

LEGAL DESCRIPTION:

Lot 4, Crown Point F#1, 14th Amendment-Reception # 2007081477  
of the records of Arapahoe County, Colorado.  
Containing 847,936 square feet, 14.875 acres, More or Less.

PROPOSED LEGAL DESCRIPTION:

The following descriptions are a part of lot 4; Crown Point F # 1, 14th Amendment Rec # 2007081477, Arapahoe County, Colorado and describes two parcels (A&B) which are to be included in a replat of the said lot 4;

Parcel A

Beginning at the northeast corner of said lot 4;  
Thence southerly along the east line of lot 4, which is coincident with west ROW line of E 470, S11°07'44"W, 191.10 feet;  
Thence leaving said coincident east line with west ROW line of E470; N70°01'13W; 586.59 feet;  
Thence S00°00'00"E, 384.86 feet to a platted corner on said lot 4; said platted corner being the northeast corner of lot 2, Crown Point F #1, 14th Amendment, Reception # 20070081477; Arapahoe County, Colorado;  
Thence along a common lot line of lot 24, lot 4, said Crown Point F#1, 14th amendment; N90°00'00"W, 238.60 ft to a common corner of lot 3, Crown Point F#1, 14th amendment, reception #2007081477, and lot 4;  
Thence along a common property line of said lots 3 and 4 N00°06'31"W, 634.97 feet to a point on the south ROW line of Cottonwood Dr, Rec. # 00073633, Arapahoe County, Colorado;  
Thence along said south ROW line on a curve to the right having a chord of S74°15'58"E 526.95 ft and a radius of 2,702.00 ft with a central angle of 11°11'30" with an arc length of 527.79 ft. to a point of Tangent;  
Thence continuing along said south ROW line S68°40'13"E, 90.33 feet.;  
Thence continuing along the said south ROW line S70°34'46"E, 240.13 ft. to the POINT OF BEGINNING.

Area of Parcel A 5.969 acres.

Parcel B

Beginning at the northeast corner of said lot 4;  
Thence along the east line of lot 4 which is coincident of the west ROW of E 470; S4°07'44"W, 191.10 feet to the TRUE POINT OF BEGINNING;  
Thence along the common lot line of lot 4 and west ROW of E 470 along the following 5 courses and distances;  
1) Thence S11°07'44"W, 118.21 feet  
2) Thence S14°52'44"W, 95.13 feet to a point of curve;  
3) Thence on a curve to the right having a radius of 1,075.92'; a central angle of 22°03'52", an arc length of 414.33 ft and a chord of S25°54'40"W, 411.78 ft to a point of tangent.  
4) Thence S36°56'36"W, 228.17ft to a point of curve to the right;  
4) Thence on a curve to the right having a radius of 549.41 ft, a central angle of 25°49'10", an arc length of 247.58 ft and a chord of S49°51'11"W; 245.49 ft to the furthest south property corner of said lot 4;  
Thence leaving said E 470 ROW line and continuing north along the common lot line of lot 3, Crown Point F#1, 14th Amendment N00°00'00"E, 732.63 ft to the northeast corner of said lot 3, thence continuing N00°00'00"E, 384.46 ft;  
Thence S70°13'01"E, 586.59 ft to the TRUE POINT OF BEGINNING of Parcel B

Parcel B contains 8.906 acres.

TOWN OF PARKER CONTACTS:

## PUBLIC NOTICE

### NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Town of Parker Planning Commission and Town Council shall hold public hearings concerning a Use by Special Review, located on property described in Exhibit A and generally located at Cottonwood Drive and E 470 in the Town of Parker, pursuant to the Town of Parker Land Development Ordinance.

The public hearings are to be held before the **Planning Commission on May 22, 2014, at 7:00 P.M., or as soon as possible thereafter, and before the Town Council on June 16, 2014 at 7:00 P.M.,** or as soon as possible thereafter. The public hearings shall be held in the Council Chambers located in the Parker Town Hall, 20120 E. Mainstreet, Parker, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Planning Department at (303) 841-0353.

ALL INTERESTED PERSONS MAY ATTEND.

#### EXHIBIT A LEGAL DESCRIPTION

A PORTION OF Lot 4, Crown Point, F1. #1, 14th Amendment – Reception # 2007081477 of the records of Arapahoe County, Colorado  
More particularly described as follows:

BEGINNING at the northeast corner of said lot 4;  
Thence along the east line of lot 4 which is coincident of the west ROW of E 470 along the following 5 courses and distances: 1) Thence S11°07'44"W, 118.21 feet; 2) Thence S14°52'44"W, 95.13 feet to a point of curve; 3) Thence on a curve to the right having a radius of 1,075.92'; a central angle of 22°03'52", an arc length of 414.33 feet and a chord of S25°54'40"W, 411.78 feet to a point of tangent. 4) Thence S36°56'36"W, 228.17 feet to a point of curve to the right; 5) Thence on a curve to the right having a radius of 549.41 feet, a central angle of 25°49'10", an arc length of 247.58 feet and a chord of S49°51'11"W; 245.49 feet to the furthest south property corner of said lot 4; Thence leaving said E 470 ROW line and continuing north along the common lot line of lot 3, Crown Point fl. #1, 14th Amendment N00°00'00"E, 732.63 feet to the northeast corner of said lot 3, thence continuing N00°00'00"E, 384.46 feet; Thence S70°13'01"E, 586.59 ft to the TRUE POINT OF BEGINNING of Parcel B. Parcel B contains 8.906 acres.

Legal Notice No.: 925369  
First Publication: April 24, 2014  
Last Publication: April 24, 2014

Land Title Guarantee Company Representing Old Republic National Title Insurance Company

Schedule A

Order Number: ABB 70401477

Policy Number: OX70401477.813452

Amount: \$3,000,000.00

**Property Address:**

VACANT LAND PARKER

**1. Policy Date:**

March 02, 2015 at 5:00 P.M.

**2. Name of Insured:**

BOONDOCKS PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

**3. The estate or interest in the Land described or referred to in this Schedule and which is covered by this policy is:**

A FEE SIMPLE

**4. Title to the estate or interest covered by this policy at the date is vested in:**

BOONDOCKS PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

**5. The Land referred to in this Policy is described as follows:**

LOT 4A, CROWN POINT FILING NO. 1, 20TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

**This Policy Valid only if Schedule B is attached.**