

Disclosure Letter

October 23, 2020

Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: Disclosure Letter of Known Hazards on Property
Annexation and Rezoning of 11964 Dransfeldt Road, Parker, Colorado 80134

HOWARD R PEASLEE (an Individual) and THE LEILA MAY PEASLEE RESIDUARY TRUST (the "Trust") owners ("Owners") of certain real property legally described on Exhibit A attached hereto and commonly known as 11964 Dransfeldt Road, Parker, Colorado 80134 (the "Property") hereby acknowledges its understanding that Town staff and its consultants may need to visit the Property for the purpose of observation, assessment, measurement or analysis of the Property related to the application for approval of an annexation application, rezoning application, and special use review (collectively, the Application"). Consistent with the Town's Risk Management policies, the purpose of this disclosure letter is to advise the Town of any known Geologic, Biologic, or Physical Hazards on site, or of vicious animals present on site.

The Owners are therefore advising the Town that to the best of its knowledge and understanding regarding the Property, there are no known hazards on Property for which Town staff would need to take precautions before entering the property.

Should the Town have any questions or require clarification of the above referenced information, the Town may contact The Owners using the information below.



Signature of Property Owner

Print Name: Steven Sawyer, Trustee
Address: THE LEILA MAY PEASLEE RESIDUARY TRUST
32322 Lavender Cove, Bulverde, TX 78163
Phone Number: 830-837-3571



Signature of Property Owner

Print Name: Howard R Peaslee (an Individual)
Address: 426 Freemont Drive
Lawrence, Kansas 66049
Phone Number: 719-641-0211

EXHIBIT A
Legal Description of Property

A PARCEL OF LAND LOCATED IN N/2 NW/4 SEC. 15, T6S, R66W, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT INTERSECTION OF N LINE SAID SECTION 15 AND EASTERLY LINE OF COUNTY ROAD, WHICH POINT IS 785' E OF NW CORNER SAID SECTION 15;
THENCE S 03°52'30" E ALONG EASTERLY LINE SAID COUNTY ROAD 604', THENCE NORTHEASTERLY TO POINT ON WESTERLY RIGHT-OF-WAY LINE OF STATE
HIGHWAY NO. 83, WHICH IS 513' SOUTHEASTERLY FROM INTERSECTION OF N LINE SAID SECTION 15 AND WESTERLY RIGHT-OF-WAY STATE HIGHWAY NO. 83 AND
MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG WESTERLY RIGHT-OF-WAY LINE STATE HIGHWAY NO. 83 513' TO N LINE SAID SECTION ,
THENCE N 89°50'30" W ALONG N LINE SAID SECTION 15, 1026.6', MORE OR LESS, TO POINT OF BEGINNING, EXCEPT CONVEYANCE TO BOARD OF COUNTY
COMMISSIONERS, DOUGLAS COUNTY, COLORADO FOR A ROAD AND TO LEILA MAY PEASLEE AND RAY PEASLEE IN BOOK 407, PAGE 779, COUNTY OF DOUGLAS,
STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN WARRANTY DEED RECORDED AUGUST 30, 2002 AT RECEPTION NO. 2002088425.