

Upon recording return to:

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**GENERAL DISCLOSURE AND COMMON QUESTIONS
REGARDING LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7
IN EL PASO COUNTY, COLORADO**

1. What is a special district and what does it do?

Colorado special districts are local governments just as municipalities and counties are considered local governments. Often, municipalities and counties are limited by law and other factors as to the services they may provide. Therefore, special districts are formed to provide necessary public services that the municipality or county cannot otherwise provide. Lorson Ranch Metropolitan District Nos. 1-7 are separate and distinct entities; the developer, builder, real estate agents, or current homeowner cannot change, make any promises, waivers or commitments to the taxes, operations and maintenance fees, or other fees, tolls or charges of the Districts when they apply, Guidelines/Covenants, for the Districts.

Lorson Ranch Metropolitan District Nos. 1-7 (collectively, the "District") were organized pursuant to Orders of El Paso County District Court following an election in November 2004, at which time a majority of the eligible electors voted in favor of the formation of the District, elected members to the initial board of directors and voted in favor of certain tax and debt authorization.

The District is a quasi-municipal governmental entity with the power to impose property taxes and other fees and charges for services within its boundaries. Legal descriptions and a map of the District are attached hereto as Exhibit "A." The District is governed by an elected board of directors made up of property owners from each district. Pursuant to the Service Plan for Lorson Ranch Metropolitan Districts Nos. 1-7 (the "Service Plan") approved September 2, 2004 by El Paso County, as may be amended from time to time, the District has the ability to construct and finance major public improvements as well as additional amenities, including, but not limited to park and recreation, landscaping, water, drainage, wastewater and road improvements within its boundaries. The District has authority to own, operate and maintain drainage improvements, any recreation and associated facilities, district pool and clubhouse, parks, tract landscaping, detention ponds and trail systems and other public facilities and infrastructure not otherwise dedicated to or accepted by the County or other applicable public entity, upon appropriate approval of the County. If the District operates and maintains such facilities, the expense associated with such activity may be paid from the District's tax revenues and/or fees lawfully imposed by the District.

2. May the Districts Impose Any Fees Upon Me as a Property Owner?

Special Districts are governmental entities, and have the power to impose property taxes and to adopt and charge fees, rates, tolls, penalties, or charges for services including but not limited to general administrative, operations and maintenance services. The District also has the power to adopt and charge monthly fees, rates, tolls, penalties, or charges for services including but not limited to general administrative, operations and maintenance services as authorized by the County for all residential property within the District's boundaries. All District fees and rates may be adopted and/or amended from time to time by the District's board of directors at their discretion, as permitted by law and pursuant to the provisions of the Service Plan.

In addition to limitations imposed by law, market constraints require that fees within the District be comparable to fees in competing development areas in order to further the community as an attractive place for individuals to buy homes. Therefore, it is in the best interest to maintain fees in the District comparable to the total fees paid in other similar communities so that the fees paid for the amenities and services in the District is a good value.

All District fees and rates may be adopted and/or amended from time to time by the District's board of directors at their discretion, as permitted by law.

A homeowners association is separate and distinct from the special districts, and is generally responsible for reviewing architectural plans for the construction of new homes and enforcing restrictive covenants in the community to help maintain property values. The homeowners association is normally responsible for the maintenance and operation of the common areas and other landscaping within a community and may assess dues to its members but has no ability to impose taxes. The Districts have the ability to enforce covenants, perform design review, and perform many homeowners association responsibilities at favorable rates payable through tax deductible property taxes and District Fees. The Districts, the developer and the builders within the Districts have elected to have the Districts perform as many of the homeowners' association functions and services as permitted by law.

Please note that it is the homeowner's responsibility to review and see the Community Covenants and Guidelines and understand them. By signing the District disclosure you are also agreeing to follow the community covenants and guidelines. The Covenants and Guidelines go over such items as commercial vehicle parking restrictions, vehicles with logos, restrictions on very limited parking of RV's, trailers, boats, etc., landscaping requirements, required fencing, required fence stain, etc. All improvements to the outside of the home or landscape must be approved with the Architectural Design Application.

3. How much property tax will the Districts collect to construct improvements and pay for operations and maintenance?

The District has the authority to impose property taxes for all of the activities identified in its Service Plan, a copy of which is on file with El Paso County, Colorado and which is available to prospective purchasers. The District may issue bonds to provide for the costs of capital improvements within its boundaries. Once the bonds are sold, they must be repaid over time with interest. The maximum repayment period for the bonds is thirty-five (35) years. The annual

payment on the bonds is known as “debt service.” In order to meet the debt service requirements for the bonds, and to pay operations and maintenance costs associated with the provision of services, the District will impose a mill levy under the Service Plan. The total combined mill levy for both operations and debt service is capped pursuant to the Service Plan at 50 mills for debt, 10 mills for operations and maintenance, and 13 mills for the costs associated with providing fire and emergency services to the constituents. Pursuant to inclusions into the Security Fire Protection District (“SFPD”) recorded July 31, 2013, the mill levy obligation and assessment for fire protection and emergency services has been assessed by SFPD directly and has been limited to 10 mills.

All mill levies are subject to certain adjustments as permitted by the Service Plan. Such mill levies may be “Gallagherized” or adjusted from the mills that existed on January 1, 2005 if, on or after January 1, 2005, there have been or will be changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement. The mill levy limitation applicable to Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2005, are neither diminished nor enhanced as a result of such changes.

4. Why are special districts used for financing public infrastructure?

Many areas in Colorado utilize special districts to finance public improvements. Homeowners often are surprised to find that they have lived for years in water and sanitation districts, or other types of special districts. Since cities and counties typically do not provide for construction or installation of water and wastewater systems, roads, or recreation facilities in new communities, special districts are organized to build these facilities. Special districts and the financial powers they utilize permit early construction of recreation facilities and other amenities for the benefit of the community. Where special districts are established, the costs of public improvements within the community are generally spread over 20 to 30 years and are paid from mill levies which, under current tax laws, may result in federal income tax benefits.

5. What limitations exist to make sure the Districts do not create unreasonably high mill levies?

All general obligation bonds anticipated to be issued by the District will be governed by the controls adopted by the Colorado legislature and governing the process by which bonds are issued by special districts. In addition, the organization and operation of the District was overseen by the County through its approval of the Service Plan. The Service Plan currently has limited the aggregate mill levy cap that may be assessed by the District to seventy-three mills (73 collectively), subject to adjustment to account for changes in state law with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters and subject to increases as permitted by the Service Plan. The adjustment allows for tax revenues to be realized by the District in an equivalent amount as would have been realized by the District based on a levy of 50 mills for debt, absent any change in the manner of the assessment of property for taxation purposes, the ratio for determining assessed valuation, or other similar matters.

In addition, various voter limitations exist which affect the taxing powers of the District, including maximum annual taxing limitations and expenditure limitations. The TABOR Amendment, Article X, Section 20 of the Colorado Constitution, also provides for various legal limitations which may restrict the taxing and spending authority of the District.

The mill levies expected in the District are reasonable and comparable to other developments served by special districts that provide similar services and amenities. The debt limit and the mill levy cap will remain in place for general obligation limited tax bonds issued by the District. These limits, as well as others existing under Colorado law and various voter approvals, are believed to be adequate to control the tax levels within the District.

Market constraints on property sales by the developer also require that the mill levy within the District be comparable to mill levies in competing development areas in order to further the community as an attractive place for individuals to buy homes. Therefore, in the initial stages of the development, it is in both the District's and the project developer's best interest to maintain a mill levy in the District comparable to the total property taxes in other similar communities so that the property taxes paid for the amenities and services in the District are a good value.

6. Who bears the risk that the community may not fully develop?

During the early stages of development, the developer of the project will be providing necessary funding and advancing funds to the District to pay for the public infrastructure construction costs and operational needs. The developer advances will be reimbursed at the time the District is able to issue general obligation, limited tax bonds. Property taxes paid and collected within the District will help pay the costs of all bonds. Therefore, if the actual build-out that occurs is less than what is projected, the individual property owners will not experience an increase in their tax obligations to the District beyond the limits described herein. The limited mill levy will be assessed the same on each home and other taxable property in the District regardless of the number of taxable structures. This results in the risk of development being shared by bondholders and the developer. The property owners also share risk relative to the bonds, but this risk is limited as discussed above.

7. What will the tax bill look like, and what are the various taxes used for?

It is anticipated that the tax bill for individual properties will show mill levies for El Paso County, El Paso County, school districts and various other public service providers, including the District. Colorado municipalities certify their mill levies on an annual basis, so the most accurate manner of ascertaining the specific taxing entities and current total and overlapping mill levy on any property is to directly contact the County Treasurer and Assessor. Attached hereto as Exhibit "B" is a general formula for the manner in which residential property in Colorado is assessed.

In summary, it is anticipated that the total mill levy charged to properties within the boundaries of the District will be comparable to those of surrounding, similar communities.

8. Where can one get additional information regarding the Districts?

This document is not intended to address all issues associated with special districts generally or with the District specifically. More information may be obtained by contacting the District's general counsel, Spencer Fane LLP, 1700 Lincoln Street, Ste. 2000, Denver, Colorado 80203, (303) 839-3800; the Colorado Department of Local Affairs, (303) 864-7720; or by attending District meetings. The District holds special meetings on an as needed basis. The District is also required to keep minutes and other records that are open for inspection by any citizen, hold elections for the boards of directors, adopt annual budgets, and submit to financial audits.

I, _____, hereby acknowledge that I have received and read this GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7.

Buyer	Lot	Address	Date
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Buyer	Lot	Address	Date
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Buyer	Lot	Address	Date
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EXHIBIT A

**LEGAL DESCRIPTION AND MAP OF THE PROPERTY WITHIN THE
LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7**

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT NO. 1

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 24, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE S18°24'58"E, 1,542.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S51°37'19"E, 325.00 FEET;

THENCE S38°22'41"W, 603.14 FEET;

THENCE N51°37'19"W, 325.00 FEET;

THENCE N38°22'41"E, 603.14 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 4.500 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LORSON RANCH MD #1

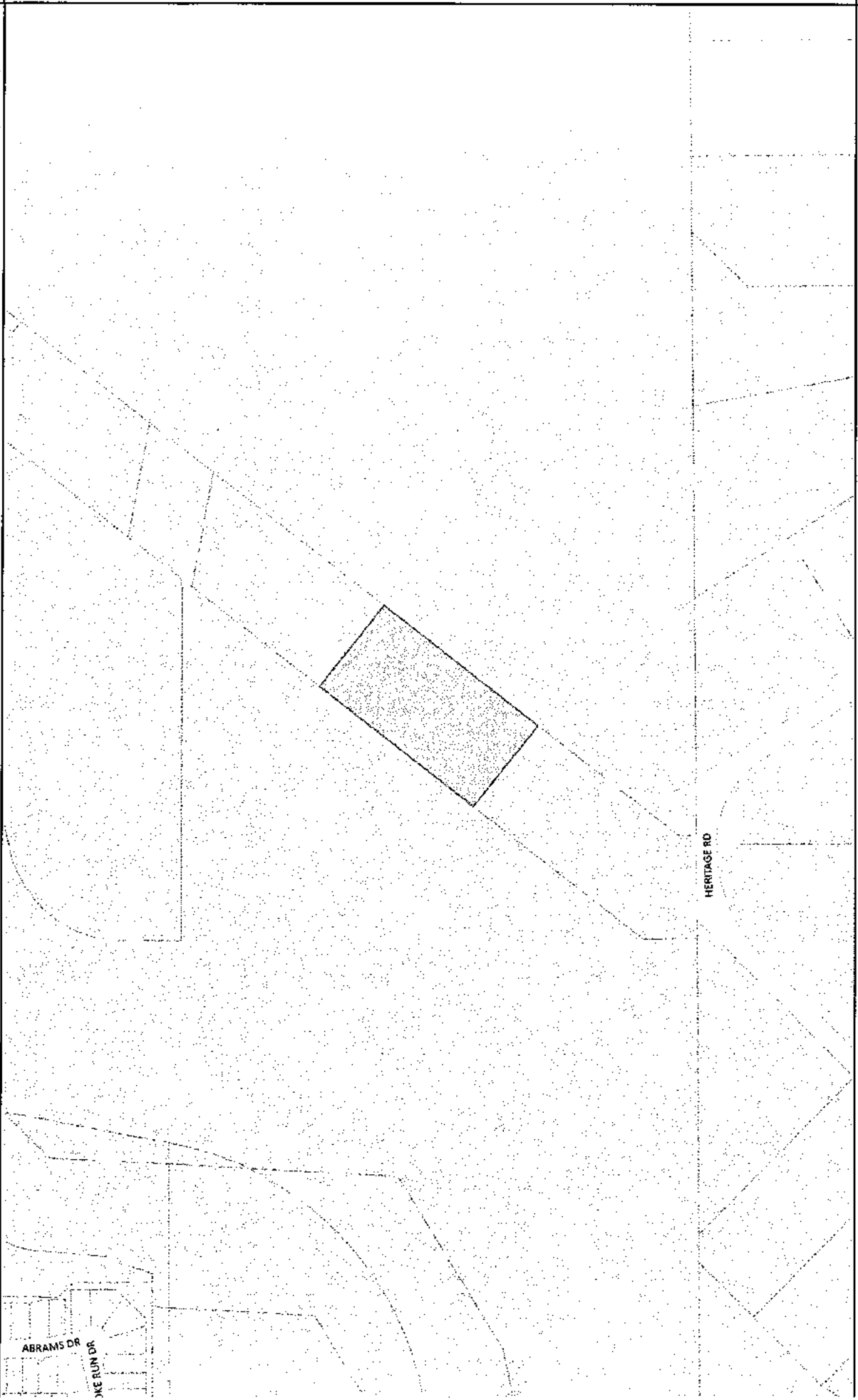


Tax Boundary

1 inch = 270.00 feet

Created 11/27/2015 BPC Assessment Office
MID 1843 Sunrise, Colorado Central JPRS_0902 Feet
Projection: Lambert Conformal Conic

Reference: 2015 Assessment Roll
Reference: 2015 Assessment Roll
Reference: 2015 Assessment Roll
Reference: 2015 Assessment Roll
Reference: 2015 Assessment Roll



8653W

LEGAL DESCRIPTION - LORSON RANCH METROPOLITAN DISTRICT 2:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 14 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO INCLUDING A PORTION OF THE "ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2", AS RECORDED UNDER RECEPTION NO. 205056115 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OLD GLORY DRIVE, AS DESCRIBED IN THE WARRANTY DEEDS AS RECORDED UNDER RECEPTION NO. 207107319 AND 208057388 OF SAID COUNTY RECORDS, FONTAINE BOULEVARD, AS DESCRIBED IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 207113604 OF SAID COUNTY RECORDS, A PORTION OF FONTAINE BOULEVARD, AS DESCRIBED IN THE WARRANTY DEEDS AS RECORDED UNDER RECEPTION NO. 207107323 AND 207107321 OF SAID COUNTY RECORDS AND INCLUDING THE FOLLOWING PLATTED SUBDIVISIONS: PIONEER LANDING AT LORSON RANCH FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 210713013 OF SAID COUNTY RECORDS; PONDEROSA AT LORSON RANCH FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 207712672 OF SAID COUNTY RECORDS; PONDEROSA AT LORSON RANCH FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 209712951 OF SAID COUNTY RECORDS; THE MEADOWS AT LORSON RANCH FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 212713274 OF SAID COUNTY RECORDS; THE MEADOWS AT LORSON RANCH FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 211713116 OF SAID COUNTY RECORDS; A PORTION OF THE MEADOWS AT LORSON RANCH FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 213713396 OF SAID COUNTY RECORDS; ALLEGIANT AT LORSON RANCH FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 212031271 OF SAID COUNTY RECORDS AND A PORTION OF THE TOWNHOMES AT LORSON RANCH FILING NO. 1A, AS RECORDED UNDER RECEPTION NO. 210713046 OF SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 14, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "KM C1/4 LS 16109", FROM WHICH THE WEST ONE-QUARTER (W1/4) CORNER OF SAID SECTION 14, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "J.R. DEVELOPERS RLS 10377" BEARS S89°42'07"W, A DISTANCE OF 2,646.16 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID PIONEER LANDING AT LORSON RANCH FILING NO. 1, THE FOLLOWING TEN (10) COURSES:

1. THENCE N89°42'02"E, A DISTANCE OF 782.39 FEET;
2. THENCE S00°17'57"E, A DISTANCE OF 190.11 FEET;
3. THENCE N89°42'03"E, A DISTANCE OF 20.76 FEET;
4. THENCE S00°17'57"E, A DISTANCE OF 50.00 FEET;
5. THENCE N89°42'03"E, A DISTANCE OF 89.89 FEET;
6. THENCE S00°37'56"E, A DISTANCE OF 335.85 FEET TO A POINT OF CURVE;
7. THENCE ALONG THE ARC OF A 755.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°27'39", AN ARC LENGTH OF 85.14 FEET (THE LONG CHORD OF WHICH BEARS N82°42'48"W, A LONG CHORD DISTANCE OF 85.09 FEET);
8. THENCE S04°03'23"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE;
9. THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 94°41'19", AN ARC LENGTH OF 33.05 FEET (THE LONG CHORD OF WHICH BEARS S46°42'43"W, A LONG CHORD DISTANCE OF 29.42 FEET);
10. THENCE S00°37'56"E, A DISTANCE OF 98.79 FEET TO THE SOUTHEASTERLY CORNER OF SAID PIONEER LANDING AT LORSON RANCH FILING NO. 1, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD GLORY DRIVE, AS DESCRIBED IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 207107319 OF SAID COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°05'39", AN ARC LENGTH OF

592.91 FEET; (THE LONG CHORD OF WHICH BEARS S58°37'02" E, A LONG CHORD DISTANCE OF 568.68 FEET) TO A POINT ON THE BOUNDARY LINE OF SAID "ORDER OF INCLUSION";

THENCE ALONG SAID "ORDER OF INCLUSION" THE FOLLOWING FOUR (4) COURSES:

1. THENCE S63°01'59"W, A DISTANCE OF 29.98 FEET;
2. THENCE ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°51'01", AN ARC LENGTH OF 294.36 FEET; (THE LONG CHORD OF WHICH BEARS S15°19'32" E, A LONG CHORD DISTANCE OF 291.04 FEET);
3. THENCE S00°24'02"E, A DISTANCE OF 377.41 FEET;
4. THENCE N89°35'58"E, A DISTANCE OF 69.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, AS DESCRIBED IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 207107323 OF SAID COUNTY RECORDS;

THENCE S00°24'02"E ALONG SAID WARRANTY DEED, A DISTANCE OF 64.90 FEET TO THE SOUTHEASTERLY CORNER OF SAID WARRANTY DEED, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF TRACT A, AS PLATTED IN SAID THE MEADOWS AT LORSON RANCH FILING NO. 3;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID TRACT A, THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE N89°35'58"E, A DISTANCE OF 492.32 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT A;
2. THENCE S00°24'02"E, A DISTANCE OF 232.81 FEET;
3. THENCE S10°51'46"W, A DISTANCE OF 291.60 FEET;
4. THENCE S20°11'38"W, A DISTANCE OF 227.10 FEET;
5. THENCE S30°53'57"W, A DISTANCE OF 188.09 FEET;
6. THENCE S42°28'10"W, A DISTANCE OF 134.23 FEET;
7. THENCE S52°11'24"W, A DISTANCE OF 361.37 FEET;
8. THENCE S19°28'55"W, A DISTANCE OF 86.21 FEET;
9. THENCE S00°40'48"W, A DISTANCE OF 205.60 FEET;
10. THENCE S42°37'19"E, A DISTANCE OF 68.14 FEET;
11. THENCE S00°24'02"E, A DISTANCE OF 244.87 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT A, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF SAID THE MEADOWS AT LORSON RANCH FILING NO. 3;

THENCE S89°35'58"W ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 624.61 FEET TO THE SOUTHWESTERLY CORNER OF SAID THE MEADOWS AT LORSON RANCH FILING NO. 3, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID ALLEGIANT AT LORSON RANCH FILING NO. 1;

THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID ALLEGIANT AT LORSON RANCH FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

1. THENCE S89°35'58"W, A DISTANCE OF 594.34 FEET;
2. THENCE N45°24'02"W, A DISTANCE OF 56.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD GLORY DRIVE, AS DESCRIBED IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 208057388 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF SAID OLD GLORY DRIVE THE FOLLOWING FIVE (5) COURSES:

1. THENCE S00°24'02"E, A DISTANCE OF 40.03 FEET;
2. THENCE S89°35'58"W, A DISTANCE OF 60.00 FEET;
3. THENCE N00°24'02"W, A DISTANCE OF 183.34 FEET TO A POINT OF CURVE;

4. THENCE ALONG THE ARC OF A 571.89 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°29'23", AN ARC LENGTH OF 424.11 FEET; (THE LONG CHORD OF WHICH BEARS N21°38'42"W, A LONG CHORD DISTANCE OF 414.45 FEET);

5. THENCE N42°53'24"W, A DISTANCE OF 853.98 FEET TO THE NORTHWESTERLY CORNER OF SAID OLD GLORY DRIVE, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, AS DESCRIBED IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 207113604 OF SAID COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINES, THE FOLLOWING FOUR (4) COURSES:

1. THENCE N87°53'24"W, A DISTANCE OF 56.55 FEET;

2. THENCE S47°06'36"W, A DISTANCE OF 149.21 FEET TO A POINT OF CURVE;

3. THENCE ALONG THE ARC OF A 995.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°20'11", AN ARC LENGTH OF 735.22 FEET; (THE LONG CHORD OF WHICH BEARS S68°16'42"W, A LONG CHORD DISTANCE OF 718.61 FEET);

4. THENCE S89°26'47"W, A DISTANCE OF 409.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF FONTAINE BOULEVARD, AS DESCRIBED IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;

THENCE S89°26'47"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FONTAINE BOULEVARD, A DISTANCE OF 170.27 FEET;

THENCE N03°20'53"E, A DISTANCE OF 130.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FONTAINE BOULEVARD;

THENCE N89°26'47"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 170.25 FEET TO AN ANGLE POINT ON THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS AT LORSON RANCH FILING NO. 2;

THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES:

1. THENCE N03°20'53"E, A DISTANCE OF 175.07 FEET TO A POINT OF CURVE;

2. THENCE ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°19'34", AN ARC LENGTH OF 551.18 FEET (THE LONG CHORD OF WHICH BEARS N13°48'54"W, A LONG CHORD DISTANCE OF 542.97 FEET);

3. THENCE N30°58'40"W, A DISTANCE OF 128.74 FEET TO A POINT OF CURVE;

4. THENCE ALONG THE ARC OF A 590.01 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°42'13", AN ARC LENGTH OF 316.17 FEET; (THE LONG CHORD OF WHICH BEARS N15°37'34"W, A LONG CHORD DISTANCE OF 312.40 FEET) TO THE NORTHWESTERLY CORNER OF SAID THE MEADOWS AT LORSON RANCH FILING NO. 2;

THENCE N89°56'30"E ALONG THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS AT LORSON RANCH FILING NO. 2, A DISTANCE OF 880.71 FEET TO THE NORTHEASTERLY CORNER OF SAID THE MEADOWS AT LORSON RANCH FILING NO. 2;

THENCE N89°56'30"E ALONG THE EASTERLY EXTENSION OF SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 30.41 FEET TO A POINT ON THE BOUNDARY LINE OF SAID "ORDER OF INCLUSION";

THENCE ALONG THE BOUNDARY LINE OF SAID "ORDER OF INCLUSION", ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°02'37", AN ARC LENGTH OF 483.62 FEET; (THE LONG CHORD OF WHICH BEARS N32°08'26"E, A LONG CHORD DISTANCE OF 469.00 FEET);

THENCE N30°47'47"W ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 41, AS PLATTED IN BUFFALO CROSSING FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 212713273 OF SAID COUNTY RECORDS, A DISTANCE OF 30.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 41 SAID POINT ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF SAID BUFFALO CROSSING FILING NO. 1 SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF SAID TOWNHOMES AT LORSON RANCH FILING NO. 1A;

THENCE ALONG SAID EASTERLY BOUNDARY LINES THE FOLLOWING NINE (9) COURSES, SAID LINES ALSO BEING ON SAID WESTERLY BOUNDARY LINES:

1. THENCE N30°47'47"W, A DISTANCE OF 126.09 FEET;
2. THENCE S59°12'13"W, A DISTANCE OF 25.00 FEET;
3. THENCE N30°47'47"W, A DISTANCE OF 50.00 FEET;
4. THENCE N59°12'13"E, A DISTANCE OF 25.00 FEET;
5. THENCE N30°47'47"W, A DISTANCE OF 25.00 FEET;
6. THENCE N59°12'13"E, A DISTANCE OF 50.00 FEET;
7. THENCE S30°47'47"E, A DISTANCE OF 25.00 FEET;
8. THENCE N59°12'13"E, A DISTANCE OF 105.60 FEET;
9. THENCE N30°47'48"W, A DISTANCE OF 101.16 FEET;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINES THE FOLLOWING SIX (6) COURSES:

1. THENCE N00°36'03"W, A DISTANCE OF 230.88 FEET TO A POINT ON CURVE;
2. THENCE ALONG THE ARC OF A 725.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°36'02", AN ARC LENGTH OF 32.91 FEET (THE LONG CHORD OF WHICH BEARS N77°49'35"E, A LONG CHORD DISTANCE OF 32.90 FEET);
3. THENCE N76°31'34"E, A DISTANCE OF 66.31 FEET;
4. THENCE N13°28'26"W, A DISTANCE OF 50.00 FEET TO A POINT ON CURVE;
5. THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°02'34", AN ARC LENGTH OF 33.73 FEET (THE LONG CHORD OF WHICH BEARS S82°02'51"W, A LONG CHORD DISTANCE OF 33.68 FEET);
6. THENCE N00°37'57"W, A DISTANCE OF 222.18 FEET TO THE NORTHEASTERLY BOUNDARY CORNER OF SAID BUFFALO CROSSING FILING NO. 1 SAID POINT ALSO BEING THE NORTHWESTERLY BOUNDARY CORNER OF SAID TOWNHOMES AT LORSON RANCH FILING NO. 1A;

THENCE N89°42'07"E ALONG THE NORTHERLY BOUNDARY LINE OF SAID TOWNHOMES AT LORSON RANCH FILING NO. 1A, A DISTANCE OF 172.15 FEET TO A POINT ON SAID "ORDER OF INCLUSION";

THENCE N89°42'07"E ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 103.00 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWNHOMES AT LORSON RANCH FILING NO. 1A SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID PIONEER LANDING AT LORSON RANCH FILING NO. 1;

THENCE N89°42'07"E ALONG THE NORTHERLY BOUNDARY LINE OF SAID PIONEER LANDING AT LORSON RANCH FILING NO. 1, A DISTANCE OF 798.40 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 212.850 ACRES OF LAND MORE OR LESS.

EXCEPTING FROM THE ABOVE DESCRIBED LEGAL DESCRIPTION THE FOLLOWING:
TRACT L, AS PLATTED IN SAID PONDEROSA AT LORSON RANCH FILING NO. 1;

SAID EXCEPTION CONTAINS 10.377 ACRES OF LAND MORE OR LESS.

SAID TRACT OF LAND CONTAINS 212.850 ACRES (GROSS) AND 202.473 ACRES (NET) OF LAND,
MORE OR LESS.

PREPARED BY:
CORY L. SHARP, COLORADO P.L.S. NO. 32820
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LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 2B

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 24, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE S18°24'58"E, 1,542.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N38°22'41"E, 516.78 FEET;

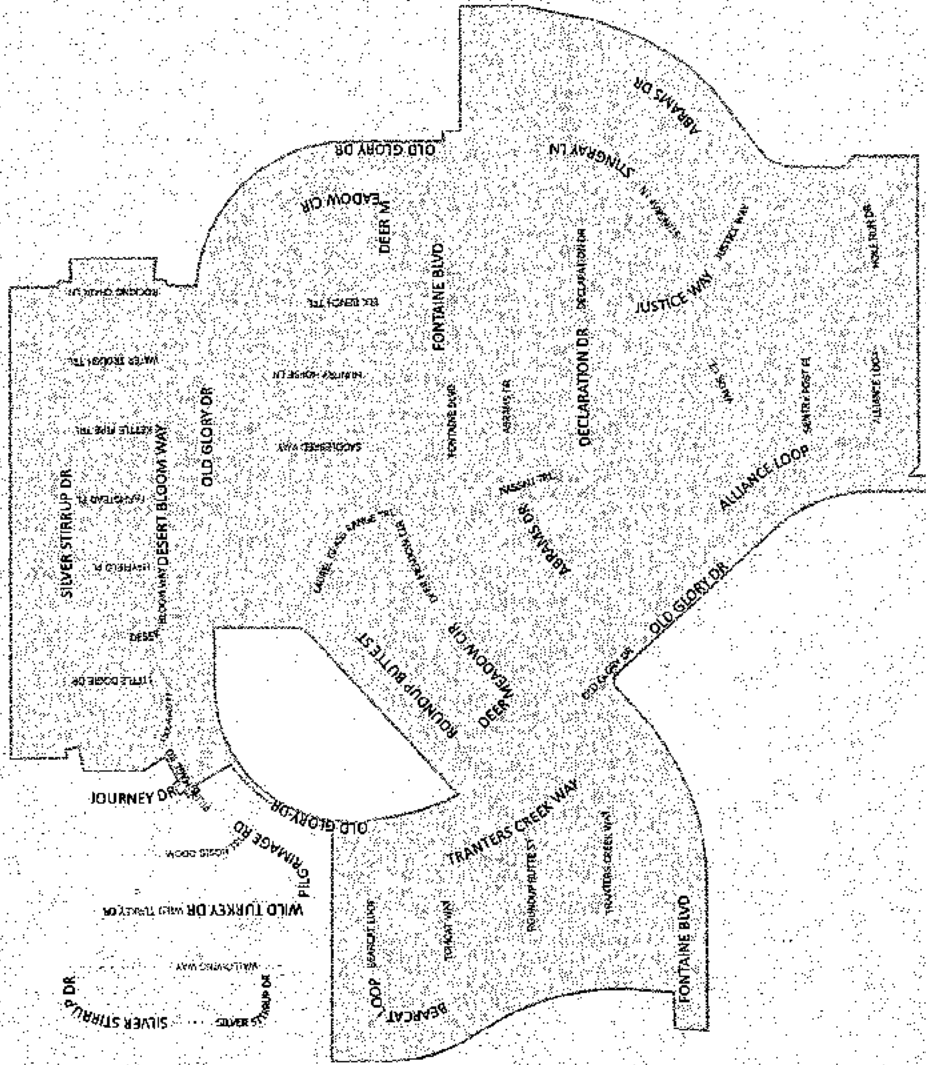
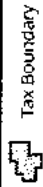
THENCE S79°36'36"E, 368.04 FEET;

THENCE S38°22'41"W, 689.50 FEET;

THENCE N51°37'19"W, 325.00 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 4.500 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.



28

8/1/15

"Buffalo Crossing"

LEGAL DESCRIPTION NEW METROPOLITAN DISTRICT 3:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, INCLUDING BUFFALO CROSSING FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 212713273 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; A PORTION OF TOWNHOMES AT LORSON RANCH FILING NO. 1A, AS RECORDED UNDER RECEPTION NO. 210713046 OF SAID COUNTY RECORDS AND A PORTION OF THE TRACT OF LAND DESCRIBED IN "ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 3", AS RECORDED UNDER RECEPTION NO. 205056116 OF SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, SAID LINE IS ASSUMED TO BEAR S89°42'07"W, A DISTANCE OF 2,646.15 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE N45°23'58"W, A DISTANCE OF 3737.20 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 14;

THENCE S89°42'07"W ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 14, A DISTANCE OF 1073.55 FEET TO THE NORTHEASTERLY CORNER OF SAID BUFFALO CROSSING FILING NO. 1 SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED,

THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID BUFFALO CROSSING FILING NO. 1 THE FOLLOWING SIX (6) COURSES:

1. THENCE S00°37'57"E, A DISTANCE OF 222.18 FEET TO A POINT ON CURVE;
2. THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°02'34", AN ARC LENGTH OF 33.73 FEET, (THE LONG CHORD OF WHICH BEARS N82°02'51"E, A LONG CHORD DISTANCE OF 33.68 FEET);
3. THENCE S13°28'26"E, A DISTANCE OF 50.00 FEET;
4. THENCE S76°31'34"W, A DISTANCE OF 66.31 FEET TO A POINT ON CURVE;
5. THENCE ALONG THE ARC OF A 725.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°36'02", AN ARC LENGTH OF 32.91 FEET, (THE LONG CHORD OF WHICH BEARS S77°49'35"W, A LONG CHORD DISTANCE OF 32.90 FEET);
6. THENCE S00°36'03"E, A DISTANCE OF 230.88 FEET TO AN ANGLE POINT ON SAID EASTERLY BOUNDARY LINE SAID POINT ALSO BEING AN ANGLE POINT ON THE WESTERLY BOUNDARY LINE OF SAID TOWNHOMES AT LORSON RANCH FILING NO. 1A,

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINES THE FOLLOWING NINE (9) COURSES, SAID LINES ALSO BEING ON SAID WESTERLY BOUNDARY LINES:

1. THENCE S30°47'48"E, A DISTANCE OF 101.16 FEET;
2. THENCE S59°12'13"W, A DISTANCE OF 105.60 FEET;
3. THENCE N30°47'47"W, A DISTANCE OF 25.00 FEET;
4. THENCE S59°12'13"W, A DISTANCE OF 50.00 FEET;
5. THENCE S30°47'47"E, A DISTANCE OF 25.00 FEET;
6. THENCE S59°12'13"W, A DISTANCE OF 25.00 FEET;
7. THENCE S30°47'47"E, A DISTANCE OF 50.00 FEET;
8. THENCE N59°12'13"E, A DISTANCE OF 25.00 FEET;
9. THENCE S30°47'47"E, A DISTANCE OF 126.09 FEET TO THE SOUTHEASTERLY CORNER OF LOT 41, AS PLATTED IN SAID BUFFALO CROSSING FILING NO. 1 SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD GLORY DRIVE, AS DESCRIBED IN THE WARRANTY DEED,

AS RECORDED UNDER RECEPTION NO. 207107319 OF SAID COUNTY RECORDS;
THENCE S30°47'47"E ALONG THE SOUTHERLY EXTENSION OF SAID EASTERLY BOUNDARY LINE, A
DISTANCE OF 30.20 FEET TO A POINT ON CURVE OF SAID "ORDER OF INCLUSION";

THENCE ALONG SAID "ORDER OF INCLUSION" ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE
TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°02'38", AN ARC LENGTH OF 483.63 FEET, (THE
LONG CHORD OF WHICH BEARS S32°06'26"W, A LONG CHORD DISTANCE OF 469.00 FEET);
THENCE S89°56'30"W ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF
THE MEADOWS AT LORSON RANCH FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 211713116
OF SAID COUNTY RECORDS, A DISTANCE OF 30.41 FEET TO THE NORTHEASTERLY CORNER OF
SAID THE MEADOWS AT LORSON RANCH FILING NO. 2;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID THE MEADOWS AT
LORSON RANCH FILING NO. 2 THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°56'30"W, A DISTANCE OF 880.71 FEET;
2. THENCE S00°16'28"E, A DISTANCE OF 228.49 FEET TO A POINT ON CURVE;
3. THENCE ALONG THE ARC OF A 590.01 FOOT RADIUS CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 07°49'12", AN ARC LENGTH OF 80.53 FEET, (THE LONG CHORD OF WHICH
BEARS S04°11'04"E, A LONG CHORD DISTANCE OF 80.47 FEET); TO A POINT ON THE SOUTHERLY
LINE OF SAID "ORDER OF INCLUSION";

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID "ORDER OF INCLUSION" THE
FOLLOWING FIVE (5) COURSES:

1. THENCE S73°51'33"W, A DISTANCE OF 171.20 FEET TO A POINT ON CURVE;
2. THENCE ALONG THE ARC OF A 760.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 09°36'52", AN ARC LENGTH OF 127.53 FEET, (THE LONG CHORD OF WHICH
BEARS N05°04'54"W, A LONG CHORD DISTANCE OF 127.38 FEET);
3. THENCE N00°16'28"W, A DISTANCE OF 870.78 FEET TO A POINT OF CURVE;
4. THENCE ALONG THE ARC OF A 1070.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 21°57'24", AN ARC LENGTH OF 410.04 FEET, (THE LONG CHORD OF WHICH
BEARS N10°42'15"E, A LONG CHORD DISTANCE OF 407.54 FEET) TO A POINT OF REVERSE CURVE;
5. THENCE ALONG THE ARC OF A 2199.98 FOOT RADIUS CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 06°24'22" (06°24'06" OF RECORD), AN ARC LENGTH OF 245.97 FEET (245.81 FEET
OF RECORD), (THE LONG CHORD OF WHICH BEARS N18°28'46"E, A LONG CHORD DISTANCE OF
245.85 FEET) TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF
SAID SECTION 14;

THENCE N89°42'07"E ALONG SAID NORTH LINE AND SAID "ORDER OF INCLUSION", A DISTANCE OF
1202.89 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 37.13 ACRES OF LAND MORE OR LESS.

PREPARED BY:
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"Meadows"
LEGAL DESCRIPTION

The Meadows at Lorson Ranch Filing No. 4, a portion of the Southwest One-Quarter (SW1/4) of Section 14 and a Portion of the Northwest One-Quarter (NW1/4) of Section 23, Township 15 South, Range 65 West of the 6th P.M., El Paso County, Colorado. Said Tract of Land contains 58.39 acres of land, more or less.

"Pioneer Landing 2"

LEGAL DESCRIPTION: PIONEER LANDING AT LORSON RANCH FILING NO. 2

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 AND A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF PIONEER LANDING AT LORSON RANCH FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 210713013 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AS MONUMENTED BY A REBAR AND ORANGE SURVEYORS CAP STAMPED "RAMPART PLS 26965", FROM WHICH THE EAST ONE-QUARTER CORNER (E1/4) OF SAID SECTION 14, AS MONUMENTED BY A 2-1/2" PIPE WITH 3" GALVANIZED SCREW ON CAP ONLY PARTIALLY STAMPED, BEARS N89°42'02"E, A DISTANCE OF 1873.45 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N89°42'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 1693.43 FEET;
THENCE S13°32'51"E, A DISTANCE OF 672.37 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 63°06'25", AN ARC LENGTH OF 330.43 FEET, (THE LONG CHORD OF WHICH BEARS S18°00'21"W, A LONG CHORD DISTANCE OF 313.98 FEET);
THENCE S49°33'34"W, A DISTANCE OF 447.72 FEET;
THENCE S03°27'32"W, A DISTANCE OF 397.12 FEET;
THENCE S00°24'02"E, A DISTANCE OF 15.00 FEET;
THENCE N89°35'58"E, A DISTANCE OF 1306.17 FEET;
THENCE N00°00'00"E, A DISTANCE OF 307.69 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 535.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°26'51", AN ARC LENGTH OF 816.54 FEET, (THE LONG CHORD OF WHICH BEARS N43°43'25"E, A LONG CHORD DISTANCE OF 739.56 FEET);
THENCE N87°26'51"E, A DISTANCE OF 608.82 FEET;
THENCE S00°00'00"W, A DISTANCE OF 544.27 FEET;
THENCE S58°24'10"E, A DISTANCE OF 594.29 FEET;
THENCE S38°22'41"W, A DISTANCE OF 340.62 FEET;
THENCE S18°59'47"W, A DISTANCE OF 100.01 FEET;
THENCE N70°06'29"W, A DISTANCE OF 117.44 FEET;
THENCE N71°00'19"W, A DISTANCE OF 404.45 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 1454.73 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°23'49", AN ARC LENGTH OF 492.48 FEET, (THE LONG CHORD OF WHICH BEARS N80°42'07"W, A LONG CHORD DISTANCE OF 490.13 FEET);
THENCE S89°35'58"W, A DISTANCE OF 2484.57 FEET;
THENCE N00°23'47"W, A DISTANCE OF 115.00 FEET TO THE MOST SOUTHEASTERLY RIGHT-OF-WAY CORNER OF OLD GLORY DRIVE, AS DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 207107319 OF SAID COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. THENCE N45°24'02"W, A DISTANCE OF 56.57 FEET;
2. THENCE N00°24'02"W, A DISTANCE OF 272.41 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86°45'51", AN ARC LENGTH OF 901.02 FEET, (THE LONG CHORD OF WHICH BEARS N43°46'58"W, A LONG CHORD DISTANCE OF 817.36 FEET) TO THE SOUTHEASTERLY CORNER OF SAID PIONEER LANDING AT LORSON RANCH FILING NO. 1;

THENCE ALONG THE EASTERLY LINES OF SAID PIONEER LANDING AT LORSON RANCH FILING NO.

1 THE FOLLOWING NINE (9) COURSES:

1. THENCE N00°37'56"W, A DISTANCE OF 98.79 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 94°41'19", AN ARC LENGTH OF 33.05 FEET, (THE LONG CHORD OF WHICH BEARS N46°42'43"E; A LONG CHORD DISTANCE OF 29.42 FEET);
3. THENCE N04°03'23"E, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE;
4. THENCE ALONG THE ARC OF A 755.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°27'39", AN ARC LENGTH OF 85.14 FEET, (THE LONG CHORD OF WHICH BEARS S82°42'48"E, A LONG CHORD DISTANCE OF 85.09 FEET);
5. THENCE N00°37'56"W, A DISTANCE OF 335.85 FEET;
6. THENCE S89°42'03"W, A DISTANCE OF 89.89 FEET;
7. THENCE N00°17'57"W, A DISTANCE OF 50.00 FEET;
8. THENCE S89°42'03"W, A DISTANCE OF 20.76 FEET;
9. THENCE N00°17'57"W, A DISTANCE OF 190.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 84.81 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
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FOR AND ON BEHALF OF RAMPART SURVEYS, INC.
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"Tract 3C"

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 3C

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 23, AND THE NE1/4 OF SECTION 22, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE S44°02'14"W, 1,366.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S10°40'25"W, 8.16 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY 1,431.02 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 81°59'29", AND BEING SUBTENDED BY A CHORD BEARING S51°40'10"W, 1312.00 FEET;

THENCE N87°20'06"W, 1,004.97 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY 453.61 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 66°38'27", AND BEING SUBTENDED BY A CHORD BEARING S59°20'41"W, 428.47 FEET;

THENCE SOUTHWESTERLY 471.71 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 74°02'50", AND BEING SUBTENDED BY A CHORD BEARING S63°02'52"W, 439.56 FEET;

THENCE SOUTHWESTERLY 580.95 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 51°12'32", AND BEING SUBTENDED BY A CHORD BEARING S74°28'01"W, 561.80 FEET;

THENCE S48°51'45"W, 512.51 FEET;

THENCE S89°41'52"W, 603.09 FEET ALONG THE SOUTH LINE OF THE N1/2 OF SAID SECTION 23 TO THE WEST 1/4 CORNER OF SAID SECTION 23;

THENCE S89°27'04"W, 1,782.81 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 22;

THENCE N14°49'49"E, 378.10 FEET ALONG THE SOUTHEASTERLY LINE OF MARKSHEFFEL ROAD;

THENCE S85°12'38"E, 272.73 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY 795.87 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 49°01'56", AND BEING SUBTENDED BY A CHORD BEARING N70°16'24"E, 771.80 FEET;

THENCE N45°45'27"E, 203.43 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 711.63 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 43°50'32", AND BEING SUBTENDED BY A CHORD BEARING N67°40'43"E, 694.39 FEET;
THENCE N89°35'58"E, 894.05 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY 625.11 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1,003.77 FEET, A CENTRAL ANGLE OF 35°40'53", AND BEING SUBTENDED BY A CHORD BEARING N71°44'51"E, 615.05 FEET;

THENCE N53°53'43"E, 488.37 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 625.12 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1,002.95 FEET, A CENTRAL ANGLE OF 35°42'42", AND BEING SUBTENDED BY A CHORD BEARING N71°44'51"E, 615.05 FEET;

THENCE N89°35'58"E, 1,768.17 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 96.780 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

"Tract 3D"

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 3D

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 24, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE S77°15'32"E, 1,431.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S51°37'19"E, 325.00 FEET;

THENCE S38°22'41"W, 516.74 FEET;

THENCE N79°36'36"W, 368.04 FEET;

THENCE N38°22'41"E, 689.46 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 4.500 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LEGAL DESCRIPTION METRO DISTRICT 3 INCLUSIONS:

THREE (3) TRACTS OF LAND LOCATED WITHIN THE "ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2", RECORDED UNDER RECEPTION NO. 205056115 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO, LOCATED IN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 14, A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 14, SAID LINE ALSO BEING THE NORTH LINE OF SAID "ORDER OF INCLUSION", SAID LINE IS ASSUMED TO BEAR S89°42'07"W, A DISTANCE OF 2,646.15 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

INCLUSION "A"

COMMENCING AT SAID CENTER ONE-QUARTER CORNER OF SECTION 14;
THENCE N89°42'03"E ALONG THE NORTH LINE OF SAID "ORDER OF INCLUSION", A DISTANCE OF 782.39 FEET TO THE POINT OF BEGINNING OF INCLUSION "A" HEREIN DESCRIBED;

THENCE N89°42'03"E CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1542.30 FEET TO THE EASTERLY LINE OF SAID "ORDER OF INCLUSION";

THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID "ORDER OF INCLUSION" THE FOLLOWING FOUR (4) COURSES:

1. THENCE S12°30'25"E, A DISTANCE OF 581.34 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°35'13", AN ARC LENGTH OF 136.02 FEET, (THE LONG CHORD OF WHICH BEARS S04°42'48"E, A LONG CHORD DISTANCE OF 135.60 FEET);
3. THENCE S81°15'38"W, A DISTANCE OF 766.22 FEET;
4. THENCE S63°01'59"W, A DISTANCE OF 481.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD GLORY DRIVE, AS DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 207107319 OF SAID COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 57°05'39", AN ARC LENGTH OF 592.91 FEET, (THE LONG CHORD OF WHICH BEARS N58°37'02"W, A LONG CHORD DISTANCE OF 568.68 FEET) TO THE SOUTHEAST CORNER OF PIONEER LANDING AT LORSON RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 210713013 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PIONEER LANDING AT LORSON RANCH FILING NO. 1 THE FOLLOWING NINE (9) COURSES:

1. THENCE N00°37'56"W, A DISTANCE OF 98.79 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 94°41'19", AN ARC LENGTH OF 33.05 FEET, (THE LONG CHORD OF WHICH BEARS N46°42'43"E; A LONG CHORD DISTANCE OF 29.42 FEET);
3. THENCE N04°03'23"E, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE;
4. THENCE ALONG THE ARC OF A 755.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°27'39", AN ARC LENGTH OF 85.13 FEET, (THE LONG CHORD OF WHICH BEARS S82°42'48"E, A LONG CHORD DISTANCE OF 85.09 FEET);
5. THENCE N00°37'56"W, A DISTANCE OF 335.85 FEET;
6. THENCE S89°42'03"W, A DISTANCE OF 89.89 FEET;
7. THENCE N00°17'57"W, A DISTANCE OF 50.00 FEET;

8. THENCE S89°42'03"W, A DISTANCE OF 20.76 FEET;
9. THENCE N00°17'57"W, A DISTANCE OF 189.99 FEET TO THE POINT OF BEGINNING.

SAID INCLUSION "A" CONTAINS 29.721 ACRES OF LAND, MORE OR LESS.

INCLUSION "B"

COMMENCING AT SAID CENTER ONE-QUARTER CORNER OF SECTION 14;
THENCE S39°29'09"E, A DISTANCE OF 2198.35 FEET TO A POINT ON THE WESTERLY BOUNDARY
LINE OF SAID "ORDER OF INCLUSION" SAID POINT BEING THE POINT OF BEGINNING OF
INCLUSION "B" HEREIN DESCRIBED;

THENCE CONTINUING ALONG SAID "ORDER FOR INCLUSION" BOUNDARY LINES THE FOLLOWING
SEVEN (7) COURSES:

1. THENCE N89°35'58"E, A DISTANCE OF 663.06 FEET;
2. THENCE S03°10'04"W, A DISTANCE OF 548.20 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF A 950.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 15°22'00", AN ARC LENGTH OF 254.79 FEET, (THE LONG CHORD OF WHICH
BEARS S10°51'04"W, A LONG CHORD DISTANCE OF 254.03 FEET);
4. THENCE S18°32'04"W, A DISTANCE OF 284.78 FEET TO A POINT OF CURVE;
5. THENCE ALONG THE ARC OF A 2250.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 07°51'39", AN ARC LENGTH OF 308.69 FEET, (THE LONG CHORD OF WHICH
BEARS S14°36'15"W, A LONG CHORD DISTANCE OF 308.45 FEET);
6. THENCE S10°40'25"W, A DISTANCE OF 558.82 FEET;
7. THENCE S89°35'58"W, A DISTANCE OF 1666.75 FEET;

THENCE N00°24'02"W, A DISTANCE OF 55.10 FEET TO THE SOUTHEASTERLY CORNER OF OLD
GLORY DRIVE, AS DESCRIBED IN RESOLUTION 08-228 AS RECORDED UNDER RECEPTION NO.
208057388 OF SAID COUNTY RECORDS;

THENCE N00°24'02"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD GLORY DRIVE, A
DISTANCE OF 40.03 FEET TO THE SOUTHWEST CORNER OF ALLEGIANT AT LORSON RANCH FILING
NO. 1 AS RECORDED UNDER RECEPTION NO. 212031271 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID ALLEGIANT AT LORSON RANCH
FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

1. THENCE S45°24'02"E, A DISTANCE OF 56.57 FEET;
2. THENCE N89°35'58"E, A DISTANCE OF 594.34 FEET TO THE SOUTHEAST CORNER OF SAID
ALLEGIANT AT LORSON RANCH FILING NO. 1 SAID POINT ALSO BEING THE SOUTHWEST CORNER
OF "THE MEADOWS AT LORSON RANCH FILING NO. 3", AS RECORDED UNDER RECEPTION NO.
213713396 OF SAID COUNTY RECORDS;

THENCE N89°35'58"E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "THE MEADOWS AT
LORSON RANCH FILING NO. 3", A DISTANCE OF 624.61 FEET TO THE SOUTHEAST CORNER OF
TRACT A OF SAID THE MEADOWS AT LORSON RANCH FILING NO. 3;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID TRACT A, THE
FOLLOWING ELEVEN (11) COURSES:

1. THENCE N00°24'02"W, A DISTANCE OF 244.87 FEET;
2. THENCE N42°37'19"W, A DISTANCE OF 68.14 FEET;
3. THENCE N00°40'48"E, A DISTANCE OF 205.60 FEET;
4. THENCE N19°28'55"E, A DISTANCE OF 86.21 FEET;
5. THENCE N52°11'24"E, A DISTANCE OF 361.37 FEET;
6. THENCE N42°28'10"E, A DISTANCE OF 134.23 FEET;

7. THENCE N30°53'57"E, A DISTANCE OF 188.09 FEET;
8. THENCE N20°11'38"E, A DISTANCE OF 227.10 FEET;
9. THENCE N10°51'46"E, A DISTANCE OF 291.60 FEET;
10. THENCE N00°24'02"W, A DISTANCE OF 232.81 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;
11. THENCE S89°35'58"W, A DISTANCE OF 492.32 FEET;

THENCE N00°24'02"W, A DISTANCE OF 64.90 FEET TO THE POINT OF BEGINNING.

SAID INCLUSION "B" CONTAINS 16.525 ACRES OF LAND, MORE OR LESS.

INCLUSION "C"

TRACT L, AS PLATTED IN PONDEROSA AT LORSON RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 207712672 OF SAID COUNTY RECORDS;

SAID INCLUSION "C" CONTAINS 10.377 ACRES OF LAND, MORE OR LESS.



PREPARED BY:
CORY L. SHARP, COLORADO P.L.S. NO. 32820
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
719-687-0920

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 4A

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 14, N1/2 OF SECTION 13, NW1/4 OF SECTION 24, AND THE N1/2 OF SECTION 23, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE N32°46'16"W, 1,108.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N03°10'04"E, 112.56 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 474.74 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 34°00'02", AND BEING SUBTENDED BY A CHORD BEARING N20°10'05"E, 467.80 FEET;

THENCE N37°10'06"E, 219.15 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY 433.50 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 49°40'31", AND BEING SUBTENDED BY A CHORD BEARING N12°19'50"E, 420.05 FEET;

THENCE N12°30'25"W, 581.34 FEET;

THENCE N89°42'03"E, 331.23 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 14 TO THE EAST 1/4 CORNER OF SAID SECTION 14;

THENCE N89°32'00"E, 2,694.23 FEET ALONG THE NORTH LINE OF THE S1/2 OF SAID SECTION 13;

THENCE S00°28'00"E, 299.77 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY 277.23 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 34°31'50", AND BEING SUBTENDED BY A CHORD BEARING S17°43'55"E, 273.05 FEET;

THENCE S59°03'15"W, 303.50 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY 368.11 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 732.50 FEET, A CENTRAL ANGLE OF 28°47'37", AND BEING SUBTENDED BY A CHORD BEARING S73°27'04"W, 364.25 FEET;

THENCE S87°50'52"W, 857.13 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY 716.79 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 467.50 FEET, A CENTRAL ANGLE OF 87°50'52", AND BEING SUBTENDED BY A CHORD BEARING S43°55'26"W, 648.61 FEET;

THENCE S00°00'00"E, 1,109.69 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY 846.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 632.50 FEET, A CENTRAL ANGLE OF 76°39'36", AND BEING SUBTENDED BY A CHORD BEARING S38°19'48"W, 784.54 FEET;

THENCE S76°39'36"W, 420.38 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY 491.70 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 367.50 FEET, A CENTRAL ANGLE OF 76°39'36", AND BEING SUBTENDED BY A CHORD BEARING S38°19'48"W, 455.84 FEET;

THENCE S00°00'00"E, 180.22 FEET;

THENCE N90°00'00"E, 1,107.73 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY 50.16 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 01°58'06", AND BEING SUBTENDED BY A CHORD BEARING S89°00'57"E, 50.16 FEET;

THENCE S38°22'41"W, 1,168.61 FEET;

THENCE S51°37'19"E, 325.00 FEET;

THENCE S38°22'41"W, 567.96 FEET;

THENCE S00°19'53"E, 54.88 FEET;

THENCE S89°41'52"W, 4,687.53 FEET ALONG THE SOUTH LINE OF THE N1/2 OF SAID SECTION 23;

THENCE N48°51'45"E, 512.51 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 580.95 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 51°12'32", AND BEING SUBTENDED BY A CHORD BEARING N74°28'01"E, 561.80 FEET;

THENCE NORTHEASTERLY 471.71 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 74°02'50", AND BEING SUBTENDED BY A CHORD BEARING N63°02'52"E, 439.56 FEET;

THENCE NORTHEASTERLY 453.61 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 66°38'27", AND BEING SUBTENDED BY A CHORD BEARING N59°20'41"E, 428.47 FEET;

THENCE S87°20'06"E, 1,004.97 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY 1,431.02 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 81°59'29", AND BEING SUBTENDED BY A CHORD BEARING N51°40'10"E, 1,312.00 FEET;

THENCE N10°40'25"E, 566.99 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 308.69 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2,250.00 FEET, A CENTRAL ANGLE OF 07°51'39", AND BEING SUBTENDED BY A CHORD BEARING N14°36'14"E, 308.45 FEET;

THENCE N18°32'04"E, 284.78 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY 254.79 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 15°22'00", AND BEING SUBTENDED BY A CHORD BEARING N10°51'04"E, 254.03 FEET;

THENCE N03°10'04"E, 548.20 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 249.757 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 4B

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 24, AND THE SW1/4 OF SECTION 13, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13(BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE N84°55'38"E, 1,777.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S51°37'19"E, 325.00 FEET;

THENCE S38°22'41"W, 603.18 FEET;

THENCE N51°37'19"W, 325.00 FEET;

THENCE N38°22'41"E, 603.18 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 4.500 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LORSON RANCH MD # 4

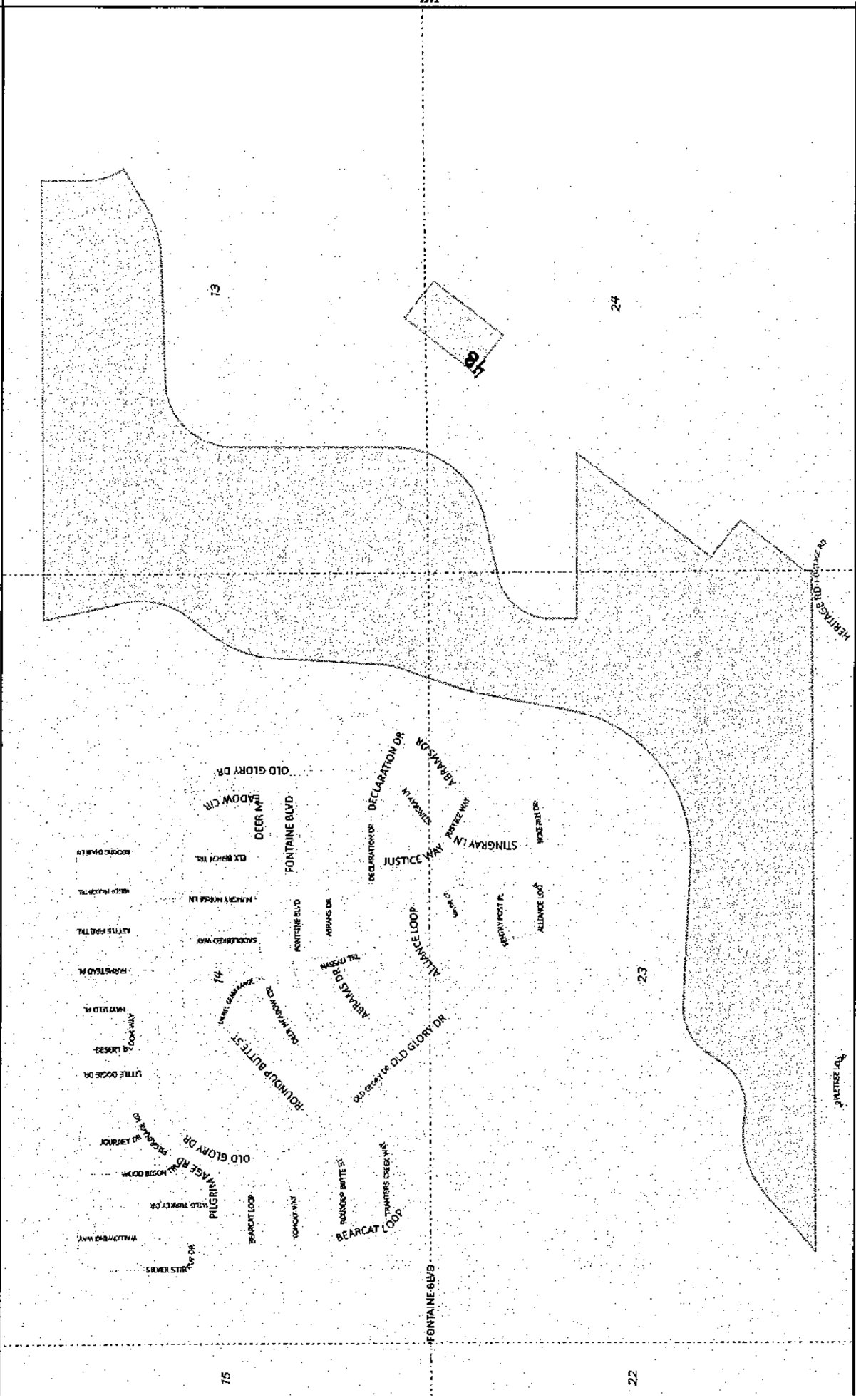
Tax Boundary



1 inch = 591.72 feet

Created 11/03/2015, BPC Assessor's Office
M/D, 1983 StatePlane Colorado, Central FIPS 5002 Feet
Projection Lambert_Conformal_Cent.

2015-2016 Assessor's Office
M/D, 1983 StatePlane Colorado, Central FIPS 5002 Feet
Projection Lambert_Conformal_Cent.



LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 5A

A TRACT OF LAND LOCATED IN THE S 1/2 OF SECTION 13, N1/2 OF SECTION 24, AND THE NE1/4 OF SECTION 23, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE S77°15'32"E, 1,431.33 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S38°22'41"W, 689.46 FEET;

THENCE S79°36'36"E, 368.04 FEET;

THENCE S38°22'41"W, 257.67 FEET;

THENCE N79°36'36"W, 368.04 FEET;

THENCE N38°22'41"E, 48.69 FEET;

THENCE NORTHWESTERLY 50.16 FEET ALONG THE ARC OF A CURVE TO A POINT TANGENT, BEING CONCAVE TO THE SOUTH, SAID ARC HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 01°58'06", AND BEING SUBTENDED BY A CHORD BEARING N89°00'57"W, 50.16 FEET;

THENCE N90°00'00"W, 1,107.73 FEET;

THENCE N00°00'00"E, 180.22 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 491.70 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 367.50 FEET, A CENTRAL ANGLE OF 76°39'36", AND BEING SUBTENDED BY A CHORD BEARING N38°19'48"E, 455.84 FEET;

THENCE N76°39'36"E, 420.38 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY 846.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 632.50 FEET, A CENTRAL ANGLE OF 76°39'36", AND BEING SUBTENDED BY A CHORD BEARING N38°19'48"E, 784.54 FEET;

THENCE N00°00'00"W, 1,109.69 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 716.79 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 467.50 FEET, A CENTRAL ANGLE OF 87°50'52", AND BEING SUBTENDED BY A CHORD BEARING N43°55'26"E, 648.61 FEET;

THENCE N87°50'52"E, 857.13 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY 368.11 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 732.50 FEET, A CENTRAL ANGLE OF 28°47'37", AND BEING SUBTENDED BY A CHORD BEARING N73°27'04"E, 364.25 FEET;

THENCE N59°03'15"E, 303.50 FEET;

THENCE NORTHWESTERLY 277.23 FEET ALONG THE ARC OF A CURVE TO A POINT TANGENT, BEING CONCAVE TO THE NORTHEAST, SAID ARC HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 34°31'50", AND BEING SUBTENDED BY A CHORD BEARING N17°43'55"W, 273.05 FEET;

THENCE N00°28'00"W, 299.77 FEET;

THENCE N89°32'00"E, 1,070.44 FEET ALONG THE NORTH LINE OF THE S1/2 OF SAID SECTION 13;

THENCE S38°22'41"W, 2,084.38 FEET;

THENCE S51°37'19"E, 325.00 FEET;

THENCE S38°22'41"W, 457.99 FEET;

THENCE N71°15'45"W, 345.08 FEET;

THENCE S38°22'41"W, 1,148.35 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 109.015 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 5B

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 24, AND THE SW1/4 OF SECTION 13, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE N84°55'38"E, 1,777.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N38°22'41"E, 545.17 FEET;

THENCE S71°15'45"E, 345.08 FEET;

THENCE S38°22'41"W, 661.16 FEET;

THENCE N51°37'19"W, 325.00 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 4.500 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

ORSON RANCH MD #5

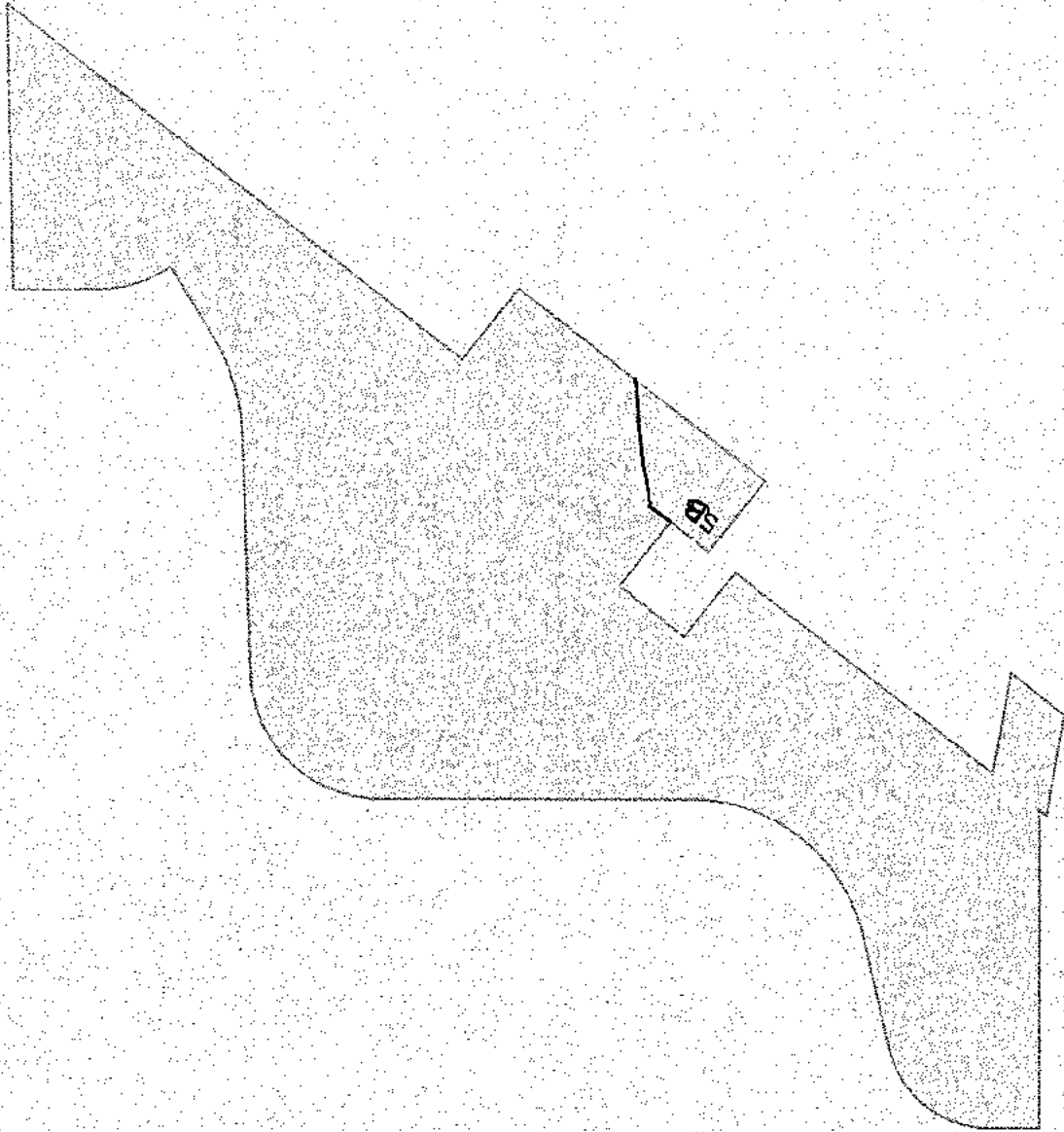


Tax Boundary

1 inch = 421.72 feet

Created 11/23/2015 EPC Assessor's Office
MID: 1863, StatePlane, Caltrans, Central FIPS 5000 Foot
Project: Tax Lintel, Contiguous, Color

Project: Tax Lintel, Contiguous, Color
MID: 1863, StatePlane, Caltrans, Central FIPS 5000 Foot
Created 11/23/2015 EPC Assessor's Office



OLD GLORY DR
NEW DR

FRANK BLVD
ANTHONY BLVD

BRAMS DR
ABRAHAM DR

STONEY BROOK LN
ABSTRACT DR

ABRAMS DR
SR

64.5M

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 6A

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 13, N1/2 OF SECTION 24, AND THE NE1/4 OF SECTION 23, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13(BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE S00°19'52"E, 2,583.16 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N38°22'41"E, 4,960.47 FEET;

THENCE N51°37'19"W, 325.00 FEET;

THENCE N38°22'41"E, 708.10 FEET;

THENCE S51°37'19"E, 325.00 FEET;

THENCE N38°22'41"E, 603.14 FEET;

THENCE N51°37'19"W, 325.00 FEET;

THENCE N38°22'41"E, 170.00 FEET;

THENCE N89°32'00"E, 1,552.62 FEET ALONG THE NORTH LINE OF THE S1/2 OF SAID SECTION 13 TO THE EAST 1/4 CORNER OF SAID SECTION 13;

THENCE S00°13'47"E, 1417.82 FEET ALONG THE EAST LINE OF THE S1/2 OF SAID SECTION 13;

THENCE S89°45'29"W, 1,109.06 FEET;

THENCE S09°24'34"W, 1,144.41 FEET;

THENCE S07°44'22"W, 120.87 FEET;

THENCE S08°53'14"W, 842.69 FEET;

THENCE S54°48'22"E, 233.42 FEET;

THENCE S81°48'41"E, 206.03 FEET;

THENCE S87°48'34"E, 306.37 FEET;

THENCE S88°45'18"E, 304.44 FEET;

THENCE N89°42'44"E, 445.72 FEET;

THENCE S00°11'14"E, 1,582.50 FEET ALONG THE EAST LINE OF THE N1/2 OF SAID SECTION 24 TO THE EAST 1/4 CORNER OF SAID SECTION 24;

THENCE S89°25'43"W, 5,287.26 FEET ALONG THE SOUTH LINE OF THE N1/2 OF SAID SECTION 24 TO THE WEST 1/4 CORNER OF SAID SECTION 24;

THENCE S89°41'52"W, 28.94 FEET ALONG THE SOUTH LINE OF THE N1/2 OF SAID SECTION 23;

THENCE N00°19'53"W, 54.88 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 333.718 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 6B

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 13, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE N67°14'11"E, 2,673.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N38°22'41"E, 603.14 FEET;

THENCE S51°37'19"E, 325.00 FEET;

THENCE S38°22'41"W, 603.14 FEET;

THENCE N51°37'19"W, 325.00 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 4.500 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LORSON RANCH MD # 6

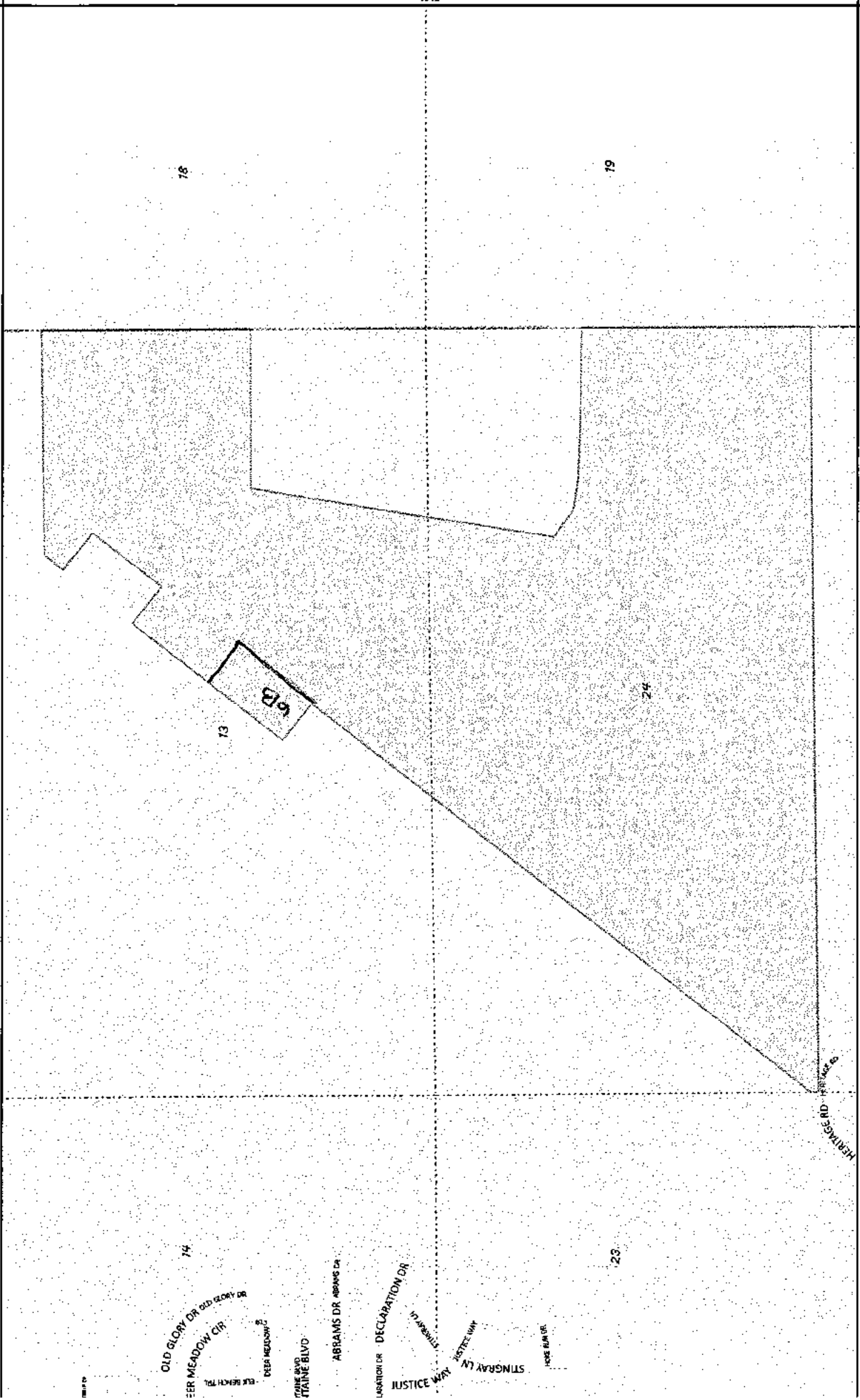


Tax Boundary

1 inch = 500.00 feet

General 1/23/2015 EPC Assessor's Office
MDC, 1803, Stapleham, Colorado, Central LTFS, 0902, Feet
Projection: Lambert Conformal, Conic

PROPERTY INFORMATION: 02/23/2015 10:58:00 AM
PROPERTY IDENTIFICATION: 02/23/2015 10:58:00 AM
PROPERTY VALUE: 02/23/2015 10:58:00 AM
PROPERTY TAX: 02/23/2015 10:58:00 AM
PROPERTY STATUS: 02/23/2015 10:58:00 AM



LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 7A

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 13, AND THE N1/2 OF SECTION 24 T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE N73°20'59"E, 4,392.86 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N89°45'29"E, 1,109.06 FEET;

THENCE S00°13'47"E, 1,199.19 FEET ALONG THE EAST LINE OF THE S1/2 OF SAID SECTION 13 TO THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE S00°11'14"E, 1,066.83 FEET ALONG THE EAST LINE OF THE N1/2 OF SAID SECTION 24;

THENCE S09°42'44"W, 445.72 FEET;

THENCE N88°45'18"W, 304.44 FEET;

THENCE N87°48'34"W, 306.37 FEET;

THENCE N81°48'41"W, 206.03 FEET;

THENCE N54°48'22"W, 233.42 FEET;

THENCE N08°53'14"E, 842.69 FEET;

THENCE N07°44'22"E, 120.87 FEET;

THENCE N09°24'34"E, 1,144.41 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 66.625 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 7B

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 15, SW1/4 OF SECTION 14, NW1/4 OF SECTION 23, AND THE NE1/4 OF SECTION 22, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE N83°09'56"W, 4,922.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY 398.81 FEET ALONG THE ARC OF A CURVE TO A POINT TANGENT, BEING CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 30°28'00", AND BEING SUBTENDED BY A CHORD BEARING S11°53'07"E, 394.12 FEET;

THENCE S03°20'53"W, 684.06 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY 253.49 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 07°15'43", AND BEING SUBTENDED BY A CHORD BEARING S00°16'58"E, 253.32 FEET;

THENCE SOUTHWESTERLY 626.67 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2,000.01 FEET, A CENTRAL ANGLE OF 17°57'10", AND BEING SUBTENDED BY A CHORD BEARING S05°03'45"W, 624.11 FEET;

THENCE S14°02'20"W, 324.66 FEET;

THENCE S89°35'58"W, 195.79 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY 711.63 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 43°50'32", AND BEING SUBTENDED BY A CHORD BEARING S67°40'43"W, 694.39 FEET;

THENCE S45°45'27"W, 203.43 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY 795.87 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 49°01'56", AND BEING SUBTENDED BY A CHORD BEARING S70°16'24"W, 771.80 FEET;

THENCE N85°12'38"W, 272.73 FEET;

THENCE N14°49'49"E, 1,281.97 FEET ALONG THE SOUTHEASTERLY LINE OF MARKSHEFFEL ROAD;

THENCE N80°49'48"E, 785.08 FEET;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN THE RECORDS OF ELPASO COUNTY, COLORADO, THE FOLLOWING FOUR (4) COURSES:

- 1.) N00°39'49"E, 293.38 FEET;
- 2.) N89°20'11"W, 216.53 FEET;

4.) S71°49'49"W, 519.22 FEET;

THENCE N14°49'49"E, 810.05 FEET ALONG THE SOUTHEASTERLY LINE OF MARKSHEFFEL ROAD;

THENCE N14°49'44"E, 636.83 FEET ALONG THE SOUTHEASTERLY LINE OF MARKSHEFFEL ROAD;

THENCE N89°43'32"E, 1,306.49 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 94.994 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 10, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

LEGAL DESCRIPTION FOR LORSON RANCH METROPOLITAN DISTRICT TRACT NO. 7C

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 13, T15S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 13, 14, 23, AND 24 OF SAID T15S, R65W FROM WHICH THE COMMON CORNER OF SECTIONS 14, 15, 22, AND 23 OF SAID T15S, R65W BEARS S89°43'15"W, 5,294.45 FEET, AND THE SOUTHEAST CORNER OF SECTION 13 (BEING THE SAME AS THE NORTHEAST CORNER OF SECTION 24) OF SAID T15S, R65W BEARS N89°18'33"E, 5,322.91 FEET; THENCE N57°50'04"E, 3,874.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N38°22'41"E, 603.14 FEET;

THENCE S51°37'19"E, 325.00 FEET;

THENCE S38°22'41"W, 603.14 FEET;

THENCE N51°37'19"W, 325.00 FEET TO THE TRUE POINT OF BEGINNING;

AREA = 4.500 ACRES, MORE OR LESS.

PREPARED BY RICHARD E. BROOKS, P.L.S. ON MARCH 7, 2005, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

EXHIBIT B
GENERAL FORMULA FOR ASSESSMENT OF RESIDENTIAL PROPERTY

1. Assessor's office makes a market value determination based upon sales prices of comparable homes in the area (the "Market Property Valuation").
2. Market Property Valuation is multiplied by the assessment rate which is set every odd numbered year and as of January 1, 2016, was 7.96%. The current assessment rate can be obtained from the County Assessor's Office (Market Property Valuation times the assessment rate = Assessment Valuation).
3. Applicable Mill Levy is applied to the Assessment Valuation, resulting in the total assessment to the residential property.

For example, a home and property sold for \$300,000 should have a "market value" of \$300,000. Applying the 7.96% valuation factor produces an assessed valuation of \$23,880. One mill (.001) applied to that assessed valuation produces \$23.88 of additional taxes. Assuming the District's projected Maximum Debt Mill Levy of 50 mills for residential property would result in \$1,194 in additional taxes each year for a residential property with a market value of \$300,000.