

DISTRICT COURT, ARAPAHOE COUNTY, STATE OF COLORADO
Case No. 99 CV 3409, Division 5

FILED IN THE DISTRICT COURT
ARAPAHOE COUNTY COLO
DEC 0 8 1999

**ORDER AND DECREE ORGANIZING DISTRICT, ISSUING CERTIFICATES
OF ELECTION AND RELEASING BOND**

IN RE THE ORGANIZATION OF STERLING HILLS WEST METROPOLITAN
DISTRICT, ARAPAHOE COUNTY, STATE OF COLORADO

THIS MATTER comes before the Court on the Motion for Order and Decree Organizing District for Issuance of Certificates of Election filed by the Petitioners in regard to the organization of Sterling Hills West Metropolitan District (the "District"). This Court, being fully advised in the premises, hereby FINDS AND ORDERS:

- 1) That a majority of the votes cast at the election held on November 2, 1999, in which the question of organization of the District was submitted to eligible electors, were in favor of organization, and that the election was held in accordance with Articles 1 to 13 of Title 1, C.R.S.
- 2) That the District shall be and is hereby duly and regularly organized in accordance with the requirements of Article 1 of Title 32, C.R.S.
- 3) That the District shall be known as "Sterling Hills West Metropolitan District," the corporate name as designated in the Petition filed with this Court.
- 4) That the District is located in Arapahoe County, Colorado, as more particularly described in Exhibit A, attached hereto and made a part hereof.
- 5) That the District shall be a quasi-municipal corporation and a political subdivision of the State of Colorado with all the powers thereof.
- 6) That the following qualified persons were duly elected as members of the District's first Board of Directors for the indicated terms, and as further shown on the Certificates of Election, issued by this Court in accordance with Section 32-1-305.5(5), C.R.S., which Certificates are attached hereto:

<u>NAME</u>	<u>TERM</u>
David Wm. Foster	2-year
John M. Spillane	2-year
Harvey E. Deutsch	4-year
Jack E. Reutzell	4-year
Joel H. Farkas	4-year



2/11

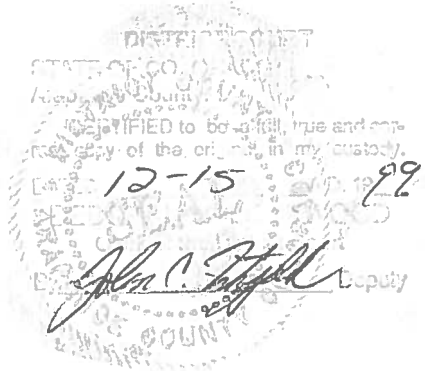
- 7) That the Clerk of this Court shall release the Bond in the amount of \$500 submitted in connection with the organization of Sterling Hills West Metropolitan District.
- 8) That in accordance with Section 32-1-205(2), C.R.S., a copy of the approved Service Plan and the Aurora City Council's Resolution of Approval shall be incorporated by reference in and appended to this Order establishing the District after all other legal procedures have been complied with.

DONE IN COURT this 3 day of December, 1999.

BY THE COURT:

Donald J. Rafferty
 District Court Judge

SHWMD\ORGZ\GMR1121110499
0474.0002



3/11

EXHIBIT A

[To District Court Order and Decree Organizing District
and Issuing Certificates of Election]

LEGAL DESCRIPTION

COPY

DISTRICT COURT, ARAPAHOE COUNTY, STATE OF COLORADO
Case No. 99 CV 3409, Division 5

CERTIFICATE OF ELECTION

IN RE THE ORGANIZATION OF STERLING HILLS WEST METROPOLITAN DISTRICT,
ARAPAHOE COUNTY, STATE OF COLORADO

The Court, having determined that the election conducted on November 2, 1999, concerning the organization of Sterling Hills West Metropolitan District was held in accordance with Articles 1 to 13 of Title 1, C.R.S., and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies David Wm. Foster as duly elected to the office of Director of Sterling Hills West Metropolitan District for a term of two (2) years.

BY THE COURT:

Gerald J. Rafferty
DISTRICT JUDGE

District Court Judge

12-3-99

COPY

DISTRICT COURT, ARAPAHOE COUNTY, STATE OF COLORADO
Case No. 99 CV 3409, Division 5

CERTIFICATE OF ELECTION

IN RE THE ORGANIZATION OF STERLING HILLS WEST METROPOLITAN DISTRICT,
ARAPAHOE COUNTY, STATE OF COLORADO

The Court, having determined that the election conducted on November 2, 1999, concerning the organization of Sterling Hills West Metropolitan District was held in accordance with Articles 1 to 13 of Title 1, C.R.S., and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Harvey E. Deutsch as duly elected to the office of Director of Sterling Hills West Metropolitan District for a term of four (4) years.

BY THE COURT:

Gerald J. Rafferty
DISTRICT JUDGE

District Court Judge

12.3.99

COPY

DISTRICT COURT, ARAPAHOE COUNTY, STATE OF COLORADO
Case No. 99 CV 3409, Division 5

CERTIFICATE OF ELECTION

IN RE THE ORGANIZATION OF STERLING HILLS WEST METROPOLITAN DISTRICT,
ARAPAHOE COUNTY, STATE OF COLORADO

The Court, having determined that the election conducted on November 2, 1999, concerning the organization of Sterling Hills West Metropolitan District was held in accordance with Articles 1 to 13 of Title 1, C.R.S., and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Jack E. Reutzel as duly elected to the office of Director of Sterling Hills West Metropolitan District for a term of four (4) years.

BY THE COURT:

Gerald J. Rafferty
DISTRICT JUDGE

District Court Judge

12.3.99

COPY

DISTRICT COURT, ARAPAHOE COUNTY, STATE OF COLORADO
Case No. 99 CV 3409, Division 5

CERTIFICATE OF ELECTION

IN RE THE ORGANIZATION OF STERLING HILLS WEST METROPOLITAN DISTRICT,
ARAPAHOE COUNTY, STATE OF COLORADO

The Court, having determined that the election conducted on November 2, 1999, concerning the organization of Sterling Hills West Metropolitan District was held in accordance with Articles 1 to 13 of Title 1, C.R.S., and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Joel H. Farkas as duly elected to the office of Director of Sterling Hills West Metropolitan District for a term of four (4) years.

BY THE COURT:

Gerald J. Rafferty
DISTRICT JUDGE

District Court Judge

12.3.99

COPY

CERTIFICATE OF ELECTION

IN RE THE ORGANIZATION OF STERLING HILLS WEST METROPOLITAN DISTRICT,
ARAPAHOE COUNTY, STATE OF COLORADO

The Court, having determined that the election conducted on November 2, 1999, concerning the organization of Sterling Hills West Metropolitan District was held in accordance with Articles 1 to 13 of Title 1, C.R.S., and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies John M. Spillane as duly elected to the office of Director of Sterling Hills West Metropolitan District for a term of two (2) years.

BY THE COURT:

Gerald J. Rafferty
DISTRICT JUDGE

District Court Judge

12.3.99

4/11

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND BEING A PART OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 41 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2349.25 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 686.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 1233.21 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 07 SECONDS, A RADIUS OF 1000.00 FEET, A CHORD BEARING OF NORTH 36 DEGREES 36 MINUTES 21 SECONDS EAST, AND AN ARC LENGTH OF 440.73 FEET;

THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST A DISTANCE OF 511.25 FEET TO THE SOUTHWEST CORNER OF STERLING HILLS SUBDIVISION FILING NO. 3, A SUBDIVISION

PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN PLAT BOOK 131 AT PAGE 28;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 66 DEGREES 01 MINUTES 12 SECONDS EAST A DISTANCE OF 34.08 FEET TO A POINT ON A CURVE;

2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 53 MINUTES 26 SECONDS, A RADIUS OF 810.00 FEET, A CHORD BEARING OF SOUTH 88 DEGREES 26 MINUTES 17 SECONDS EAST, AN ARC LENGTH OF 634.63 FEET TO A POINT ON A CURVE;

3. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 05 MINUTES 08 SECONDS, A RADIUS OF 740.00 FEET, A CHORD BEARING OF NORTH 80 DEGREES 09 MINUTES 27 SECONDS EAST, AN ARC LENGTH OF 285.25 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STERLING HILLS SUBDIVISION FILING NO. 4, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN PLAT BOOK 138 AT PAGE 47;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 4 THE FOLLOWING THREE (3) COURSES:

1. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 54 SECONDS, A RADIUS OF 740.00 FEET, AND AN ARC LENGTH OF 203.40 FEET;

2. THENCE SOUTH 73 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 273.91 FEET TO A POINT ON A CURVE;

3. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 47 MINUTES 59 SECONDS, A RADIUS OF 780.00 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 40 MINUTES 03 SECONDS EAST, AND AN ARC LENGTH OF 10.89 FEET TO THE

RECEIVED IN THIS CONDITION

LEGAL DESCRIPTION

RECEIVED IN THIS CONDITION

SOUTHEAST CORNER OF SAID STERLING HILLS SUBDIVISION FILING NO. 4, SAID POINT BEING A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 59 MINUTES 57 SECONDS, A RADIUS OF 780.00 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 48 MINUTES 37 SECONDS EAST, AND AN ARC LENGTH OF 81.67 FEET;
THENCE SOUTH 10 DEGREES 45 MINUTES 41 SECONDS EAST A DISTANCE OF 365.51 FEET;
THENCE SOUTH 02 DEGREES 28 MINUTES 05 SECONDS EAST A DISTANCE OF 252.81 FEET;
THENCE SOUTH 63 DEGREES 15 MINUTES 36 SECONDS WEST A DISTANCE OF 264.38 FEET;
THENCE SOUTH 31 DEGREES 13 MINUTES 26 SECONDS WEST A DISTANCE OF 235.14 FEET;
THENCE SOUTH 26 DEGREES 34 MINUTES 50 SECONDS WEST A DISTANCE OF 440.38 FEET;
THENCE SOUTH 63 DEGREES 27 MINUTES 01 SECONDS WEST A DISTANCE OF 613.21 FEET;
THENCE SOUTH 46 DEGREES 31 MINUTES 36 SECONDS WEST A DISTANCE OF 429.31 FEET;
THENCE SOUTH 24 DEGREES 46 MINUTES 43 SECONDS WEST A DISTANCE OF 224.97 FEET;
THENCE NORTH 84 DEGREES 31 MINUTES 30 SECONDS WEST A DISTANCE OF 62.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 715.00 FEET AND AN ARC LENGTH OF 212.14 FEET;
THENCE NORTH 67 DEGREES 31 MINUTES 30 SECONDS WEST A DISTANCE OF 279.13 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:
CARROLL & LANGE
165 SOUTH UNION BLVD., SUITE 156
LAKEWOOD, CO 80228

PARCEL B:

A PARCEL OF LAND BEING A PART OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 41 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2349.25 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 155.00 FEET TO THE NORTHERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 1305 AT PAGE 530, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 18 MINUTES 24 SECONDS EAST A DISTANCE OF 456.18 FEET;
THENCE SOUTH 67 DEGREES 31 MINUTES 30 SECONDS EAST A DISTANCE OF 250.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 785.00 FEET, AND AN ARC LENGTH OF 232.91 FEET;

LEGAL DESCRIPTION

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THENCE SOUTH 84 DEGREES 31 MINUTES 30 SECONDS EAST A DISTANCE OF 605.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 57 MINUTES 21 SECONDS, A RADIUS OF 965.00 FEET, AND AN ARC LENGTH OF 184.52 FEET;

THENCE SOUTH 73 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 124.56 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85 DEGREES 37 MINUTES 58 SECONDS, A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 29.89 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 19 SECONDS, A RADIUS OF 780.00 FEET, AND AN ARC LENGTH OF 160.03 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 1305 AT PAGE 530;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89 DEGREES 46 MINUTES 09 SECONDS WEST A DISTANCE OF 1073.36 FEET;
2. THENCE NORTH 89 DEGREES 41 MINUTES 36 SECONDS WEST A DISTANCE OF 285.46 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:
CARROLL & LANGE
165 S. UNION BLVD., SUITE 156
LAKEWOOD, CO 80228

LEGAL DESCRIPTION - STERLING HILLS FILING NO. 8

RECEIVED IN THIS CONDITION 7/1/71

PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 6 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
HENCE SOUTH 00°02'01" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 24.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST LESLEY DRIVE AS SHOWN ON STERLING HILLS SUBDIVISION FILING NO. 8, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN PLAT BOOK 152 AT PAGE 61;

HENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 89°58'07" WEST A DISTANCE OF 839.69 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°13'18", A RADIUS OF 780.00 FEET, AND AN ARC LENGTH OF 139.15 FEET TO THE NORTHWEST CORNER OF TRACT A OF SAID STERLING HILLS SUBDIVISION FILING NO. 8, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 8 AND THE POINT OF BEGINNING;

HENCE ALONG THE BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 8 THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE SOUTH 10°45'41" EAST A DISTANCE OF 365.51 FEET;
2. THENCE SOUTH 02°28'05" EAST A DISTANCE OF 252.81 FEET;
3. THENCE SOUTH 63°15'36" WEST A DISTANCE OF 264.38 FEET;
4. THENCE SOUTH 31°13'26" WEST A DISTANCE OF 235.14 FEET;
5. THENCE SOUTH 26°34'50" WEST A DISTANCE OF 440.38 FEET;
6. THENCE SOUTH 63°27'01" WEST A DISTANCE OF 613.21 FEET;
7. THENCE SOUTH 46°31'36" WEST A DISTANCE OF 429.31 FEET;
8. THENCE SOUTH 24°46'43" WEST A DISTANCE OF 224.97 FEET;
9. THENCE SOUTH 05°28'30" WEST A DISTANCE OF 35.00 FEET;
10. THENCE SOUTH 84°31'30" EAST A DISTANCE OF 542.41 FEET TO A POINT OF CURVATURE;
11. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°49'21", A RADIUS OF 1000.00 FEET, AND AN ARC LENGTH OF 84.17 FEET TO THE MOST SOUTHWESTERLY CORNER OF STERLING HILLS SUBDIVISION FILING NO. 2, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN PLAT BOOK 117, AT PAGE 60, SAID POINT ALSO BEING A POINT OF COMPOUND CURVATURE;

HENCE ALONG THE SOUTHERLY BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 2 THE FOLLOWING THREE (3) COURSES:

1. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°07'59", A RADIUS OF 1000.00 FEET, AND AN ARC LENGTH OF 107.04 FEET;
2. THENCE SOUTH 73°34'09" EAST A DISTANCE OF 177.26 FEET TO A POINT ON A CURVE;
3. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°39'49", A RADIUS OF 745.00 FEET, A CHORD BEARING OF NORTH 08°08'37" EAST, AND AN ARC LENGTH OF 203.67 FEET TO THE NORTHERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 1305 AT PAGE 530;

HENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°46'09" WEST A DISTANCE OF 1102.26 FEET;

SOUTHEAST CORNER OF THAT PUBLIC SERVICE COMPANY OF COLORADO
PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE ARAPAHOE
COUNTY CLERK AND RECORDER IN BOOK 2324 AT PAGE 42;

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HENCE NORTH 00°07'32" EAST ALONG THE WESTERLY LINE OF SAID PARCEL OF
AND A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF DUNKIRK
STREET RIGHT-OF-WAY AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY
CLERK AND RECORDER AT RECEPTION NO. A8187226;

HENCE CONTINUING NORTH 00°07'32" EAST ALONG SAID RIGHT-OF-WAY A
DISTANCE OF 81.39 FEET TO THE NORTHWEST CORNER OF SAID DUNKIRK STREET;
HENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID DUNKIRK STREET THE
FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 89°52'28" EAST A DISTANCE OF 12.87 FEET TO A
POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF
55°20'36", A RADIUS OF 910.00 FEET, AND AN ARC LENGTH OF 878.99
FEET;
3. THENCE NORTH 34°46'56" EAST A DISTANCE OF 138.63 FEET TO A
POINT OF CURVATURE;

HENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°44'24", A
RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 37.85 FEET;
HENCE NORTH 39°34'42" EAST A DISTANCE OF 64.03 FEET TO A POINT
OF CURVATURE;

HENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92°48'32", A
RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 81°11'12" EAST, AND AN ARC
LENGTH OF 40.50 FEET;
HENCE NORTH 34°46'56" EAST A DISTANCE OF 297.61 FEET TO A POINT OF
CURVATURE;

HENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°17'01", A
RADIUS OF 992.00 FEET, AND AN ARC LENGTH OF 420.44 FEET;
HENCE NORTH 59°03'57" EAST A DISTANCE OF 259.15 FEET TO A POINT OF
CURVATURE;

HENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°05'09", A
RADIUS OF 763.00 FEET, AND AN ARC LENGTH OF 467.23 FEET;
HENCE NORTH 23°58'48" EAST A DISTANCE OF 140.76 FEET TO A POINT OF
CURVATURE;

HENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°39'04", A
RADIUS OF 782.00 FEET, AND AN ARC LENGTH OF 199.97 FEET;
HENCE NORTH 38°37'52" EAST A DISTANCE OF 85.21 FEET TO A POINT OF
CURVATURE;

HENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°39'04", A
RADIUS OF 708.00 FEET, AND AN ARC LENGTH OF 181.04 FEET;
HENCE NORTH 23°58'48" EAST A DISTANCE OF 39.84 FEET TO A POINT OF
CURVATURE;

HENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00". A
RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET TO A POINT OF CUSP
ON THE SOUTHWESTERLY RIGHT-OF-WAY OF EAST WESLEY DRIVE AS RECORDED IN THE
OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 6359 AT PAGE
38;

HENCE SOUTH 66°01'12" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY A
DISTANCE OF 102.00 FEET TO THE SOUTHWEST CORNER OF STERLING HILLS
SUBDIVISION FILING NO. 3, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE
ARAPAHOE COUNTY CLERK AND RECORDER IN PLAT BOOK 131 AT PAGE 28;

HENCE ALONG THE SOUTHERLY BOUNDARY OF SAID STERLING HILLS SUBDIVISION
FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 66°01'12" EAST A DISTANCE OF 34.08 FEET TO A
POINT ON A CURVE;
2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF
44°53'26", A RADIUS OF 810.00 FEET, A CHORD BEARING OF SOUTH
88°26'17" EAST, AND AN ARC LENGTH OF 634.63 FEET TO A POINT ON A
CURVE;

9/11

80°09'27" WEST, AND AN ARC LENGTH OF 285.25 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STERLING HILLS SUBDIVISION FILING NO. 4, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN PLAT BOOK 138, AT PAGE 47;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 4 THE FOLLOWING THREE (3) COURSES:

1. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°44'54", A RADIUS OF 740.00 FEET, AND AN ARC LENGTH OF 203.40 FEET;
2. THENCE SOUTH 73°03'05" EAST A DISTANCE OF 273.91 FEET TO A POINT ON A CURVE;
3. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°47'59", A RADIUS OF 780.00 FEET, A CHORD BEARING OF SOUTH 73°40'03" EAST, AND AN ARC LENGTH OF 10.89 FEET TO THE SOUTHEAST CORNER OF SAID STERLING HILLS SUBDIVISION FILING NO. 4, SAID POINT BEING ON THE BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 8 AND A POINT ON A CURVE;

THENCE ALONG SAID BOUNDARY OF STERLING HILLS FILING NO. 8 AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°59'57", A RADIUS OF 780.00 FEET, A CHORD BEARING OF SOUTH 76°48'37" EAST, AND AN ARC LENGTH OF 81.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A GROSS ACREAGE OF 127.97 ACRES (5,574,291 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM PREVIOUSLY CONVEYED RIGHT-OF-WAY TO THE CITY OF AURORA RECORDED AT RECEPTION NO. A8137228, CONTAINING 6.29 ACRES (274,045 SQUARE FEET), MORE OR LESS. RESULTING IN A NET ACREAGE OF 121.68 ACRES (5,300,246 SQUARE FEET), MORE OR LESS.

RECEIVED IN THIS OFFICE

10/11

LEGAL DESCRIPTION - STERLING HILLS FILING No 10

A PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 00°07'32" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 584.79 FEET;

THENCE SOUTH 89°52'28" EAST A DISTANCE OF 155.00 FEET TO THE EASTERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 1305 AT PAGE 530, SAID POINT ALSO BEING THE NORTHWEST CORNER OF DUNKIRK STREET RIGHT-OF-WAY AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. A8037691, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 00°07'32" EAST ALONG SAID EASTERLY LINE RECORDED IN BOOK 1305 AT PAGE 530 A DISTANCE OF 2059.03 FEET;

THENCE NORTH 00°07'56" EAST ALONG THE EASTERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 1308 AT PAGE 435 A DISTANCE OF 476.63 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°55'29", A RADIUS OF 1366.99 FEET, A CHORD BEARING OF NORTH 74°40'29" EAST, AND AN ARC LENGTH OF 737.82 FEET TO THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. A6030738;

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 51°33'48" EAST A DISTANCE OF 230.02 FEET;

2. THENCE NORTH 38°26'12" EAST A DISTANCE OF 599.95 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF EAST WESLEY DRIVE AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN BOOK 6359 AT PAGE 138;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 51°33'48" EAST A DISTANCE OF 919.50 FEET TO A POINT OF CURVATURE;

2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°25'49", A RADIUS OF 1035.00 FEET, AND AN ARC LENGTH OF 260.67 FEET;

3. THENCE SOUTH 66°01'12" EAST A DISTANCE OF 409.54 FEET TO THE NORTHWEST CORNER OF STERLING HILLS SUBDIVISION FILING NO. 9, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER IN PLAT BOOK ??? AT PAGE ??;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 9 THE FOLLOWING SIXTEEN (16) COURSES:

1. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET;

2. THENCE SOUTH 23°58'48" WEST A DISTANCE OF 39.84 FEET TO A POINT OF CURVATURE;

3. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°39'04", A RADIUS OF 708.00 FEET, AND AN ARC LENGTH OF 181.04 FEET;

4. THENCE SOUTH 38°37'52" WEST A DISTANCE OF 85.21 FEET TO A POINT OF CURVATURE;

5. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°39'04", A RADIUS OF 782.00 FEET, AND AN ARC LENGTH OF 199.97 FEET;

6. THENCE SOUTH 23°58'48" WEST A DISTANCE OF 140.76 FEET TO A POINT OF CURVATURE;

7. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF

11/11

- 8. THENCE SOUTH 59°03'57" WEST A DISTANCE OF 259.15 FEET TO POINT OF CURVATURE;
- 9. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°17'01", A RADIUS OF 992.00 FEET, AND AN ARC LENGTH OF 420.44 FEET;
- 10. THENCE SOUTH 34°46'56" WEST A DISTANCE OF 297.61 FEET TO A POINT OF CURVATURE;
- 11. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°48'32", A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 40.50 FEET;
- 12. THENCE SOUTH 39°34'42" WEST A DISTANCE OF 64.03 FEET TO A POINT ON A CURVE;
- 13. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°44'24", A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 08°35'16" EAST, AND AN ARC LENGTH OF 37.85 FEET;
- 14. THENCE SOUTH 34°46'56" WEST A DISTANCE OF 138.63 FEET TO A POINT OF CURVATURE;
- 15. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°20'36", A RADIUS OF 910.00 FEET, AND AN ARC LENGTH OF 878.99 FEET;
- 16. THENCE NORTH 89°52'28" WEST A DISTANCE OF 12.87 FEET TO THE NORTHEAST CORNER OF DUNKIRK STREET RIGHT-OF-WAY AS RECORDED IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. A8037691:

THENCE CONTINUING NORTH 89°52'28" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID DUNKIRK STREET A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; CONTAINING 111.90 ACRES, MORE OR LESS.

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RECEIVED