strip along the North border which is the South half of Mexico Avenue.

And:

Beginning at a point on the North line of the SW 1/4 SW 1/4 of said Sec. 23, 646.6 feet East of the West line of said Sec. 23, thence North parallel to said West line 44.33 feet, thence West parallel to the North line of said SW 1/4 SW 1/4, 142.9 feet; thence South parallel to the West line of said Sec. 23, a distance of 100 feet; thence East parallel to the North line of said SW 1/4 SW 1/4 142.9 feet; thence North parallel to the West line of said Sec. 23, a distance of 55.67 feet to the point of beginning.

And:

The North 420 feet of the South 716.06 feet of the East 296.85 feet of the West half Southwest quarter, Sec. 23, T4S, R69W, Jefferson County, Colorado.

And:

A tract of land in the W 1/2 of the SW 1/4 of Sec. 23, T4S, R69W of the 6th P.M., described as follows:

Beginning at the South corner of the SW 1/4 of Sec. 23, thence West parallel to the South line of said Sec. 23, 295.99 feet, more or less to a point 1027.90 feet East of the West line of said Sec. 23, thence North parallel to the West line of said Sec. 23, 265.99 feet, more or less, thence East parallel to the South line of said Sec. 23, 295.99 feet, more or less, to the East line of West half of the SW 1/4 of said Sec. 23, thence South 265.99 feet, more or less, to the the point of beginning.

And:

A parcel described as beginning at a point of the North line of SW 1/4 SW 1/4 of Sec. 23, Township 4 South, Range 69 West of the 6th P.M., Jefferson County, Colorado, which point is 646.6 feet East of the West line of said Sec. 23; thence South parallel with said West line 55.67 feet to the true point of beginning; thence continuing South parallel to said West line 100 feet; thence West parallel to aforesaid North line of the Southwest quarter of the Southwest quarter 142.9 feet; thence North parallel to the West line of said Sec. 23, a distance of 100 feet; thence East parallel to the North line of said SW 1/4 SW 1/4 142.9 feet to the true point of beginning.

And:

A tract in the SW 1/4 of Sec. 23, T4S, R69W of the 6th P.M., Jefferson County, Colorado, more particularly described as follows:

The East 399.1 feet of the West 567 feet of the North 300 feet of the South 330 feet of the SW 1/4 of said Sec. 23 and the East 503.7 feet of the West 671.6 feet of the North 1059.11 feet of the South 1389.11 feet of the SW 1/4 of said Sec. 23, except the North 200 feet of the West 142.9 feet of the East 167.9 feet and except the North 25 feet of the South 1389.11 feet of the East 278.7 feet of the West 446.6 feet and except one acre, more or less, as described in Book 1424, page 192, records of Jefferson County, Colorado, and beginning at a point on the South line of Section 23, 567 feet East of the SW corner of said Sec. 23; thence North parallel to the West line of said Sec. 23, 330 feet; thence East parallel to the South line of said Sec. 23, 227 feet; thence South Parallel to the West line of said Sec. 23, 330 feet to a point on the South line of said Sec. 23; thence West 227 feet to the point of beginning, except the South 25 feet thereof.

Sec. 25, T4S, R69W, that part described as:

Commencing at the point of intersection of the West line of South Sheridan Boulevard and the East-West centerline of said Sec. 25, which point is 30.0 feet West of the East one-quarter corner of said Sec. 25; thence S 89°57'23" W, along the East-West centerline of said Sec. 25, a distance of 2609.7 feet to the center of said Sec. 25; thence N 0°02' E, along the North-Sough centerline of said Sec. 25, a distance of 1564.89 feet to a point in the centerline of Merritt Ditch No. 4; Thence along the centerline of Merritt Ditch No. 4, as follows: S 40°25' E, a distance of 203.7 feet; S 42°05' E, a distance of 311.9 feet; S 55°10' E, a distance of 138.2 feet; S 80°23' E, a distance of 192.0 feet; N 64°06' E, a distance of 310.6 feet; N 72°42' E, a distance of 457.4 feet; thence from said ditch N 0°03' E, a distance of 1274.9 feet to a point on the South line of West Jewell Avenue which is 1282.92 feet West and 30.0 feet South of the Northeast corner of said Sec. 25; thence S 89°39'W along the South line of West Jewell avenue parallel with the North line of said Sec. 25, a distance of 3400.48 feet to a point 609.23 feet East and 30.0 feet South of the Northwest corner of said Sec. 25; thence South 1753.0 feet to a point on Ward Reservoir No. 1 right of way; thence along said right of way line as follows: S 89°30' E, a distance of 210.0 feet; N 88°30' #, a distance of 290.0 feet; N 81°30' E, a distance of 165.0 feet; S 82°30' E, a distance of 255.0 feet; S 29°30' E, a distance of 180.0 feet; S 10°30" E, a distance of 520.0 feet; S 65°30' E, a distance of 295.0 feet; N 79°30' E, a distance of 255.0 feet; S 06°30' E, a distance of 210.0 feet; S 60°30' W, a distance of 310.0 feet; S 0°02' W, a distance of 36.79 feet; S 60°30' W, a distance of 75.0 feet; S 84°30' W, a distance of 200.0 feet; S 55°30' W, a distance of 143.5 feet; thence from said Ward Reservoir No. 1, right of way S 43°26' E, a distance of 368.5 feet; thence S 09°30' W, a

distance of 197.1 feet; thence S 16°38' W, a distance of 96.8 feet; thence S 0°41' W, a distance of 255.7 feet to a point on the North bank of the Ward Ditch; thence N 84°30' E, along the North bank of the Ward Ditch, a distance of 197.33 feet; thence South a distance of 25.0 feet to a point on the South bank of the Agricultural Ditch; Thence along the south bank of the Agricultural Ditch as follows: N 85°04' E, a distance of 97.0 feet; N 20°29' E, a distance of 79.0 feet; N 43°11' E, a distance of 42.0 feet; N 69°30' E, a distance of 66.2 feet; S 68°38' E, a distance of 185.7 feet; S 84°44' E, a distance of 687.6 feet; N 86°07' E, a distance of 122.5 feet; N 72°05' E, a distance of 29.4 feet; N 31°0' E, a distance of 53.25 feet; N 21°57' W, a distance of 156.6 feet; N 02°16' E, a distance of 60.8 feet; N 42°46' E, a distance of 131.3 feet; N 62°46' E, a distance of 128.6 feet; N 63°58' E, a distance of 399.25 feet; N 62°07' E, a distance of 182.40 feet; N 66°38' E, a distance of 67.75 feet; N 85°21' E, a distance of 131.9 feet; S 83°34' E, a distance of 478.2 feet; S 79°04' E, a distance of 265.7 feet; S 85°20' E, a distance of 211.8 feet; S 75°46' E, a distance of 218.4 feet; to a point on the West line of South Sheridan Boulevard; thence North along the West line of South Sheridan Boulevard a distance of 708.25 feet, more or less to the point of beginning.

All of the NW-1/4 of Sec. 23;
All of the NW-1/4 of Sec. 24, except
the East 50 acres of the Northwest
Quarter of Section 24, Township 4
South, Range 69 West, except the
North 132.0 feet of the West 332.8
feet thereof;

INCLUSIONS

I-1 The NW 1/4 SW 1/4 of Section 24, Township 4 South, Range 69 West of the 6th P.M., except the North 25 Acres thereof, Jefferson County, Colorado.

I-2 The West one-half of the Northeast one-quarter of the Northeast one-quarter of Section 15, Township 4 South, Range 69 West of the 6th P.M., except the North 150 feet and the South 10 feet thereof, and the West one-half of the North one-half of the Southeast one-quarter of the Northeast one-quarter of the Northeast one-quarter of Section 15, Township 4 South, Range 69 West of the 6th P.M., except the North 10 feet thereof, Jefferson County, Colorado.

I-3 A portion of the NE 1/4 of Section 28, Township 4 South, Range 69 West, described as follows:

Commencing at a point on the West Line of Kipling (South) Street as presently constructed which point lies 964.60 feet South and 30 feet West of the Northeast corner of the NE 1/4 of Section 28, Township 4 South, Range 69 West of the 6th P.M.; thence S 88°35'00" West a distance of 743.04 feet to the true point of beginning in property referred to in deed dated August 31, 1959 from Robert C. Gates to Edward W. and Barbara L. Johnson and recorded in Book 1220, Page 84; thence West a distance of 283.30 feet to the easterly line of West Asbury Avenue; thence North along said line a distance of 25.00 feet to a point of curve; thence along said curve to the right having a central angle of 26°23'16" and a radius of 30.00 feet, an arc distance of 13.83

feet to a point of tangent; thence North $26^{\circ}23'16''$ along said tangent a distance of 174.20 feet to a point of curve; thence along said curve to the right having a central angle of $63^{\circ}36'44''$ and a radius of 30.00 feet, an arc distance of 33.31 feet to a point of tangent on South line of West Asbury Avenue; thence East along said South line a distance of 172.80 feet to the fence line then South a distance of 210.00 feet more or less to the true point of beginning, containing 1.2 acres, more or less.

I-4 Lot 9, Carmody Heights, also known as 10610 West Iliff Avenue, Lakewood, County of Jefferson, State of Colorado.

I-5 A parcel of land located in the NW-1/4 NW-1/4 of Section 25, Township 4 South, Range 69 West, Jefferson County, Colorado, being more particularly described as follows, to wit:

Commencing at a point 639.23 feet east and 611.4 feet south of the northwest corner of said Section 25; thence South a distance of 200.0 feet; thence East, at right angles to said last described line, a distance of 154.5 feet; thence North, at right angles to said last described line, a distance of 200.0 feet; thence West, at right angles to said last described line, a distance of 154.5 feet to the point of beginning. Said above described parcel of land contains 1.17 acres, more or less.

EXCLUSIONS

E-1 That portion of Tract A, Green Gables Village Valley View Filing No. 2 contained within the exterior boundaries of the plat of Green Gables Village Valley View Filing No. 5, Jefferson County, Colorado

Lot 22, Block 3, Guy Martin Subdivision No. 1, Jefferson County, Colorado

Lot 21, Block 3, Guy Martin Subdivision No. 1, Jefferson County, Colorado

E-2

A parcel of land located in the northwest one-quarter of the northwest one-quarter (NW $\frac{1}{4}$, NW $\frac{1}{4}$), Section 21, T4S, R69W of the 6th P.M., Jefferson County, Colorado, more particularly described as follows: Beginning at a point on the west line of said Section 21 from which point the northwest corner of said Section 21 bears N00°06'00"W, 40.00 feet; thence N89°32'55"E, 859.84 feet to a point of curvature; thence southeasterly along the arc of said curve to the right whose radius is 192.85 feet and whose central angle is 40°17'05", an arc distance of 135.60 feet to a point on said curve; thence S39°50'00"W, 63.73 feet; thence S78°10'40"W, 362.96 feet; thence S69°41'40"W, 202.00 feet; thence N85°30'00"W, 400.00 feet to a point on the west line of said Section 21; thence N00°06'00"W, 200.00 feet along said west line to the POINT OF BEGINNING, containing 3.949 acres, more or less.