

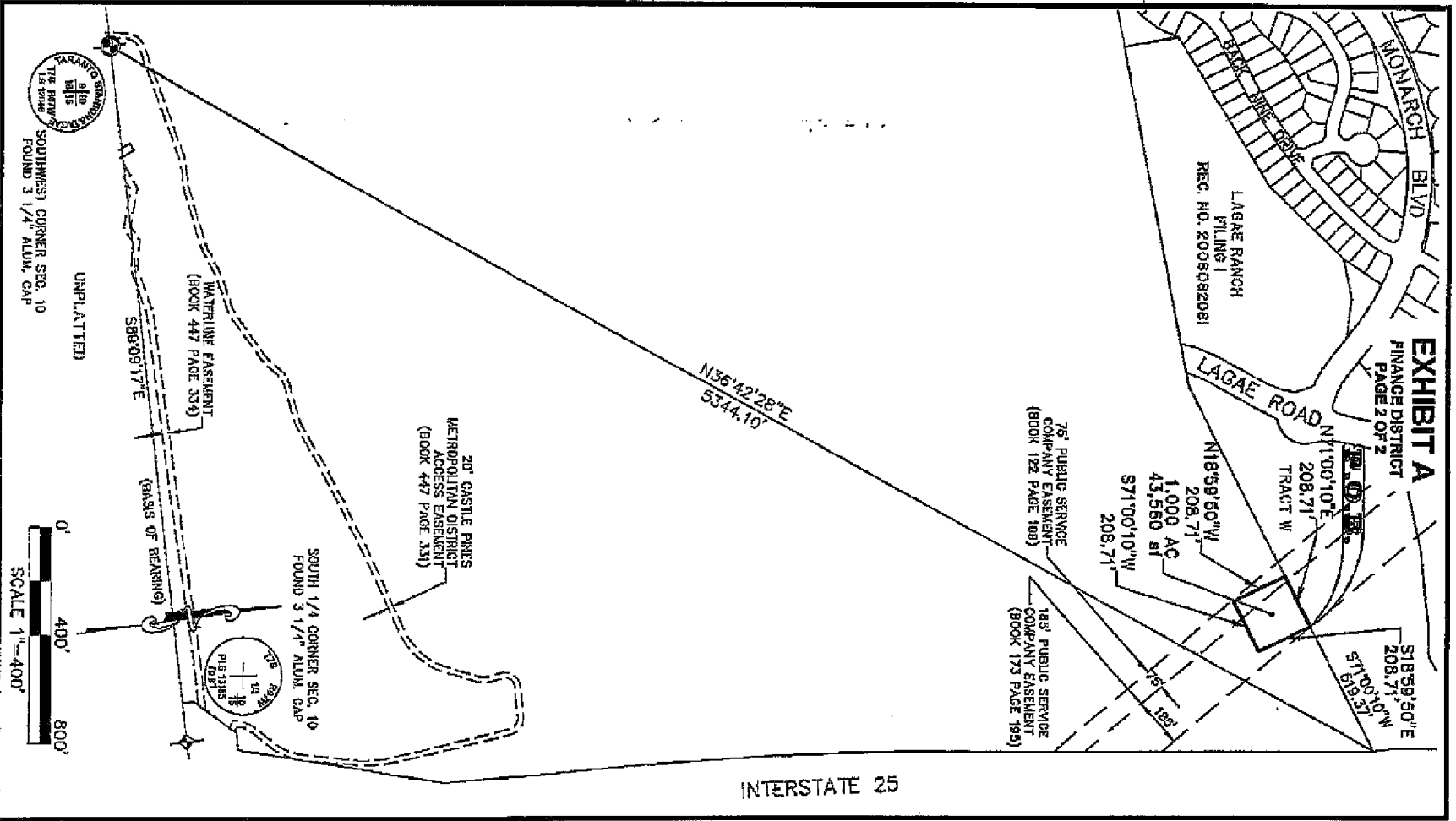
CASTLE PINES
TOWN CENTER
DISTRICT 1

CASTLE PINES
TOWN CENTER
DISTRICT 3

CASTLE PINES
TOWN CENTER
DISTRICT 2

DISTRICT NO. 1

EXHIBIT A
FINANCE DISTRICT
PAGE 2 OF 2



INTERSTATE 25



SOUTHWEST CORNER SEC. 10
FOUND 3 1/4" ALUM. CAP

UNPLATTED

WATERLINE EASEMENT
(BOOK 447 PAGE 339)

$S89^{\circ}09'17''E$

(BASIS OF BEARING)

20' CASTLE PINES
METROPOLITAN DISTRICT
ACCESS EASEMENT
(BOOK 447 PAGE 331)

SOUTH 1/4 CORNER SEC. 10
FOUND 3 1/4" ALUM. CAP

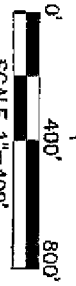


EXHIBIT A
FINANCE DISTRICT
PAGE 1 OF 2

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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 36°42'28" EAST, 5344.10 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY LINE OF TRACT W OF LAQAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE 25 AND ALONG SAID SOUTHERLY LINE OF TRACT W, SOUTH 71°00'10" WEST, 519.37 FEET TO THE **POINT OF BEGINNING**.

THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT W, SOUTH 18°59'50" EAST, 208.71 FEET, THENCE SOUTH 71°00'10" WEST, 208.71 FEET, THENCE NORTH 18°59'50" WEST, 208.71 FEET TO A POINT ON SAID SOUTHERLY LINE OF TRACT W, THENCE ALONG SAID SOUTHERLY LINE OF TRACT W, NORTH 71°00'10" EAST, 208.71 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, CONTAINING 1.000 ACRES, MORE OR LESS.

DISTRICT NO. 2

EXHIBIT A
COMMERCIAL DISTRICT
PAGE 2 OF 2

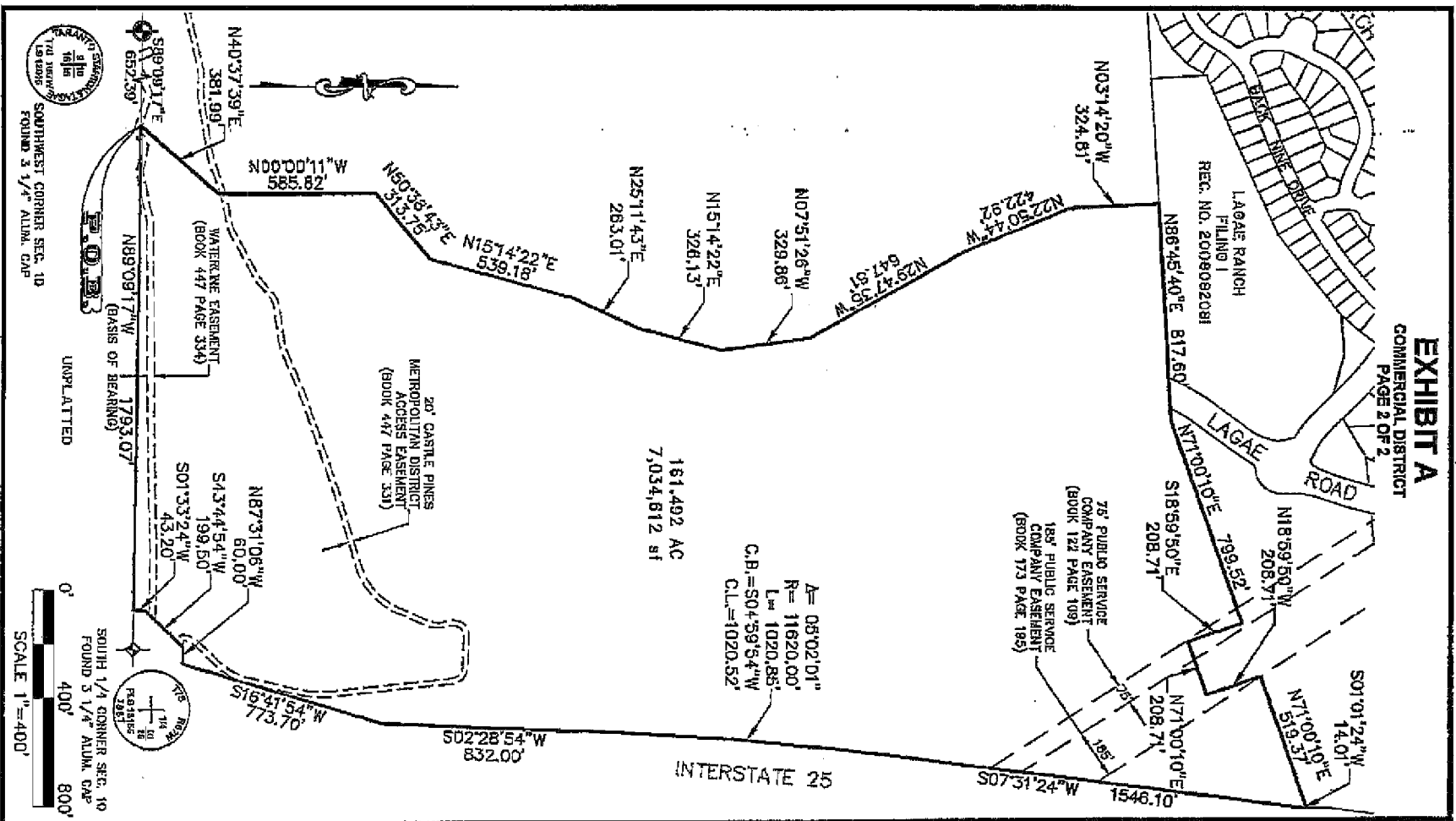


EXHIBIT A
COMMERCIAL DISTRICT
PAGE 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°09'17" EAST, 652.39 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTH LINE, NORTH 40°37'39" EAST, 381.99 FEET, THENCE NORTH 00°00'11" WEST, 585.82 FEET; THENCE NORTH 50°38'43" EAST, 313.75 FEET; THENCE NORTH 15°14'22" EAST, 533.18 FEET; THENCE NORTH 25°11'43" EAST, 263.01 FEET; THENCE NORTH 15°14'22" EAST, 328.13 FEET; THENCE NORTH 07°51'26" WEST, 329.86 FEET; THENCE NORTH 29°47'35" WEST, 647.81 FEET, THENCE NORTH 22°50'44" WEST, 422.92 FEET; THENCE NORTH 03°14'20" WEST, 324.81 FEET TO A POINT ON THE SOUTH SUBDIVISION BOUNDARY OF LAGAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF,

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

- 1) NORTH 86°45'40" EAST, 817.80 FEET;
- 2) THENCE NORTH 71°00'10" EAST, 798.52 FEET;

THENCE DEPARTING SAID LAGAE RANCH FILING 1 SUBDIVISION BOUNDARY, SOUTH 18°59'50" EAST, 208.71 FEET; THENCE NORTH 71°00'10" EAST, 208.71 FEET; THENCE NORTH 18°59'50" WEST, 208.71 FEET TO A POINT ON SAID SOUTH SUBDIVISION BOUNDARY OF LAGAE RANCH FILING 1.

THENCE ALONG SAID SUBDIVISION BOUNDARY, NORTH 71°00'10" EAST, 519.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25, THENCE DEPARTING SAID LAGAE RANCH FILING 1 SUBDIVISION BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25 THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 01°01'24" WEST, 14.01 FEET;
- 2) SOUTH 07°31'24" WEST, 1548.10 FEET;
- 3) ALONG A CURVE TO THE LEFT, HAVING A DELTA OF 05°02'01", A RADIUS OF 11,620.00 FEET, AN ARC OF 1020.85 FEET AND A CHORD WHICH BEARS SOUTH 04°59'54" WEST, 1020.82 FEET;
- 4) SOUTH 02°28'54" WEST, 832.00 FEET;
- 5) SOUTH 16°41'54" WEST, 773.70 FEET;
- 6) NORTH 87°31'06" WEST, 60.00 FEET;
- 7) SOUTH 43°44'54" WEST, 199.50 FEET;
- 8) SOUTH 01°33'24" WEST, 43.20 FEET

TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE DEPARTING SAID U.S. INTERSTATE NO. 25 RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE OF SECTION 10, NORTH 89°09'17" WEST, 1793.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 161.492 ACRES, MORE OR LESS.

EXHIBIT A

FINANCE DISTRICT
PAGE 1 OF 2

LEGAL DESCRIPTION

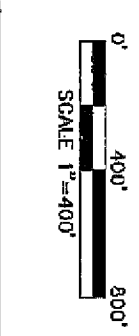
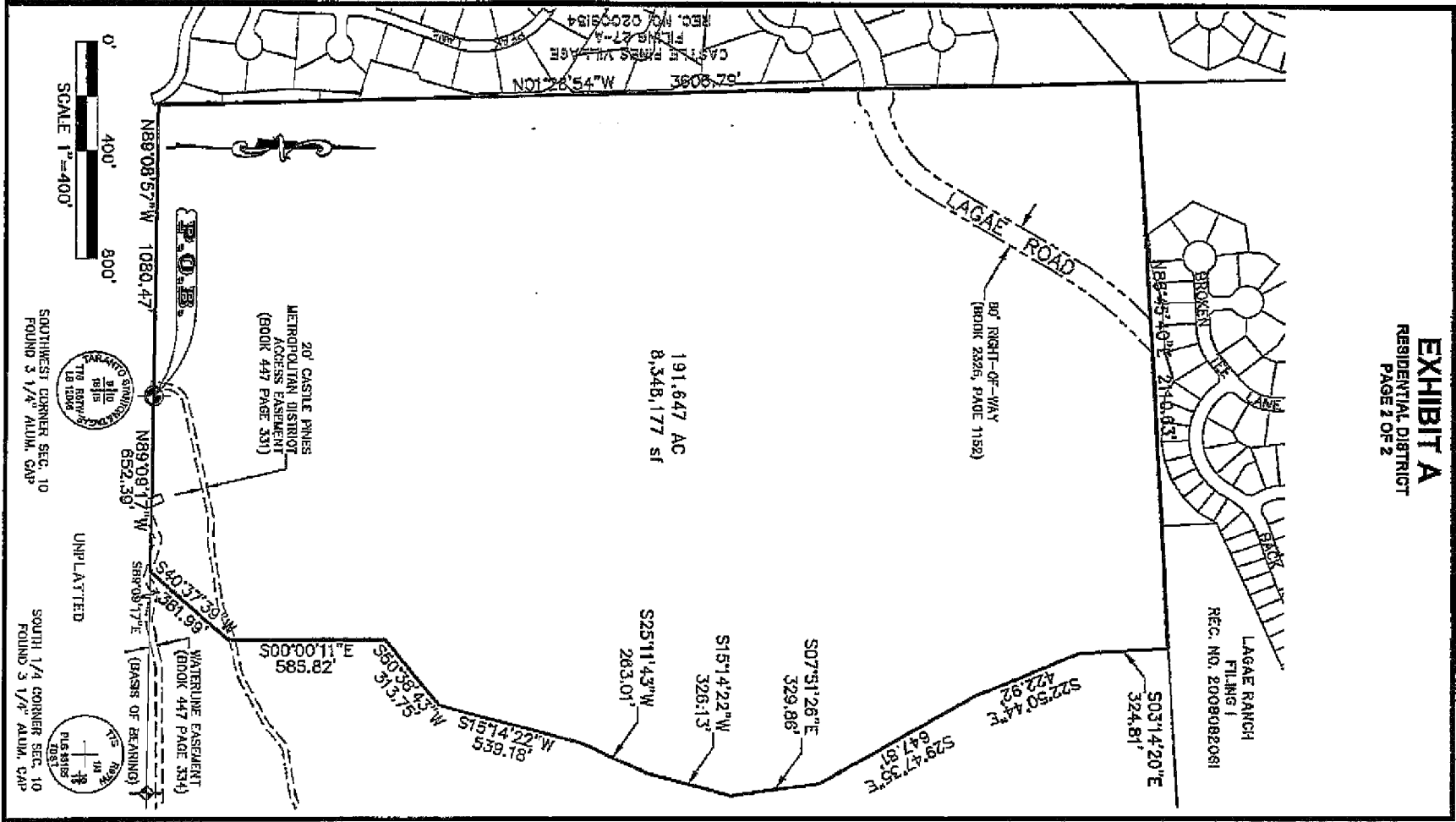
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 36°42'28" EAST, 5344.10 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY LINE OF TRACT W OF LAGAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE 25 AND ALONG SAID SOUTHERLY LINE OF TRACT W, SOUTH 71°00'10" WEST, 519.37 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT W, SOUTH 18°59'50" EAST, 208.71 FEET, THENCE SOUTH 71°00'10" WEST, 208.71 FEET, THENCE NORTH 18°59'50" WEST, 208.71 FEET TO A POINT ON SAID SOUTHERLY LINE OF TRACT W, THENCE ALONG SAID SOUTHERLY LINE OF TRACT W, NORTH 71°00'10" EAST, 208.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 1.000 ACRES, MORE OR LESS.

DISTRICT NO. 3

EXHIBIT A
RESIDENTIAL DISTRICT
PAGE 2 OF 2



SOUTHWEST CORNER SEC. 10
FOUND 3 1/4" ALUM. CAP

SOUTH 1/4 CORNER SEC. 10
FOUND 3 1/4" ALUM. CAP



20' CASTLE PINES
METROPOLITAN DISTRICT
ACCESS EASEMENT
(BOOK 447 PAGE 331)

WATERLIDE EASEMENT
(BOOK 447 PAGE 334)

UNPLATTED

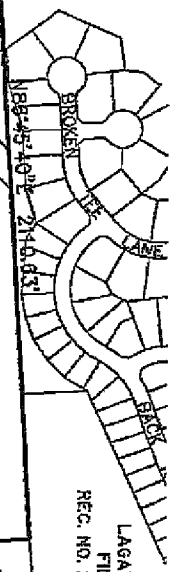
BASES OF BEARINGS

CAS...
NO1°28'54"W 3606.76'

191,647 AC
8,348,177 sq ft

LAGAE ROAD

BO' RIGHT-OF-WAY
(BOOK 2326, PAGE 1152)



LAGAE RANCH
FILING 1
REC. NO. 2008082081

N88°08'57"W 1080.47'

N89°08'17"W 652.39'

S89°08'17"E 361.59'

S00°00'11"E 585.82'

S60°38'43"W 315.75'

S15°14'22"W 539.18'

S25°11'43"W 283.01'

S15°14'22"W 326.13'

S07°51'28"E 329.86'

S29°47'35"E 647.815'

S72°50'44"E 422.92'

S03°14'20"E 324.81'

EXHIBIT A
RESIDENTIAL DISTRICT
PAGE 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 9 AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE WESTERLY ALONG THE EXISTING FENCE LINE AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 539, PAGE 598 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°08'57" WEST, 1080.47 FEET;
- 2) THENCE NORTH 01°28'54" WEST, 3606.79 FEET

TO A POINT ON THE SOUTH SUBDIVISION BOUNDARY OF LAGAE RANCH FLING 1, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE DEPARTING SAID FENCE LINE, AND ALONG SAID SUBDIVISION BOUNDARY NORTH 86°45'40" EAST, 2110.63 FEET, THENCE DEPARTING SAID LAGAE RANCH FLING 1 SUBDIVISION BOUNDARY, SOUTH 03°14'20" EAST, 324.81 FEET; THENCE SOUTH 22°50'44" EAST, 422.92 FEET; THENCE SOUTH 29°47'35" EAST, 647.81 FEET, THENCE SOUTH 07°51'26" EAST, 329.86 FEET; THENCE SOUTH 15°14'22" WEST, 326.13 FEET; THENCE SOUTH 25°11'43" WEST, 263.01 FEET; THENCE SOUTH 15°14'22" WEST, 539.18 FEET; THENCE SOUTH 50°38'43" WEST, 313.75 FEET; THENCE SOUTH 00°00'11" EAST, 585.82 FEET; THENCE SOUTH 40°37'39" WEST, 381.99 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, NORTH 89°09'17" WEST, 652.39 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, CONTAINING 191.647 ACRES, MORE OR LESS.

EXHIBIT A
FINANCE DISTRICT
PAGE 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 36°42'28" EAST, 5344.10 FEET TO A POINT ON THE WEST RIGHT--OF--WAY LINE OF U.S. INTERSTATE NO. 25, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY LINE OF TRACT W OF LAGAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE DEPARTING SAID WEST RIGHT--OF--WAY LINE OF U.S. INTERSTATE 25 AND ALONG SAID SOUTHERLY LINE OF TRACT W, SOUTH 71°00'10" WEST, 519.37 FEET TO THE **POINT OF BEGINNING.**

†
THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT W, SOUTH 18°59'50" EAST, 208.71 FEET, THENCE SOUTH 71°00'10" WEST, 208.71 FEET, THENCE NORTH 18°59'50" WEST, 208.71 FEET TO A POINT ON SAID SOUTHERLY LINE OF TRACT W, THENCE ALONG SAID SOUTHERLY LINE OF TRACT W, NORTH 71°00'10" EAST, 208.71 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, CONTAINING 1.000 ACRES, MORE OR LESS.