

NOTICE TO THE OFFICE OF THE COUNTY CLERK AND RECORDER:

PURSUANT TO C.R.S. § 38-35-127(4)(d), THE OFFICE OF THE COUNTY CLERK AND RECORDER SHALL INDEX THIS NOTICE OF TRANSFER FEE UNDER THE NAMES OF THE PERSONS, ENTITIES, OR ORGANIZATIONS IDENTIFIED IN SECTION 6 OF THIS NOTICE OF TRANSFER FEE.

AFTER RECORDING RETURN TO:

Green Valley Aurora LLC
4908 Tower Road
Denver, Colorado 80249
Attention: Chief Financial Officer

NOTICE OF TRANSFER FEE

(Green Valley Aurora)

THIS NOTICE OF TRANSFER FEE (the “**Notice of Transfer Fee**”) is dated as of August 1, 2011, and is given by Green Valley Aurora LLC, a Colorado limited liability company (the “**Declarant**”) in accordance with C.R.S. § 38-35-127 (the “**Transfer Fee Act**”). Unless otherwise defined herein, all initially capitalized phrases, terms, and words in this Notice of Transfer Fee have the same meaning that such initially capitalized phrases, terms, and words have in the Declaration (as defined in Recital B below).

RECITALS:

A. The Declarant is the owner of the real property located in the County of Adams, State of Colorado, more particularly described on Schedule A attached hereto, incorporated herein, and made a part hereof by this reference (the “**Property**”). The Declarant intends to develop the Property as a planned community containing attached and detached single-family residences (the “**Community**”).

B. In furtherance of its development of the Property, the Declarant recorded a Declaration of Covenants, Conditions, and Restrictions (the “**Declaration**”) on May 19, 2011, at Reception No. 2011000032159 of the real property records of the Clerk and Recorder of Adams County, Colorado. Among other things, the Declaration contains a covenant (the “**Transfer Fee Covenant**”) imposing a Transfer Fee on the Transfer of any portion of the Property.

C. Among other things, the Transfer Fee Act requires that the payee of a transfer fee, as a condition of payment of a transfer fee, must record against the residential real property burdened by a transfer fee covenant, in the office of the county clerk and recorder for the county in which the residential real property is situated, a notice of transfer fee. This Notice of Transfer Fee is the notice of transfer fee provided for in the Transfer Fee Act.

NOTICE OF TRANSFER FEE:

PURSUANT TO AND IN FURTHERANCE OF THE TRANSFER FEE ACT, Declarant hereby gives the following notice regarding the Transfer Fee:

1. Amount of Transfer Fee. The amount of the Transfer Fee is one-half of one percent of the sales price paid by a buyer to a seller for a residence located in the Community. The Transfer Fee is divided into the following two portions:

a. Community Portion of the Transfer Fee. Pursuant to **Section 3.3.b** of the Declaration, the Collection Agent will pay 25% of all Transfer Fees collected to the Community Foundation. This portion of the Transfer Fee is referred to herein and in the Declaration as the "**Community Portion of the Transfer Fee.**"

b. Development Portion of the Transfer Fee. Pursuant to **Section 3.3.b** of the Declaration, the Collection Agent will pay 75% of all Transfer Fees collected to the Developer. This portion of the Transfer Fee is referred to herein and in the Declaration as the "**Development Portion of the Transfer Fee.**"

2. Actual Cost Examples. The following are examples of the calculation of the Transfer Fee for the sale of a residence in the Community:

a. Example One: Sales Price of \$250,000. The Transfer Fee that would be due with respect to a residence having a sales price of \$250,000 would be calculated as follows:

i. Sale Before May 19, 2061. If a residence is sold in the Community for sales price of \$250,000 before May 19, 2061, then the Transfer Fee due at the time of such sale would be \$1,250 ($\$250,000 \times 0.005 = \$1,250$). In this example, the Collection Agent would pay from the Transfer Fee (A) \$312.50 to the Community Foundation as the Community Portion of the Transfer Fee ($0.25 \times \$1,250 = \312.50) and (B) \$937.50 to the Developer as the Development Portion of the Development Fee ($0.75 \times \$1,250 = \937.50).

ii. Sale After May 19, 2061. If a residence is sold in the Community for a sales price of \$250,000 after May 19, 2061, then the Transfer Fee due at the time of the sale would be \$312.50 (*i.e.*, the Community Portion of the Development Fee of \$312.50, as calculated in clause (A) of subparagraph 2.a.i above).

b. Example Two: Sales Price of \$500,000. The Transfer Fee that would be due with respect to the a residence having a sales price of \$500,000 would be calculated as follows:

i. Sale Before May 19, 2061. If a residence is sold in the Community for a sales price of \$500,000 before May 19, 2061, then the Transfer Fee due at the time of such sale would be \$2,500 ($\$500,000 \times 0.005 = \$2,500$). In this example, the Collection Agent would pay from the Transfer Fee (A) \$625 to the Community Foundation as the Community Portion of the Transfer Fee ($0.25 \times \$2,500 = \625) and (B)

\$1,875 to the Developer as the Development Portion of the Development Fee ($0.75 \times \$2,500 = \$1,875$).

ii. Sale After May 19, 2061. If a residence is sold in the Community for a sales price of \$500,000 after May 19, 2061, then the Transfer Fee due at the time of the sale would be \$625 (*i.e.*, the Community Portion of the Development Fee of \$625, as calculated in clause (A) of subparagraph 2.b.i above).

c. Example Three: Sales Price of \$750,000. The Transfer Fee that would be due with respect to the a residence having a sales price of \$750,000 would be calculated as follows:

i. Sale Before May 19, 2061. If a residence is sold in the Community for a sales price of \$750,000 before May 19, 2061, then the Transfer Fee due at the time of such sale would be \$3,750 ($\$750,000 \times 0.005 = \$3,750$). In this example, the Collection Agent would pay from the Transfer Fee (A) \$937.50 to the Community Foundation as the Community Portion of the Transfer Fee ($0.25 \times \$3,750 = \937.50) and (B) \$2,812.50 to the Developer as the Development Portion of the Development Fee ($0.75 \times \$3,750 = \$2,812.50$).

ii. Sale After May 19, 2061. If a residence is sold in the Community for a sales price of \$750,000 after May 19, 2061, then the Transfer Fee due at the time of the sale would be \$937.50 (*i.e.*, the Community Portion of the Development Fee of \$937.50, as calculated in clause (A) of subparagraph 2.c.i above).

3. Date or Circumstances Under Which the Transfer Fee Expires. The Declaration provides that the Transfer Fee will be due during the Transfer Period. The Declaration further provides that the Transfer Period (a) began on the date that the Declarant Recorded the Declaration (*i.e.*, May 19, 2011), (b) will end on May 19, 2061, with respect to the Development Portion of the Transfer Fee, and (c) has no expiration with respect to the Community Portion of the Transfer Fee.

4. General Purpose and Use of Transfer Fees. All Transfer Fees shall be applied, held, and used for the following uses and purposes:

a. Community Portion of Transfer Fee. The Community Foundation will use the Community Portion of the Transfer Fee for the public purpose of promoting art, cultural events, education, and youth programs directly and indirectly benefiting Residents living within the Community Area. The Board of Directors of the Community Foundation shall be responsible for the manner and time of the disposition of the Community Portion of the Transfer Fee in accordance with articles of incorporation and bylaws of the Foundation.

b. Developer Portion of Transfer Fee. The Declarant shall apply the Developer Portion of the Transfer Fee received by it (i) as a credit towards developer advances extended by the Declarant to the District for the construction of public and other improvements permitted and provided for in the service plan of the District and (ii) then towards (A) the reimbursement of the costs and expenses incurred by the Declarant in connection with the development, construction, marketing, and sale of the Community and in connection with the

credit enhancement, guarantees, and other obligations incurred in connection with the financing necessary for the development of the Community and (B) the compensation of the Declarant for the financial obligations and risks it undertook in such development activities and guarantees of financial obligations.

5. Payee Contact Information. The Collection Agent (as defined in the Declaration) shall be the payee ("Payee") to whom Owners shall make payments of Transfer Fees. The initial Collection Agent and Payee of Transfer Fees is Green Valley Aurora LLC. The contact information for the Collection Agent and the Payee (including the mailing address of the Collection Agent and Payee) is as follows:

Green Valley Aurora LLC
4908 Tower Road
Denver, CO 80249
Attn: Chief Financial Officer
Telephone: (303) 486-8550
Facsimile: (303) 843-0745

6. Owner and Description of Property Burdened by Transfer Fee Covenant. The residential real property burdened by the Transfer Fee Covenant is described in Schedule A attached hereto. The owner of this property is Green Valley Aurora LLC, a Colorado limited liability company.

7. Method for Releasing any Lien Recorded Pursuant to the Transfer Fee Covenant. If a Transfer of a Unit (a "Transferred Unit") occurs and a Transfer Fee is due but not paid with respect to such Transfer, then the following shall apply:

a. Lien. The unpaid Transfer Fee shall be (i) an obligation due and owing from the transferor and the transferee and the Collection Agent may pursue such remedies and rights as are available to it at law, in equity, or otherwise to collect such sum and (ii) the unpaid Transfer Fee shall be a lien (the "Lien") upon the Transferred Unit having the priority and bearing interest at the manner and rate specified in the Declaration. At its option, the Collection Agent may record the Lien in the real estate records of the county in which the Transferred Unit is located.

b. Satisfaction and Release of Lien. Within five business days following payment of the Transfer Fee in full, then (a) the Collection Agent shall execute and deliver to the Owner a full release of the Lien, which release shall be in form suitable for recording and (b) if Collection Agent recorded the Lien, then, at its cost and expense, the Owner of the Transferred Unit (*i.e.*, the transferee of the Transferred Unit) shall record the release of the Lien in the real estate records of the county in which the transferred Unit is located.

8. Correction of Scrivener's Error. In Section 4.1.b of the Declaration, the Declarant reserved the right to amend the Declaration to correct a scrivener's or similar error in the Declaration. The Transfer Fee is one-half of one percent; however, when stating this fee, the Declarant inadvertently stated it as 0.005% instead of 0.5%. Accordingly, pursuant to the rights reserved in Section 4.1.b of the Declaration, the Declarant hereby (a) amends and corrects the

Declaration to correct the scrivener's error by deleting "(0.005%)" and replacing it with "(0.5%)," and (b) as amended and corrected, affirms and restates the Declaration effective as of the date of the recording of the Declaration.

9. General Provisions.

a. Declaration. Further information concerning the Transfer Fee is set forth in the Declaration, which the Declarant incorporates herein and makes a part hereof by this reference.

b. Construction and Interpretation of Notice of Transfer Fee. The Declarant and Payee have executed this Notice of Transfer Fee in furtherance of and pursuant to the Transfer Fee Act. If any term or provision of this Notice of Transfer Fee is found by any court to be inconsistent with or in violation of the Transfer Fee Act or otherwise unenforceable, then (a) such court shall reform this Notice of Transfer Fee so that it will be consistent with and not in violation of the Transfer Fee Act.

c. Modification of Notice of Transfer Fee. Pursuant to the Transfer Fee Act, the Collection Agent reserves and shall have the right to file an amendment to this Notice of Transfer Fee containing (i) new contact information regarding the Payee, (ii) the names of the Owners of Units affected by the Transfer Fee Covenant at the time of such amendment, and (iii) a description of the real property burdened by the Transfer Fee.

[Signatures of the Declarant and the Payee are on the pages following this page]

Green Valley Aurora LLC, a Colorado limited liability company has executed and delivered this Notice of Transfer Fee as Collection Agent, Declarant, and Payee as of the date set forth below and effective as of the date recorded in the real estate records of Adams County, Colorado.

Collection Agent, Declarant, and Payee:

GREEN VALLEY AURORA LLC,
a Colorado limited liability company

Dated: 9/21/2011

By: 
Robert J. Sanderman, Executive Vice-
President and Chief Financial Officer

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 21st day of September, 2011, by Robert J. Sanderman as Executive Vice-President and Chief Financial Officer of **Green Valley Aurora LLC**, a Colorado limited liability company.

WITNESS my hand and official seal

SEAL



Karen L. Wilburn
Notary Public
My commission expires: 6/17/2012

SCHEDULE A

(Legal Description of the Real Property Subject to the Transfer Covenant)

The following described parcels of real property located in the County of Adams, State of Colorado:

Brandenburg Parcel:

Lot 1, Block 1, WINDLER SUBDIVISION, except that part conveyed to E-470 Public Highway recorded August 1, 1996, in Book 4807 at Page 451-454,
Together with an easement for ingress and egress over and across the West 30 feet of the NE ¼ of Section 24, Township 3 South, Range 66 West of the 6th P.M., and
Together with an easement for ingress and egress over and across the private road and roadway in the NW ¼ of Section 24, Township 3 South, Range 66 West as described in Decree recorded in Book 15 at Pages 208, 209, 210 and 211, records of the Clerk and Recorder of Adams County, County of Adams, State of Colorado.

Hoyt Parcel

A Parcel of land being a portion of the Northeast Quarter of Section 13, Township 3 South, Range 66 West of the Sixth Principal Meridian, in the County of Adams, State of Colorado being more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter of Section 13, whence the Center Quarter corner of said Section 13 bears South 00°04'40" West, and all bearings are made as a reference hereon;

Thence along the Northerly line of said Northeast Quarter North 89°53'37" East 1122.95 Feet to the Northwest corner of Parcel TK-116 of the E-470 public highway authority described in book 4667, page 306 in the Adams County Office of the Clerk and Recorder;

Thence along the Westerly boundary of said Parcel TK-116 the following seven (7) courses:

1. Departing said Northerly line of the Northeast Quarter South 00°12'21" West 100.00 feet;

2. South 86°37'51" East 893.46 feet;

3. South 59°36'56" East 90.03 Feet to the beginning of a non-tangent curve concave to the Northwest having a Radius of 908.51 feet and a radial bearing of North 81°53'35" East;

4. Southerly along said curve 132.32 feet through a central angle of 08°20'42";

5. Tangent to said curve South 16°27'07" East 349.92 feet to the beginning of a tangent curve concave to the Southwest having a radius of 1055.92 feet;

6. Southerly along said curve 285.87 feet through a central angle of 15°30'43";

7. Tangent to said curve South 00°56'24" East 1700.86 feet to the intersection with the Southerly line of said Northeast Quarter of Section 13;

Thence departing said Westerly boundary of Parcel TK-116 and along said Southerly Line South 89°52'31" West 2293.98 feet to said Center Quarter corner of Section 13;

Thence along the Westerly Line of said Northeast Quarter of Section 13 North 00°04'40" East 2648.09 feet to the **TRUE POINT OF BEGINNING**, County of Adams, State of Colorado.

Lesgo Parcel:

PARCEL I:

A parcel of land lying within the West half of Section 24, Township 3 South, Range 66 West of the Sixth Principal Meridian, in the City of Aurora, more particularly described as follows:

Commencing at the Northwest corner of said Section 24, whence the Westerly line of the Northwest quarter of said Section 24 bears South 00°17'02" East, with all bearings herein being referenced to this line; Thence South 02°40'22" East 719.71 feet to a line parallel with and distant 30.00 feet Easterly, measured at right angles, from said Westerly line of the Northwest quarter of Section 24 and the **Point of Beginning**;

Thence departing said parallel line, South 89°47'34" East 1035.30 feet to the beginning of a tangent curve concave Northwesterly having a radius of 1000.00 feet;

Thence Northeasterly along said curve through a central angle of 38°44'03" an arc length of 676.04 feet;

Thence tangent to said curve, North 51°03'31" East 459.71 feet to the beginning of a tangent curve concave Southeasterly having a radius of 1000.00 feet;

Thence Northeasterly along said curve through a central angle of 36°50'17" an arc length of 642.95 feet to the Easterly line of said Northwest quarter of Section 24;

Thence non-tangent to said curve, along said Easterly line, South 00°16'29" East 2649.77 feet to the center quarter corner of said Section 24;

Thence along the Southerly line of said Northwest quarter, South 89°36'11" West 243.34 feet to the beginning of a tangent curve concave Southeasterly having a radius of 800.00 feet;

Thence departing said Southerly line and Southwesterly along said curve through a central angle of 41°22'00" an arc length of 577.59 feet;

Thence tangent to said curve, South 48°14'11" West 333.64 feet to the beginning of a tangent curve concave Northwesterly having a radius of 800.00 feet;

Thence Southwesterly along said curve through a central angle of 41°29'08" an arc length of 579.25 feet;

Thence tangent to said curve, South 89°43'19" West 1061.26 feet to a line parallel with and distant 30.00 feet Easterly, measured at right angles, from the Westerly line of the Southwest quarter of said Section 24;

Thence along said parallel line, North 00°16'45" West 617.43 feet to said line parallel with and distant 30.00 feet Easterly, measured at right angles, from the Westerly line of the Northwest quarter of Section 24;

Thence along said parallel line, North 00°17'02" West 1931.51 feet to the **Point of Beginning**,

EXCEPT that portion conveyed to Green Valley Ranch East Metropolitan District No.1, in Deed recorded January 23, 2006 at Reception No. 20060123000075630 and Deed recorded January 17, 2006 at Reception No. 20060117000055880 and Deed recorded April 6, 2006 at Reception No. 20060405000342900, County of Adams, State of Colorado.

PARCEL II:

A parcel of land lying within the Southwest Section 13 and the Northwest quarter of Section 24, Township 3 South, Range 66 West of the Sixth Principal Meridian, in the City of Aurora, more particularly described as follows:

Commencing at the Northwest quarter of said Section 24, whence the West quarter corner of said Section 24 bears South 00°17'02" East, with all bearings herein being referenced to this line;

Thence South 02°40'25" East 719.51 feet to the Easterly right-of-way of Picadilly Road, being a line parallel with and distant 30.00 feet Easterly, measured at right angles, from the Westerly line of said Northwest quarter of Section 24 and the **Point of Beginning**.

Thence along said Easterly right-of-way the following 2 courses:

1. Along said parallel line, North 00°17'02" West 718.75 feet to a line parallel with and distant 30.00 feet Easterly, measured at right angles, from the Westerly line of said Southwest quarter of Section 13;

2. Along said parallel line, North 00°02'04" West 2653.81 feet to the Northerly line of said Southwest quarter of Section 13;

Thence along said Northerly line, North 89°40'36" East 1281.25 feet;

Thence departing said Northerly line, South 00°16'07" East 1290.31 feet to the beginning of a tangent curve concave Westerly having a radius of 800.00 feet;

Thence Southerly along said curve through a central angle of 31°02'27" an arc length of 433.41 feet;

Thence tangent to said curve, South 30°46'20" West 131.36 feet;

Thence North 89°43'26" East 1505.65 feet to the Easterly line of said Southwest quarter of Section 13;

Thence along said Easterly line, South 00°06'51" East 833.93 feet to the South quarter corner of said Section 13;

Thence along the Easterly line of said Northwest quarter of Section 24, South 00°16'29" East 0.47 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1000.00 feet, the radius point of said curve bears South 02°06'12" East;

Thence Southwesterly along said curve through a central angle of 36°50'17" an arc length of 642.95 feet;

Thence tangent to said curve, South 51°03'31" West 459.71 feet to the beginning of a tangent curve concave Northwesterly having a radius of 1000.00 feet;

Thence Southwesterly along said curve through a central angle of 38°44'03" an arc length of 676.04 feet;

Thence tangent to said curve, South 89°47'34" West 1035.30 feet to the **Point of Beginning**,

EXCEPT that portion conveyed to Green Valley Ranch East Metropolitan District No.1, in Deed recorded January 23, 2006 at Reception No. 20060123000075630 and Deed recorded January 17, 2006 at Reception No. 20060117000055880, County of Adams, State of Colorado.

PARCEL III:

A parcel of land lying within the Southeast quarter of Section 24, Township 3 South, Range 66 West, of the 6th Principal Meridian, in the City of Aurora, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the center quarter corner of said Section 24;

Thence along the Northerly line of said Southeast quarter of Section 24, North 89°35'41" East 959.83 feet to the **Point of Beginning**;

Thence continuing along said Northerly line, North 89°35'41" East 1231.87 feet;

Thence departing said Northerly line, South 00°00'10" West 121.65 feet;

Thence South 03°49'07" West 1713.00 feet;

Thence South 00°00'10" West 379.65 feet;

Thence South 03°48'43" East 439.29 feet to the Southerly line of said Southeast quarter;

Thence along said Southerly line, South 89°32'39" West 1137.39 feet;

Thence departing said Southerly line, North 00°12'26" West 2649.17 feet to the **Point of Beginning**,

EXCEPT that portion conveyed to Green Valley Ranch East Metropolitan District No.1, in Deed recorded January 23, 2006 at Reception No. 20060123000075630 and Deed recorded January 17, 2006 at Reception No. 20060117000055880, County of Adams, State of Colorado.

PARCEL IV:

A parcel of land lying within the South half of Section 24, Township 3 South, Range 66 West, of the 6th Principal Meridian, in the City of Aurora, County of Adams, State of Colorado, being more particularly described as follows:

Beginning at the Center quarter corner of said Section 24;

Thence along the Northerly line of the Southeast quarter of said Section 24, North 89°35'41" East 959.83 feet;

Thence departing said Northerly line, South 00°12'26" East 2649.17 feet to the Southerly line of said Southeast quarter;

Thence along said Southerly line, South 89°32'39" West 957.50 feet to the South quarter corner of said Section 24;

Thence along the Southerly line of the Southwest quarter of said Section 24, South 89°33'46" West 2569.79 feet to a line parallel with and distant 72.00 feet Easterly, measured at right angles, from the Westerly line of said Southwest quarter;

Thence along said parallel line, North 00°16'45" West 2034.23 feet;

Thence departing said parallel line, North 89°43'19" East 1019.26 feet to the beginning of a tangent curve concave Northwesterly having a radius of 800.00 feet;

Thence Northeasterly along said curve through a central angle of 41°29'08" an arc length of 579.25 feet;

Thence tangent to said curve, North 48°14'11" East 333.64 feet to the beginning of a tangent curve concave Southeasterly having a radius of 800.00 feet;

Thence Northeasterly along said curve through a central angle of 41°22'00" an arc length of 577.59 feet to the Northerly line of said Southwest quarter;

Thence along said Northerly line, tangent to said curve, North 89°36'11" East 243.34 feet to the **Point of Beginning**,

EXCEPT that portion conveyed to Green Valley Ranch East Metropolitan District No.1, in Deed recorded January 23, 2006 at Reception No. 20060123000075630 and Deed recorded January 17, 2006 at Reception No. 20060117000055880, County of Adams, State of Colorado.

PARCEL V:

A parcel of land lying within the Southwest quarter of Section 13, Township 3 South, Range 66 West, of the 6th Principal Meridian, in the City of Aurora, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Center quarter corner of said Section 13; Thence along the Easterly line of said Southwest quarter, South 00°06'51" East 1212.23 feet to the **Point of Beginning**;

Thence continuing along said Easterly line, South 00°06'51" East 604.22 feet;

Thence departing said Easterly line, South 89°43'26" West 1505.65 feet;

Thence North 30°46'20" East 131.36 feet to the beginning of a tangent curve concave Northwesterly having a radius of 800.00 feet;

Thence Northeasterly along said curve through a central angle of 31°02'27" an arc length of 433.41 feet;

Thence tangent to said curve, North 00°16'07" West 79.18 feet;

Thence North 89°43'26" East 1324.98 feet to the **Point of Beginning**,

EXCEPT that portion conveyed to Green Valley Ranch East Metropolitan District No.1, in Deed recorded January 23, 2006 at Reception No. 20060123000075630 and Deed recorded January 17, 2006 at Reception No. 20060117000055880, County of Adams, State of Colorado.

Highline Canal Parcel:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 13 AND THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W $\frac{1}{2}$ NW $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHOWN IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 22, 2004 AT RECEPTION NUMBER 20040922000934720, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N63°56'41"E, A DISTANCE OF 77.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF THE HIGHLINE CANAL, AS DESCRIBED AT RECEPTION NO. 20050908000977530, ADAMS COUNTY RECORDS, THE FOLLOWING FORTY-ONE (41) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°46'58", A RADIUS OF 1947.19 FEET, AN ARC LENGTH OF 94.57 FEET, AND WHOSE CHORD BEARS S52°24'19"E, A DISTANCE OF 94.57 FEET;
 2. S53°47'48"E, A DISTANCE OF 69.22 FEET;
 3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°01'15", A RADIUS OF 297.08 FEET, AND AN ARC LENGTH OF 77.88 FEET;
 4. S38°46'33"E, A DISTANCE OF 25.90 FEET;
 5. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°20'30", A RADIUS OF 996.35 FEET, AND AN ARC LENGTH OF 110.28 FEET;
 6. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°05'00", A RADIUS OF 78.85 FEET, AN ARC LENGTH OF 23.51 FEET, AND WHOSE CHORD BEARS S36°34'33"E, A DISTANCE OF 23.42 FEET;
 7. S28°02'03"E, A DISTANCE OF 141.12 FEET;
 8. S11°49'57"W, A DISTANCE OF 45.20 FEET;
 9. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°17'45", A RADIUS OF 613.21 FEET, AND AN ARC LENGTH OF 88.79 FEET;
 10. S03°32'12"W, A DISTANCE OF 126.71 FEET;
 11. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°15'45", A RADIUS OF 164.66 FEET, AND AN ARC LENGTH OF 32.37 FEET;
 12. S14°47'57"W, A DISTANCE OF 61.78 FEET;
 13. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°02'30", A RADIUS OF 198.79 FEET, AND AN ARC LENGTH OF 62.60 FEET;
 14. S32°50'27"W, A DISTANCE OF 133.99 FEET;
 15. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°46'00", A RADIUS OF 5675.29 FEET, AND AN ARC LENGTH OF 174.99 FEET;
 16. S34°36'27"W, A DISTANCE OF 181.99 FEET;
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17. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $01^{\circ}05'47''$, A RADIUS OF 278.72 FEET, AN ARC LENGTH OF 5.33 FEET, AND WHOSE CHORD BEARS $S34^{\circ}03'34''W$, A DISTANCE OF 5.33 FEET TO A POINT 70 FEET EAST OF MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID NW $\frac{1}{4}$ OF SECTION 24;
 18. $S00^{\circ}17'02''E$, ALONG SAID LINE 70 FEET EAST OF THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 24, A DISTANCE OF 326.92 FEET;
 19. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $27^{\circ}44'28''$, A RADIUS OF 289.02 FEET, AN ARC LENGTH OF 139.94 FEET, AND WHOSE CHORD BEARS $N13^{\circ}39'56''E$, A DISTANCE OF 138.57 FEET;
 20. $N00^{\circ}22'18''W$, A DISTANCE OF 37.08 FEET;
 21. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $34^{\circ}58'45''$, A RADIUS OF 198.72 FEET, AND AN ARC LENGTH OF 121.32 FEET;
 22. $N34^{\circ}36'27''E$, A DISTANCE OF 181.89 FEET;
 23. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $01^{\circ}46'00''$, A RADIUS OF 5755.29 FEET, AND AN ARC LENGTH OF 177.46 FEET;
 24. $N32^{\circ}50'27''E$, A DISTANCE OF 133.99 FEET;
 25. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $18^{\circ}02'30''$, A RADIUS OF 278.79 FEET, AND A ARC LENGTH OF 87.79 FEET;
 26. $N14^{\circ}47'57''E$, A DISTANCE OF 61.78 FEET;
 27. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $11^{\circ}15'45''$, A RADIUS OF 244.66 FEET, AND A ARC LENGTH OF 48.09 FEET;
 28. $N03^{\circ}32'12''E$, A DISTANCE OF 126.71 FEET;
 29. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $08^{\circ}17'45''$, A RADIUS OF 533.21 FEET, AND AN ARC LENGTH OF 77.20 FEET;
 30. $N11^{\circ}49'57''E$, A DISTANCE OF 53.70 FEET;
 31. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $39^{\circ}52'00''$, A RADIUS OF 56.57 FEET, AND AN ARC LENGTH OF 39.36 FEET;
 32. $N28^{\circ}02'03''W$, A DISTANCE OF 149.62 FEET;
 33. ALONG THE ARC OF CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $17^{\circ}05'00''$, A RADIUS OF 158.85 FEET, AND AN ARC LENGTH OF 47.36 FEET;
 34. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $06^{\circ}20'30''$, A RADIUS OF 916.35 FEET, AN ARC LENGTH OF 101.42 FEET, AND WHOSE CHORD BEARS $N41^{\circ}56'48''W$, A DISTANCE OF 101.37 FEET;
 35. $N38^{\circ}46'33''W$, A DISTANCE OF 25.90 FEET;
 36. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $15^{\circ}01'15''$, A RADIUS OF 377.08 FEET, AND AN ARC LENGTH OF 98.86 FEET;
 37. $N53^{\circ}47'48''W$, A DISTANCE OF 69.22 FEET;
 38. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $02^{\circ}48'15''$, A RADIUS OF 1867.19 FEET, AND AN ARC LENGTH OF 91.38 FEET;
 39. $N50^{\circ}59'33''W$, A DISTANCE OF 15.31 FEET;
 40. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $16^{\circ}06'48''$, A RADIUS OF 198.84 FEET, AND AN ARC LENGTH OF 55.92 FEET TO A POINT 70 FEET EAST OF MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 13;
 41. $S00^{\circ}02'04''E$, ALONG SAID LINE 70 FEET WEST OF THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SECTION 13, A DISTANCE OF 113.06 FEET TO THE TRUE POINT OF BEGINNING,
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THE BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING S00°17'02"E BETWEEN THE NORTHWEST CORNER OF SECTION 24, A 3 INCH BRASS CAP, STAMPED "LS 16848" AND THE WEST ONE-QUARTER CORNER, A 3 INCH BRASS CAP, STAMPED "LS 16848".

EXCEPT that portion conveyed to Green Valley Ranch East Metropolitan District No. 1 in Deed recorded January 23, 2006 at Reception No. 20060123000075630.

AND EXCEPT that portion conveyed to the City of Aurora, Colorado in Deed recorded April 17, 2006 at Reception No. 20060417000386390.

COUNTY OF ADAMS,
STATE OF COLORADO.

INCLUSION PARCEL:

PARCEL VI:

A PARCEL OF LAND BEING A PORTION OF WEST HALF OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 13, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 00°07'54" WEST, A DISTANCE OF 2,648.05 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SOUTH 00°06'51" EAST, A DISTANCE OF 1,212.23 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°43'26" WEST, A DISTANCE OF 1,324.98 FEET; THENCE NORTH 00°16'07" WEST, A DISTANCE OF 1,211.13 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 89°40'36" WEST, A DISTANCE OF 1,239.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20060417000386390 ON APRIL 17, 2006 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'55" WEST, A DISTANCE OF 2,616.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 56TH AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°39'02" EAST, A DISTANCE OF 2,562.94 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, SOUTH 00°07'54" EAST, A DISTANCE OF 2,618.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. C1046245 ON OCTOBER 31, 2002 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3

SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED
AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13; THENCE
ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°39'02" WEST,
A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH
00°07'54" EAST PARALLEL TO AND 60.00' WEST OF THE EAST LINE OF SAID
NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE **POINT OF
BEGINNING**; THENCE CONTINUING SOUTH 00°07'54" EAST, PARALLEL TO SAID
EAST LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°39'02 WEST,
PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF
100.00 FEET; THENCE NORTH 00°07'54" WEST, PARALLEL TO THE EAST LINE OF
SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; THENCE NORTH
89°39'02" EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER,
A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**.