

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
EBERT METROPOLITAN DISTRICT

WHEREAS, the Ebert Metropolitan District ("District") is a quasi-municipal corporation and political subdivision of the State of Colorado, organized and operating pursuant to Section 32-1-101, et seq., C.R.S.; and

WHEREAS, the District provides services as defined by the District's Service Plan dated May 1983, and subsequent amendments within the boundaries of the District; and

WHEREAS, Section 32-1-1101(1)(f), C.R.S. authorizes the Board of the District to divide the special district into one or more areas consistent with the services, programs, and facilities to be furnished therein; and

WHEREAS, the Board desires to divide the District into one or more areas and to fix different rates of levy for property tax purposes against all the taxable property within the subdistrict of the District according to the services, programs, and facilities furnished or to be furnished therein and desires to pledge such revenues for the repayment of bonds issued by the District to finance services, programs, and facilities furnished or to be furnished within the area from where such revenues are to be collected and further desires to issue such bonds pursuant to the provisions of the Supplemental Public Securities Act, Section 11-57-201, et seq., C.R.S.; and

WHEREAS, Notice inviting all interested persons to appear at a public hearing for consideration of a resolution to create a subdistrict within the District was published, as required by Section 32-1-1101(1.5)(a), C.R.S.; and

WHEREAS, the Board has held such public hearing for consideration of this resolution to create a subdistrict within the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Ebert Metropolitan District of the City and County of Denver, Colorado, that:

1. Pursuant to Section 32-1-1101(1.5)(a), C.R.S., notice of a public hearing for consideration of this resolution to create a subdistrict within the District was published in *The Daily Journal* on September 9, 2003, stating the place, time and date of such meeting, and inviting all interested persons to appear. A copy of the Publisher's Affidavit is attached hereto as **Exhibit A**.
2. Pursuant to Section 32-1-1101(1.5)(a), C.R.S., Director Leopoldus opened the public hearing at 10:10 a.m. on Wednesday, September 10, 2003.
3. The Board accepted public comments and such public hearing was closed by Director Leopoldus at 10:15 a.m. on such date.
4. No petition objecting to the creation of the subdistrict by the owners of taxable real and personal property having more than 50% of the total valuation for assessment within

the subdistrict was filed with the District prior to the public hearing, in accordance with Section 32-1-1101(1.5)(b), C.R.S.

5. No single parcel of land having a valuation for assessment constituting 25% or more of the total valuation of assessment of all real property within the boundaries of the subdistrict is included in the subdistrict without the written consent of the owner or owners of such real property, in accordance with Section 32-1-1101(1.5)(c), C.R.S.

6. No single parcel of land owned by a corporate entity and having a valuation for assessment constituting five percent or more of the total valuation of assessment of all real property within the boundaries of the subdistrict is included in the subdistrict without the written consent of the owner of such real property, in accordance with Section 32-1-1101(1.5)(c), C.R.S.

7. The District hereby establishes and creates the Ebert Metropolitan District Subdistrict No. 1. The parcels of property comprising the same are listed on **Exhibit B**, attached hereto and incorporated herein by this reference.

8. The District intends to issue general obligation bonds or other forms of indebtedness and shall assess and pledge the property tax revenue collected from an additional mill levy imposed on the subdistrict, as described in Exhibit B, for repayment of the bonds, pursuant to Section 32-1-1101(1)(f)(III), C.R.S.

9. The District intends to impose additional taxes on the subdistrict, as described in Exhibit B, for payment of operational and maintenance expenses attendant to the services, programs and facilities to be furnished therein pursuant to Section 32-1-1101(1)(f), C.R.S.

10. Pursuant to the requirements of Section 20, Article X of the Colorado Constitution and Section 32-1-1101(1.5)(d) C.R.S., the District shall hold an election and submit ballot issues to the eligible electors within the subdistrict, seeking approval of the bond issuance and additional property tax levy. The form of such ballot issue shall be substantially as is attached as **Exhibit C** hereto.

11. The District shall, pursuant to Section 32-1-1101(f)(I), C.R.S., provide Notice of this action to the City and County of Denver, Colorado.

12. This Resolution shall take effect immediately.

ADOPTED AND APPROVED this 10th day of September, 2003.

EBERT METROPOLITAN DISTRICT

(SEAL)

ATTEST:

By:

Secretary to the Board

By:

President

Publisher's Affidavit STATE OF COLORADO

I, Al Slattery, of the City and County of Denver, State of Colorado, being duly sworn, upon oath say that I am the Publishing Director of The Daily Journal; that I have personal knowledge of all the facts set forth in this affidavit; that said The Daily Journal is a public newspaper of general circulation having its principal office and place of business situated in said City and County of Denver; that said The Daily Journal is printed and published daily except Saturdays, Sundays and legal holidays; that said The Daily Journal is a daily newspaper within the meaning of the act of the General Assembly of the State of Colorado, approved April 7, 1921, and entitled, "An Act Concerning Legal Notices, Advertisements and Publications, and the Fees of Printers and Publishers Thereof, and to Repeal All Acts and Parts of Acts in Conflict with the Provisions of This Act" and as amended by an act of said General Assembly, entitled "An Act to Amend An Act Entitled 'An Act Concerning Legal Notices, Advertisements and Publications and the Fees of Printers and Publishers Thereof and to Repeal All Acts and Parts of Acts in Conflict with the Provisions of this Act'" approved March 30, 1923, and as amended by an act of said General Assembly, approved May 18, 1931, entitled, "An Act to Amend Section 4 of Chapter 139, Session Laws of Colorado, 1923, Relating to Legal Notices and Advertisements, which said Act took effect on and after the first day of January, 1922 and as amended by an act of said General Assembly, entitled, "An Act to Amend Chapter 139 of the Session Laws of 1923 Relating to Legal Notices and Advertisements; to Define Newspapers and Qualified to Publish Legal Notices and Advertisements and the Fees of Printers and Publishers Thereof, and to Provide That the Costs of Such Legal Notices and Advertisements Shall Be Taxed as Fees," approved March 5, 1935; and as amended by an act of said General Assembly, entitled, "An Act Relating to Legal Notices and Advertisements, and Amending Section 1, of Chapter 113, Session Laws of 1931," approved March 25, 1935; and "An Act to Amend and as Amended by the General Assembly, concerning 'Rates for Legal Publications,' 109-1-7 C.R.S. 1923 as amended, approved May 22, 1971, and effective January 1, 1972," that said newspaper had, prior to January 1, 1936, and has ever since said date, been admitted to the United States Mails as second class matter under the provisions of the Act of March 3, 1879, or any amendments thereof; that said newspaper is printed and published in whole in said City and County of Denver and has a general circulation therein; that said newspaper has been so printed and published as a public daily newspaper of general circulation in said City and County of Denver, uninterruptedly and continuously during the period of more than fifty-two consecutive weeks next prior to the first issue thereof containing the annexed legal notice and advertisement; that said legal notice and advertisement was published daily except Saturdays, Sundays and legal holidays in the regular edition of said newspaper for one day, that the publication of said legal notice and advertisement appeared in the regular

edition of said newspaper on the 9th day of September, A.D. 2003; and that therefore, said legal notice and advertisement was duly published in a newspaper duly qualified for that purpose within the meaning of said above-mentioned acts of the General Assembly of the State of Colorado.

Subscribed and sworn to, at the City and County of Denver State of Colorado, before me, a Notary Public, this 10th day of September, A.D. 2003. Witness my hand and notarial seal.

Richard A. Dill Notary Public

My Commission Expires January 5, 2007 2000 S. Colorado Boulevard, Tower 1, #2000 Denver, Colorado 80222

NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF A RESOLUTION TO CREATE A SUBDISTRICT WITHIN THE EBERT METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN pursuant to § 32-1-110(1.5)(a), C.R.S., that the Board of Directors of the Ebert Metropolitan District of the City and County of Denver, Colorado, will hold a public hearing for the purpose of creating a subdistrict for the issuance of bonds and collection of additional property tax levies within the boundaries of the District.

1. The subdistrict proposed to be created by the District is described in Exhibit A attached hereto and incorporated herein by this reference.

2. At the close of the public hearing, the Board of Directors shall act, by adoption of a resolution, to approve or disapprove the proposed creation of a subdistrict. The Board may change the geographical boundaries of such area at the public meeting.

3. Persons having objections to the subdistrict may appear at the public hearing to object to the creation of the proposed subdistrict and proposed additional bonds and levy of additional taxes.

Accordingly, notice is hereby given to all interested persons to appear at a public hearing of the Board of Directors of the Ebert Metropolitan District at the offices of Grimshaw & Harring, P.C., 1700 Lincoln Street, Suite 3800, Denver Colorado, on Wednesday, September 10, 2003, at 7:00 a.m., and state their objections, if any they have, why such resolution should not be adopted.

EBERT METROPOLITAN DISTRICT

By: /s/ Dick Leopoldus Secretary to the Board

EXHIBIT A

LEGAL DESCRIPTION GREEN VALLEY RANCH FILING NO. 39

A PARCEL OF LAND BEING A PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (S 1/4) CORNER OF SAID SECTION 14; THENCE N48 DEGREES 03 MINUTES 34 SECONDS E, A DISTANCE OF 428.89 FEET TO A POINT ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 3, OF THE "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN DISTRICT" RECORDED AT RECEPTION NO. 2000053981, CITY AND COUNTY OF DENVER RECORDS SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARCEL 3 THE FOLLOWING SIX (6) COURSES:

- 1. N65 DEGREES 16 MINUTES 13 SECONDS W, A DISTANCE OF 239.12 FEET;
2. N80 DEGREES 51 MINUTES 07 SECONDS W, A DISTANCE OF 155.20 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46 DEGREES 41 MINUTES 52 SECONDS, A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 127.49 FEET;
4. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57 DEGREES 18 MINUTES 40 SECONDS, A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 150.04 FEET;
5. N89 DEGREES 27 MINUTES 55 SECONDS W, A DISTANCE OF 837.79 FEET;
6. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12 DEGREES 19 MINUTES 36 SECONDS, A RADIUS OF 1000.00 FEET, AND AN ARC LENGTH OF 215.14 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF "GREEN VALLEY RANCH GOLF COURSE BOUNDARY REVISION," AS RECORDED AT RECEPTION NO. CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING FOUR (4) COURSES:

- 1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11 DEGREES 38 MINUTES 26 SECONDS, A RADIUS OF 240.00 FEET, AND AN ARC LENGTH OF 48.76 FEET;
2. N65 DEGREES 29 MINUTES 54 SECONDS W, A DISTANCE OF 160.47 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 106 DEGREES 14 MINUTES 03 SECONDS, A RADIUS OF 129.00 FEET AND AN ARC LENGTH OF 239.18 FEET;
4. N40 DEGREES 44 MINUTES 10 SECONDS E, A DISTANCE OF 173.42 FEET TO A POINT ON SAID PARCEL 3 OF THE "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN DISTRICT"; THENCE ALONG SAID PARCEL 3 THE FOLLOWING THREE (3) COURSES:

- 1. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35 DEGREES 18 MINUTES 36 SECONDS, A RADIUS OF 500.00 FEET, AND AN ARC LENGTH OF 308.14 FEET;
2. N05 DEGREES 25 MINUTES 34 SECONDS E, A DISTANCE OF 147.17 FEET;
3. N43 DEGREES 28 MINUTES 15 SECONDS E, A DISTANCE OF 166.87 FEET TO A POINT ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 5 OF THE "SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER," RECORDED AT RECEPTION NO. 2002108637, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 5 THE FOLLOWING SEVENTEEN (17) COURSES:

1. S81 DEGREES 38 MINUTES 29 SECONDS E, A DISTANCE OF 30.12 FEET;
2. N43 DEGREES 28 MINUTES 15 SECONDS E, A DISTANCE OF 207.33 FEET;
3. S81 DEGREES 36 MINUTES 25 SECONDS E, A DISTANCE OF 129.33 FEET;
4. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 10 MINUTES 57 SECONDS, A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 290.91 FEET;
5. N82 DEGREES 12 MINUTES 38 SECONDS E, A DISTANCE OF 20.16 FEET;
6. S38 DEGREES 55 MINUTES 08 SECONDS E, A DISTANCE OF 169.93 FEET;
7. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74 DEGREES 58 MINUTES 48 SECONDS, A RADIUS OF 305.00 FEET, AND AN ARC LENGTH OF 399.14 FEET;
8. N66 DEGREES 06 MINUTES 03 SECONDS E, A DISTANCE OF 78.21 FEET;
9. N89 DEGREES 28 MINUTES 07 SECONDS E, A DISTANCE OF 199.33 FEET;
10. S82 DEGREES 38 MINUTES 07 SECONDS E, A DISTANCE OF 163.70 FEET;
11. S72 DEGREES 27 MINUTES 28 SECONDS E, A DISTANCE OF 185.40 FEET;
12. S88 DEGREES 02 MINUTES 59 SECONDS E, A DISTANCE OF 19.82 FEET;
13. S77 DEGREES 34 MINUTES 52 SECONDS E, A DISTANCE OF 52.00 FEET;
14. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48 DEGREES 47 MINUTES 15 SECONDS, A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 102.18 FEET, AND WHOSE CHORD BEARS S05 DEGREES 24 MINUTES 12 SECONDS E, A DISTANCE OF 99.18 FEET;
15. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18 DEGREES 15 MINUTES 48 SECONDS, A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 328.38 FEET, AND WHOSE CHORD BEARS S06 DEGREES 51 MINUTES 32 SECONDS W, A DISTANCE OF 326.93 FEET;
16. S00 DEGREES 43 MINUTES 38 SECONDS W, A DISTANCE OF 205.16 FEET;
17. S06 DEGREES 12 MINUTES 50 SECONDS W, A DISTANCE OF 434.03 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF 'GREEN VALLEY RANCH FILING NO. 35,' A SUBDIVISION PLAT RECORDED IN BOOK 34 AT PAGES 8 - 13, RECEIPTION NO. 3002124141, CITY AND COUNTY OF DENVER RECORDS; THENCE S78 DEGREES 47 MINUTES 41 SECONDS W ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 130.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 45.663 ACRES OF LAND, MORE OR LESS.

EXHIBIT A

**LEGAL DESCRIPTION
GREEN VALLEY RANCH FILING NO. 45**

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 89°56'40" EAST 2653.45 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 86°45'35" EAST 77.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 56TH AVENUE AND THE TRUE POINT OF BEGINNING, SAID SOUTHERLY RIGHT-OF-WAY BEING PARALLEL WITH AND DISTANT 30.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID POINT BEING THE BEGINNING OF NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 00°32'56" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°32'56" AN ARC LENGTH OF 39.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'00" WEST 166.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 447.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°13'05" AN ARC LENGTH OF 391.78 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 50°13'05" EAST 162.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 363.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°56'21" AN ARC LENGTH OF 417.78 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 15°43'16" WEST 108.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 15°43'16" WEST 68.00 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 6 IN THE SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER RECORDED JUNE 19, 2002, AT RECEIPTION NO. 3002108637 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY;

THENCE ALONG SAID WESTERLY PROLONGATION AND ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID LAND DESCRIBED AS PARCEL 6, THE FOLLOWING 43 COURSES:

- 1) SOUTH 74°16'44" EAST 430.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'05" AN ARC LENGTH OF 39.35 FEET;
- 3) TANGENT TO SAID CURVE, SOUTH 15°54'21" WEST 95.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1170.00 FEET AND A RADIAL BEARING OF SOUTH 75°45'26" EAST;
- 4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'41" AN ARC LENGTH OF 176.19 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 22°52'15" WEST 291.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 380.48 FEET;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°30'26" AN ARC LENGTH OF 56.49 FEET;
- 7) NON-TANGENT TO SAID CURVE, NORTH 75°58'55" WEST 97.12 FEET;
- 8) SOUTH 10°49'56" WEST 55.46 FEET;
- 9) SOUTH 04°26'03" WEST 53.24 FEET;
- 10) SOUTH 55°09'33" WEST 244.04 FEET;
- 11) SOUTH 66°01'45" WEST 63.14 FEET;
- 12) SOUTH 53°58'33" WEST 280.23 FEET;
- 13) SOUTH 45°58'04" WEST 58.78 FEET;
- 14) SOUTH 38°37'26" WEST 58.59 FEET;
- 15) SOUTH 26°49'47" WEST 58.89 FEET;
- 16) SOUTH 16°29'09" WEST 58.68 FEET;
- 17) SOUTH 35°55'36" WEST 36.15 FEET;
- 18) SOUTH 59°14'34" WEST 87.63 FEET;
- 19) SOUTH 24°19'39" WEST 88.08 FEET;
- 20) SOUTH 00°53'07" EAST 40.03 FEET;
- 21) SOUTH 26°05'53" EAST 88.08 FEET;
- 22) SOUTH 61°00'47" EAST 88.18 FEET;
- 23) NORTH 88°07'26" EAST 68.19 FEET;
- 24) NORTH 65°20'05" EAST 47.54 FEET;
- 25) NORTH 73°53'17" EAST 45.27 FEET;
- 26) NORTH 84°09'19" EAST 44.75 FEET;
- 27) NORTH 86°01'50" EAST 44.93 FEET;

- 28) NORTH 87°54'08" EAST 44.97 FEET;
- 29) NORTH 88°42'52" EAST 225.00 FEET;
- 30) NORTH 88°39'08" EAST 46.64 FEET;
- 31) NORTH 78°53'52" EAST 54.89 FEET;
- 32) NORTH 76°45'18" EAST 54.09 FEET;
- 33) SOUTH 68°28'19" EAST 155.96 FEET;
- 34) SOUTH 69°30'36" EAST 124.01 FEET;
- 35) NORTH 85°36'44" EAST 66.74 FEET;
- 36) NORTH 68°21'30" EAST 33.27 FEET;
- 37) SOUTH 64°30'59" EAST 172.82 FEET;
- 38) NORTH 53°59'41" EAST 92.00 FEET;
- 39) SOUTH 36°00'19" EAST 251.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 320.00 FEET;
- 40) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°28'28" AN ARC LENGTH OF 203.71 FEET;
- 41) TANGENT TO SAID CURVE, SOUTH 00°28'08" WEST 113.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 330.00 FEET;
- 42) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°01'38" AN ARC LENGTH OF 92.31 FEET;
- 43) TANGENT TO SAID CURVE, SOUTH 15°33'29" EAST 58.68 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 15°52'12" EAST 47.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF SOUTH 74°32'15" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°10'44" AN ARC LENGTH OF 208.38 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 51°38'29" EAST 22.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 4, GREEN VALLEY RANCH FILING NO. 39;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID GREEN VALLEY FILING NO. 39, NORTH 43°28'15" EAST 80.24 FEET TO THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 5 IN SAID SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER; THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY AND ALONG THE SOUTHWESTERLY, NORTHERLY AND SOUTHEASTERLY BOUNDARIES OF SAID LAND DESCRIBED AS PARCEL 5 THE FOLLOWING 6 COURSES:

- 1) NORTH 51°38'29" WEST 27.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 270.00 FEET;
- 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°10'44" AN ARC LENGTH OF 170.49 FEET;
- 3) NON-TANGENT TO SAID CURVE, SOUTH 81°38'02" EAST 60.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET AND A RADIAL BEARING OF SOUTH 63°58'56" WEST;
- 4) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°37'25" AN ARC LENGTH OF 102.86 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 51°38'29" EAST;
- 6) NORTH 43°28'15" EAST 104.21 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE TOWN CENTER METROPOLITAN DISTRICT RECORDED APRIL 4, 2000 AT RECEPTION NO. 2000053931, IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF SOUTH 28°34'14" WEST;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY AND ALONG SAID WESTERLY BOUNDARY THE FOLLOWING 14 COURSES:

- 1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°32'33" AN ARC LENGTH OF 309.38 FEET;

- 2) TANGENT TO SAID CURVE, NORTH 06°53'13" WEST 136.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 475.00 FEET;
- 3) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°42'07" AN ARC LENGTH OF 295.98 FEET;
- 4) TANGENT TO SAID CURVE, NORTH 42°35'20" WEST 55.21 FEET;
- 5) NORTH 33°32'31" EAST 37.01 FEET;
- 6) NORTH 09°50'26" WEST 268.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET;
- 7) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°16'36" AN ARC LENGTH OF 123.38 FEET;
- 8) TANGENT TO SAID CURVE, NORTH 18°26'10" EAST 425.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET;
- 9) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°20'51" AN ARC LENGTH OF 273.18 FEET;
- 10) TANGENT TO SAID CURVE, NORTH 85°54'41" WEST 52.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET;
- 11) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'25" AN ARC LENGTH OF 283.74 FEET;
- 12) TANGENT TO SAID CURVE, NORTH 69°39'16" WEST 71.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET;
- 13) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°41'14" AN ARC LENGTH OF 103.63 FEET;
- 14) NON-TANGENT TO SAID CURVE, NORTH 14°18'43" EAST 351.22 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 03°27'26" EAST 77.08 FEET;

THENCE NORTH 15°43'16" EAST 72.00 FEET;

THENCE NORTH 74°16'44" WEST 299.79 FEET TO THE EASTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 7 IN SAID SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARIES OF SAID LAND DESCRIBED AS PARCEL 7, THE FOLLOWING 7 COURSES:

- 1) SOUTH 15°43'16" WEST 6.00 FEET;
- 2) NORTH 74°16'44" WEST 143.31 FEET;
- 3) NORTH 15°43'16" EAST 139.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 435.00 FEET;
- 4) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°56'21" AN ARC LENGTH OF 500.62 FEET;
- 5) TANGENT TO SAID CURVE, NORTH 50°13'05" WEST 162.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 375.00 FEET;
- 6) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°13'05" AN ARC LENGTH OF 328.68 FEET;
- 7) TANGENT TO SAID CURVE, NORTH 00°00'00" EAST 192.41 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF 56TH AVENUE;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1) SOUTH 89°56'40" WEST 25.62 FEET;
- 2) SOUTH 89°27'04" WEST 71.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.643 ACRES (1,552,830 SQ. FT.), MORE OR LESS.

Published: September 9, 2003 - It in The Daily Journal

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EXHIBIT B
DIRECTOR'S PARCEL

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE SOUTH 89°43'59" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 77.40 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 00°16'01" EAST, 150.00 FEET;
THENCE SOUTH 89°43'59" WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 270.00 FEET;
THENCE NORTH 00°16'01" WEST, 150.00 FEET TO A POINT ON SAID NORTH LINE;
THENCE NORTH 89°43'59" EAST, ALONG SAID NORTH LINE 270.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 0.930 ACRES (40,500 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED ON THE WEST END BY A 3 1/4" ALUMINUM CAP PLS # 19003, IN A RANGE BOX AND AS MONUMENTED ON THE EAST END BY A 3 1/4" ALUMINUM CAP, PLS # 17666, IN A RANGE BOX AND ASSUMED TO BEAR S89°43'59" WEST.


PREPARED BY: GEORGE G. SMITH, JR. P.L.S
P.L.S # 19003

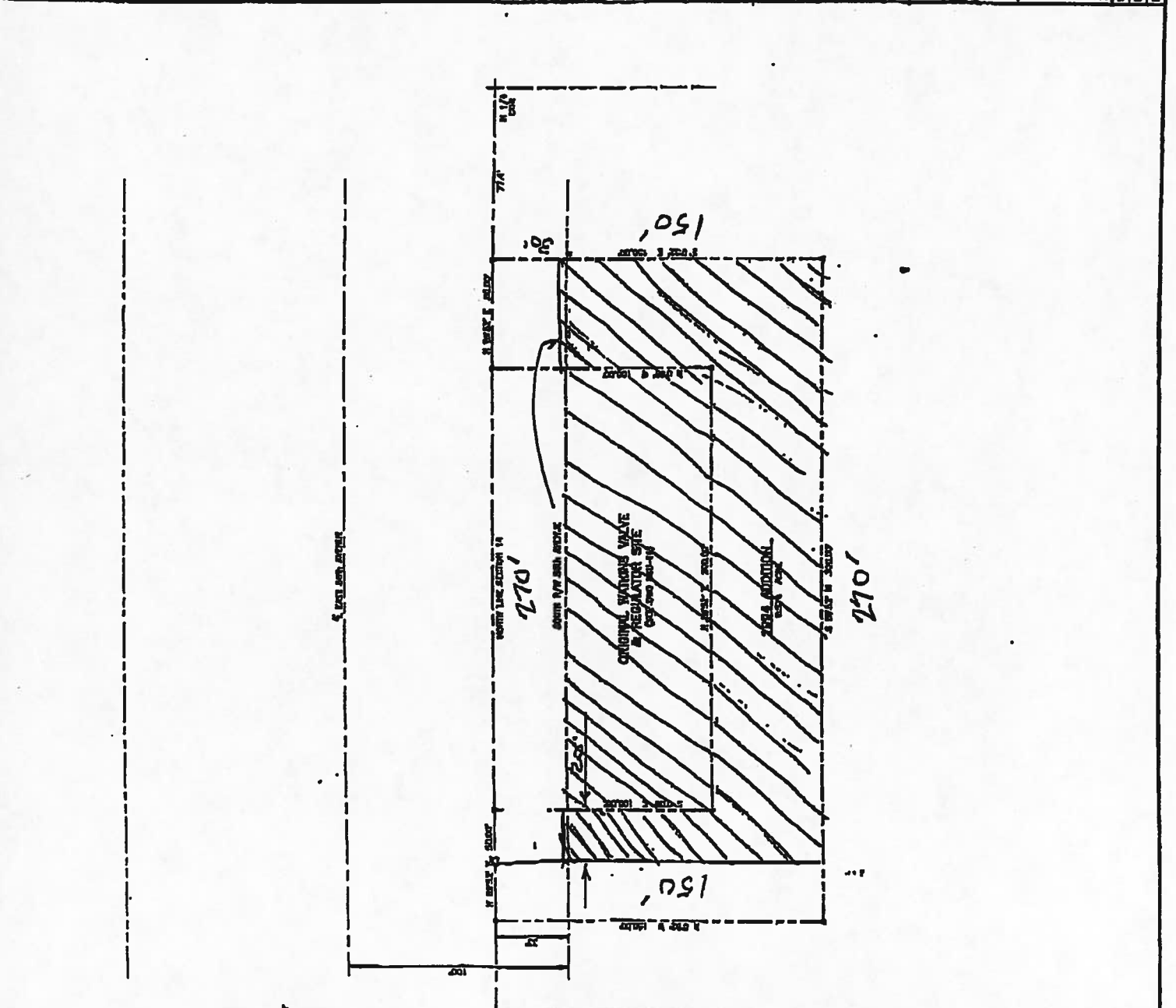
ON BEHALF OF: KIRKHAM MICHAEL AND ASSOCIATES
5600 S. QUEBEC STREET # 200 D
ENGLEWOOD, CO. 80111
(303)694-2300



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REFERENCE DRAWINGS				
SEP-10 1000 PLAN	SEP-11 LAND PLAT			
GENERAL NOTES				
THIS IS NO ENTRY AND THIS PLAN IS PROVIDED AS A SERVICE TO THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CLIENT.				
SURVEYOR: COLLEEN M. J. KELLY				
ALL DIMENSIONS AND BEARS OF THIS PLAN ARE BASED ON THE ORIGINAL SURVEY AND THE LAND IS NOT TO BE USED FOR ANY OTHER PURPOSES.				
NO. 100	DESCRIPTION	DATE	BY	CHK
REVISIONS				
 Colorado Interstate Gas Company A SUBSIDIARY OF THE CONSOLIDATED COMPANIES				
LAND PLAT WATKINS VALVE & REGULATOR SITE ADDITION				
SEC 14, T2S, R66W		DENVER CO., CO		
SCALE: 1"=50'	DRAWN BY: JKH			
DATE: 1-6-03	CHECKED BY:			
PLAT NO. 200-18	APPROVED:	68U-1B		



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EXHIBIT B

**LEGAL DESCRIPTION
GREEN VALLEY RANCH FILING NO. 39**

A PARCEL OF LAND BEING A PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (S 1/4) CORNER OF SAID SECTION 14; THENCE N48 DEGREES 03 MINUTES 34 SECONDS E, A DISTANCE OF 428.89 FEET TO A POINT ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 3, OF THE "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN DISTRICT" RECORDED AT RECEPTION NO. 2000053931, CITY AND COUNTY OF DENVER RECORDS SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARCEL 3 THE FOLLOWING SIX (6) COURSES:

1. N65 DEGREES 16 MINUTES 13 SECONDS W, A DISTANCE OF 239.12 FEET;
2. N80 DEGREES 51 MINUTES 07 SECONDS W, A DISTANCE OF 155.20 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48 DEGREES 41 MINUTES 52 SECONDS, A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 127.49 FEET;
4. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57 DEGREES 18 MINUTES 40 SECONDS, A RADIUS OF 150.00 FEET, AND AN ARC LENGTH OF 150.04 FEET;
5. N89 DEGREES 27 MINUTES 55 SECONDS W, A DISTANCE OF 837.79 FEET;
6. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12 DEGREES 19 MINUTES 36 SECONDS, A RADIUS OF 1000.00 FEET, AND AN ARC LENGTH OF 215.14 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF "GREEN VALLEY RANCH GOLF COURSE BOUNDARY REVISION," AS RECORDED AT RECEPTION NO. _____, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11 DEGREES 38 MINUTES 25 SECONDS, A RADIUS OF 240.00 FEET, AND AN ARC LENGTH OF 48.76 FEET;

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2. N65 DEGREES 29 MINUTES 54 SECONDS W, A DISTANCE OF 160.47 FEET;

3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 106 DEGREES 14 MINUTES 03 SECONDS, A RADIUS OF 129.00 FEET, AND AN ARC LENGTH OF 239.18 FEET;

4. N40 DEGREES 44 MINUTES 10 SECONDS E, A DISTANCE OF 173.42 FEET TO A POINT ON SAID PARCEL 3 OF THE "SPECIAL WARRANTY DEED TO TOWN CENTER METROPOLITAN DISTRICT"; THENCE ALONG SAID PARCEL 3 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35 DEGREES 18 MINUTES 36 SECONDS, A RADIUS OF 500.00 FEET, AND AN ARC LENGTH OF 308.14 FEET;

2. N05 DEGREES 25 MINUTES 34 SECONDS E, A DISTANCE OF 147.17 FEET;

3. N43 DEGREES 28 MINUTES 15 SECONDS E, A DISTANCE OF 166.67 FEET TO A POINT ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 5 OF THE "SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER," RECORDED AT RECEPTION NO. 2002108637, CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 5 THE FOLLOWING SEVENTEEN (17) COURSES:

1. S51 DEGREES 38 MINUTES 29 SECONDS E, A DISTANCE OF 30.12 FEET;

2. N43 DEGREES 28 MINUTES 15 SECONDS E, A DISTANCE OF 207.33 FEET;

3. S81 DEGREES 36 MINUTES 25 SECONDS E, A DISTANCE OF 129.33 FEET;

4. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 10 MINUTES 57 SECONDS, A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 290.91 FEET;

5. N82 DEGREES 12 MINUTES 38 SECONDS E, A DISTANCE OF 20.16 FEET;

6. S38 DEGREES 55 MINUTES 09 SECONDS E, A DISTANCE OF 169.93 FEET;

7. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74 DEGREES 58 MINUTES 48 SECONDS, A RADIUS OF 305.00 FEET, AND AN ARC LENGTH OF 399.14 FEET;

8. N66 DEGREES 06 MINUTES 03 SECONDS E, A DISTANCE OF 78.21 FEET;

9. N89 DEGREES 28 MINUTES 07 SECONDS E, A DISTANCE OF 199.33 FEET;

10. S82 DEGREES 38 MINUTES 07 SECONDS E, A DISTANCE OF 163.70 FEET;



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11. S72 DEGREES 27 MINUTES 28 SECONDS E, A DISTANCE OF 185.40 FEET;
12. S58 DEGREES 02 MINUTES 59 SECONDS E, A DISTANCE OF 19.82 FEET;
13. S77 DEGREES 34 MINUTES 52 SECONDS E, A DISTANCE OF 52.00 FEET;
14. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48 DEGREES 47 MINUTES 15 SECONDS, A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 102.18 FEET, AND WHOSE CHORD BEARS S05 DEGREES 24 MINUTES 12 SECONDS E, A DISTANCE OF 99.12 FEET;
15. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18 DEGREES 15 MINUTES 48 SECONDS, A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 328.32 FEET, AND WHOSE CHORD BEARS S09 DEGREES 51 MINUTES 32 SECONDS W, A DISTANCE OF 326.93 FEET;
16. S00 DEGREES 43 MINUTES 38 SECONDS W, A DISTANCE OF 205.16 FEET;
17. S06 DEGREES 12 MINUTES 50 SECONDS W, A DISTANCE OF 434.03 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF "GREEN VALLEY RANCH FILING NO. 35," A SUBDIVISION PLAT RECORDED IN BOOK 34 AT PAGES 8 - 13, RECEPTION NO. 2002124141, CITY AND COUNTY OF DENVER RECORDS; THENCE S78 DEGREES 47 MINUTES 41 SECONDS W ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 130.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 45.663 ACRES OF LAND, MORE OR LESS.



EXHIBIT B

**LEGAL DESCRIPTION
GREEN VALLEY RANCH FILING NO. 45**

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 89°56'40" EAST 2653.45 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 66°45'35" EAST 77.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 56TH AVENUE AND THE TRUE POINT OF BEGINNING, SAID SOUTHERLY RIGHT-OF-WAY BEING PARALLEL WITH AND DISTANT 30.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, SAID POINT BEING THE BEGINNING OF NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 00°32'56" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°32'56" AN ARC LENGTH OF 39.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'00" WEST 166.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 447.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°13'05" AN ARC LENGTH OF 391.78 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 50°13'05" EAST 162.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 363.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°56'21" AN ARC LENGTH OF 417.76 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 15°43'16" WEST 108.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

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THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET;

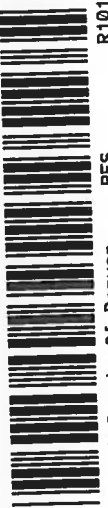
THENCE NON-TANGENT TO SAID CURVE, SOUTH 15°43'16" WEST 66.00 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 6 IN THE SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER RECORDED JUNE 19, 2002, AT RECEPTION NO. 2002108637 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY;

THENCE ALONG SAID WESTERLY PROLONGATION AND ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID LAND DESCRIBED AS PARCEL 6, THE FOLLOWING 43 COURSES:

- 1) SOUTH 74°16'44" EAST 430.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'05" AN ARC LENGTH OF 39.35 FEET;
- 3) TANGENT TO SAID CURVE, SOUTH 15°54'21" WEST 95.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1170.00 FEET AND A RADIAL BEARING OF SOUTH 75°45'26" EAST;
- 4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'41" AN ARC LENGTH OF 176.19 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 22°52'15" WEST 291.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 380.48 FEET;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°30'26" AN ARC LENGTH OF 56.49 FEET;
- 7) NON-TANGENT TO SAID CURVE, NORTH 75°56'55" WEST 97.12 FEET;
- 8) SOUTH 10°49'56" WEST 55.46 FEET;
- 9) SOUTH 04°26'03" WEST 53.24 FEET;
- 10) SOUTH 55°09'33" WEST 244.04 FEET;
- 11) SOUTH 66°01'45" WEST 63.14 FEET;

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- 12) SOUTH 53°58'33" WEST 280.23 FEET;
- 13) SOUTH 45°58'04" WEST 58.78 FEET;
- 14) SOUTH 38°37'26" WEST 58.59 FEET;
- 15) SOUTH 26°48'47" WEST 58.89 FEET;
- 16) SOUTH 16°29'09" WEST 58.68 FEET;
- 17) SOUTH 35°55'36" WEST 36.15 FEET;
- 18) SOUTH 59°14'34" WEST 87.63 FEET;
- 19) SOUTH 24°19'39" WEST 88.08 FEET;
- 20) SOUTH 00°53'07" EAST 40.03 FEET;
- 21) SOUTH 26°05'53" EAST 88.08 FEET;
- 22) SOUTH 61°00'47" EAST 88.18 FEET;
- 23) NORTH 88°07'26" EAST 68.19 FEET;
- 24) NORTH 65°20'05" EAST 47.54 FEET;
- 25) NORTH 73°53'17" EAST 45.27 FEET;
- 26) NORTH 84°09'19" EAST 44.75 FEET;
- 27) NORTH 86°01'50" EAST 44.93 FEET;
- 28) NORTH 87°54'08" EAST 44.97 FEET;
- 29) NORTH 88°42'52" EAST 225.00 FEET;
- 30) NORTH 88°39'08" EAST 46.64 FEET;
- 31) NORTH 78°53'52" EAST 54.89 FEET;
- 32) NORTH 76°45'16" EAST 54.09 FEET;
- 33) SOUTH 68°28'19" EAST 155.96 FEET;
- 34) SOUTH 69°30'36" EAST 124.01 FEET;

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- 35) NORTH 85°36'44" EAST 66.74 FEET;
- 36) NORTH 68°21'30" EAST 33.27 FEET;
- 37) SOUTH 64°30'59" EAST 172.82 FEET;
- 38) NORTH 53°59'41" EAST 92.00 FEET;
- 39) SOUTH 36°00'19" EAST 251.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 320.00 FEET;
- 40) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°28'28" AN ARC LENGTH OF 203.71 FEET;
- 41) TANGENT TO SAID CURVE, SOUTH 00°28'09" WEST 113.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 330.00 FEET;
- 42) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°01'38" AN ARC LENGTH OF 92.31 FEET;
- 43) TANGENT TO SAID CURVE, SOUTH 15°33'29" EAST 58.68 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 15°52'12" EAST 47.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF SOUTH 74°32'15" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°10'44" AN ARC LENGTH OF 208.38 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 51°38'29" EAST 22.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 4, GREEN VALLEY RANCH FILING NO. 39;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID GREEN VALLEY FILING NO. 39, NORTH 43°28'15" EAST 60.24 FEET TO THE SOUTHWESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 5 IN SAID SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER; THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY AND ALONG THE SOUTHWESTERLY, NORTHERLY AND SOUTHEASTERLY BOUNDARIES OF SAID LAND DESCRIBED AS PARCEL 5 THE FOLLOWING 6 COURSES:

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- 1) NORTH 51°38'29" WEST 27.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 270.00 FEET;
- 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°10'44" AN ARC LENGTH OF 170.49 FEET;
- 3) NON-TANGENT TO SAID CURVE, SOUTH 61°38'02" EAST 60.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET AND A RADIAL BEARING OF SOUTH 63°58'56" WEST;
- 4) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°37'25" AN ARC LENGTH OF 102.86 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 51°38'29" EAST;
- 6) NORTH 43°28'15" EAST 104.21 FEET TO THE WESTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE TOWN CENTER METROPOLITAN DISTRICT RECORDED APRIL 4, 2000 AT RECEPTION NO. 2000053931, IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF SOUTH 28°34'14" WEST;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY AND ALONG SAID WESTERLY BOUNDARY THE FOLLOWING 14 COURSES:

- 1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°32'33" AN ARC LENGTH OF 309.38 FEET;
- 2) TANGENT TO SAID CURVE, NORTH 06°53'13" WEST 136.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 475.00 FEET;
- 3) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°42'07" AN ARC LENGTH OF 295.98 FEET;
- 4) TANGENT TO SAID CURVE, NORTH 42°35'20" WEST 55.21 FEET;
- 5) NORTH 33°32'31" EAST 37.01 FEET;
- 6) NORTH 09°50'26" WEST 268.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET;

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- 7) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°16'36" AN ARC LENGTH OF 123.38 FEET;
- 8) TANGENT TO SAID CURVE, NORTH 18°26'10" EAST 425.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET;
- 9) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°20'51" AN ARC LENGTH OF 273.18 FEET;
- 10) TANGENT TO SAID CURVE, NORTH 85°54'41" WEST 52.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET;
- 11) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'25" AN ARC LENGTH OF 283.74 FEET;
- 12) TANGENT TO SAID CURVE, NORTH 69°39'16" WEST 71.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET;
- 13) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°41'14" AN ARC LENGTH OF 103.63 FEET;
- 14) NON-TANGENT TO SAID CURVE, NORTH 14°18'43" EAST 351.22 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 03°27'26" EAST 77.08 FEET;

THENCE NORTH 15°43'16" EAST 72.00 FEET;

THENCE NORTH 74°16'44" WEST 299.79 FEET TO THE EASTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 7 IN SAID SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARIES OF SAID LAND DESCRIBED AS PARCEL 7, THE FOLLOWING 7 COURSES:

- 1) SOUTH 15°43'16" WEST 6.00 FEET;
- 2) NORTH 74°16'44" WEST 143.31 FEET;



- 3) NORTH 15°43'16" EAST 139.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 435.00 FEET;
- 4) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°56'21" AN ARC LENGTH OF 500.62 FEET;
- 5) TANGENT TO SAID CURVE, NORTH 50°13'05" WEST 162.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 375.00 FEET;
- 6) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°13'05" AN ARC LENGTH OF 328.68 FEET;
- 7) TANGENT TO SAID CURVE, NORTH 00°00'00" EAST 192.41 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF 56TH AVENUE;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1) SOUTH 89°56'40" WEST 25.62 FEET;
- 2) SOUTH 89°27'04" WEST 71.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35.643 ACRES (1,552,630 SQ. FT.), MORE OR LESS.

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EXHIBIT C
BALLOT ISSUES CONCERNING ARTICLE X, SECTION 20
OF THE COLORADO CONSTITUTION AS APPLIED TO THE
EBERT METROPOLITAN DISTRICT SUBDISTRICT NO. 1

SUBDISTRICT DEBT: STREETS

5B SHALL EBERT METROPOLITAN DISTRICT SUBDISTRICT NO. 1 DEBT BE INCREASED \$2,000,000, WITH A REPAYMENT COST OF \$8,000,000; AND SHALL SUBDISTRICT NO. 1 TAXES BE INCREASED \$8,000,000 OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE SUBDISTRICT NO. 1 DEBT, (SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE EBERT METROPOLITAN DISTRICT); SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS OR OTHER MULTIPLE YEAR FINANCIAL OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, OR FINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT'S SUBDISTRICT NO. 1, STREET IMPROVEMENTS INCLUDING CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, FENCES, GATES, SECURITY FACILITIES AND EQUIPMENT, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 12% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE SUBDISTRICT NO. 1, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE SUBDISTRICT NO. 1, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S SUBDISTRICT NO. 1 DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE SUBDISTRICT NO. 1 AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE SUBDISTRICT NO. 1?

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SUBDISTRICT DEBT: REFUNDING AT A HIGHER INTEREST RATE

SHALL EBERT METROPOLITAN DISTRICT SUBDISTRICT NO. 1 DEBT BE INCREASED \$20,000,000, WITH A REPAYMENT COST OF \$80,000,000 AND SHALL SUBDISTRICT NO. 1 TAXES BE INCREASED \$80,000,000 ANNUALLY, (SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE EBERT METROPOLITAN DISTRICT) FOR THE PURPOSE OF REFUNDING, PAYING, OR DEFEASING, IN WHOLE OR IN PART, BONDS, NOTES, CONTRACTS OR OTHER FINANCIAL OBLIGATIONS OF THE SUBDISTRICT NO. 1; AND SHALL THE SUBDISTRICT NO. 1 MILL LEVY BE INCREASED IN ANY YEAR WITHOUT LIMITATION AS TO RATE BUT ONLY IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF AND PREMIUM, IF ANY, AND INTEREST ON SUCH DEBT OR ANY REFUNDING DEBT WHEN DUE; SUCH DEBT TO BE EVIDENCED BY GENERAL OBLIGATION BONDS, NOTES, CONTRACTS, LOAN AGREEMENTS OR OTHER FORMS OF INDEBTEDNESS BEARING INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 12.00%; SUCH DEBT TO BE SOLD IN ONE SERIES OR MORE, ON TERMS AND CONDITIONS AS THE BOARD OF DIRECTORS OF THE SUBDISTRICT NO. 1 MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OR PREPAYMENT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF THE PREMIUM; AND SHALL THE EARNINGS FROM THE INVESTMENT OF THE PROCEEDS OF SUCH DEBT AND TAX REVENUES BE COLLECTED AND SPENT WITHOUT LIMITATION OR CONDITION, AS A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

5A

SUBDISTRICT TAXES

SHALL THE EBERT METROPOLITAN DISTRICT SUBDISTRICT NO. 1 TAXES BE INCREASED \$400,000 ANNUALLY PLUS THE RATE OF INFLATION AND ANNUAL GROWTH, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE SUBDISTRICT NO. 1'S CAPITAL, OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE DISTRICT AND TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE SUBDISTRICT NO. 1, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS OF THE SUBDISTRICT NO. 1, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE SUBDISTRICT NO. 1'S COSTS OF CONSTRUCTING, OPERATING AND MAINTAINING THE IMPROVEMENTS WITHIN AND/OR BENEFITTING THE SUBDISTRICT NO. 1; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE SUBDISTRICT NO. 1 AS A VOTER-APPROVED REVENUE CHANGE IN 2003 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING OR OTHER LIMITATION CONTAINED WITHIN EITHER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR WITHIN SECTION 29-1-301, COLORADO REVISED STATUTES?

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BALLOT ISSUE: IGA

“SHALL EBERT METROPOLITAN DISTRICT SUBDISTRICT NO. 1 DEBT BE INCREASED \$16,000,000 IN 2003 OR ANY YEAR THEREAFTER WITH A REPAYMENT COST OF NOT MORE THAN \$16,000,000; AND SHALL SUBDISTRICT NO. 1 TAXES BE INCREASED \$400,000 IN 2003, SUCH TAX INCREASE TO BE IN ADDITION TO ANY OTHER TAXES OF THE EBERT METROPOLITAN DISTRICT AND TO BE ASSESSED, COLLECTED AND SPENT OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE SUBDISTRICT NO. 1 DEBT; SUCH DEBT TO CONSIST OF EXECUTING, DELIVERING AND PERFORMING AN INTERGOVERNMENTAL AGREEMENT (“AGREEMENT”) HAVING A TERM IN EXCESS OF ONE YEAR, TO BE ENTERED INTO BY AND BETWEEN THE SUBDISTRICT NO. 1 AND TOWN CENTER METROPOLITAN DISTRICT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATING, MAINTAINING, OR OTHERWISE PROVIDING SYSTEMS, OPERATIONS, AND ADMINISTRATION FOR THE PURPOSE OF CARRYING OUT THE OBJECTS AND PURPOSES FOR WHICH THE SUBDISTRICT NO. 1 WAS ORGANIZED, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, CAPITAL IMPROVEMENTS, FACILITIES, EQUIPMENT, PERSONNEL, CONTRACTORS, CONSULTANTS, AND COSTS AND ALL LAND, EASEMENTS, AND APPURTENANCES NECESSARY OR APPROPRIATE IN CONNECTION THEREWITH, SUCH COSTS TO BE PAID AT ONE TIME OR FROM TIME TO TIME PURSUANT TO THE AGREEMENT AND TO MATURE OR BECOME PAYABLE IN FULL IN NOT MORE THAN 40 YEARS AFTER THE EFFECTIVE DATE OF THE AGREEMENT, TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE SUBDISTRICT NO. 1, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE SUBDISTRICT NO. 1, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE DETERMINED PURSUANT TO THE AGREEMENT, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE AMOUNTS REQUIRED UNDER THE AGREEMENT; AND SHALL THE PROCEEDS OF ANY SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH AMOUNTS, AND INVESTMENT INCOME THEREON, CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED AND SPENT BY THE SUBDISTRICT NO. 1 WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE SUBDISTRICT NO. 1?”

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