TO: **El Paso County Planning Commission**
Jim Egbert, Chair.

FROM: **Raimere Fitzpatrick, AICP PM/Planner II**
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: **Project File #: P-17-009**
Project Name: County Initiated Map Amendment (Rezoning) of Santa Fe Springs PUD 2
Parcel Nos.: 42000-00-364, 43000-00-544, and 43000-00-564

OWNER:	REPRESENTATIVE:
Multiple	El Paso County Planning and Community Development

Commissioner District: 2

Planning Commission Hearing Date:	11/7/2017
Board of County Commissioners Hearing Date:	11/28/2017

EXECUTIVE SUMMARY

The El Paso County Planning and Community Development Department is requesting approval of a County Initiated Map Amendment (Rezoning) of properties in the Santa Fe Springs PUD 2 from the PUD (Planned Unit Development) zoning district to the A-35 (Agricultural) zoning district.

The properties are located northeast of the intersections of Curtis Road and Falcon Highway and are within Sections 1 and 2, Township 13 South, Range 64 West of the 6th P.M. The properties are also located within the boundaries of the Falcon/Peyton Comprehensive Plan (2008).

The Board of County Commissioners approved the Santa Fe Springs PUD 2 (PCD File No. PUD-04-003) on January 5, 2005 which included 286.15 acres of property and authorized the following land uses:

- 180 single-family residential lots on 39.71 acres
- 235 multi-family units on 37.01 acres
- 32.52 acres of commercial land

- 7.86 acre elementary school site
- 135.16 acres of open space, which includes trails, parks and open space, preservation easements, and detention facilities
- 33.89 acres of rights-of-way

The Santa Fe Springs PUD 2 was approved with the following condition which has not been met:

> Rezoning requests for property within this project may be considered by the Planning Commission and /or Board of County Commissioners. If, however, the requisite level of urban services has not been provided within five years of such rezonings, applicant agrees the County, after the required public hearing process, may reinstate the zoning districts in effect on the date of such approval or otherwise zoning it to an Agricultural classification.

Pursuant to C.R.S §30-28-116, the Board may amend the number, shape, boundaries, or area of any [zoning] district. Pursuant to Section 5.3.5.E, County Initiated Zoning, of the Land Development Code, the County "may initiate the rezoning of any property within the unincorporated area of the County".

Justification in support of rezoning properties from the Santa Fe Springs PUD 2 includes:

- Recognition of unmet conditions of approval regarding the provision of water and wastewater service to property within the PUD;
- Reduction of land use uncertainties when reviewing land use applications for development on adjoining properties for compatibility with adjacent and surrounding land uses;
- Providing greater development certainty for adjacent properties outside the PUD boundaries; and
- Providing greater certainty for staff in addressing inquiries from the public concerning development within the Santa Fe Springs PUD and in the surrounding area.

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: A request for approval of a County Initiated Map Amendment (Rezoning) of 286.15 acres from the PUD (Planned Unit Development) zoning district to the A-35 (Agricultural) zoning district.

Waiver(s)/Modification(s): No waivers are associated with this request.

Authorization to Sign: N/A

B. Planning Commission Summary

Request Heard:
Recommendation:
Waiver Recommendation:
Vote:
Vote Rationale:
Summary of Hearing:
Legal Notice:

C. APPROVAL CRITERIA

Pursuant to Section 5.3.5, Amendment (Rezoning), of the El Paso County Land Development Code (2017), in approving a map amendment (rezoning), the following findings shall be made:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

D. LOCATION

North: PUD (Planned Unit Development)/vacant
South: PUD (Planned Unit Development)/vacant
East: PUD (Planned Unit Development)/vacant
West: PUD (Planned Unit Development)/vacant

E. BACKGROUND

Santa Fe Springs Land Use History

Santa Fe Springs is a 6,420 acre urban density development that consists of seven (7) PUD (Planned Unit Development) zoning districts. The various PUDs authorize a mixture of urban density single-family residential, multi-family residential, rural residential, commercial, institutional, public utility, and park, recreational, and open space land uses, and include 39 large lot (35 acre) residential parcels. The development area is currently comprised of 62 parcels controlled by 25 separate property owners. Each PUD zoning district was approved with a condition requiring the provision of central water and wastewater to property within its boundaries within five (5) years from the date of approval, which is an issue that is discussed in greater detail below. A summary of the overall Santa Fe Springs land use approvals is provided also below.

The Board of County Commissioners approved a 5,620 acre sketch plan (PCD File No. SKP-89-003) for Santa Fe Springs on December 28, 1989 (Resolution No. 89-

369). The sketch plan included 2,658 acres of residential land uses with densities ranging from 0.4 to 12 dwelling units per acre with a density cap of 5,300 dwelling units. The sketch plan also included 693 acres of commercial land uses and 2,269 acres of open space.

The sketch plan was approved with the following condition regarding the phased development of Santa Fe Springs:

> Rezoning of the site shall take place by phases, such phase not to exceed the area identified within the phasing plan submitted as a part of the Sketch Plan. This condition would not affect rezoning the property to A-4 (Agricultural) or A-35 (Agricultural) Districts for purposes of a holding zone." (Note: the A-4 zoning district was the precursor to the RR-5 (Residential Rural) zoning district)

The Board approved the subsequent rezoning of 920 acres of properties in the Santa Fe Springs Sketch Plan from unzoned to the PUD (Planned Unit Development) zoning district (PCD File No. PUD-90-002) on June 28, 1990 (Resolution No. 90-168). The Board also approved (Resolution No. 90-187) a concurrent rezoning (PCD File No. P-90-004) of an additional 4,693 acres of properties in the sketch plan from unzoned to the RR-5 (Residential Rural) zoning district. Approval of the PUD zoning was subject to the following condition of approval that required central services, specifically water and sewer services, to be provided to properties within Santa Fe Springs within five (5) years of the date of approval:

> Rezoning requests for property within this project may be considered by the Planning Commission and /or Board of County Commissioners. If, however, the requisite level of urban services has not been provided within five years of such rezonings, applicant agrees the County, after the required public hearing process, may reinstate the zoning districts in effect on the date of such approval or otherwise zoning it to an Agricultural classification.

Pursuant to the terms of the condition, water and sewer services were required to be provided by June 28, 1995. The provision of services is not merely a commitment from a provider to provide service; rather, it is the construction of necessary infrastructure to actually deliver the services. Required infrastructure improvements include but are not limited to wells, water treatment facilities, water lines, storage tanks, wastewater treatment facilities, lift stations, force mains, sewer lines, etc. The developer failed to provide the required services with appurtenant infrastructure within the designated time which expired on June 28, 2000.

Because the condition had not been met, in 2001 the County initiated a rezoning of the properties from the PUD and RR-5 zoning districts to the A-35 zoning district (PCD File No. P-01-009). On January 2, 2002, the Board decided to stay the action based on the commitment of a prospective purchaser to implement the PUD and provision of the required water and wastewater services in five (5) years. The Board

denied the action to remove the Santa Fe Springs PUD and extended the time limit to provide urban services to January 10, 2007.

Following the action in 2002, the Board approved a sketch plan amendment (PCD File No. SKP-04-003) on August 26, 2004 (Resolution No. 04-354). The amendment added an additional 800 acres of property to the sketch plan area, increased the density cap from 5,300 to 5,370 dwelling units, reduced the commercial acreage from 693 acres to 288 acres, and increased the amount of open space from 2,269 acres to 2,739 acres.

The sketch plan amendment was approved with the following condition regarding phasing:

> The Phasing Plan as shown and approved on this amended sketch plan by the Board of County Commissioners shall be adhered to unless otherwise altered by Board approval.

The Board of County Commissioners approved a service plan in support of the formation of Santa Fe Springs Metropolitan Districts Nos. 1 – 3 (ID-04-003) on September 2, 2004 (Board Resolution 04-369). The initial plan was a skeletal plan, which means it did not contain an infrastructure analysis or financial plan necessary to evaluate the proposed district's capability to adequately incur and/or discharge debt. The Districts were formed by the Court on November 8, 2004. The Board approved an amended "complete" service plan (ID-05-007) on January 12, 2006 (Resolution No. 06-019), which included the necessary infrastructure and financial analysis. One of the overall purposes of the Districts includes financing, design, and construction of water and wastewater lines as well as the provision of water and wastewater services necessary to support urban development within the Santa Fe Springs development. Additional discussion regarding District responsibilities and status is provided in the Metropolitan District section of this report below.

The Board subsequently approved Santa Fe Springs PUD 1 as an amendment to the original Santa Fe Springs PUD on November 18, 2004, which rezoned 1,018.72 acres from the PUD and RR-5 (Residential Rural) zoning districts to the PUD zoning district. The Board later approved the Santa Fe Springs PUDs 2-7 on January 6, 2005, which rezoned 5,411.18 acres of property from the RR-5 and PUD zoning districts to the PUD zoning district. A summary of the PUD approvals is provided below.

Santa Fe Springs	PCD File #	Approval Date	Board Resolution No.	Acreage
PUD 1 (Amended PUD-90-002)	PUD 04-002	November 8, 2004	04-498	1,018.72
PUD 2	PUD-04-003	January 5, 2005	05-025	286.15
PUD 3	PUD-04-004	January 5, 2005	05-026	512.4
PUD 4	PUD-04-005	January 5, 2005	05-027	163.7
SFS PUD 5	PUD-04-006	January 5, 2005	05-028	1,000.8
SFS PUD 6	PUD-04-007	January 5, 2005	05-029	499

Approved land uses include a mixture of urban density single-family residential, multi-family residential, rural residential, commercial, institutional, public utility, and park, recreational, and open space land uses, and includes 39 large lot (35 acre) residential parcels. Santa Fe Springs PUDs 2-6 were approved with the following condition, which has not been met:

> In the event urban services have not been extended to any part of the overall Santa Fe Springs property within five (5) years of Board of County Commissioners' approval of this request, the Board may consider rezoning back to the original [RR-5] (Residential Rural) classification.

Since approval of the Santa Fe Springs PUDs 1-7 in 2004 and 2005, control of the development has fragmented into 62 parcels which are controlled by 25 different property owners. Due to the inability to provide the required urban services, specifically central water and wastewater, to support the urban densities and land uses, staff recommends that the proposed rezone be considered and approved in order to remove the zoning associated with the various Santa Fe Springs PUDs. These specific zoning actions are proposed via seven (7) separate County Initiated Map Amendment (Rezoning) requests.

Preliminary plans were submitted for Santa Fe Springs PUD 1 (PCD File No. SP-06-001), Santa Fe Springs PUD 2 (SP-06-002), and Santa Fe Springs PUD 4 (PCD File No. SP-06-019). The applications were not completed by the applicant; therefore, no action was taken by the Planning Commission or Board of County Commissioners to approve or deny the preliminary plan applications. No final plats have been submitted by any of the existing or prior land owners for review or consideration by the County.

Santa Fe Springs PUD 2 Land Use History

The following is a summary of the Santa Fe Springs PUD 2 land use approvals, which include a summary of the approved land uses and relevant conditions of approval:

The Board approved the Santa Fe Springs PUD (PCD File No. PUD-04-003) which is comprised of 286.15 acres and authorized the following land uses:

- 180 single-family residential lots on 39.71 acres
- 235 multi-family units on 37.01 acres
- 32.52 acres of commercial land
- 7.86 acre elementary school site
- 7.86 acre elementary school site
- 135.16 acres of open space, which includes trails, parks and open space, preservation easements, and detention facilities
- 33.89 acres of rights-of-way

Required services have not been provided to the property located within the specific Santa Fe Springs PUD 2 zoning district.

F. ANALYSIS

1. Land Development Code Analysis

C.R.S §30-28-111 and §30-28-113 establishes the authority of the Board to establish zoning in the unincorporated County. C.R.S §30-28-116 authorizes the Board to amend the number, shape, boundaries, or area of any [zoning] district. Pursuant to Section 5.3.5.E, County Initiated Zoning, of the El Paso County Land Development Code (2017), the County "may initiate the rezoning of any property within the unincorporated area of the County". This County initiated rezoning is being conducted in accordance with the statutory and Land Development Code authorities granted to the Board.

Findings of general conformity with the El Paso County master plan were made with the approvals of each Santa Fe Springs PUD zoning district. Those findings were contingent upon the provision of necessary urban services in support of the approved zoning. Because that condition has not been met, the Board may consider rezoning the properties out of the PUD to the A-35 zoning district. Since the original findings were made based on the condition that the Board may consider rezoning the subject properties away from the PUD zoning district and that this action is being initiated in accordance with that condition, this action is also in general conformance with the master plan.

Justification in support of rezoning the properties from the Santa Fe Springs PUD 2 include:

- Recognition of unmet conditions of approval regarding the provision of water and wastewater service to property within the PUD;
- Reduction of land use uncertainties when reviewing land use applications for development on adjoining properties for compatibility with adjacent and surrounding land uses Provide greater development certainty for adjacent properties outside the PUD boundaries; and
- Provide greater certainty for staff in addressing inquiries from the public concerning development within the Santa Fe Springs PUD and in the surrounding area.

2. Zoning Compliance

As previously discussed, the condition of approval which requires urban services (water and wastewater) to be extended to properties within the PUD have not been met. Therefore, the properties are not in compliance with the zoning requirements of the PUD. The Board may consider rezoning property in the Santa Fe Springs 2 PUD zoning district to A-35 zoning district. If the County initiated map rezoning is approved, the PUD zoning would be replaced by the A-35 zoning and the uses authorized by the PUD would no longer be applicable. Permitted and allowed uses would be those identified for the A-35 zoning district in Table 5-1 Principal Uses and Table 5-2 Accessory Uses in Chapter 5 of the

Code. The density and dimensional standards would be those identified in Table 5-4, Density and Dimensional Standards for Agricultural, Residential, and Special Purpose Districts.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. The following policies are cited for consideration:

> **Policy 6.1.4**
> Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.
>
> **Policy 6.1.6**
> Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.
>
> **Policy 6.1.10**
> Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

The Board recommended condition regarding urban services (water and wastewater) is consistent with the referenced policies and was intended to discourage approval of major developments in advance of the extension of services and provide a mechanism to prevent speculative zoning from encumbering the zoning map. Approval of land uses in the absence of requisite services creates a burden on future property owners within the development who individually may not have the financial ability to make necessary major infrastructure improvements in support of urban development. Removal of the PUD zoning from the subject properties in accordance with the condition to provide required urban services is consistent with these policies. Future development of properties affected by this action will require an analysis of required water and wastewater service to support the proposed development and a review of the feasibility of providing those services.

4. Small Area Plan Analysis

The properties are included in the boundaries of the Falcon/Peyton Comprehensive Plan (2008). The Plan was adopted after approval of the Santa Fe Springs PUD 2. Although the Plan supports the land uses and densities within Santa Fe Springs, the Plan is advisory and does not mandate development in accordance with the approved PUD.

The following are cited from Section 4.3.2, Future Land Use, Approved Development Patters, of the Plan:

> One of the foundational assumptions of this plan is that currently approved land uses should be treated as fixed, even though the plan recognizes that some of these approved but not-yet-developed plans may in fact undergo changes and adaptations over time. In other words, this plan will not offer recommendations that would contradict Sketch Plan and other zoning and subdivision approvals that have already been granted by the Board of County Commissioners at the time of the plan's adoption.
>
> Note that these graphics [Plan or Future Land Use Map] are meant to show the current plans for these parcels for planning purposes. This Master Plan recognizes that development plans can change after approval, and these graphics are not meant to limit the ability of landowners to re-evaluate their plans.

The Falcon/Peyton Plan recognizes the approved Santa Fe Springs zonings, but does not assume these land use approvals to be static or immutable. The condition, which was agreed upon by the developer, to provide urban services to the development within five (5) years with a clause for reconsideration and removal of the PUD zoning is demonstrative of the mutual understanding by the developer and County that the Santa Fe Springs PUDs may not be permanent. Although Santa Fe Springs was identified on the Plan, the depiction does not prohibit modification of the PUD on the Zoning Map, or by extension, removal from the Zoning Map in its entirety. The Plan specifically recognizes the non-binding nature of certain development plan approvals. The exercise of the Board's authority to remove the Santa Fe Springs PUD zoning district from the County Zoning Map is consistent with the intent of the Plan which specifically recognizes the changeable nature of plans within its boundaries.

5. Other Master Plan Elements

Approval of the request to rezone properties within the existing PUD to either the A-35 zoning district is consistent with or does not create negative impacts to elements depicted on the El Paso County Wildlife Habitat Descriptors Map (1996), the El Paso County Community Services Parks Master Plan (2014), the Master Plan for Mineral Extraction (1996), or the El Paso County Major Transportation Corridors Plan (2011).

A previous finding was made that the PUD rezoning would not interfere with any present or future extraction of any commercial mineral deposit. The current request for a map amendment (rezoning) remains consistent with the previous finding.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No specific hazards were identified in the original map amendment (rezoning) of the property to the PUD zoning district.

Should the proposed County initiated rezoning be approved, future subdivision applications will be required to provide geology and soils reports as required by Section 8.4.9 of the Code, which include an analysis of hazards which may impede development or require site specific mitigation.

2. Wildlife

The impact of development to wildlife habitat is generally low as depicted on the Wildlife Habitat Descriptors Map.

The initial Santa Fe Springs PUDs were sent to what is now known as Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service for review and comment regarding potential impacts to wildlife. No responses from the agencies were received. At that time, El Paso County Environmental Services recommended the applicant obtain documentation from the U.S. Fish and Wildlife Service regarding impacts to threatened and endangered species. Should the proposed County initiated rezoning be approved, future development applications, including, but not limited to, preliminary plans and final plats, will be required to include the appropriate reports, plans, and/or studies to demonstrate compliance with local, State, and Federal wildlife policies and regulations.

3. Floodplain

Portions of properties within Santa Fe Springs are impacted by the 100 year floodplain. Should the proposed County initiated rezoning be approved, future development applications, including, but not limited to, preliminary plans and final plats, will be required to include the appropriate reports, plans, and/or studies to demonstrate compliance with local, State, and Federal floodplain requirements.

4. Drainage and Erosion

Should the proposed County initiated rezoning be approved, future development applications, including, but not limited to, preliminary plans and final plats, will be required to include the appropriate reports, plans, and/or studies to demonstrate compliance with local, State, and Federal drainage and erosion control requirements

5. Transportation

Projected traffic generated by the development of Santa Fe Springs has been anticipated to create impacts to adjacent transportation corridors depicted on the El Paso County Major Transportation Corridors Plan (2016) (MTCP). Specific corridors include the intersection of Woodmen Road and Meridian Road, Judge Orr Road, Falcon Highway, Curtis Road, and Peyton Highway.

The north/south alignment of Peyton Highway is configured as an offset intersection at Falcon Highway. Peyton Highway was anticipated to be realigned through Santa Fe Springs PUD 7 to eliminate the offset intersection condition. Property within PUD 7 has been conveyed to 11 separate property owners in the form of 35 acre parcels which impedes the ability to obtain the required right-of-way and required improvements through the subdivision process. Should the County desire to proceed with the realignment project, the burden of acquiring the necessary right-of-way and constructing the realignment will be the responsibility of the County unless future subdivision of those parcels is proposed, whereby the County could require right-of-way dedication. More details have been included in the discussions provided in the staff report for the proposed County initiated rezoning of Santa Fe Springs PUD 7 (PCD File No. P-17-014).

Should the proposed County initiated rezoning be approved, future development applications, including, but not limited to, rezonings, preliminary plans, and final plats, will be required to include traffic impact studies to analyze the impacts of proposed development on the surrounding transportation network. These reports will identify necessary on-site or off-site transportation improvements in accordance with local, State, and Federal transportation and safety standards.

H. SERVICES

1. Water

Water service for Santa Fe Springs was proposed to be provided by Sunset Metropolitan District. The District proposed to construct a water distribution system with a network of water supply wells, treatment facilities, storage tanks and distribution pipelines (see the attached Sunset Metropolitan District Overall Water System Master Plan Map for details regarding the wells site and transmission line locations). The necessary water system infrastructure to provide the required central water service is not available to support development within the PUD zoning district boundaries.

Should the County initiated rezoning be approved, future development applications, including, but not limited to, preliminary plans and final plats, will be required to include the appropriate reports, determinations, decrees, permits, or other documents necessary to demonstrate compliance with the water supply standards of the Code.

Findings regarding water sufficiency are not required with map amendment (rezoning) requests.

2. Sanitation

Wastewater service for Santa Fe Springs was proposed to be provided by Sunset Metropolitan District. The District proposed to construct a gravity-fed outfall sewer system from Santa Fe Springs to the existing Sunset Metropolitan District Wastewater Treatment Plant. The necessary wastewater infrastructure

needed to provide central wastewater service is not available within the PUD zoning district boundaries.

Should the proposed County initiated rezoning be approved, future development applications, including, but not limited to, preliminary plans and final plats, will be required to include the appropriate reports, determinations, decrees, permits, or other documents necessary to demonstrate compliance with the wastewater disposal standards of the Code.

A finding regarding the adequacy of the proposed method of wastewater disposal is not required with map amendment (rezoning) requests.

3. **Emergency Services**
   Fire and emergency services are provided by Falcon Fire Protection District.

4. **Utilities**
   These properties are within the Mountain View Electric Association (MVEA) service area.

5. **Metropolitan Districts**
   The properties are located in the service boundaries of Santa Fe Springs Metropolitan District Nos. 1-3. The Board of County Commissioners approved the Santa Fe Springs Metropolitan District Service Plan (ID-04-003) on September 2, 2004 (Board Resolution 04-369). The Districts were formed by the Court on November 8, 2004. The initial plan was a skeletal plan, which means it did not contain an infrastructure analysis or financial plan necessary to evaluate the proposed district's capability to adequately incur and/or discharge debt.

   The Board approved an amended "complete" service plan (ID-05-007) on January 12, 2006 (Resolution No. 06-019), which included the necessary infrastructure and financial analysis.

   The purpose of District No. 1, the control district, is to manage the design, construction, installation, operation, and maintenance of public improvements within the development area, with the exception of public roads which would be dedicated to the County. Construction of necessary water and wastewater infrastructure and provision of those services was planned in coordination with the Sunset Metropolitan District.

   The purpose of Santa Fe Springs District No. 2 is to provide financing for the purpose of debt service to District 1 to pay its obligations to District 1 for the construction of infrastructure in support of development and for public facilities, services, and programs benefitting residential properties and landowners in Santa Fe Springs.

The purpose of Santa Fe Springs Metropolitan District No. 3 is to provide financing for the purpose of debt service to District 1 to pay its obligations to District 1 for the construction of infrastructure in support of development and for public facilities, public facilities, services, and programs benefitting commercial properties and landowners in Santa Fe Springs.

The overall purposes of the Districts include the design, construction, and financing and potentially the ongoing maintenance and ownership of: 1) water and wastewater lines as well as the provision of water and wastewater services; 2) street improvements and safety protection; 3) drainage facilities; 4) design, acquisition, construction, and maintenance of recreation facilities; 5) mosquito control; 6) covenant enforcement; 7) fire protection facilities (i.e. hydrants and related improvements installed as part of the overall water system); 8) television relay and translation services; and 9) security services.

The Districts have a maximum debt authorization of $85 million with a maximum debt mill levy of 50 mills and an operations and maintenance mill levy of 10 mills. District No. 2 (residential) has a maximum mill levy of 30 mills. District No. 3 (commercial) has a maximum mill levy of 20 mills. Platting fees for properties within the district include a $2,500 fee per single-family residential lot, $1,000 fee per multi-family residential lot, and $0.25 fee per square foot of commercial retail space. No debt has been issued by the Districts to date.

The Colorado Department of Local Affairs filed a Petition for Order and Certification of Dissolution of Special District, through the Colorado Attorney General to dissolve District No.1 due to inactivity of the District and non-compliance with statutory and service responsibilities. Santa Fe Springs Metropolitan District No. 1 was dissolved on October 6, 2016. A copy of the order has been included for reference.

Since District No. 1 has been dissolved and the properties are under fragmented ownership, there is no single entity with the authority to undertake the financing and to oversee the construction of required infrastructure necessary to support development in Santa Fe Springs. Districts Nos. 2 and 3 are still operational; however, it would require a material modification of the service plan to authorize Districts Nos. 2 and/or 3 to perform the duties and powers granted to District No. 1.

6. Parks/Trails

Park lands dedication or fees in lieu of dedication are not required for a map amendment (rezoning). The El Paso County Trails Master Plan Map (2013) depicts proposed trails and bicycle routes adjacent to and traversing portions of the Santa Fe Springs development.

Should the County initiated rezoning be approved, future development applications, including, but not limited to, preliminary plans and final plats, will be

required to meet the park land dedication requirements, which may include payment of fees in lieu of land dedication, of the Code. The approval of future development applications will include a review of trail locations and general conformity with the recommendations of the Trails Master Plan.

7. Schools

These properties are located in Falcon School District No. 49. Land dedication or fees in lieu of dedication are not required for a map amendment (rezoning). Should the County initiated rezoning be approved, future development applications, including, but not limited to, preliminary plans and final plats, will be required to meet the school land dedication requirements, which may include payment of fees in lieu of land dedication, of the Code.

I. APPLICABLE RESOLUTIONS

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J. STATUS OF MAJOR ISSUES

The approved Santa Fe Springs Sketch Plan (PCD File No. SKP-05-007) included a phasing plan that required sequential development of the identified phases and prohibited development out of the prescribed sequence. For example, owners of property in Phase 5, which corresponds to Santa Fe Springs PUD 6 and is located adjacent to Curtis Road, could not develop their property until development had occurred in Phases 1, 2, 3, and 4. In order to develop in advance of the approved sequential phasing plan, an individual property owner would be required to request an amendment to the phasing plan and secure central water and wastewater service to their portion of the PUD.

The 35 acre large lot parcels authorized in Phase 6, which corresponds to Santa Fe Springs PUD 7, have been sold out of order of the approved phasing plan which constitutes a violation of the sketch plan, creating a zoning violation scenario that can be resolved with approval of the proposed County initiated rezoning..

Additionally, PUD 7 was approved with the following condition:

> Platting is not required for property transfer of any Ag-35 designated parcels as long as the parcel is a minimum of 35 acres. A copy of a master parcel layout shall be provided to the County for review and comment should one be created.

No master parcel layout was provided prior to conveyance of the 35 acre parcels located within PUD 7. As previously discussed in the TRANSPORTATION Section of this report, the realignment of Peyton Highway to eliminate the offset intersection at Falcon Highway was planned within PUD 7. PUD 7 identified this realignment on the plan with the following note:

PROPOSED FUTURE PEYTON HWY REALIGNMENT
RIGHT OF WAY WILL BE DEDICATED CONSISTENT WITH ARTERIAL STANDARDS IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTAION REQUIREMENTS. LOCATION SUBJECT TO APPROVAL OF DOT AND THE DEVELOPER.

The parcels were conveyed outside of the prescribed process and no provision was made in the configuration of these 35 acre parcels for the preservation and dedication of right-of-way and the realignment of Peyton Highway (see attached PUD 7 exhibit identifying the Peyton Highway realignment and associated note).

The proposed water supply system required the construction of approximately 24 miles of distribution lines to deliver raw water from the Norris Ranch Well Sites to Santa Fe Springs. Additionally, in order to provide the required central wastewater service, approximately 15 miles of sanitary sewer lines would need to be constructed from Santa Fe Springs to the Sunset Metropolitan District Wastewater Treatment Plant. Without the necessary financing from the Santa Fe Springs Metropolitan District, such an endeavor may be beyond the financial capabilities of an individual property owner within the development area (see attached Sunset Metropolitan District Overall Water System Master Plan Map).

The conveyance of the 35 acre parcels outside of the required phasing plan, the configuration of the 35 acre parcels contrary to the approved realignment of Peyton Highway, and the failure to provide the required urban services constitutes a violation of the approved Santa Fe Springs Sketch Plan and PUDs.

Property owners within the PUD were notified of the County's intent and proposal to remove the existing PUD and to rezone their properties to the A-35 zoning district. Property owners have been encouraged to coordinate with Planning and Community Development staff to determine which of the three zoning districts are most appropriate for their properties. Staff has been contacted by four (4) affected property owners who have informally expressed support for the County initiated rezonings. Formal responses are expected prior to the Planning Commission and Board of County Commissioner hearings. All properties within the PUD are proposed to be rezoned to the A-35 zoning district.

Requests to rezone their properties to any other zoning district, including to any new PUD zoning district, will require the property owners to follow standard Planning and Community Development procedures for map amendment (rezoning) requests, beginning with the Early Assistance process.

K. CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5, Map Amendment (Rezoning), of the Code, staff recommends the following conditions and notations.

CONDITIONS

1. Any requests to rezone property to any zoning district other than what is approved by this action will require submittal of an application for a map amendment (rezoning) to the Planning and Community Development Department.
2. Future land use applications, which may include but not necessarily be limited to, map amendments (rezonings), preliminary plans, and/or final plats, shall include reports, plans, and other documentation as determined by the Planning and Community Development Director necessary to analyze impacts to the surrounding transportation network, on and off-site drainage and stormwater impact, soils and geology and related hazards, wildlife impacts, floodplain impacts, water and wastewater resources, and the feasibility of central/urban services.
3. Approval of the County initiated rezoning of the Santa Fe Springs PUD 2 shall render the Santa Fe Springs Sketch Plan (PCD File No. SKP-04-003) as invalid and no longer binding upon future development of the affected properties.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 136 adjoining property owners on October 23, 2017, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Rezone Map
SKP-89-003 - Santa Fe Springs Sketch Plan Map
SKP-89-003 - Board Resolution No. 89-369
PUD-09-002 - Santa Fe Springs PUD Vicinity Map
PUD-09-002 - Santa Fe Springs PUD Development Plan
PUD-09-002 - Santa Fe Springs PUD Board Resolution No. 90-168
P-90-004 - Santa Fe Springs Rezone Vicinity Map

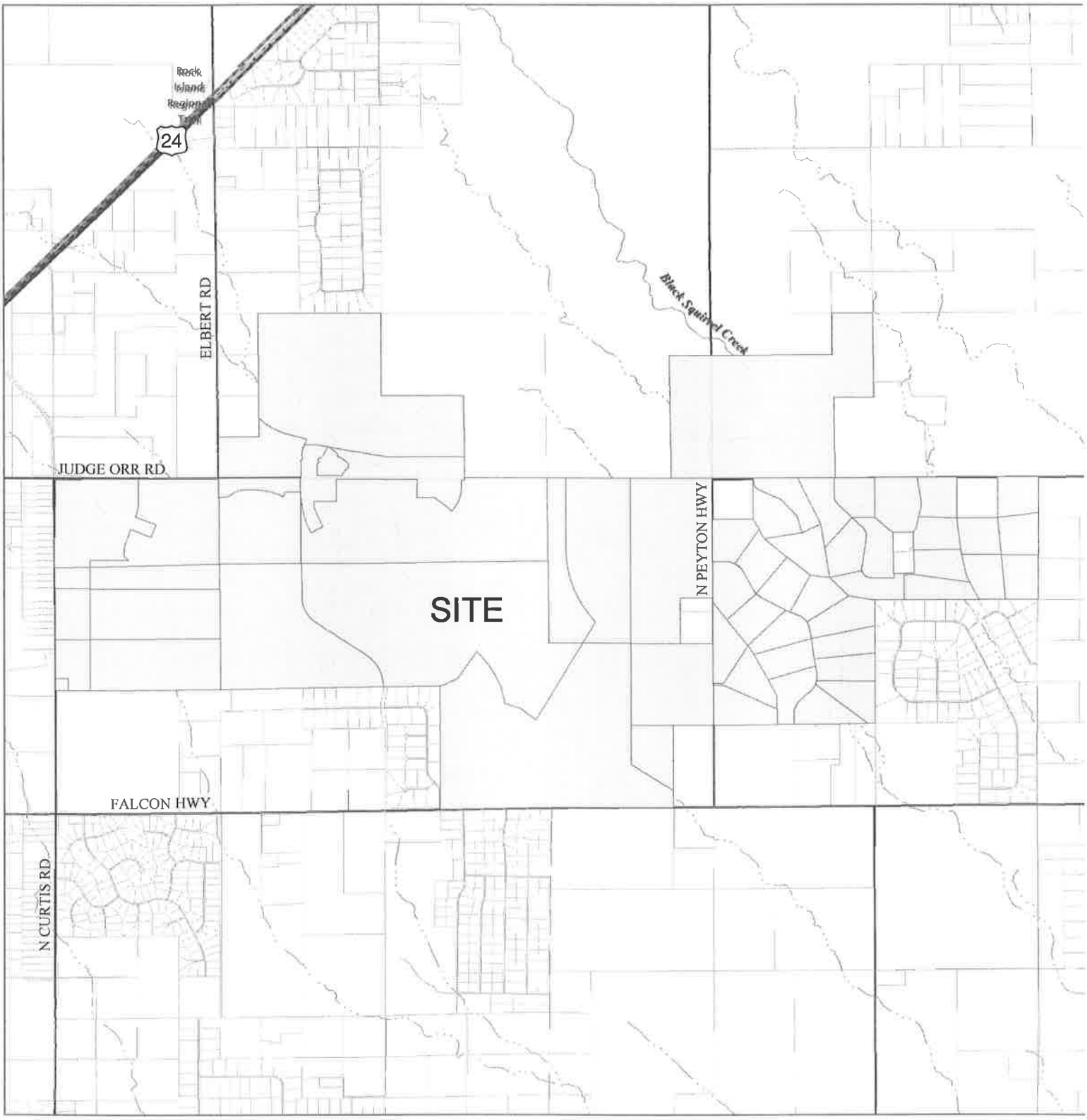
P-90-004 - Board Resolution No. 90-187
P-01-009 Notice of Intent of County Initiated Rezone
P-01-009 - County Initiated Rezone Vicinity Map
P-01-009 - County Initiated Rezone Board Action Letter
P-01-009 - County Initiated Rezone: Board Resolution 02-015
SKP-04-003 -Santa Fe Spring Sketch Plan Amendment
SKP-04-003 - Board Resolution No. 04-354
PUD-04-002 -Santa Fe Springs PUD 2 Approval Board Resolution No. 05-025
Sunset Metropolitan District Overall Water System Master Plan Map
ID-04-003 - Santa Fe Springs Metropolitan District Service Plan Board Resolution 04-369
ID-04-003 - Santa Fe Springs Metropolitan District Service Plan (service plan only)
ID-05-007 - Amended Santa Fe Springs Metropolitan District Service Plan Board Resolution 06-019
ID-05-007 - Santa Fe Springs Metropolitan District Service Plan (service plan only)
Petition for Order and Certification of Dissolution of Special District
PUD 7 Peyton Highway Realignment Exhibits

El Paso County Parcel Information

File Name: --

Zone Map No.: --

Date: October 4, 2017



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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EL PASO COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 2, 2017

RE: El Paso County Initiated Rezone of Santa Fe Springs PUD Nos 1 – 7
(Parcel Nos.: 32000-00-701, 33000-00-457, 33000-00-487, 33000-00-488, 33000-00-489, 33000-00-490, 33000-00-491, 33000-00-492, 33000-00-493, 33000-00-494, 33000-00-495, 33000-00-496, 33000-00-497, 33000-00-498, 33000-00-499, 33000-00-500, 33000-00-501, 33000-00-502, 33000-00-503, 33000-00-504, 33000-00-505, 33000-00-506, 33000-00-509, 33000-00-513, 33000-00-514, 33000-00-515, 33000-00-516, 33000-00-517, 33000-00-519, 33000-00-530, 33000-00-531, 33000-00-532, 33000-00-535, 33000-00-536, 33000-00-537, 33000-00-549, 33000-00-550, 33000-00-551, 33000-00-552, 33000-00-553, 33000-00-560, 42000-00-361, 42000-00-362, 42000-00-363, 42000-00-364, 43000-00-534, 43000-00-537, 43000-00-538, 43000-00-541, 43000-00-542, 43000-00-543, 43000-00-544, 43000-00-554, 43000-00-555, 43000-00-556, 43000-00-557, 43000-00-561, 43000-00-562, 43000-00-564)

To Whom it May Concern:

The El Paso County Planning and Community Development Department is requesting the Planning Commission and Board of County Commissioners to consider the removal of the Santa Fe Springs PUD (Planned Unit Development) Nos. 1 through 7 from the El Paso County Zoning Map and Resolution. Approval of this request will require parcels within these PUD zoning districts to be rezoned to the RR-5 (Residential Rural) or A-35 (Agricultural) zoning districts, as determined by the Board.

Map amendments (rezonings) of the Santa Fe Springs PUD Nos. 1-7 include a condition that urban services, specifically, water and wastewater, are extended to the development within five (5) years of the date of approval. If those services were not available within the designated time, the Board of County Commissioners reserved the authority to consider rezoning the Santa Fe Springs properties back to their original zoning classification. The required services have not been provided to any portion of the development area.

Respectfully,

Raimere Fitzpatrick, AICP, Project Manager/Planner II
Cc: PCD File Nos: P-17-008, P-17-009, P-17-010, P-17-011, P-17-012, P-17-013, and P-17-014

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

SKP-89-003

SANTA FE SPRINGS

LAND USE PLAN

Prepared: June, 1989
Revised: September, 1989

Prepared for:
SF SANTA FE DEVELOPMENT & MORTGAGE CORP.

0 600 1200 1800 3000 4200 Feet NORTH

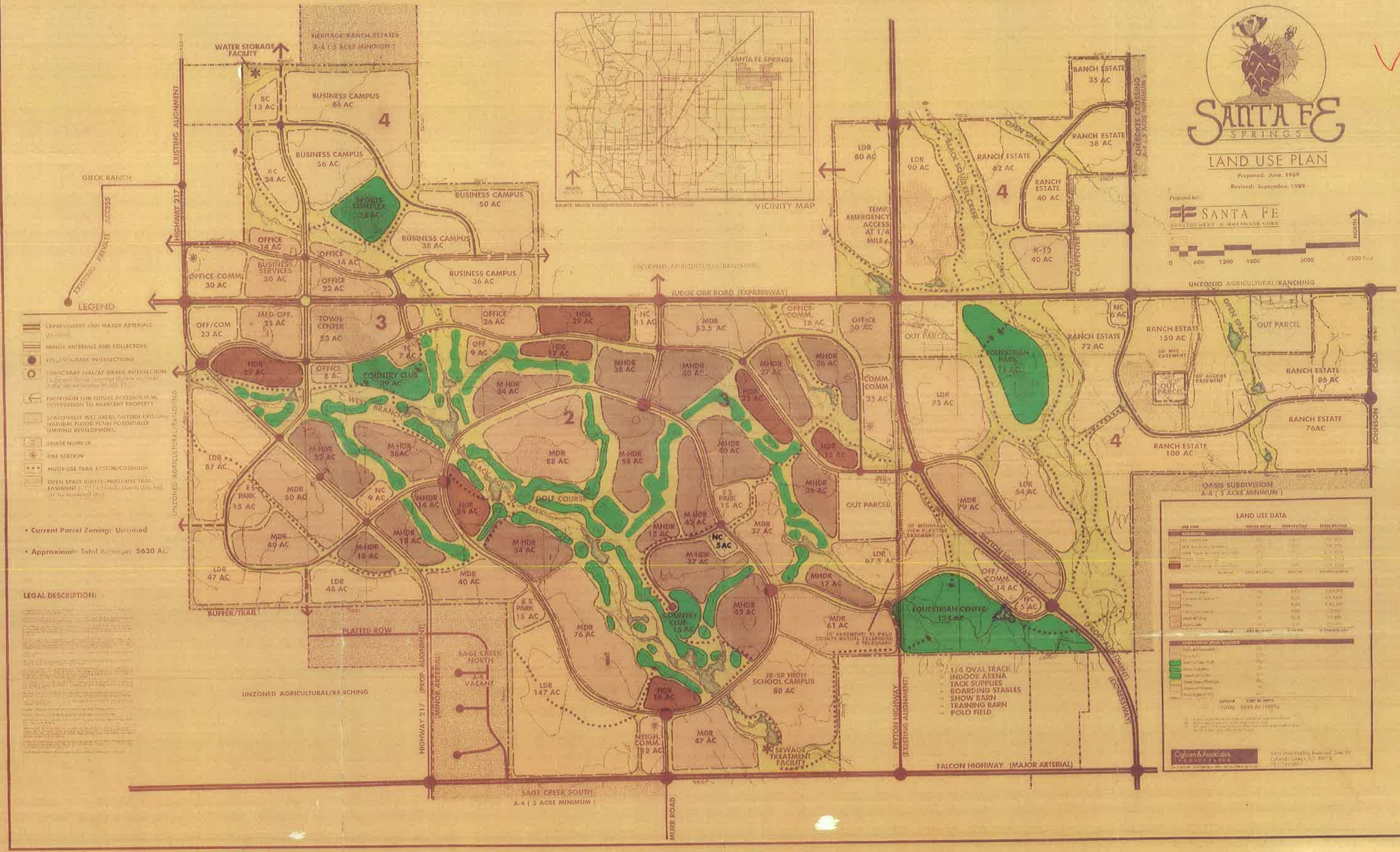
VICINITY MAP

LEGEND

- EXPRESSWAYS AND MAJOR ARTERIALS
- MINOR ARTERIALS AND COLLECTORS
- FULL/AT-GRADE INTERSECTION
- TEMPORARY FULL/AT-GRADE INTERSECTION (At Signals: Sixteen Average Delay per Vehicle 0.00 Seconds; Sixteen Average Delay per Vehicle 0.00 Seconds)
- PROVISION FOR FUTURE ACCESS/R.O.W. RESERVATION TO ADJACENT PROPERTY
- SEASONALLY WET AREAS OUTSIDE EXISTING NATURAL FLOOD PLAIN POTENTIALLY LIMITING DEVELOPMENT).
- 3 PHASE NUMBER
- FIRE STATION
- MULTI-USE TRAIL SYSTEM/CORRIDOR
- OPEN SPACE BUFFER/MULTI-USE TRAIL EASEMENT (100' for Powerline/Flood Plain and 30' for Residential Use)

- Current Parcel Zoning: Unzoned
- Approximate Total Acreage: 5620 Ac.

LEGAL DESCRIPTION:



SANTA FE SPRINGS

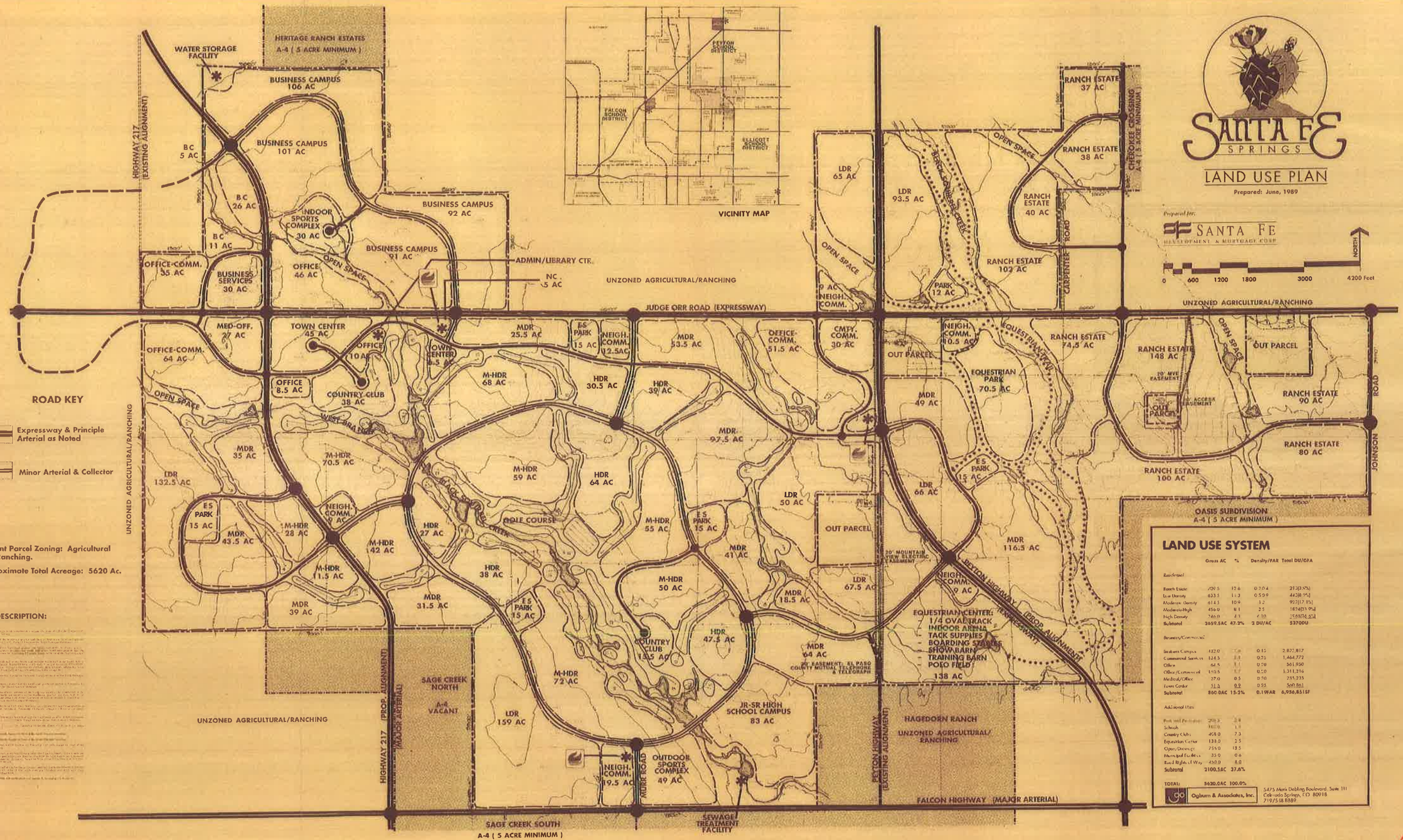
LAND USE PLAN

Prepared: June, 1989

Prepared for: SANTA FE DEVELOPMENT & MORTGAGE CORP

0 600 1200 1800 3000 4200 Feet NORTH

VICINITY MAP



ROAD KEY

- Expressway & Principle Arterial as Noted
- Minor Arterial & Collector

- Current Parcel Zoning: Agricultural and Ranching.
- Approximate Total Acreage: 5620 Ac.

LEGAL DESCRIPTION:

LAND USE SYSTEM

	Gross AC	%	Density/FAR	Total DU/GFA
Residential				
Ranch Estate	709.5	12.6	0.2-0.4	213-355 DU
Low Density	633.5	11.3	0.5-2.9	4438 DU
Moderate Density	614.5	10.9	3.2	9721 DU
Moderate/High	456.0	8.1	2.5	1824 DU
High Density	246.0	4.3	< 10	1598 DU
Subtotal	2659.5AC	47.2%	2 DU/AC	5370DU
Business/Commercial				
Business Campus	432.0	7.6	0.15	2,822,817
Commercial Services	124.5	2.2	0.25	1,464,772
Office	66.5	1.1	0.70	561,930
Office/Commercial	110.5	1.7	0.50	1,311,216
Medical/Office	27.0	0.5	0.70	255,235
Town Center	51.5	0.9	0.25	560,861
Subtotal	860.0AC	15.3%	0.19FAR	6,956,851SF
Additional Uses				
Park and Recreation	298.5	5.4		
Schools	160.0	1.1		
Country Club	458.0	7.3		
Equestrian Center	138.0	2.5		
Open/Drainage	755.0	13.5		
Municipal Facilities	35.0	0.6		
Road Rights of Way	430.0	8.0		
Subtotal	2100.5AC	37.8%		
TOTAL:	5620.0AC	100.0%		

Oglesm & Associates, Inc.
5475 Mark Dabling Boulevard, Suite 111
Colorado Springs, CO 80918
719/548-8889

4/20/90 01920504 SKP-89-003 Bk 5730 Pg 1206

Commissioner Whittemore moved adoption of the following Resolution:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION NO. 89-364, Land Use-103

WHEREAS, Santa Fe Development did file an application with the El Paso County Planning Department on or about June 16, 1989, for the approval of the Santa Fe Springs Sketch Plan for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 21, 1989, upon which date the Planning Commission did by formal resolution recommend denial of the subject sketch plan; and

WHEREAS, a public hearing was held by this Board on December 28, 1989; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested parties were heard at those hearings.

3. That all data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

4. That for the above-stated and other reasons, the proposed sketch plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of El Paso County that the Santa Fe Springs Sketch Plan for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, be approved;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS:

1. Prior to or in conjunction with the initial rezoning:

   a. The applicant shall provide information acceptable to the Department of Public Works noting that the 3/4 mile intersection spacing on Peyton Highway is workable.

   b. The manner in which the identified "temporary access" onto Judge Orr Road can be eliminated when traffic volumes warrant; how said traffic will be redistributed and how necessary improvements (for closure of at-grade intersection) will be financed.

2. Rezoning of the site shall take place by phases, such phase not to exceed the area identified within the phasing plan submitted as a part of the Sketch Plan. This condition would not affect rezoning the property to A-4 (Agricultural) or A-35 (Agricultural) Districts for purposes of a holding zone.

3. Prior to or in conjunction with each rezoning, a Growth Management Plan shall be found acceptable to the El Paso County Department of Public Works, Planning Department, and the County Attorney's Office. The Plan shall detail the timing of improvements by milestones, which will have to be attained before entering into subsequent phases or sub-phases. The Plan shall include but not be limited to on and off-site transportation elements, drainage, fire, school and park facilities. This Plan will become a controlling document for the submission and review of all rezoning and subdivision requests.

4. A drainage basin study shall be prepared for the entire Gleck Ranch and Hook & Line Ranch drainage basins. The first Preliminary Plan shall not be submitted until the drainage basin plans pertinent to said Plan are completed. This condition applies only if the basin planning costs are eventually eligible

reimbursement items through the drainage basin fees. The drainage study will provide the basis for drainage fees to be levied by El Paso County.

5. Rezoning requests for property within this project may be considered by the Planning Commission and/or Board of County Commissioners. If, however, a Preliminary Plan has not been submitted within five years of such rezonings, applicant agrees the County, after the required public hearing process, may reinstate the zoning districts in effect on the date of such approval.

6. The developer shall work with the El Paso County Department of Public Works and any affected property owner located south of the south exit location of Peyton Highway when a Preliminary Plan is submitted, which would include or affect any segment of Peyton Highway located 3,000 feet or more south of Judge Orr Road.

7. All expressway and arterial road rights-of-way including interchanges shall be dedicated to El Paso County at the appropriate Final Plat stage.

8. Residential lots adjacent to major roads (arterial and above) shall be of sufficient depth to provide adequate buffering. Individual lot access to these roads is prohibited.

9. The entire property shall be limited to 5,300 total dwelling units. The densities and locations shall be generally consistent with that identified on the Sketch Plan.

10. The Division of Wildlife shall be involved and/or consulted in areas where drainage and open space will be provided. The applicant shall mitigate impacts to wildlife in cooperation with the Division of Wildlife.

11. That the applicant agree that prior to any Preliminary Plan of any lots designated as Ranch Estates shown in Phase 4 of the Sketch Plan, a determination shall be made by the County and the developer as to the relative costs of providing public water and wastewater services for said lots versus the costs of individual wells and individual treatment systems for said lots. In the event that the costs of public water and sewer services together do not exceed the cost of all individual wells and treatment systems by more than 10%, the applicant agrees to provide public

water and wastewater systems for said lots. The Board of County Commissioners shall be the final arbiter as to the determination of cost. Should individual treatment systems be utilized, the applicant agrees that all such systems shall be professionally engineered and agrees to plat notes assuring such.

12. Prior to final platting of any portion of the project, the developer agrees to work with the Falcon School District to address fiscal problems that may result due to the approval of said Final Plat. No Final Plat shall be approved unless and until adequate capital facilities equivalent to facilities provided throughout the school district at the time of platting are provided for students generated by said Plat.

13. Prior to submittal of a request for Final Plat approval, the developer will work with the El Paso County Department of Public Works and will participate on a pro rata basis in the cost for upgrading roads and/or highways as required to serve the development via methods such as a Special Use Improvement District, impact fees, or other fair and equitable method.

14. The developer may import water into the basin from the Arkansas River or from other external sources.

15. The developer may obtain a water supply from Cherokee Water District.

16. All on-site wells will only be drilled into the Laramie-Fox Hills Formation. The Laramie-Fox Hills wells will be a direct use water supply for the development, and will not be used in a replacement plan.

17. Within the basin, the developer may purchase existing permitted or decreed water rights with historic use.

18. Return flows from all water supplies will be to the Black Squirrel alluvium.

19. Additional phases beyond Phases I and II shall have water supplies from legally available water sources and the applicants will allow the Upper Black Squirrel Management District to review all engineering, geologic and hydrologic studies related to the development and help finance the costs associated with said review.

20. The developer shall install central water and wastewater for the ranch estate land use if the cost does not exceed 110 percent of the cost of wells and septic systems.

21. The developer shall actively participate in the water authority if and when it is established.

22. If a special district is formed, there will be no debt involved in that district in the first phase.

NOTATIONS:

1. El Paso County is in the process of creating urban park regulations which would have an effect on this development at final platting.

2. In addition and/or in lieu of said platting restriction noted in Condition #12, the developer further agrees to work with the school district on such matters as adjusting school district boundaries and school impact fees as these may be required.

3. Approval of the Sketch Plan is not indicative of whether or not a special district would be approved for this location.

AND BE IT FURTHER RESOLVED that the record of the El Paso County Planning Commission be adopted.

DONE THIS 28th day of December, 1989, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By _____
Chairman

_____
Deputy County Clerk

Commissioner Howells seconded the adoption of foregoing Resolution. The roll having been called, all five Commissioners voted "aye," and the Resolution was unanimously adopted by the Board of County Commissioners of the County of El Paso, State of Colorado.

Resolution No. 89-364, Land Use-103
EXHIBIT A

The land referred to in this legal description in is situate the State of Colorado, County of El Paso and is described as follows:

The Southeast quarter of the Northeast quarter and the East half of the Southeast quarter of Section 31, Township 12 South, Range 63 West of the Sixth Principal Meridian;

The Northeast quarter of the Northeast quarter; the South half of the Northeast quarter; the West half of the Southeast quarter; the South half of the Northwest quarter and the Southwest quarter of Section 32, Township 12 South, Range 63 West of the Sixth Principal Meridian;

Lots 1, 3, and 4; the South half of the North half and the North half of the South half of Section 4, Township 13 South, Range 63 West of the Sixth Principal Meridian; EXCEPTING THEREFROM that portion thereof conveyed to CONNIE SUE DUGAN MILLS by Deed recorded May 26, 1976 in Book 2832 at Page 336 and Book 2315 at Page 945.

Section 5 except Lot 4 thereof, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The East half of the Northeast quarter and the Southwest quarter of Section 6, Township 13 South, Range 63 West of the Sixth Principal Meridian;

Lots 1, 2, 3, and 4, the Southeast quarter of the Northwest quarter, the South half of the Northeast quarter, the Northeast quarter of the Northeast quarter, the East half of the Southwest quarter and the West half of the Southeast quarter of Section 7, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The Northwest quarter, the West half of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 8, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The East half; the East half of the West half and the Southwest quarter of the Southwest quarter of Section 35, Township 12 South, Range 64 West of the Sixth Principal Meridian;

The Southwest quarter of Section 36, Township 12 South, Range 64 West of the Sixth Principal Meridian;

Section 1, Township 13 South, Range 64 West of the Sixth Principal Meridian;

Section 2, Township 13 South, Range 64 West of the Sixth Principal Meridian;

The North half of the North half of Section 11, Township 13 South, Range 64 West of the Sixth Principal Meridian;

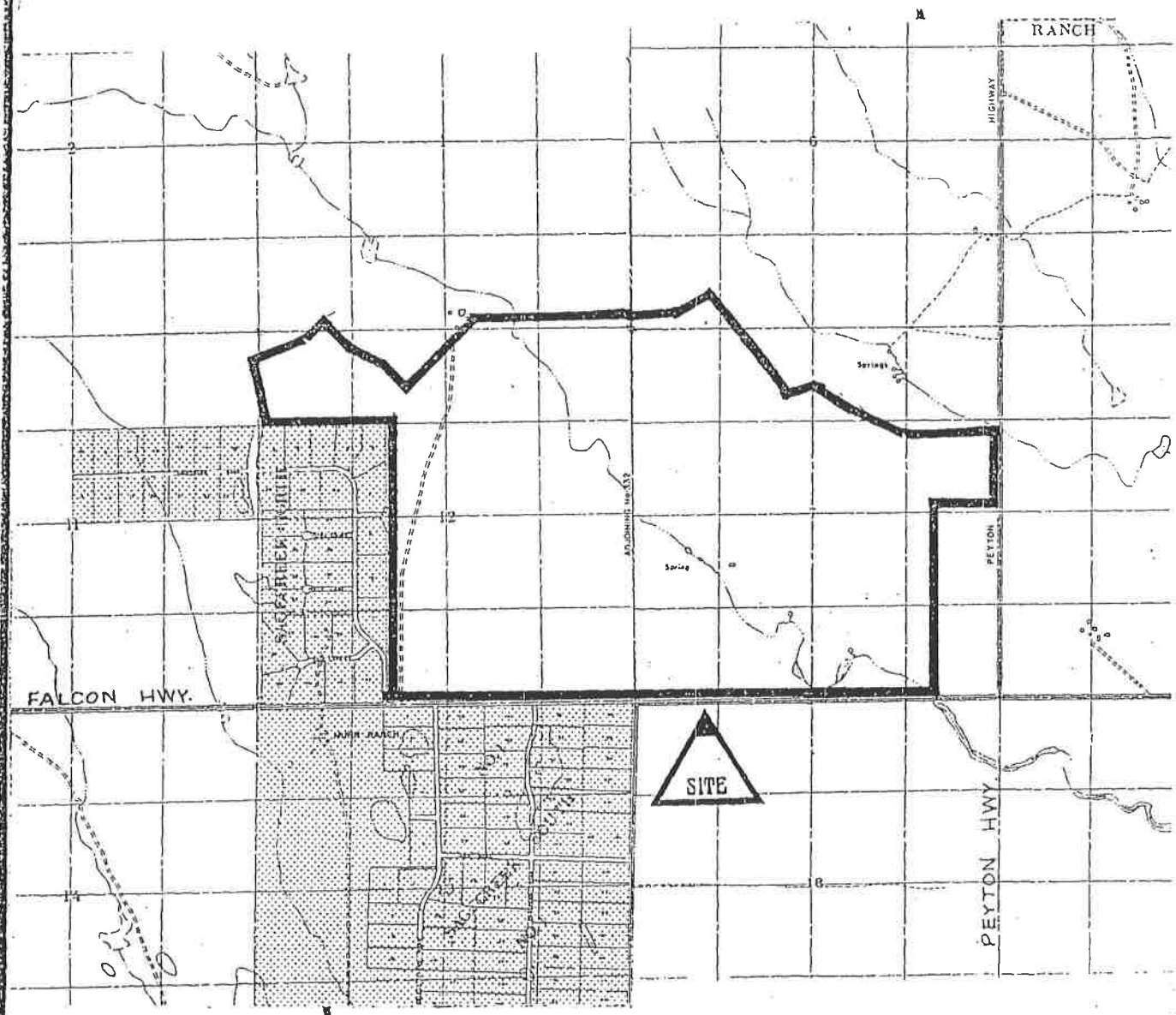
The East half; the North half of the Northwest quarter, the East two-thirds of the Southeast quarter of the Northwest quarter and the East two-thirds of the East half of the Southwest quarter of Section 12, Township 13 South, Range 64 West of the Sixth Principal Meridian; El Paso County, State of Colorado.

Northwest quarter, west half of the Northeast quarter, and the Southeast quarter of Section 6, Township 13, Range 63, West of the Sixth Principal Meridian less a 35 acre tract conveyed in Book 5394 at Page 0186.

The Northeast quarter of the Northeast quarter of Section 8, Township 13, Range 64.

Vicinity Map

PUD-90-002



R	C-1	M	F	A-6
R-1	C-2	PID	F-1	A-5
R-2	NBD	PHID	A-1	A-35
R-3	PBP	MHPS	A-2	R-T
R-4	PBC	TTP	A-4	

File No. PUD90002

Map No. 431.01 332.06 .11 .07 .12

Title SANTA FE SPRINGS

N

EL PASO COUNTY CLERK & RECORDER

PUD-90-002

BOOK 7081 PAGE 1246

Santa Fe Springs

PHASE ONE

Planned Unit Development Plan

GENERAL PROVISIONS AND CERTIFICATIONS

Page One

Prepared for: (Applicant and Developer)

SANTA FE DEVELOPMENT & MORTGAGE CORP.

[redacted]

Community and Land Planning • Urban and Environmental Design

INDEX:

Page 1: General Provisions and Certifications
Page 2: Existing Conditions
Page 3: Land Use/Development Plan
Pages 4-6: Development Plan Standards/ Prototypes

GENERAL PROVISION STATEMENTS

AUTHORITY

The Authority of this Development Plan is Part IV, Section 16.0 (Planned Unit Development district) of the El Paso County Zoning Resolution. The Authority for Section 16.0 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

ADOPTION

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Santa Fe Springs is in general conformity with the El Paso County Master Plan, is authorized by the provision of Part IV, Section 16.0 of the El Paso County Zoning Resolution, and that such Part IV, Section 16.0 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS

The provisions of this Development Plan shall prevail and govern the development of Santa Fe Springs, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

COMMITMENTS

A Development Agreement, to be approved by the Board of County Commissioners and executed between El Paso County and the applicant/developer, Santa Fe Development & Mortgage Corporation, their heirs, successors or assigns, shall be developed prior to, or concurrently with, the review and approval of a preliminary plan for this development. The Development Agreement shall be found acceptable by the County Attorney, the Department of Public Works, the Parks Department, School District #49, Falcon Fire Department, and the Planning Department, and shall address and assure the timely construction/development of Santa Fe Springs. Said Agreement is to include, but not be limited to: addressing the timely construction of the transportation and drainage systems (both on- and off-site) and other public services and facilities improvements.

NOTES:
Santa Fe Development and Mortgage Corporation is the applicant and developer of the Planned Unit Development Plan referred to as Santa Fe Springs. The Robert C. Norris Family Trust is the current property owner of this portion of land known as the T-Cross Ranch

CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That Robert C. Norris and Jane Wright Norris, being the trustees of the Robert C. Norris Family Trust, being the owner of this parcel of land located in Sections 1, 11, and 12 Township 13 South, Range 64 West of the 6th Principal Meridian and also in Section 6 and 7 Township 13 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, and more particularly described as follows:

Beginning at a Point on the South line of Section 12, Township 13 South, Range 64 West of the 6th Principal Meridian from which the Southwest Corner of said Section 12 lies West along said Section line 1,778.72 feet, said Point of Beginning also being the Southeast Corner of Sage Creek North Subdivision, El Paso County, Colorado;

Thence East along the South line of Section 12 to the Southeast corner of Section 12;

Thence East along the South line of Section 7, Township 13 South, Range 63 West of the 6th Principal Meridian to the Southeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence North along the East line of the West Half of the Southeast Quarter of Section 7 to the Northeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence East along the South line of the East Half of the Northeast Quarter of Section 7 to the East line of Section 7;

Thence North along the East line of the Northeast Quarter of Section 7 approximately 1,350 feet more or less;

Thence 1,277.12 feet along a non-tangent curve to the right having a radius of 1,178.94 feet and interior angle 62° 04' 03", said curve having a back tangent bearing of N 53° 02' 52" E;

Thence N 64° 53' 04" W a distance of 775.67 feet;

Thence 956.42 feet along a curve to the left having a radius of 1,150.00 feet and an interior angle of 47° 39' 04";

Thence N 22° 32' 08" W a distance of 50.00 feet;

Thence 1,086.00 feet along a curve to the left having a radius of 2,930.00 feet and an interior angle of 21° 14' 12";

Thence N 43° 46' 20" W a distance of 744.02 feet;

Thence 942.67 feet along a non-tangent curve to the right having a radius of 1,350.00 feet and an interior angle of 40° 00' 29", said curve having a back tangent bearing of N 46° 13' 40" E;

Thence S 88° 32' 53" W a distance of 2,170.69 feet;

Thence S 52° 05' 38" W a distance of 1,438.44 feet;

Thence 760.36 feet along a non-tangent curve to the left having a radius of 1,780.00 feet and an interior angle of 24° 28' 30", said curve having a back tangent bearing of S 38° 14' 54" E;

Thence N 62° 43' 24" W a distance of 360.03 feet;

Thence 615.68 feet along a curve to the right having a radius of 2,570.00 feet and an interior angle of 13° 43' 34";

Thence S 41° 00' 10" W a distance of 436.88 feet;

Thence S 75° 16' 03" W a distance of 1,129.80 feet;

Thence approximately 860.85 feet more or less along a non-tangent curve to the right having a radius of 1,200.00 feet and an interior angle of 41° 06' 10" with a back tangent bearing of N 41° 06' 10" W, to a point on the North line of the South Half of the Northeast Quarter of Section 11, Township 13 South, Range 64 West of the 6th Principal Meridian, and also falling on the Northerly line of Sage Creek North Subdivision, El Paso County, Colorado;

Thence East along the North line of the South Half of the Northeast Quarter approximately 60.00 feet more or less to the Northeast Corner of the South Half of the Northeast Quarter of Section 11.

Thence East along the North line of Sage Creek North Subdivision a distance of 1,756.89 feet to the Northeast Corner of Sage Creek North Subdivision;

Thence South along the East line of Sage Creek North Subdivision a distance of 3,973.79 feet to the Point of Beginning and containing approximately 927 acres more or less excepting any public right of ways.

IN WITNESS WHEREOF:

The aforementioned have executed these presents this 20th day of August A.D., 1991, The Robert C. Norris Family Trust by,

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

Robert C. Norris, Trustee and by Jane Wright Norris, Trustee

The above and foregoing statement was acknowledged before me this 20th day of August A.D., 1991, by Robert C. Norris and Jane Wright Norris as Trustees of the Robert C. Norris Family Trust.

Witness My Hand and Official Seal: Ruth Lantz
Notary Public

My Commission expires: November 14, 1994
date

COUNTY CERTIFICATION

This zoning request to the PUD (Planned Unit Development) district has been reviewed and found to be complete and in accordance with the Resolution 90-186 of June 25, 1990, approving the Planned Unit Development and all applicable El Paso County Regulations.

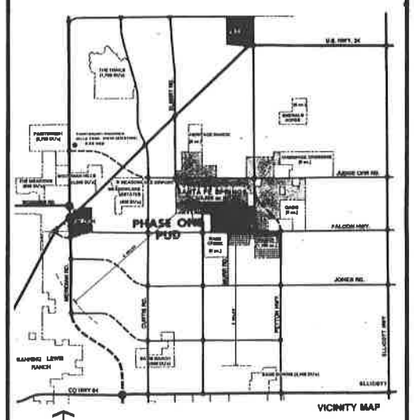
(signature) [signature] 9/10/91
Board of County Commissioners, Chairman - Date of signature

(signature) Kenneth G. Hamburg 9/4/91
Director, Planning Department

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I hereby certify that this Plan was filed in my office on this _____ day of _____, 1991, A.D. at _____ o'clock a.m./p.m., and was recorded per Reception No. _____.

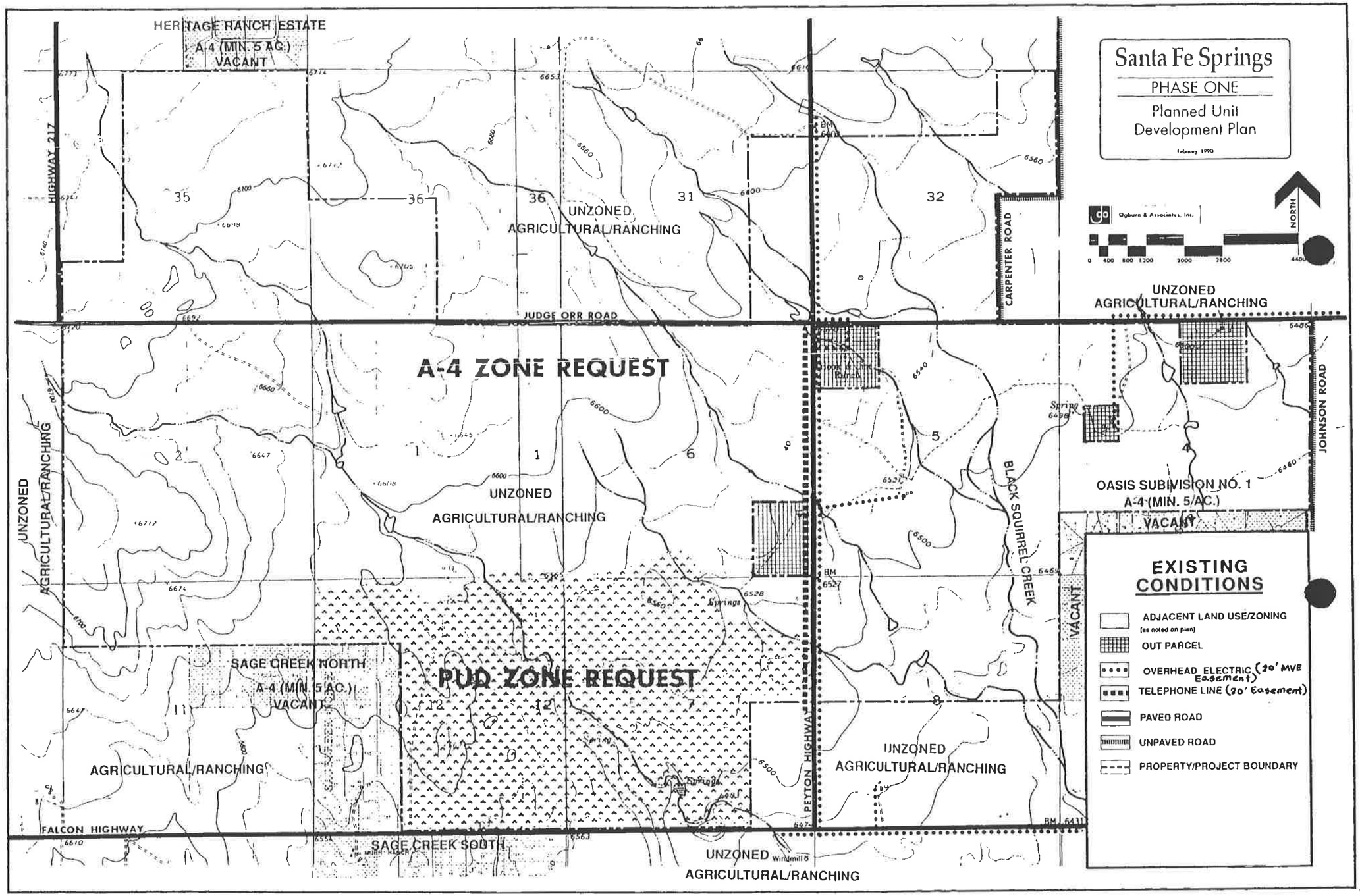
_____
Clerk and Recorder



NORTH
NO SCALE

NOTE: Road alignments as shown are subject to change.

PUD-90-002



Santa Fe Springs
PHASE ONE
Planned Unit Development Plan
February 1990
Ogburn & Associates, Inc.
NORTH
0 400 800 1200 2000 2800 4400
HERITAGE RANCH ESTATE
A-4 (MIN. 5 AC.)
VACANT
HIGHWAY 217
UNZONED AGRICULTURAL/RANCHING
JUDGE ORR ROAD
CARPENTER ROAD
A-4 ZONE REQUEST
UNZONED AGRICULTURAL/RANCHING
JOHNSON ROAD
OASIS SUBIVISION NO. 1
A-4 (MIN. 5 AC.)
VACANT
BLACK SQUIRREL CREEK
UNZONED AGRICULTURAL/RANCHING
UNZONED AGRICULTURAL/RANCHING
SAGE CREEK NORTH
A-4 (MIN. 5 AC.)
VACANT
PUD ZONE REQUEST
AGRICULTURAL/RANCHING
PEYTON HIGHWAY
UNZONED AGRICULTURAL/RANCHING
FALCON HIGHWAY
SAGE CREEK SOUTH
UNZONED AGRICULTURAL/RANCHING
EXISTING CONDITIONS
ADJACENT LAND USE/ZONING (as noted on plan)
OUT PARCEL
OVERHEAD ELECTRIC (20' MVE Easement)
TELEPHONE LINE (20' Easement)
PAVED ROAD
UNPAVED ROAD
PROPERTY/PROJECT BOUNDARY

PUD 90-002

BOOK 5881 PAGE 1247

Santa Fe Springs

PHASE ONE

Planned Unit Development Plan

November, 1990

EXISTING CONDITIONS

Page Two

Prepared for:

SANTA FE DEVELOPMENT & MORTGAGE CORP.

Ogburn & Associates INCORPORATED

Community and Land Planning • Urban and Environmental Design

INDEX:

Page 1: General Provisions and Certifications
Page 2: Existing Conditions
Page 3: Land Use/Development Plan
Pages 4-6: Development Plan Standards/ Prototypes

COORDINATES

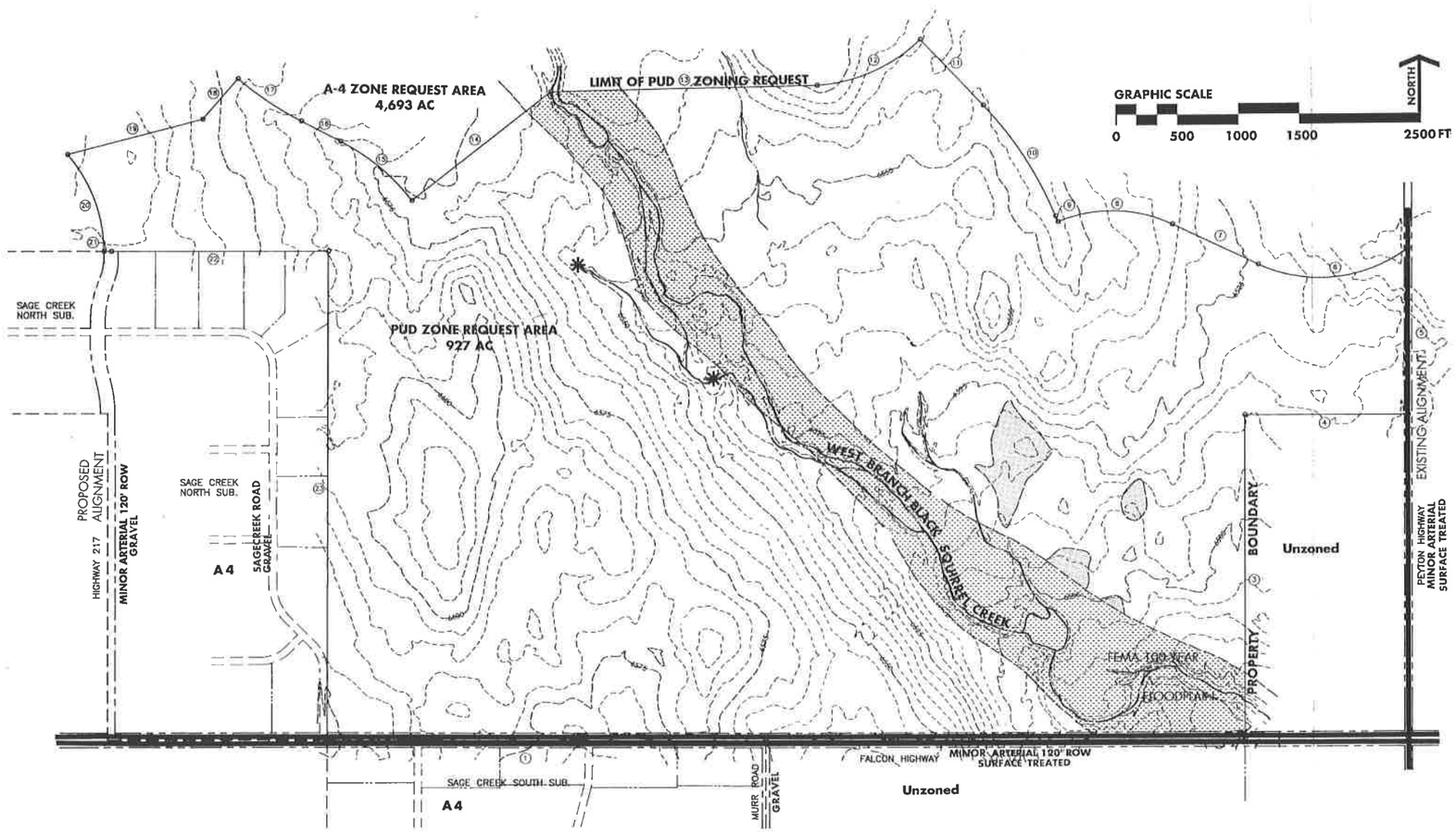
1. East along the South line of Section 12.
2. East along the South line of Section 7.
3. North along the East 1/16 line.
4. East along the East 1/4 line.
5. North 1350' +/- along the East line of Section 7.
6. Curve L=1,227.13' R=1,178.94', D=62°04'03". (Back Tangent N 53°02'52" E)
7. N 64°53'04" W 775.67'.
8. Curve L=956.42' R=1,150.00', D=47°39'04".
9. N 22°32'08" W 50.00'.
10. Curve L=1,086.00', R=2,930.00', D=21°14'12".
11. N 43°46'20" W 744.02'.
12. Curve L=942.67', R=1,350.00', D=40°00'29".
13. S 88°32'53" W 2,170.69'.
14. S 52°05'38" W 1,438.44'.
15. Curve L=760.36' R=1,780.00' D=24°28'30". (Back Tangent S 38°14'54" E)
16. N 62°43'24" W 360.03.
17. Curve L=615.68' R=2,570.00' D=13°43'34".
18. S 41°00'10" W 436.88'.
19. S 75°16'03" W 1,129.80'.
20. Curve L=860.85' R=1,200.00 D=41°06'10". (Back Tangent N 41°06'10"W)
21. East 60' +/-.
22. East 1,756.89'.
23. South 3,973.79'.

FEMA 100YR FLOODPLAIN

ACTIVE SEEPAGE/ POTENTIAL WETLAND

SPRING

CONTOUR INTERVAL 5'



PUD.90-002

Santa Fe Springs

PHASE ONE

Planned Unit Development Plan

February, 1990

SOURCE: MAJOR TRANSPORTATION CORRIDORS EL PASO COUNTY

VICINITY MAP

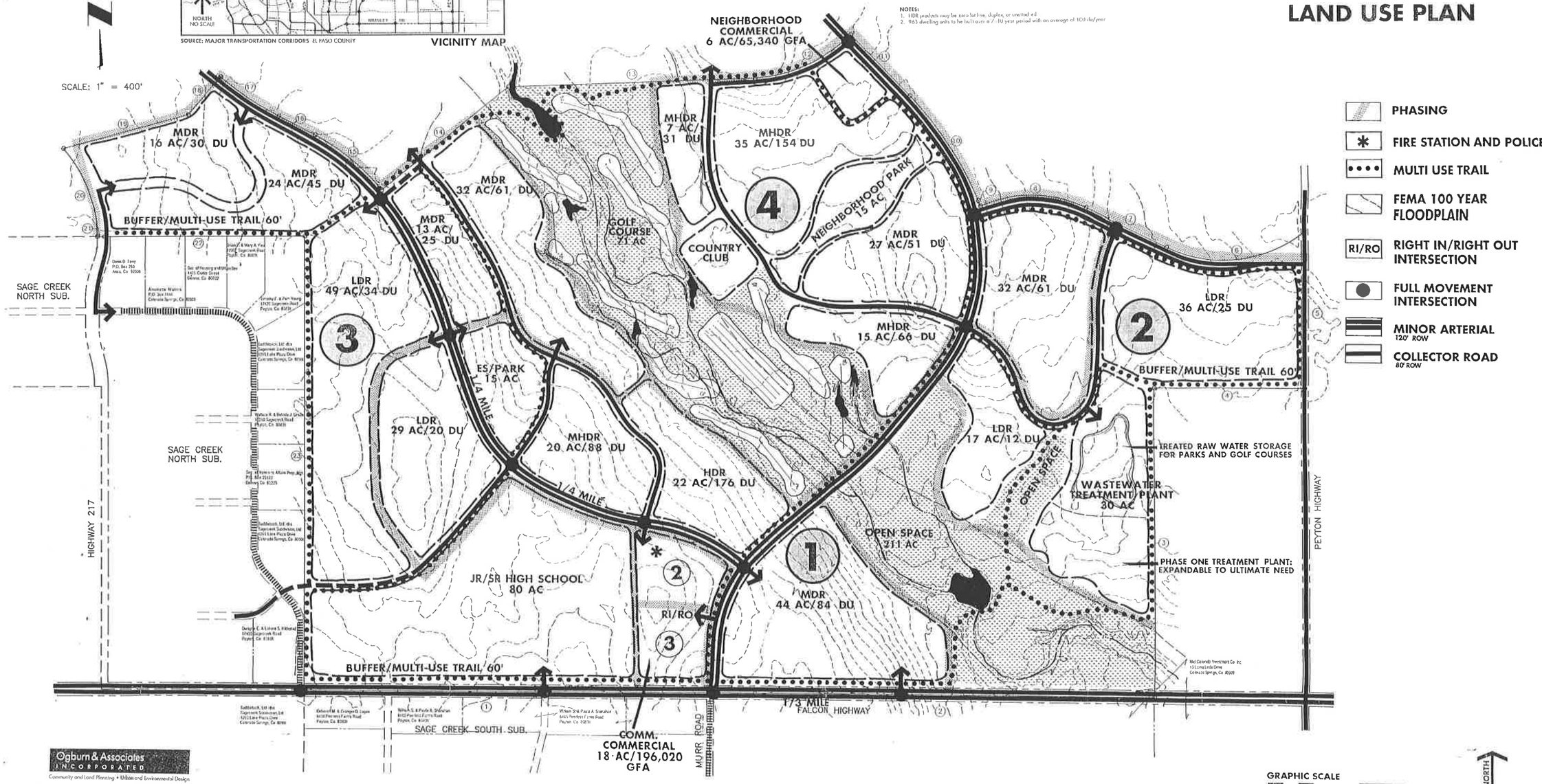
LAND USE DATA

USE TYPE	AVE. DEN. DU/AC or FAR	GROSS AC. (927)	% TOTAL AC.	AVE. DU/GFA AT BUILDOUT	% TOTAL DU (963)
RESIDENTIAL LAND USES AND DENSITY RANGES					
LDR Low Density Residential (.5-9)	.7 DU/AC	131	14%	91	9%
MDR Moderate Density Residential (1-12)	1.9 DU/AC	188	20%	357	38%
MHDR Moderate High Residential (3-5)	4.4 DU/AC	77	8%	339	35%
HDR High Density Residential (6-10)	8 DU/AC	22	2%	176	18%
COMMERCIAL AND SCHOOLS					
NC/CC Commercial (Neigh. &Comm.)	.25 FAR	24	3%	261,360	
SCHOOLS		90	10%		
PARKS		20	2%		
GOLF		71	8%		
OPEN SPACE/DRAINAGEWAY		211	23%		
ROAD ROW		63	7%		
WATER TREATMENT		30	3%		
	TOTAL	927 AC	100%	963 DU[1]	100%
				261,360 GFA	

NOTES:
1. HDR products may be zero lot line, duplex, or unattached
2. 963 dwelling units to be built over a 7-10 year period with an average of 100 du/year

LAND USE PLAN

SCALE: 1" = 400'



- PHASING
- FIRE STATION AND POLICE
- MULTI USE TRAIL
- FEMA 100 YEAR FLOODPLAIN
- RI/RO — RIGHT IN/RIGHT OUT INTERSECTION
- FULL MOVEMENT INTERSECTION
- MINOR ARTERIAL 120' ROW
- COLLECTOR ROAD 80' ROW

GRAPHIC SCALE
0 400 800 1,200 2,000 FEET
NORTH

Ogburn & Associates INCORPORATED
Community and Land Planning • Urban and Environmental Design

PUD-90-002

Santa Fe Springs

PHASE ONE

Planned Unit Development Plan

February, 1990

LAND USE PLAN

LAND USE DATA

USE TYPE	AVE. DEN. DU/AC or FAR	GROSS AC (927)	% TOTAL AC.	AVE. DU/GFA AT BUILDOUT	% TOTAL DU (963)
RESIDENTIAL LAND USES AND DENSITY RANGES					
LDR Low Density Residential (1-5)	2 DU/AC	131	14%		
MDR Moderate Density Residential (7-7)	4.4 DU/AC	188	20%	857	38%
MHDR Moderate High Residential (11-3)	4.4 DU/AC	77	8%	339	35%
HDR High Density Residential (15-10)	8 DU/AC	22	2%	176	18%
COMMERCIAL AND SCHOOLS					
NC/CC Commercial (Neigh. & Comm.)	.25 FAR	24	3%	261,360	
SCHOOLS		98	10%		
PARKS		20	2%		
GOLF		71	8%		
OPEN SPACE/DRAINAGEWAY		211	23%		
ROAD ROW		63	7%		
WATER TREATMENT		30	3%		
	TOTAL	927 AC	100%	963 DU/ 261,360 GFA	100%

NOTES:
1. 168 units may be transferred between single-family categories.
2. 563 dwelling units to be built out of 963 gross units allowed, or equivalent reduction in square footage.

SOURCE: MAJOR TRANSPORTATION CORRIDORS

VICINITY MAP

SCALE: 1" = 400'

NEIGHBORHOOD COMMERCIAL 6 AC/65,340 GFA
MHDR 37 AC/ 31 DU
MHDR 35 AC/154 DU
MDR 10 AC/30 DU
MDR 7.24 AC/45 DU
MDR 32 AC/61 DU
BUFFER/MULTI-USE TRAIL 60'
MDR 13 AC/ 25 DU
GOLF COURSE 71 AC
COUNTRY CLUB
NEIGHBORHOOD PARK 15 AC
MDR 27 AC/51 DU
MDR 32 AC/61 DU
LDR 36 AC/25 DU
BUFFER/MULTI-USE TRAIL 60'
SAGE CREEK NORTH SUB.
LDR 37 AC/26 DU
ES/PARK 15 AC
1/4 MILE
MHDR 15 AC/66 DU
LDR 23 AC/16 DU
MHDR 20 AC/88 DU
HDR 22 AC/176 DU
LDR 17 AC/12 DU
TREATED RAW WATER STORAGE FOR PARKS AND GOLF COURSES
WASTEWATER TREATMENT PLANT 30 AC
SAGE CREEK NORTH SUB.
HIGHWAY 217
OPEN SPACE 211 AC
PEYTON HIGHWAY
PHASE ONE TREATMENT PLANT; EXPANDABLE TO ULTIMATE NEED
LDR 18 AC/ 12 DU
JR/SR HIGH SCHOOL 80 AC
MDR 44 AC/84 DU
FUTURE
RI/RO
BUFFER/MULTI-USE TRAIL 60'
1/4 MILE FALCON HIGHWAY
SAGE CREEK SOUTH SUB.
COMM. COMMERCIAL 18 AC/196,020 GFA
MURR ROAD

- PHASING
- FIRE STATION AND POLICE
- MULTI USE TRAIL
- FEMA 100 YEAR FLOODPLAIN
- RI/RO RIGHT IN/RIGHT OUT INTERSECTION
- FULL MOVEMENT INTERSECTION
- MINOR ARTERIAL 120' ROW
- COLLECTOR ROAD 84' ROW

GRAPHIC SCALE
0 400 800 1,200 2,000 FEET
NORTH

Ogburn & Associates INCORPORATED

REVISED MAY 1990

SUB PHASING

PUD-90-002

Santa Fe Springs

PHASE ONE

Planned Unit Development Plan

February, 1990

LEGAL DESCRIPTION

A parcel of land located in Sections 1, 11, and 12 Township 13 South, Range 64 West of the 6th Principal Meridian and also in Section 6 and 7 Township 13 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado more particularly described as follows:

Beginning at a Point on the South line of Section 12, Township 13 South, Rang 64 West of the 6th Principal Meridian from which the Southeast Corner of said Section 12 lies West along said Section line 1770.72 feet, said Point of Beginning also being the Southeast Corner of Saga Creek North Subdivision, El Paso County, Colorado;

Thence East along the South line of Section 12 to the Southeast corner of Section 12;

Thence East along the South line of Section 7, Township 13 South Range 63 West of the 6th Principal Meridian to the Southeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence North along the East line of the West Half of the Southeast Quarter of Section 7 to the Northeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence East along the South line of the East Half of the Northeast Quarter of Section 7 to the East line of Section 7,

Thence North along the East line of the Northeast Quarter of Section 7 approximately 1,350 feet more or less;

Thence 1,277.12 feet along a non-tangent curve to the right having a radius of 1,178.94 feet and interior angle 62°04'03", said curve having a back tangent bearing of N 53° 02' 52" E;

Thence N 64° 53' 04" W a distance of 775.67 feet;

Thence 956.42 feet along a curve to the left having a radius of 1150.00 feet and an interior angle of 47° 39' 04";

Thence N 22° 32' 08" W a distance of 50.00 feet;

Thence 1086.00 feet along a curve to the left having a radius of 2,930.00 feet and an interior angle of 21° 14' 12";

Thence N 43° 46' 20" W a distance of 744.02 feet;

Thence 942.67 feet along a non-tangent curve to the right having a radius of 1350.00 feet and an interior angle of 40° 00' 29", said curve having a back tangent bearing of N 46° 13' 45" E;

Thence S 88° 32' 53" W a distance of 2170.69 feet;

Thence S 52° 05' 38" W a distance of 1438.44 feet;

Thence 760.36 feet along a non-tangent curve to the left having a radius of 1780.00 feet and an interior angle of 24° 28' 30", said curve having a back tangent bearing of S 38° 14' 54" E;

Thence N 62° 43' 24" W a distance of 360.03 feet;

Thence 615.68 feet along a curve to the right having a radius of 2570.00 feet and an interior angle of 13° 43' 24";

Thence S 41° 00' 10" W a distance of 436.88 feet;

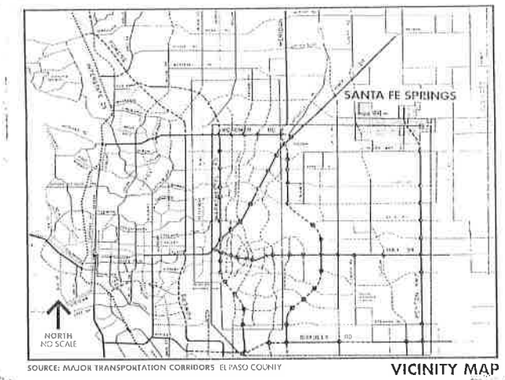
Thence S 75° 16' 03" W a distance of 1129.80 feet;

Thence approximately 860.85 feet more or less along a non-tangent curve to the right having a radius of 1200.00 feet and an interior angle of 41° 06' 10" with a back tangent bearing of N 41° 06' 10" W, to a point on the North line of the South Half of the Northeast Quarter of Section 11, Township 13 South Range 64 West of the 6th Principal Meridian, and also lying on the Boundary line of Saga Creek North Subdivision, El Paso County, Colorado;

Thence East along the North line of the South Half of the Northeast Quarter approximately 60.00 feet more or less to the North-east Corner of the South Half of the Northeast Quarter of Section 11;

Thence East along the North line of Saga Creek North Subdivision a distance of 1756.89 feet to the Northeast Corner of Saga Creek North Subdivision;

Thence South along the East line of Saga Creek North Subdivision a distance of 3973.79 feet to the Point of Beginning and containing approximately 927 acres more or less excepting any public right-of-ways.



SOURCE: MAJOR TRANSPORTATION CORRIDORS EL PASO COUNTY

VICINITY MAP

SCALE: 1" = 400'

A-4 ZONE REQUEST AREA
4,693 AC

LIMIT OF PUD (13) ZONING REQUEST

PUD ZONE REQUEST AREA
927 AC

SAGE CREEK NORTH SUB.

PROPOSED ALIGNMENT
HIGHWAY 217
MINOR ARTERIAL 120' ROW
GRAVEL

SAGE CREEK NORTH SUB.

SAGECREEK ROAD
GRAVEL

A4

WEST BRANCH BLACK SQUIRREL CREEK

FEMA 100 YEAR FLOODPLAIN

PROPERTY BOUNDARY

Unzoned

EXISTING ALIGNMENT
PEYTON HIGHWAY
MINOR ARTERIAL
SURFACE TREATED

SAGE CREEK SOUTH SUB.

A4

MURR ROAD
GRAVEL

FALCON HIGHWAY MINOR ARTERIAL 120' ROW
SURFACE TREATED

Unzoned

FEMA 100YR FLOODPLAIN

ACTIVE SEEPAGE/ POTENTIAL WETLAND

SPRING

CONTOUR INTERVAL 5'

GRAPHIC SCALE
0 400 800 1,200 2,000 FEET

NORTH

EXISTING CONDITIONS

COORDINATES

1. East along the South line of Section 12.
2. East along the South line of Section 7.
3. North along the East 1/16 line.
4. East along the East 1/4 line.
5. North 1350' ± along the East line of Section 7.
6. Curve L=1,227.13' R=1,178.94' D=62°04'03". (Back Tangent N53°02'52:E)
7. N 64°53'04"W 775.67'.
8. Curve L=956.42' R=1150.00' D=47°39'04".
9. N 22°32'08"W 50.00'.
10. Curve L=1086.00' R=2,930.00' D=21°14'12".
11. N 43°46'20"W 744.02'.
12. Curve L=942.67' R=1350.00' D=40°00'29".
13. S 88°32'53"W 2170.69'.
14. S 52°05'38" W 1438.44'.
15. Curve L=760.36' R=1780.00' D=24°28'30". (Back Tangent S 38°14'54"E)
16. N 62°43'24" W 360.03.
17. Curve L=615.68' R=2570.00' D=13°43'24".
18. S 41°00'10" W 436.88'.
19. S 75°16'03" W 1129.80'.
20. Curve L=860.85' R=1200.00' D=41°06'10". (Back Tangent N41°06'10"W)
21. East 60' ±.
22. East 1756.89'
23. South 3973.79'.

Ogburn & Associates
INCORPORATED
Community and Land Planning • Urban and Environmental Design

PUD-90-002

02067899

91 SEP 13 PM 4:07

ARDIS W. SCHMITT
EL PASO COUNTY CLERK & RECORDER

BOOK 5881 PAGE 1239

Commissioner Whittemore moved adoption of the following Resolution:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION NO. 90-186, Land Use-66

35

WHEREAS, Santa Fe Development & Mortgage did file a petition with the Planning Department of El Paso County on or about March 2, 1990, to rezone the herein described property in El Paso County from an Unzoned classification to the PUD (Planned Unit Development) Zone District; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 22, 1990, upon which date the Planning Commission did by formal resolution recommend approval of the subject zone change petition with conditions and notations; and

WHEREAS, a public hearing was held by this Board on June 28, 1990; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested parties were heard at those hearings.

3. That the proposed zoning is in compliance with the recommendations set forth in the master plan for the unincorporated area of the county.

4. That the proposed land use will be compatible with existing and permitted land uses in the area.

5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.

6. That for the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

7. That changing conditions clearly require amendment to the Zoning Resolutions.

NOW, THEREFORE, BE IT RESOLVED that the petition of Santa Fe Development & Mortgage for a zone change from an Unzoned classification to the PUD (Planned Unit Development) Zone District for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, be approved;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS:

1. The property shall be developed in accordance with the approved Development Plan, Development Guide and subsequent Development Agreement.

2. Rezoning requests for property within this project may be considered by the Planning Commission and/or Board of County Commissioners. If, however, the requisite level of urban services has not been provided within five years of such rezonings, applicant agrees the County, after the required public hearing process, may reinstate the zoning districts in effect on the date of such approval or otherwise zone it to an Agricultural classification.

3. The Growth Management Plan (as modified) is conceptually approved. The Plan shall be subject to extensive and unqualified modification based upon the review and approval of the Preliminary Plan for this development. This modified Plan shall be converted into a Development Agreement, to be approved by the Board of County Commissioners and executed between El Paso County and the applicant/developer. The Development Agreement shall be found acceptable by the County Attorney, the Department of Public Works, the Parks Department, School District #49, Falcon Fire Department, and the Planning Department, and shall address and assure the timely construction/development of Santa Fe Springs as specified in the modified Plan. Said Agreement is to include, but not be limited to, addressing the timely

construction of the transportation and drainage systems (both on- and off-site) and other public services and facilities improvements.

4. In addition to Condition #3, if capacity does not exist for students generated by this development, no Final Plat for this development shall be approved until there is capacity adequate to accommodate the students generated by the development; prior to approval of a Preliminary Plan, a fiscal analysis shall be prepared by the applicant for the Falcon Fire District which provides adequate information for the Fire District to select an applicable method of providing fire protection to this development.

5. In the event that the Growth Management Plan and the Development Agreement conflict or are otherwise inconsistent with the approved Development Plan, the Development Plan shall be modified at the time of Preliminary Plan approval by the Planning Commission and the Board of County Commissioners. If the Development Plan is not so modified at that time, the Development Agreement shall control over the Development Plan.

NOTATIONS:

1. No waivers have been requested by the applicant; therefore, subdivision criteria, as contained within the El Paso County Land Development Code, will be applicable to the development of this property.

2. In approving a rezoning to the PUD District by the Board of County Commissioners, the Development Plan shall be the controlling document, establishing land uses(s), densities, setbacks, height limits, lot coverage and access points. Said Development Plan shall be recorded in the Clerk & Recorder's Office of El Paso County, Colorado, in conjunction with the Board of County Commissioners' approval Resolution establishing said zone. Said zoning and Development Plan shall be binding on the owner/applicant, his heirs, successors, and assigns.

3. The provisions of the approved Development Plan shall prevail and govern development within a PUD District, provided, however, that where the provisions of the approved Development Plan do not address a particular subject, the relevant provisions of the El Paso

County Zoning and Subdivision Resolutions, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

4. Maintenance responsibilities for open space, trail corridors and buffer areas will not be the responsibility of El Paso County; the mechanisms for their maintenance will be specifically addressed during the Preliminary Plan or Development Agreement stage.

AND BE IT FURTHER RESOLVED that the findings on public service and transportation are hereby deferred;

AND BE IT FURTHER RESOLVED that the submission, review and consideration of the Development Agreement is hereby deferred to the initial Preliminary Plan stage;

AND BE IT FURTHER RESOLVED that consideration of the following findings are hereby deferred to the initial Preliminary Plan stage:

That existing and proposed public services and facilities are adequate for the proposed development, and that proposed public services and facilities will be timely provided;

That the existing and proposed internal/external transportation network is suitable and adequate to carry the anticipated traffic generated by the proposed development, and that the proposed transportation network improvements will be timely provided.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 28th day of June, 1990, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By _____
Chairman

ATTEST:

_____
Deputy County Clerk

Commissioner Howells seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Shupp	aye
Commissioner Campbell	aye
Commissioner Whittemore	aye
Commissioner Morrison	no
Commissioner Howells	aye

The Resolution was adopted by 4-1 vote of the Board of County Commissioners of the County of El Paso, State of Colorado.

Resolution No. 90-186, Land Use-66
EXHIBIT A

A parcel of land located in Sections 1, 11, and 12 Township 13 South, Range 64 West of the 6th Principal Meridian and also in Section 6 and 7 Township 13 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado more particularly described as follows:

Beginning at a Point on the South line of Section 12, Township 13 South, Rang 64 West of the 6th Principal Meridian from which the Southwest Corner of said Section 12 lies West along said Section line 1778.72 feet, said Point of Beginning also being the Southeast Corner of Sage Creek North Subdivision, El Paso County, Colorado;

Thence East along the South line of Section 12 to the Southeast corner of Section 12;

Thence East along the South line of Section 7, Township 13 South Range 63 West of the 6th Principal Meridian to the Southeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence North along the East line of the West Half of the Southeast Quarter of Section 7 to the Northeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence East along the South line of the East Half of the Northeast Quarter of Section 7 to the East line of Section 7;

Thence North along the East line of the Northeast Quarter of Section 7 approximately 1,350 feet more or less;

Thence 1,277.12 feet along a non-tangent curve to the right having a radius of 1,178.94 feet and interior angle 62° 04' 03", said curve having a back tangent bearing of N 53° 02' 52" E;

Thence N 64° 53' 04" W a distance of 775.67 feet;

Thence 956.42 feet along a curve to the left having a radius of 1150.00 feet and an interior angle of 47° 39' 04";

Thence N 22° 32' 08" W a distance of 50.00 feet.

Thence 1086.00 feet along a curve to the left having a radius of 2,930.00 feet and an interior angle of 21° 14' 12";

Thence N 43° 46' 20" W a distance of 744.02 feet;

Thence 942.67 feet along a non-tangent curve to the right having a radius of 1350.00 feet and an interior angle of 40° 00' 29", said curve having a back tangent bearing of N 46° 13' 40" E.

Thence S 88° 32' 53" W a distance of 2170.69 feet.

Thence S 52° 05' 38" W a distance of 1438.44 feet.

Thence 760.36 feet along a non-tangent curve to the left having a radius of 1780.00 feet and an interior angle of 24° 28' 30", said curve having a back tangent bearing of S 38° 14' 54" E;

Thence N 62° 43' 24" W a distance of 360.03 feet;

Thence 615.68 feet along a curve to the right having a radius of 2570.00 feet and an interior angle of 13° 43' 34";

Thence S 41° 00' 10" W a distance of 436.88 feet;

Thence S 75° 16' 03" W a distance of 1129.80 feet.

Thence approximately 860.85 feet more or less along a non-tangent curve to the right having a radius of 1200.00 feet and an interior angle of 41° 06' 10" with a back tangent bearing of N 41° 06' 10" W, to a point on the North line of the South Half of the Northeast Quarter of Section 11, Township 13 South Range 64 West of the 6th Principal Meridian, and also falling on the Northerly line of Sage Creek North Subdivision, El Paso County, Colorado.

Thence East along the North line of the South Half of the Northeast Quarter approximately 60.00 feet more or less to the Northeast Corner of the South Half of the Northeast Quarter of Section 11.

Thence East along the North line of Sage Creek North Subdivision a distance of 1756.89 feet to the Northeast Corner of Sage Creek North Subdivision;

Thence South along the East line of Sage Creek North Subdivision a distance of 3973.79 feet to the Point of Beginning and containing approximately 927 acres more or less excepting any public right-of-ways.

Resolution No. 90-187, Land Use-67
EXHIBIT A

A parcel of land located in Townships 12 and 13 South, Ranges 63 and 64 West of the 6th Principal Meridian, El Paso County, Colorado more particularly described as follows:

The Southeast quarter of the Northeast quarter; and the East half of the Southeast quarter of Section 31, Township 12 South, Range 63 West of the Sixth Principal Meridian;

The Northeast quarter of the Northeast quarter; the South half of the Northeast quarter; the West half of the Southeast quarter; the South half of the Northwest quarter; the Southwest quarter of Section 32, Township 12 South, Range 63 West of the Sixth Principal Meridian;

Lots 1, 3, and 4; the South half of the North half; and the North half of the South half of Section 4, Township 13 South, Range 63 West of the Sixth Principal Meridian; EXCEPTING THEREFROM that portion thereof conveyed to CONNIE SUE DUGAN MILLS by Deed recorded May 26, 1976 in Book 2832 at Page 336 and Book 2315 at Page 945.

Section 5 except Lot 4 thereof, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The East half of the Northeast quarter; and the Southwest quarter of Section 6, Township 13 South, Range 63 West of the Sixth Principal Meridian;

Lots 1, 2, 3, and 4, the East Half of the Northwest quarter; the Northeast quarter; the East half of the Southwest quarter; and the West half of the Southeast quarter of Section 7, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The Northwest quarter, the West half of the Northeast quarter; and the Southeast quarter of the Northeast quarter of Section 8, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The East half; the East half of the West half; and the Southwest quarter of the Southwest quarter of Section 35, Township 12 South, Range 64 West of the Sixth Principal Meridian;

The Southwest quarter of Section 36, Township 12 South, Range 64 West of the Sixth Principal Meridian;

Section 1, Township 13 South, Range 64 West of the Sixth Principal Meridian;

Section 2, Township 13 South, Range 64 West of the Sixth Principal Meridian;

The North half of the North half of Section 11, Township 13 South, Range 64 West of the Sixth Principal Meridian;

The East half; the North half of the Northwest quarter; the East two-thirds of the Southeast quarter of the Northwest quarter; and the East two-thirds of the East half of the Southwest quarter of Section 12, Township 13 South, Range 64 West of the Sixth Principal Meridian; El Paso County, State of Colorado.

Northwest quarter; the West half of the Northeast quarter; and the Southeast quarter of Section 6, Township 13, Range 63, West of the Sixth Principal Meridian less a 35 acre tract conveyed in Book 5394 at Page 0186.

The Northeast quarter of the Northeast quarter of Section 8, Township 13, Range 64. 63?

Except for the following described parcel of land:

A parcel of land located in Sections 1, 11, and 12, Township 13 South, Range 64 West of the 6th Principal Meridian and also in Section 6 and 7, Township 13 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado more particularly described as follows:

Beginning at a Point on the South line of Section 12, Township 13 South, Rang 64 West of the 6th Principal Meridian from which the Southwest Corner of said Section 12 lies West along said Section line 1778.72 feet, said Point of Beginning also being the Southeast Corner of Sage Creek North Subdivision, El Paso County, Colorado;

Thence East along the South line of Section 12 to the Southeast corner of Section 12;

Thence East along the South line of Section 7, Township 13 South Range 63 West of the 6th Principal Meridian to the Southeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence North along the East line of the West Half of the Southeast Quarter of Section 7 to the Northeast Corner of the West Half of the Southeast Quarter of Section 7;

Thence East along the South line of the East Half of the Northeast Quarter of Section 7 to the East line of Section 7;

Thence North along the East line of the Northeast Quarter of Section 7 approximately 1,350 feet more or less;

Thence 1,277.12 feet along a non-tangent curve to the right having a radius of 1,178.94 feet and interior angle 62° 04' 03", said curve having a back tangent bearing of N 53° 02' 52" E;

Thence N 64° 53' 04" W a distance of 775.67 feet;

Thence 956.42 feet along a curve to the left having a radius of 1150.00 feet and an interior angle of 47° 39' 04";

Thence N 22° 32' 08" W a distance of 50.00 feet.

Thence 1086.00 feet along a curve to the left having a radius of 2,930.00 feet and an interior angle of 21° 14' 12";

Thence N 43° 46' 20" W a distance of 744.02 feet;

Thence 942.67 feet along a non-tangent curve to the right having a radius of 1350.00 feet and an interior angle of 40° 00' 29", said curve having a back tangent bearing of N 46° 13' 40" E.

Thence S 88° 32' 53" W a distance of 2170.69 feet.

Thence S 52° 05' 38" W a distance of 1438.44 feet.

Thence 760.36 feet along a non-tangent curve to the left having a radius of 1780.00 feet and an interior angle of 24° 28' 30", said curve having a back tangent bearing of S 38° 14' 54" E;

Thence N 62° 43' 24" W a distance of 360.03 feet;

Thence 615.68 feet along a curve to the right having a radius of 2570.00 feet and an interior angle of 13° 43' 34";

Thence S 41° 00' 10" W a distance of 436.88 feet;

Thence S 75° 16' 03" W a distance of 1129.80 feet.

Thence approximately 860.85 feet more or less along a non-tangent curve to the right having a radius of 1200.00 feet and an interior angle of 41° 06' 10" with a back tangent bearing of N 41° 06' 10" W, to a point on the North line of the South Half of the Northeast Quarter of Section 11, Township 13 South Range 64 West of the 6th Principal Meridian, and also falling on the Northerly line of Sage Creek North Subdivision, El Paso County, Colorado.

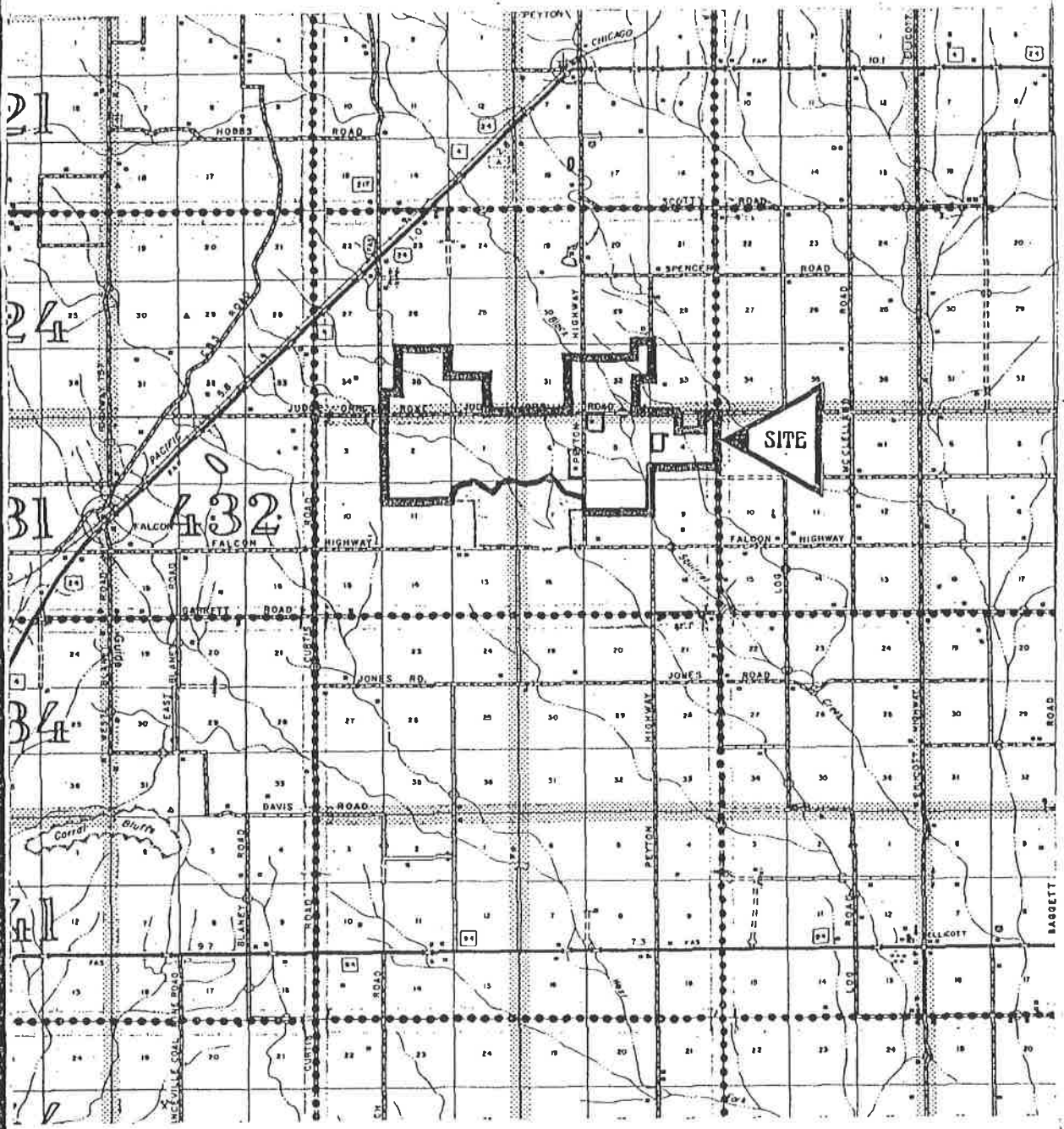
Thence East along the North line of the South Half of the Northeast Quarter approximately 60.00 feet more or less to the Northeast Corner of the South Half of the Northeast Quarter of Section 11.

Thence East along the North line of Sage Creek North Subdivision a distance of 1756.89 feet to the Northeast Corner of Sage Creek North Subdivision;

Thence South along the East line of Sage Creek North Subdivision a distance of 3973.79 feet to the Point of Beginning and said excepted parcel containing approximately 927 acres more or less.

The above described parcel of land, excluding excepted parcel, containing approximately 4,753 Acres more or less and subject to any easements, right-of-ways or restrictions.

P-90004



North

File No.	Map No.
P 90004	431.01 332.06
Title	.11 07
SANTA FE SPRINGS	.12

Vicinity Map

01964207
01964207

90 SEP 18 PM 12:23

ARDIS W. SCHMITT
EL PASO COUNTY CLERK & RECORDER

BOOK 5774 PAGE 530

P-90-004

free

Commissioner Whittemore moved adoption of the following Resolution:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION NO. 90-187, Land Use-67

WHEREAS, Santa Fe Development & Mortgage did file a petition with the Planning Department of El Paso County on or about March 2, 1990, to rezone the herein described property in El Paso County from an Unzoned classification to the A-4 (Agricultural) Zone District; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 22, 1990, upon which date the Planning Commission did by formal resolution recommend approval of the subject zone change petition with notation; and

WHEREAS, a public hearing was held by this Board on June 28, 1990; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted and reviewed, and that all interested parties were heard at those hearings.

3. That the proposed zoning is in compliance with the recommendations set forth in the master plan for the unincorporated area of the county.

4. That the proposed land use will be compatible with existing and permitted land uses in the area.

5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.

6. That for the above-stated and other reasons, the proposed zoning is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

7. That changing conditions clearly require amendment to the Zoning Resolutions.

NOW, THEREFORE, BE IT RESOLVED that the petition of Santa Fe Development & Mortgage for a zone change from an Unzoned classification to the A-4 (Agricultural) Zone District for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, be approved;

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 28th day of June, 1990, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By _____
Chairman

_____
Deputy County Clerk

Commissioner Howells seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Shupp	aye
Commissioner Campbell	aye
Commissioner Whittemore	aye
Commissioner Morrison	no
Commissioner Howells	aye

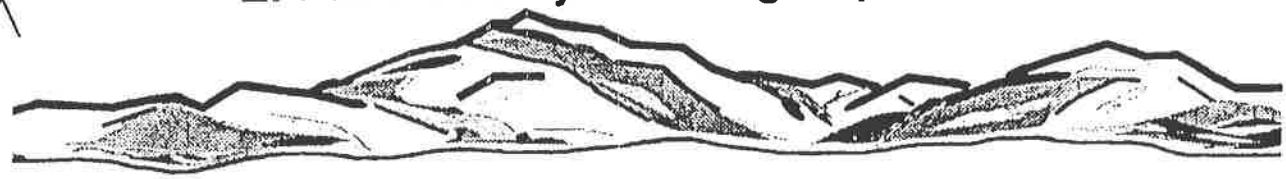
The Resolution was adopted by 4-1 vote of the Board of County Commissioners of the County of El Paso, State of Colorado.

P-01-009

Kenneth G. Rowberg
Planning Director

Carl F. Schueler
Assistant Director

El Paso County Planning Department



October 17, 2001

Robert and Jane Norris, Trustees
970 Summer Games Drive
Colorado Springs, Colorado 80906-1381

RE: Santa Fe Springs Property #43000-00-445

Dear Mr. and Mrs. Norris:

This is to inform you that at a hearing before the Board of County Commissioners on September 13, 2001, the Board provided direction to staff to initiate rezoning of the above-referenced parcel from the PUD (Planned Unit Development) and RR-3 (Rural Residential) Districts to the A-35 (Agricultural) District classification.

This action would be pursuant to the following condition which was placed on the original June 28, 1990, approval for the PUD portion of the property:

2. Rezoning requests for property within this project may be considered by the Planning Commission and/or Board of County Commissioners. If, however, the requisite level of urban services has not been provided within five years of such rezonings, applicant agrees the County, after the required public hearing process, may reinstate the zoning districts in effect on the date of such approval or otherwise zone it to an Agricultural classification.

The Board provided direction to initiate rezoning of the entire 3,477-acre property to the A-35 (Agricultural) District category, based on the rationale that much of the undeveloped property within the vicinity of this property was zoned to this classification in a County-initiated process on March 25, 1999.

The proposed hearing dates for this item will be as follows:

Planning Commission	November 20, 2001 Beginning at 9:00 a.m. Third Floor, County Office Building 27 East Vermijo, Colorado Springs
Board of County Commissioners	December 13, 2001 Beginning at 9:00 a.m. Same Location

27 East Vermijo Avenue
Colorado Springs, Colorado 80903-2088
Web Site: www.co.el-paso.co.us

(719) 520-6300
FAX: (719) 520-6322

P. O. Box 2007
Colorado Springs, Colorado 80901
E-mail: plnweb@co.el-paso.co.us

Please fee free to contact me at 520-6316 if you have any questions.

Sincerely,

Carl F. Schueler, Assistant Director

cc: Mr. John Maynard
NES, Inc.
1040 South 8th Street
Colorado Springs, Colorado 80906

Kenneth G. Rowberg, Director
William Louis, Assistant County Attorney
File: PUD-90-002, P-90-004, P-01-009

Attachment - Vicinity Map

P-01-009

El Paso County Parcel Information

Parcel Number: 4300000445

Parcel Address: 0 MURR RD

Parcel Owner: NORRIS ROBERT C & JANE W TRUSTEES

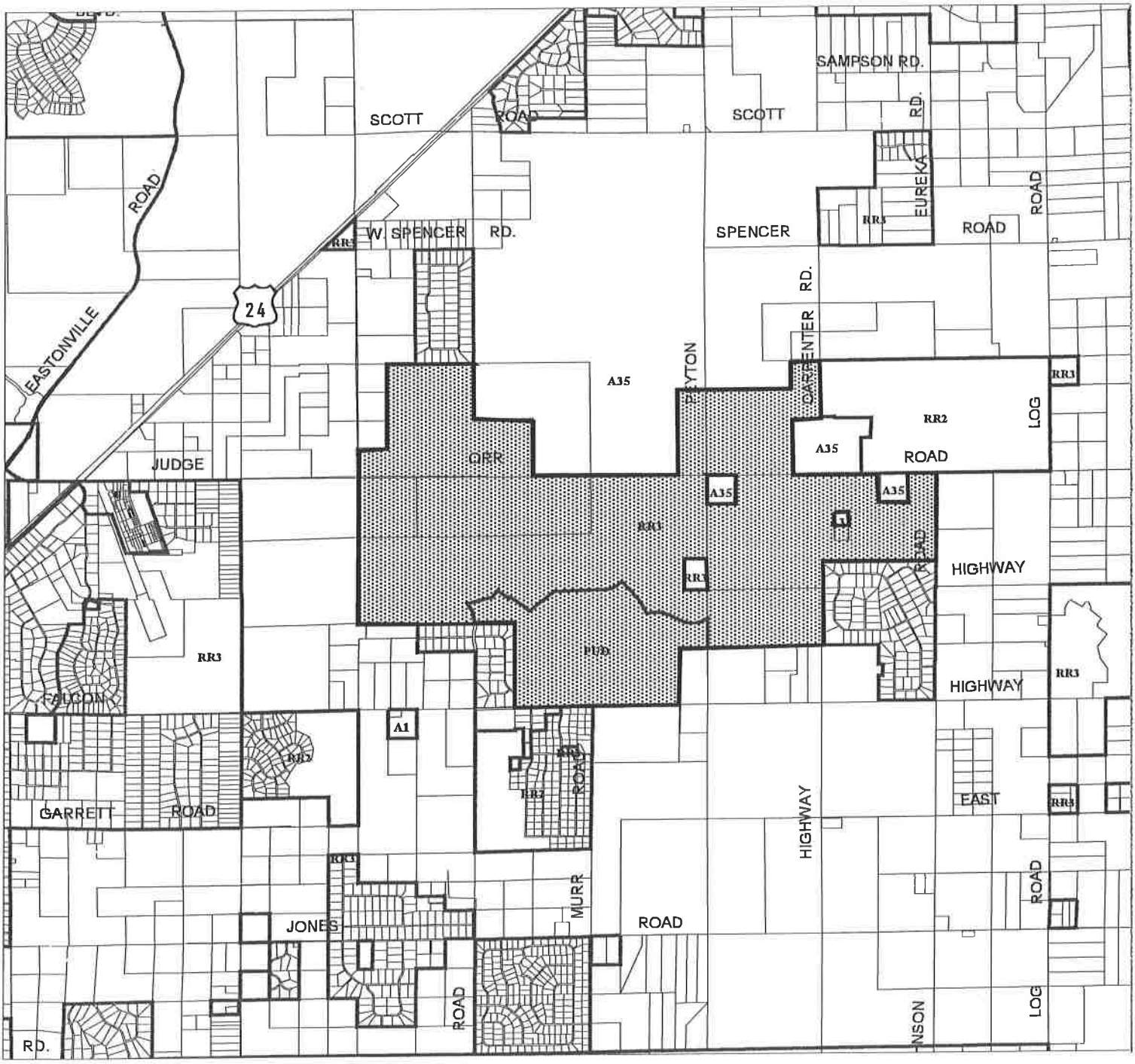
Parcel Owner2: NORRIS ROBERT C FAMILY TRUST

Parcel Owner3: C/O T-CROSS RANCHES

Owner Mailing Address: 970 SUMMER GAMES DR, COLORADO SPRINGS, CO, 80906

File Name: P-01-009

Zone Map No.: 431



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Please report any discrepancies to:
El Paso County GIS/Mapping
27 E. Vermijo
Colorado Springs, CO 80903
(719)520-6523

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October 16, 20

P-01-009

Kenneth G. Rowberg
Planning Director

Carl F. Schueler
Assistant Director

El Paso County Planning Department

February 8, 2002

Robert and Jane Norris, Trustees
970 Summer Games Drive
Colorado Springs, Colorado 80906-1381

RE: Santa Fe Springs PUD Property #43000-00-445

This is to inform you that the above-referenced request by El Paso County to rezone a 5,600-acre property from the RR-3 (Rural Residential) and Planned Unit Development (PUD) Zone Districts to the A-35 (Agricultural) Zone District category consistent with a condition of the original PUD zoning approval and County Commissioners direction was heard and denied by the Board of County Commissioners on January 10, 2002. The property (Tax Schedule #33000-00-124, -276, -277; 42000-00-196; 43000-00-345, -444, -445) is located along Falcon Highway, west of Peyton Highway in the Sage Creek area. Property owners are Robert and Jane Norris (Original File PUD-90-002).

The Board of County Commissioners' 1990 approval resolution (Reception #01964206) contained the following condition:

2. Rezoning requests for property within this project may be considered by the Planning Commission and/or Board of County Commissioners. If, however, the requisite level of urban services has not been provided within five years of such rezonings, applicant agrees the County, after the required public hearing process, may reinstate the zoning districts in effect on the date of such approval or otherwise zone it to an Agricultural classification.

The Board of County Commissioners extended the time limit in the above condition to January 10, 2007. all other conditions of the original approval remain in force and effect.

Should you have any questions or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

Carl F. Schueler, Assistant Director

27 East Vermijo Avenue
Colorado Springs, Colorado 80903-2088
Web Site: www.co.el-paso.co.us

(719) 520-6300
FAX: (719) 520-6322

P. O. Box 2007
Colorado Springs, Colorado 80901
E-mail: plnweb@co.el-paso.co.us

cc: Mr. John Maynard
NES, Inc.
1040 South 8th Street
Colorado Springs, Colorado 80906

Mr. Blakemore McCarty, Attorney
6 Elm Avenue
Colorado Springs, Colorado 80906

Files: Prompt/ PUD-90-002, P-01-009

ec: Eileen Gilbert, Deputy Clerk to the Board

Robert C. Balink El Paso Cty,CO 203036116
02/19/2003 09:40
Doc $0.00 Page
Rec $0.00 1 of 4

R01-009

RESOLUTION NO. 02-15

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

Commissioner Huffman moved adoption of the following Resolution:

WHEREAS, on or about September 13, 2001, the Board of County Commissioners for El Paso County did deny Rezoning of the herein described property in El Paso County from the PUD (Planned Unit Development) and RR-3 (Rural Residential) Zone Districts to A-35 (Agricultural) Zone District; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 20, 2001, upon which date the Planning Commission did by formal resolution recommend denial of the subject Zone change petition; and

WHEREAS, a public hearing was held by this Board on January 10, 2002; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested parties were heard at those hearings.

3. Both the existing and proposed Zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the County.

4. Both the existing and proposed land use will be compatible with existing and permitted land uses in the area.

5. The existing or proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.

Robert C. Balink El Paso Cty,CO 203036116
02/19/2003 09:40
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Rec $0.00 2 of 4

6. For the above-stated and other reasons, the proposed Zoning is not in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

7. Changing Conditions clearly do not require amendment to the Zoning Resolutions.

8. Persons buying property in a certain Zone District have a right to rely upon the rule of law that classification made in the Zoning Resolutions will not be changed unless the change is required for the public good.

9. There is a need for reasonable stability in Zoning.

10. The power to amend is not arbitrary; it cannot be exercised merely because certain individuals want it done or think it ought to be done.

11. The validity of Zoning Regulations is not determined by the highest best use concept or in terms of dollars and cents profitability.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby denies the Zone change from the PUD (Planned Unit Development) and RR-3 (Rural Residential) Zone Districts to the A-35 (Agricultural) Zone District for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED conditions contained in Resolution No. 90-186 (1990 approval Resolutions) are still valid and in effect:

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 5th day of February 2003, *nunc pro tunc* January 10th, 2002, at Colorado Springs, Colorado.

Robert C. Balink El Paso Cty,CO
02/19/2003 09:40 203036116
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Rec $0.00 3 of 4

ATTEST:

Deputy County Clerk

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By
Chairman

Commissioner Howells seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Jones	aye
Commissioner Howells	aye
Commissioner Bremer	nay
Commissioner Huffman	aye
Commissioner Brown	aye

The Resolution was adopted by a vote of 4-1 of the Board of County Commissioners of the County of El Paso, State of Colorado.

Resolution No. 02-15
EXHIBIT A

The East half; the East half of the West half; and the Southwest quarter of the Southwest quarter of Section 35, Township 12 South, Range 64 West of the Sixth Principal Meridian;

The Southwest quarter of Section 36, Township 12 South, Range 64 West of the Sixth Principal Meridian;

Section 1, Township 13 South, Range 64 West of the Sixth Principal Meridian;

Section 2, Township 13 South, Range 64 West of the Sixth Principal Meridian;

The North half of the North half of Section 11, Township 13 South, Range 64 West of the Sixth Principal Meridian;

The East half; the North half of the Northwest quarter; the East two-thirds of the Southeast quarter of the Northwest quarter; and the East two-thirds of the East half of the Southwest quarter of Section 12, Township 13 South, Range 64 West of the Sixth Principal Meridian; El Paso County, State of Colorado.

Northwest quarter; the West half of the Northeast quarter; and the Southeast quarter of Section 6, Township 13, Range 63, West of the Sixth Principal Meridian less a 35 acre tract conveyed in Book 5394 at Page 0186.

The Northeast quarter of the Northeast quarter of Section 8, Township 13, Range 63.

A parcel of land located in Townships 12 and 13 South, Range 63 and 64 West of the 6th Principal Meridian, El Paso County, Colorado more particularly described as follows:

The Southeast quarter of the Northeast quarter; and the East half of the Southeast quarter of Section 31, Township12 South, Range 63 West of the Sixth Principal Meridian;

The Northeast quarter of the Northeast quarter; the South half of the Northeast quarter; the West half of the Southeast quarter; the South half of the Northwest quarter; the Southwest quarter of Section 32, Township 12 South, Range 63 West of the Sixth Principal Meridian;

Lots 1, 3 and 4; the South half of the North half; and the North half of the South half of Section 4, Township 13 South, Range 63 West of the Sixth Principal Meridian; EXCEPTING THEREFROM that portion thereof conveyed to CONNIE SUE DUGAN MILLS by Deed recorded May 26, 1976 in Book 2832 at Page 336 and Book 2315 at Page 945.

Section 5 except Lot 4 thereof, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The East half of the Northeast quarter; and the Southwest quarter of Section 6, Township 13 South, Range 63 West of the Sixth Principal Meridian;

Lots 1, 2, 3 and 4, the East Half of the Northwest quarter; the Northeast quarter; the East half of the Southwest quarter; and the West half of the Southeast quarter of Section 7, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The Northwest quarter, the West half of the Northeast quarter; and the Southeast quarter of the Northeast quarter of Section 8, Township 13 South, Range 63 West of the Sixth Principal Meridian;

The above described parcel of land is subject to any easements, rights-of-way, or restrictions.

Robert C. Balink El Paso Cty,CO 203036116
02/19/2003 09:40
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Rec $0.00 4 of 4

SKP-04-003

SKT04003

Existing Adjacent Roads		
Road Name	Width	Type
Proposta Rd	24.1'	Collector/ Asphalt
Muir Rd	27.2'	Collector/ Asphalt
Curtis Rd	24.8'	Maj. Arterial/ Asphalt
Falcon Hwy	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy	24.4'	Maj. Arterial/ Asphalt
Judge Orr Rd	25.4'	Maj. Arterial/ Asphalt
Elbert Rd	25.1'	Maj. Arterial/ Asphalt
Sagewick Rd	25.4'	Collector/ Gravel
Pershea Farms Rd	25.1'	Collector/ Asphalt

Road Name	Width	Type
Carpenter Rd	24.5'	Collector/ Asphalt
J.D. Johnson Rd	23.8'	Collector/ Asphalt

EXISTING EASEMENTS (as listed in the title policy)

Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

1. All section lines subject to a 60 foot wide right of way easement, being 30 feet to each side of section line, as recorded in book 1 at page 76 of the records of El Paso County, Colorado. *Blanket easement*
2. The property subject to 20 ft. Wide right of way easement granted to: Colorado independent telephone association, as recorded in book 2408 at page 834 of the records of El Paso County, Colorado. *Blanket easement*
3. This property subject to 20 ft. Wide right of way easement granted to: mountain view electric association, inc. As recorded in book 2049 page 337 of the records of El Paso County, Colorado. *Blanket easement*
4. This property subject to right of way easement as granted to: mountain view electric association, inc. As recorded in book 3649 at page 364 of the records of El Paso County, Colorado. *Blanket easement*
5. This property subject to a perpetual easement granted to El Paso county for monitoring drainage structure as recorded in book 2307 at page 684 of the records of El Paso County, Colorado. *Blanket easement*
6. This property subject to 30 ft. Wide right of way easement granted to: mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. *Blanket easement*
7. This property subject to right of way easement granted to: mountain view electric association, inc., as recorded in book 3649 at page 432 and book 3649 at page 405 of the records of El Paso County, Colorado. *Blanket easement*
8. This property subject to a 20 ft. Wide easement granted to: mountain view electric association, inc., as recorded in book 2016 at page 913 of the records of El Paso County, Colorado. *Blanket easement*
9. This property subject to 20 ft. Wide right of way easement granted to: Colorado independent telephone association as recorded in book 2408 at page 834 of the records of El Paso County, Colorado. *Blanket easement*
10. This property subject to 20 ft. Wide right of way easement granted to: mountain view electric association, inc. As recorded in book 2168 page 331 of the records of El Paso County, Colorado. *Blanket easement*
11. This property subject to right of way easement as granted to: mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. *Blanket easement*
12. Subject to right of way easement granted to mountain view electric association recorded in book 3073 at page 854, El Paso County, Colorado. *Blanket easement*
13. Subject to exception easement recorded in book 3389 at page 1209, El Paso County, Colorado. *Blanket easement*
14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1937, in Book 2003 at Page 684. (Affects W1/2NE1/4 32-12-65) *Per plan*
15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98147516. (Affects S1/2-64) *Per plan*
16. Right of Way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 5765 at Page 805. (Affects S1/2-64) *Per Plan*
17. Right of Way easement as granted to El Paso County Mutual Telephone Corp.ony in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects W1/4 7-13-65; E1/2 8-13-65) *Per Plan*

6420 LAND USE KEY				
Land Use	*Gross AC*	*%*	*Total DU*	*Density*
Single Family Res.	1116.13	17.4%	4951	Medium
Single Family Res.	1666.73	25.9%	78	Low
Multi-Family Res.	53.95	0.8%	391	High
SUBTOTAL:	2838.92	44.2%	5,370	1.89 DU/AC
Community Center	9.42	0.1%	Community Center	
Comm./ Retail	268.11	4.0%	Commercial/ Centers	
Public Facility	59.36	0.9%	Treatment Plant	
School Site	73.96	1.2%	School Site	
SUBTOTAL:	450.85	6.7%		
Open Space	1493.56	23.3%	Open Space/Park	
Pres. Esmt	922.25	14.4%	Preservation/No-Build	
Trail Esmt	155.76	2.4%	Trail System	
LS Esmt	187.82	2.9%	50' Landscape Easement	
SUBTOTAL:	2759.39	42.9%		
Road R.O.W.	412.82	6.4%		
TOTAL:	6420.00	99.9%		
Existing R.O.W.	55.02	0.8%		
LAND TOTAL:	6475.02	100.0%		

Notes:
A. The Plan is an amendment to the Santa Fe Springs Sketch Plan as approved by the El Paso County Board of County Commissioners in December, 1998.
B. Acreages and percentages are rounded up to equal 100 %.
C. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be maintained in perpetuity by the Santa Fe Springs Metropolitan District. Preservation Easements are to be owned and maintained by a Conservation Trust organized by Santa Fe Springs. All developed parks and community centers will be maintained by the Santa Fe Springs Metropolitan District.
D. This property is located within a designated Area Boundary as determined by the flood insurance rate map, Community map number 0804 1d0575 I, effective date march 17, 1997. No structures are permitted with the designated floodplain areas.
E. No direct lot access shall be granted or allowed to Curtis Road, Judge Orr Road, Falcon Highway, or Elbert Road.
F. An additional 55 acres listed in the legal description consists of the existing R.O.W. that occurs along Curtis Road, Judge Orr Road, Peyton Highway, Falcon Highway, Elbert Road, and J.D. Johnson Road.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST; SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST; SECTIONS 4, 5, 6, 7, AND 8, TOWNSHIP 13 SOUTH, RANGE 63 WEST; SECTIONS 1, 2, 3, 10, 11, & 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST. OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THE EAST HALF OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER, OF SAID SECTION 32; EXCEPTING THEREFROM THOSE PORTIONS CONVEYED FOR CANAL PURPOSES IN DEEDS RECORDED IN BOOK 456 AT PAGES 176 AND 180; THE EAST HALF, THE EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; GOVERNMENT LOTS 1, 3, AND 4; THE SOUTH HALF OF THE NORTH HALF; AND THE NORTH HALF OF THE SOUTH HALF, OF SAID SECTION 4; LESS THAT PORTION CONVEYED BY DEED RECORDED IN BOOK 2315 AT PAGE 845 OF THE RECORDS OF SAID EL PASO COUNTY; ALL OF SAID SECTION 5, LESS AND EXCEPTING THEREFROM GOVERNMENT LOT 4 OF SAID SECTION; ALL OF SAID SECTION 6, EXCEPTING THEREFROM THE SOUTH 1460.00 FEET OF THE EAST 1044.28 FEET OF THE SOUTHEAST QUARTER;

ALL OF SAID SECTION 7, EXCEPTING THEREFROM THE EAST HALF OF THE SOUTHEAST QUARTER:

THE NORTH HALF OF SAID SECTION 8; ALL OF SAID SECTION 1; ALL OF SAID SECTION 2; ALL OF SAID SECTION 3; THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 10; THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 11; THE EAST HALF, THE EAST 1/3 OF THE WEST HALF AND THE WEST 2/3 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12;

CONTAINING 6,475.02 ACRES MORE OR LESS. AN ADDITIONAL 55 ACRES LISTED IN THE LEGAL DESCRIPTION CONSISTS OF THE EXISTING R.O.W. THAT OCCURS ALONG CURTIS ROAD, JUDGE ORR ROAD, PEYTON HIGHWAY, FALCON HIGHWAY, ELBERT ROAD, AND J.D. JOHNSON ROAD.

VICINITY MAP N.T.S

Sketch Plan

William Guman & Associates, Ltd.
Land Planning Consultants in Landscape Architecture
416 North Weber Street
Colorado Springs, CO 80903
719.633.4700
FAX 719.633.2754
gman@qwest.net
www.GumanAssoc.com

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

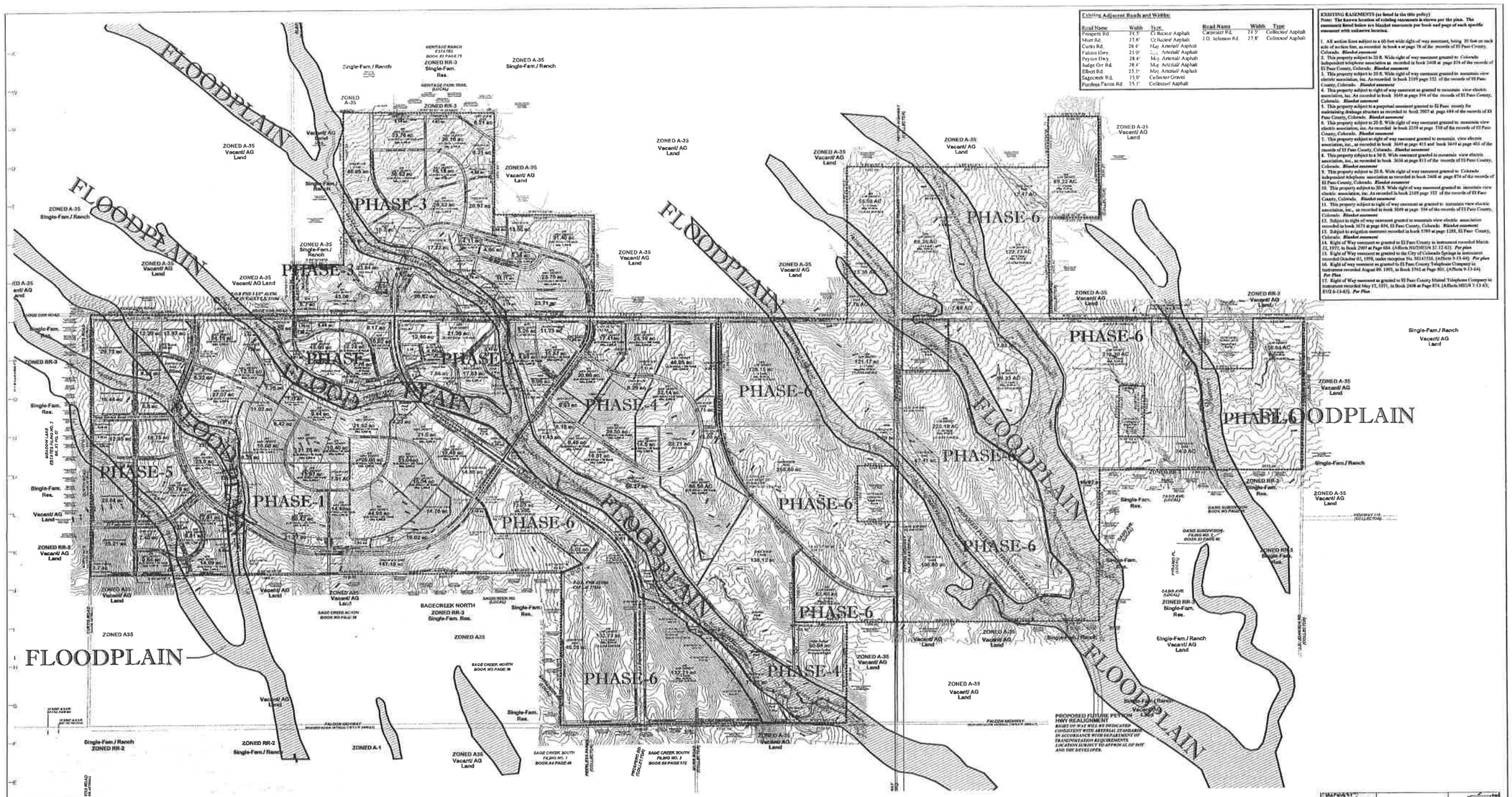
Santa Fe Springs

El Paso County, Colorado

As approved by BOCC 8-8

DATE:	March 19, 2004
BY:	WG, JRA, LRS
FILE NO.:	
REVISIONS:	6/30/04 Sketch Plan Resubmittal w/ DOT comments addressed
	8/12/04 Sketch Plan Resubmittal w/ PC comments addressed
	8/26/04 BOCC Approval
SCALE: 1"= 1000'-0"	north
	0 1000 2000 3000

SHEET: 1 OF 10



Existing Adjacent Roads and Widths:

Road Name	Width	Type
Prosperity Rd.	24.5'	Collector/ Asphalt
Murr Rd.	23.8'	Collector/ Asphalt
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt
Falcon Hwy.	23.0'	Min. Arterial/ Asphalt
Peyton Hwy.	28.4'	Maj. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.3'	Min. Arterial/ Asphalt
Sagecreek Rd.	23.0'	Collector/ Gravel
Pinyhna Farms Rd.	25.1'	Collector/ Asphalt

Road Name	Width	Type
Carpenter Rd.	24.9'	Collector/ Asphalt
J.D. Johnson Rd.	27.8'	Collector/ Asphalt

EXISTING EASEMENTS (as listed in the title policy)
Note: The known location of existing easements is shown per the plats. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

1. All section lines subject to a 60 foot wide right-of way easement, being 30 feet on each side of section line, as recorded in book x at page 78 of the records of El Paso County, Colorado. *Blanket easement*
2. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2608 at page 874 of the records of El Paso County, Colorado. *Blanket easement*
3. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. *Blanket easement*
4. This property subject to right of way easement as granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. *Blanket easement*
5. This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. *Blanket easement*
6. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2159 at page 710 of the records of El Paso County, Colorado. *Blanket easement*
7. This property subject to right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 415 and book 3649 at page 403 of the records of El Paso County, Colorado. *Blanket easement*
8. This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 3636 at page 813 of the records of El Paso County, Colorado. *Blanket easement*
9. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2608 at page 874 of the records of El Paso County, Colorado. *Blanket easement*
10. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. *Blanket easement*
11. This property subject to right of way easement as granted to mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. *Blanket easement*
12. Subject to right-of-way easement granted to mountain view electric association recorded in book 3671 at page 604, El Paso County, Colorado. *Blanket easement*
13. Subject to irrigation easement recorded in book 4389 at page 1288, El Paso County, Colorado. *Blanket easement*
14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1971, in book 2307 at Page 684. (Affects N1/2/SE1/4 31-12-63). *Per plan*
15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1958, under reception No. 581415M. (Affects 9-13-64) *Per plan*
16. Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1995, in Book 5965 at Page 005. (Affects 9-13-64). *Per Plan*
17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 07, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). *Per Plan*

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST; SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST; SECTIONS 4, 5, 6, 7, AND 8, TOWNSHIP 13 SOUTH, RANGE 63 WEST; SECTIONS 1, 2, 3, 10, 11, & 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THE EAST HALF OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER, OF SAID SECTION 32; EXCEPTING THEREFROM THOSE PORTIONS CONVEYED FOR CANAL PURPOSES IN DEEDS RECORDED IN BOOK 458 AT PAGES 176 AND 180; THE EAST HALF, THE EAST HALF OF THE WEST HALF AND THE SOUTH-WEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THE SOUTHWEST QUARTER OF SAID SECTION 36; GOVERNMENT LOTS 1, 3, AND 4; THE SOUTH HALF OF THE NORTH HALF; AND THE NORTH HALF OF THE SOUTH HALF, OF SAID SECTION 4; LESS THAT PORTION CONVEYED BY DEED RECORDED IN BOOK 2315 AT PAGE 945 OF THE RECORDS OF SAID EL PASO COUNTY; ALL OF SAID SECTION 5, LESS AND EXCEPTING THEREFROM GOVERNMENT LOT 4 OF SAID SECTION; ALL OF SAID SECTION 6, EXCEPTING THEREFROM THE SOUTH 1460.00 FEET OF THE EAST 1044.28 FEET OF THE SOUTHEAST QUARTER;
ALL OF SAID SECTION 7, EXCEPTING THEREFROM THE EAST HALF OF THE SOUTHEAST QUARTER;
THE NORTH HALF OF SAID SECTION 8; ALL OF SAID SECTION 1; ALL OF SAID SECTION 2; ALL OF SAID SECTION 3; THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 10; THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 11; THE EAST HALF, THE EAST 1/3 OF THE WEST HALF AND THE WEST 2/3 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12;
CONTAINING 6,475.02 ACRES MORE OR LESS. AN ADDITIONAL 55 ACRES LISTED IN THE LEGAL DESCRIPTION CONSISTS OF THE EXISTING R.O.W. THAT OCCURS ALONG CURTIS ROAD, JUDGE ORR ROAD, PEYTON HIGHWAY, FALCON HIGHWAY, ELBERT ROAD, AND J.D. JOHNSON ROAD.

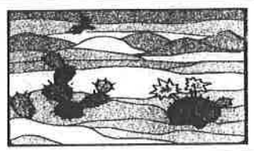
VICINITY MAP NTS

Sketch Plan- Floodplain Boundary

William Guman & Associates, Ltd.

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
El Paso County, Colorado



DATE:	March 19, 2004
BY:	WFG, JRA, LRG
FILE NO.:	
REVISIONS:	

REVISIONS:
6/30/04 Sketch Plan Resubmittal w/ DOT comments addressed
8/12/04 Sketch Plan Resubmittal w/ PC comments addressed
8/26/04 BOCC Approval

SCALE: 1"= 10000'
0 1000 2000 3000

SHEET: 2 OF 10

SCANNED

LEGAL DESCRIPTION:

A tract of land located in Section 1, 2, 3, 10, 11 and 12, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:

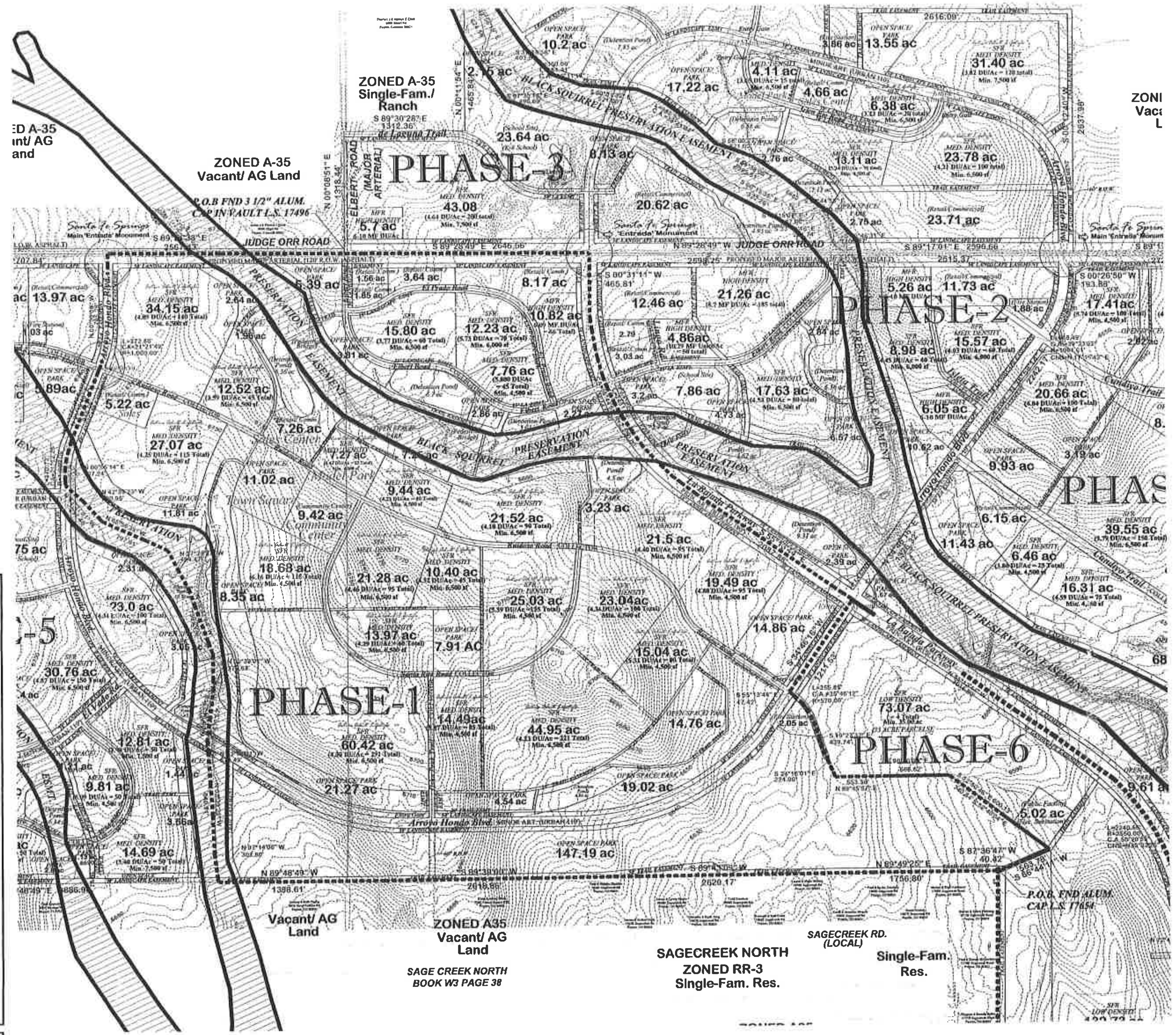
Beginning at the Northwest corner of said Section 2, thence S 89° 28' 49" E along the north line of said Section 2, a distance of 2,646.56 feet; thence S 00° 31' 11" W, a distance of 465.81 feet; thence southeasterly along the arc of a 2,550.00 foot radius curve to the left through a central angle of 55° 44' 55" (the long chord of which bears S 27° 21' 16" E, a long chord distance of 2,384.88 feet), an arc length of 2,481.14 feet; thence S 55° 13' 44" E, a distance of 47.42 feet; thence southeasterly along the arc of a 570.00 foot radius curve to the right through a central angle of 35° 46' 12" (the long chord of which bears S 37° 20' 38" E, a long chord distance of 350.10 feet), an arc length of 355.85 feet; thence S 19° 27' 32" E, a distance of 439.74 feet; thence S 24° 16' 01" E, a distance of 224.00; thence N 89° 45' 57" E, a distance of 553.38 feet; thence S 90° 00' 00" E, a distance of 666.62 feet; thence S 52° 50' 46" E, a distance of 740.84 feet; thence S 52° 40' 04" E, a distance of 600.13 feet; thence S 66° 44' 11" W, a distance of 563.78 feet; thence S 87° 36' 47" W, a distance of 40.42 feet; thence S 89° 49' 25" W, a distance of 1,756.80 feet to the southeast corner of the north one-half of the northwest one-quarter of Section 11; thence S 89° 43' 09" W along the south line thereof, a distance of 2,620.17 feet to the southwest corner of the north one-half of the northwest one-quarter of Section 11; thence S 89° 39' 00" W along the line thereof, a distance of 2,618.86 feet to the southeast corner of the north one-half of the north one-half of said section 10; thence N 89° 48' 49" W along the south line thereof, a distance of 1,398.61 feet; thence N 07° 14' 06" W, a distance of 303.80 feet; thence N 02° 39' 29" W, a distance of 646.91 feet; thence N 03° 51' 31" W, a distance of 572.49 feet; thence N 06° 54' 23" E, a distance of 570.53 feet; thence N 00° 39' 07" W, a distance of 376.63 feet; thence N 19° 41' 04" W, a distance of 739.29 feet; thence N 27° 23' 37" W, a distance 494.47 feet; thence 65° 56' 39" W, a distance of 797.91 feet; thence N 42° 39' 23" W, a distance of 290.96 feet; thence N 47° 27' 31" W, a distance of 257.46 feet; thence N 00° 05' 14" E a distance of 107.24 feet; thence northerly along the arc of a 1,000.00 foot radius curve to the right through a central angle of 21° 14' 26" (the long chord of which bears N 10° 42' 27" E, a long chord distance of 368.60 feet), an arc length of 370.72 feet; thence N 21° 19' 40" E, a distance of 945.09 feet; thence northeasterly along the arc of a 1,000.00 foot radius curve to the left through a central angle of 21° 21' 49" (the long chord of which bears N 10° 38' 45" E, a long chord distance of 370.71 feet), an arc length of 372.87 feet; thence N 00° 02' 09" W, a distance of 785.28 feet to a point on the north line of said Section 3; thence S 89° 21' 33" E along said north line, a distance of 2,567.43 feet to the point of beginning, said tract contains 1,018.72 acres, more or less.

EXISTING EASEMENTS (as listed in the title policy)
Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

1. All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book a at page 78 of the records of El Paso County, Colorado. ***Blanket easement***
2. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
3. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. ***Blanket easement***
4. This property subject to right of way easement as granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
5. This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. ***Blanket easement***
6. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. ***Blanket easement***
7. This property subject to right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 415 and book 3649 at page 405 of the records of El Paso County, Colorado. ***Blanket easement***
8. This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. ***Blanket easement***
9. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
10. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. ***Blanket easement***
11. This property subject to right of way easement as granted to mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
12. Subject to right-of-way easement granted to mountain view electric association recorded in book 3673 at page 894, El Paso County, Colorado. ***Blanket easement***
13. Subject to avigation easement recorded in book 5789 at page 1288, El Paso County, Colorado. ***Blanket easement***
14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). ***Per plan***
15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). ***Per plan***
16. Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). ***Per Plan***
17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). ***Per Plan***

Existing Adjacent Roads and Widths:

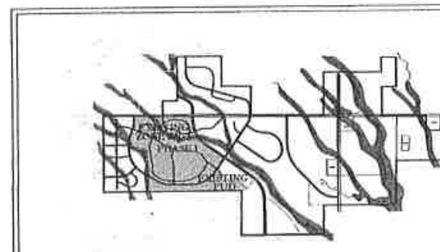
Road Name	Width	Type
Prospero Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy.	28.4'	Maj. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector Gravel
[illegible] Farms Rd.	25.1'	Collector/ Asphalt
Carpenter Rd.	24.5'	Collector/ Asphalt
J.D. Johnson Rd.	27.8'	Collector/ Asphalt



PHASE 1 LAND USE KEY

Land Use	Gross AC	%	Total DU	Density
Single Family Multi-Family	436.05 10.82	42.8% 1.1%	2051 66	Medium High
SUBTOTAL:	446.87	43.9%	2117	4.60 DU/AC
Comm. Center Comm./ Retail	9.42 25.65	0.9% 2.5%	Community Center Commercial Centers	
SUBTOTAL:	36.77	3.4%		
OS/P Pres. Esmt. Trail Esmt. LS Esmt.	289.83 72.86 23.71 34.75	28.2% 7.2% 2.3% 3.4%	Open Space/Park Preservation/No-Build Trail System 50' Landscape Easement	
SUBTOTAL:	419.1	41.1%		
Road R.O.W.	116.18	11.4%		
TOTAL:	1,018.92	100.00%		

Notes:
A. This Plan is an amendment to the Santa Fe Springs Sketch Plan as approved by the El Paso County Board of County Commissioners in December, 1989.
B. Acreages and percentages are rounded up to equal 100 %.
C. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be maintained in perpetuity by the Santa Fe Springs Metropolitan District. Preservation Easements are to be owned and maintained by a Conservation Trust organized by Santa Fe Springs.
D. This property is located within a designated fema floodplain as determined by the flood insurance rate map, Community map number 08041c0575 f, effective date march 17, 1997. No structures are permitted with the designated floodplain areas.
E. No direct lot access shall be granted or allowed to Curtis Road, Judge Orr Road, Falcon Highway, or Elbert Road.



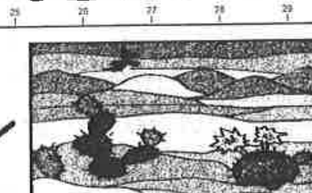
AREA MAP
NTS

SKETCH PLAN- PHASE 1

William Guman & Associates, Ltd.
North Weber Street
Colorado Springs, CO 80903

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
El Paso County, Colorado



DATE: March 19, 2004	REVISIONS:
BY: WFG, JRA, LRG	6/30/04 Sketch Plan Resubmittal w/ DOT comments addressed
FILE NO.:	8/12/04 Sketch Plan Resubmittal w/ PC comments addressed
REVISIONS:	8/26/04 BOCC Approval
SCALE: 1"= 500'	

North
0 500 1000 1500

SHEET: 3 OF 10

SCANNED

LEGAL DESCRIPTION:

A tract of land located in Section 1 and 2, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 2; thence S 89° 28' 49" E along the North line of said Section 2, a distance of 2,646.56 feet to the point of beginning of the tract herein described;

Thence S 00° 31' 11" W, a distance of 465.81 feet; thence southeasterly along the arc of a 2,550.00 foot radius curve to the left through a central angle of 55° 44' 55" (the long chord of which bears S 27° 21' 16" E, a long chord distance of 2,384.42 feet), an arc length of 2,481.14 feet; thence S 55° 13' 44" E, a distance of 2,087.88 feet; thence N 34° 40' 16" E, a distance of 1,316.32 feet; thence N 36° 58' 14" E, a distance of 2,242.17 feet; thence northeasterly along the arc of a 1,001.61 foot radius curve to the left through a central angle of 39° 23' 03" (the long chord of which bears N 17° 16' 42" E, a long chord distance of 675.01 feet), an arc length of 688.49 feet; thence N 00° 20' 50" E, a distance of 193.84 feet to a point on the north line of said Section 1; thence N 89° 17' 01" W along said north line, a distance of 2,515.37 feet to the northeast corner of said Section 2; thence N 89° 28' 49" W along the north line of said Section 2, a distance of 2,598.25 feet to the point of beginning. Said tract contains 286.15 acres, more or less.

EXISTING EASEMENTS (as listed in the title policy)
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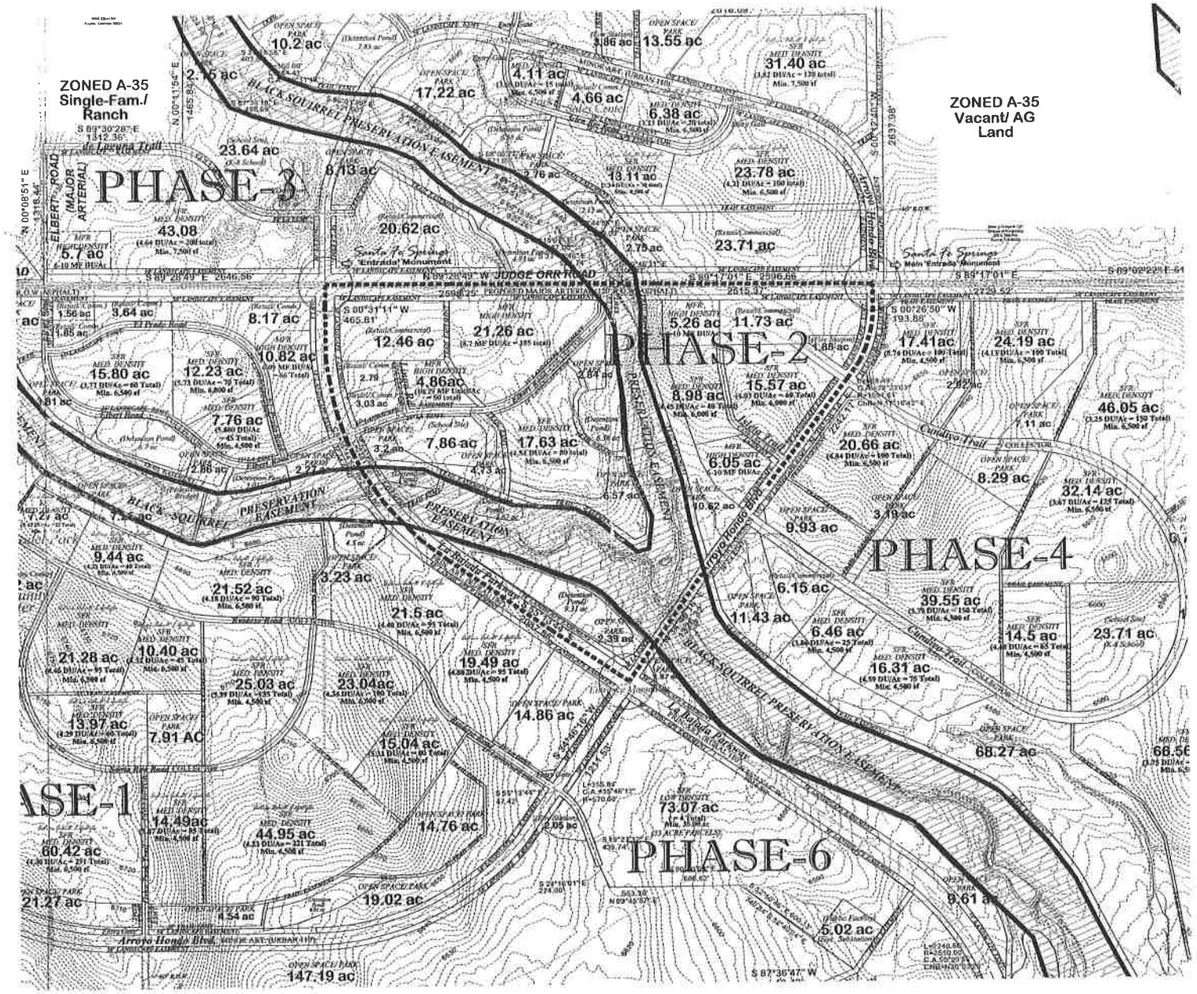
Existing Adjacent Roads and Widths:

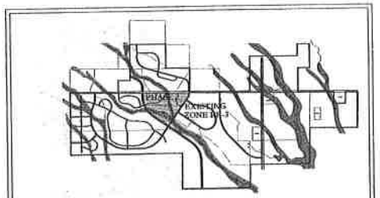
Road Name	Width	Type	Road Name	Width	Type
Pinepony Rd.	24.5'	Collector/ Asphalt	Carpenter Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt	J.D. Johnson Rd.	27.8'	Collector/ Asphalt
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt			
Falcon Hwy.	25.0'	Min. Arterial/ Asphalt			
Peyton Hwy	28.4'	Maj. Arterial/ Asphalt			
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt			
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt			
Sagecreek Rd.	25.0'	Collector/ Gravel			
Perrins Farms Rd.	25.1'	Collector/ Asphalt			



PHASE 2 LAND USE KEY

Land Use	*Gross AC*	*%*	*Total DU*	*Density*
Single- Family	42.19	14.8%	180	Medium
Multi-Family	37.43	13.1%	235	High
SUBTOTAL:	79.62	27.8%	415	5.05 DU/AC
Comm./ Retail	31.89	11.2%	Commercial Center	
School Site	7.86	2.7%	Elementary School	
SUBTOTAL:	39.75	13.9%		
OS/P	47.73	16.7%	Open Space/Park	
Pres. Esmt.	53.85	18.8%	Preservation/No-Build	
Trail Esmt.	13.75	4.8%	Trail System	
LS Esmt.	16.77	5.9%	50' Landscape Easement	
SUBTOTAL:	132.10	46.2%		
Road R.O.W.	34.52	12.1%		
TOTAL:	285.99	100.00%	PUD - Incl. Future Filings	

Notes:
A. This Plan is an amendment to the Santa Fe Springs Sketch Plan as approved by the El Paso County Board of County Commissioners in December, 1989.
B. Acreages and percentages are rounded up to equal 100%.
C. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be maintained in perpetuity by the Santa Fe Springs Metropolitan District. Preservation Easements are to be owned and maintained by a Conservation Trust organized by Santa Fe Springs.
D. This property is located within a designated fema floodplain as determined by the flood insurance rate map, Community map number 08041c0575 f, effective date march 17, 1997. No structures are permitted with the designated floodplain areas.
E. No direct lot access shall be granted or allowed to Curtis Road, Judge Orr Road, Falcon Highway, or Elbert Road.



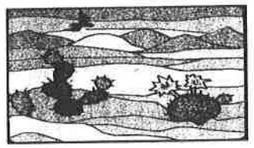
AREA MAP
NTS

SKETCH PLAN- PHASE 2

William Guman & Associates, Ltd.
Landscape Architects
815 North Weber Street
Colorado Springs, CO 80903
719.633.9700
719.633.8878 fax
guman@qwest.net
www.GumanAE.com

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
El Paso County, Colorado



DATE:	March 19, 2004
BY:	WFG, JRA, LRG
FILE NO.:	
REVISIONS:	6/30/04 Sketch Plan Resubmittal
	w/ DOT comments addressed
	8/12/04 Sketch Plan Resubmittal
	w/ PC comments addressed
	8/26/04 BOCC Approval
SCALE: 1"= 500'	

SHEET: 4 OF 10

SCANNED

Legal Description:

A tract of land located in Section 35 and in the southwest one-quarter of Section 36, Township 36, Township 12 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 35; thence N 00° 08' 51" E along the west line of said Section 35, a distance of 1,318.44 feet to the northwest corner of the southwest one-quarter of the southwest one-quarter of said Section 35, thence S 89° 30' 28" E along the north line of said SW 1/4 SW 1/4, a distance of 1,312.36 feet to the northeast corner thereof; thence N 00° 11' 54" E along the west line of the east one-half of the west one-half of said Section 35, a distance of 1,465.84 feet to the point of beginning of the tract herein described,

Thence S 32° 56' 19" E, a distance of 624.56 feet; thence S 37° 18' 58" E, a distance of 403.54 feet; thence southeasterly along the arc of a 350.00 foot radius curve to the left through a central angle of 30° 11' 19" (the long chord of which bears S 52° 24' 38", a long chord distance of 182.29 feet), an arc length of 184.41 feet; thence S 67° 30' 18" E, a distance of 496.69 feet; thence S 80° 01' 30" E, a distance of 521.00 feet; thence southeasterly along the arc of a 1,468.06 foot radius curve to the right through a central angle of 38° 31' 04" (the long chord of which bears S 60° 45' 58" E, a long chord distance of 968.44 feet), and arc length of 986.92 feet; thence S 58° 00' 23" E, a distance of 321.02 feet; thence S 59° 38' 05" E, a distance of 395.51 feet; thence S 60° 15' 36" E, a distance of 322.26 feet; thence S 57° 44' 58" E, a distance of 269.09 feet; thence S 49° 15' 07" E, a distance of 187.00 feet, thence S 33° 43' 46" E, a distance of 251.74 feet; thence S 00° 46' 31" E, a distance of 106.47 feet to a point on the south line of said SW 1/4 of section 36; thence S 89° 17' 01" E along said south line, a distance of 2596.66 feet to the southeast corner of said southwest one-quarter; thence N 00° 12' 40" E along the east line of said SW 1/4, a distance of 2637.98 feet to the northeast center thereof; thence N 89° 11' 50" W along the north line of said SW 1/4, a distance of 2,616.09 to the northwest corner thereof; thence N 00° 21' 00" E along the east line of said section 35, a distance of 2,641.88 feet to the northeast corner of said Section 35; thence N 89° 35' 24" W along the north line of said Section, a distance of 3,947.56 feet to the northeast corner of the east one-half of the west one-half of section 35; thence S 00° 11' 54" W along the west line said E 1/2 W 1/2, a distance of 2,491.35 feet to the point of beginning. Said tract contains 512.4 acre, more or less.

LEGAL DESCRIPTION:

A tract of land located in Section 35 and in the southwest one-quarter of Section 36, Township 12 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:
Beginning at the southwest corner of said Section 35; Thence N 00°08'51" E along the west line of said Section 35, a distance of 1318.44 feet to the Northwest corner of the Southwest one-quarter of the Southwest one quarter of said Section 35; Thence 89°30'28" E along the North line of said SW 1/4 SW 1/4, a distance of 1312.36 feet to the Northeast corner thereof; Thence N 00°11'54" E along the West line of the East one-half of the West one-half of said Section 35, a distance of 1465.84 feet; Thence S 32°56'19" E, a distance of 624.56 feet; Thence S 37°18'58" e, a distance of 403.54 feet; Thence Southeasterly along the arc of a 350.00 foot radius curve to the left through a central angle of 30°11'19" (the long chord of which bears S 52°24'38" E, a long chord distance of 182.29 feet), an arch length of 184.41 feet; Thence S 67°30'18" E, a distance of 496.69 feet; Thence S 80°01'30" E, a distance of 521.00 feet; Thence Southeasterly along the arc of a 1468.06 foot radius curve to the right through a central angle of 38°31'04" (the long chord of which bears S 60°45'58" E, a long chord distance of 968.44 feet), an arch length of 986.92 feet; Thence S 58°00'23" E, a distance of 321.02 feet; thence S 59°38'05" E, a distance of 395.51 feet; Thence S 60°15'36" E, a distance of 322.26 feet; Thence S 57°44'58" E, a distance of 269.09 feet; Thence S 49°15'07" E, a distance of 187.00 feet; Thence S 33°43'46" E, a distance of 251.74 feet; Thence S 00°46'31" E, a distance of 106.47 feet to a point on the South line, a distance of 25.78 feet to the Southeast corner of said Section 35; Thence N 89°28'49" W along the South line of said Section 35, a distance of 5244.80 feet to the point of beginning. Said Tract contains 163.7 Acres, more or less.

EXISTING EASEMENTS (as listed in the title policy)
Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

1. All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book a at page 78 of the records of El Paso County, Colorado. ***Blanket easement***
2. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
3. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. ***Blanket easement***
4. This property subject to right of way easement as granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
5. This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. ***Blanket easement***
6. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. ***Blanket easement***
7. This property subject to right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 415 and book 3649 at page 405 of the records of El Paso County, Colorado. ***Blanket easement***
8. This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. ***Blanket easement***
9. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
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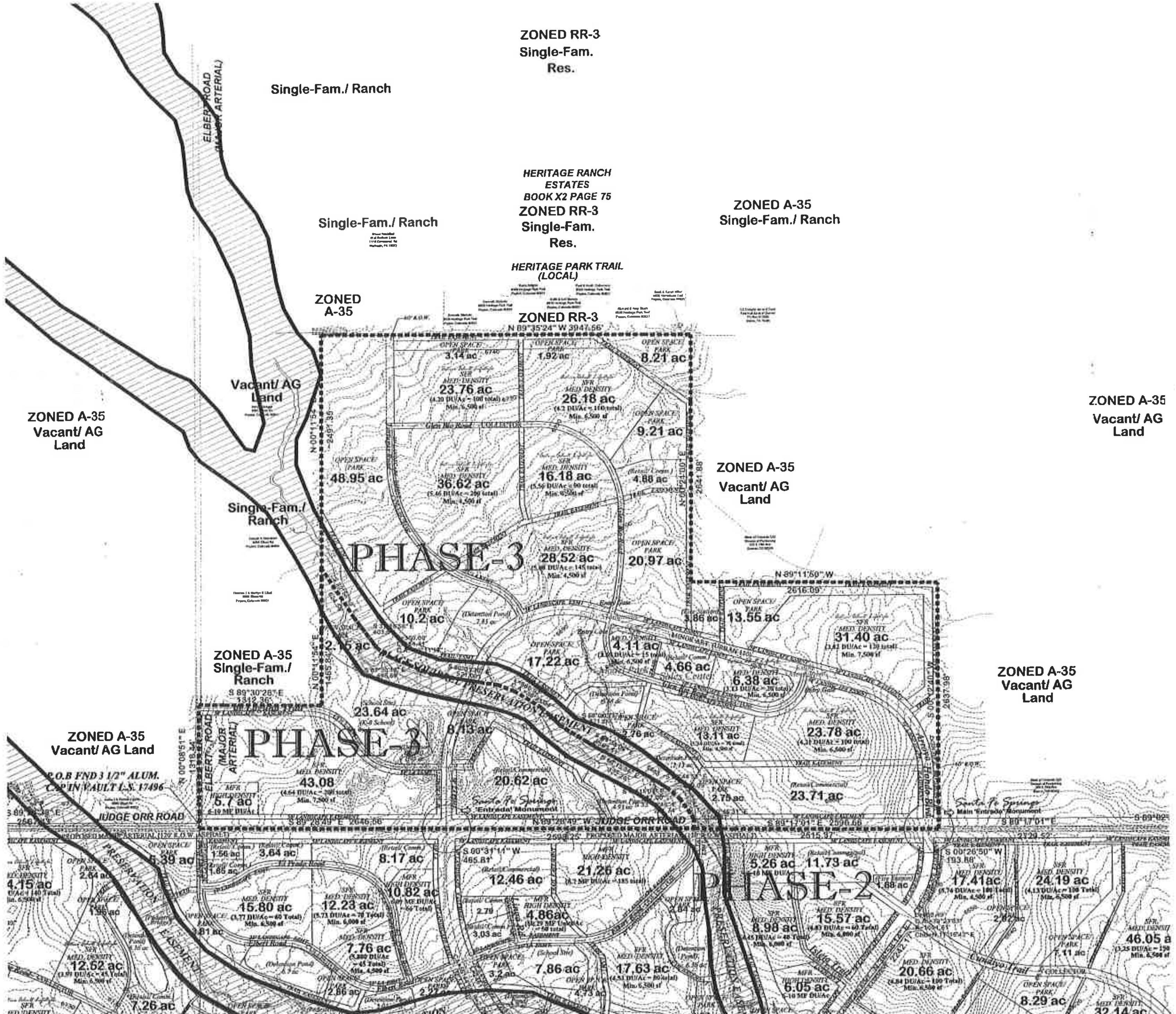
11. This property subject to right of way easement as granted to mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
12. Subject to right-of-way easement granted to mountain view electric association recorded in book 3673 at page 894, El Paso County, Colorado. ***Blanket easement***
13. Subject to avigation easement recorded in book 5789 at page 1288, El Paso County, Colorado. ***Blanket easement***
14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). ***Per plan***
15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). ***Per plan***
16. Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). ***Per Plan***
17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). ***Per Plan***

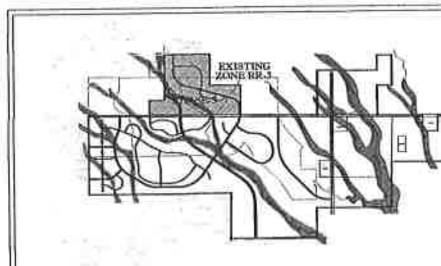
Existing Adjacent Roads and Widths:

Road Name	Width	Type
Prospero Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy.	28.4'	Maj. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector Gravel
Peerless Farms Rd.	25.1'	Collector/ Asphalt
Carpenter Rd.	24.5'	Collector/ Asphalt
J.D. Johnson Rd.	27.8'	Collector/ Asphalt



PHASE 3 LAND USE KEY				
Land Use	*Gross AC*	*%*	*Total DU*	*Density*
Single-Family Mulll-Family	253.12 5.7	37.5% 0.8%	1170 0	Medium High
SUBTOTAL:	258.82	38.3%	1170	4.52 DU/AC
Comm./ Retail School Site	57.73 23.64	8.5% 3.5%	Commercial Center K-8 School	
SUBTOTAL:	81.37	12.0%		
OS/P Pres. Esmt. Trail Esmt. LS Esmt.	170.65 49.8 30.1 29.92	25.2% 7.4% 4.5% 4.4%	Open Space/Park Preservation/No-Build Trail System 50' Landscape Easement	
SUBTOTAL:	280.47	41.5%		
Road R.O.W.	55.21	8.2%		
TOTAL:	675.87	100.0%	PUD - Incl. Future Filings	

Notes:
A. This Plan is an amendment to the Santa Fe Springs Sketch Plan as approved by the El Paso County Board of County Commissioners in December, 1989.
B. Acreages and percentages are rounded up to equal 100 %.
C. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be maintained in perpetuity by the Santa Fe Springs Metropolitan District. Preservation Easements are to be owned and maintained by a Conservation Trust organized by Santa Fe Springs.
D. This property is located within a designated fema floodplain as determined by the flood insurance rate map. Community map number 08041c0575 f, effective date march 17, 1997. No structures are permitted with the designated floodplain areas.
E. No direct lot access shall be granted or allowed to Curtis Road, Judge Orr Road, Falcon Highway, or Elbert Road.



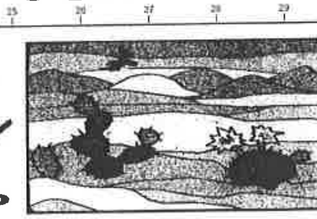
AREA MAP
NTS

SKETCH PLAN- PHASE 3

William Guman & Associates, Ltd.

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
El Paso County, Colorado



DATE:	March 19, 2004	REVISIONS: 6/30/04 Sketch Plan Resubmittal w/ DOT comments addressed
BY:	WFG, JRA, LRG	8/12/04 Sketch Plan Resubmittal w/ PC comments addressed
FILE NO.:		8/26/04 BOCC Approval
SCALE: 1"= 500'0"		

SHEET: 5 OF 10

SCANNED

LEGAL DESCRIPTION:

A Tract of land located in Section 1, 2, 6, 7, 11, and 12, all in Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said Tract being more particularly described as follows:

Commencing at the Northwest corner of said Section 2; Thence S 89°28'49" e along the North line of said Section 2, a distance of 2646.56 feet; Thence S 00°31'11" W, a distance of 465.81 feet; Thence Southeasterly along the arc of a 2550.00 foot radius curve to the left through a central angle of 55°44'55" (the long chord of which bears S 27°21'16" E, a long chord distance of 2384.42 feet), a arc length of 2481.17 feet; Thence S 55°13'44" E, a distance of 2087.88 feet to the point of beginning of the Trench herein described; Thence N 34°46'16" E, a distance of 1326.32 feet; Thence N 36°58'14" E, a distance of 2242.17 feet; Thence Northeasterly along the arc of a 1001.63 foot radius curve to the left through a central angle of 39°23'03" (the long chord of which bears N 17°16'42" E, a long chord distance of 675.01 feet), an arc length of 688.49 feet; Thence N 00°26'30" E, a distance of 193.88 feet to a point on the North line of said Section 1; Thence S 89°17'01" E along said North line, a distance of 2729.52 feet to the Northeast corner of said Section 1; Thence S 89°02'22" E along the North line of said Section 6, a distance of 611.01 feet; Thence S 00°00'34" E, a distance of 2376.74 feet; Thence Southeasterly along the arc of a 3483.40 foot radius curve to the left through a central angle of 44°26'26" (the long chord of which bears S 22°13'47" E, a long chord distance of 2634.62 feet), an arch length of 2701.84 feet; Thence S 44°27'00" E, a distance of 1689.39 feet; Thence S 45°57'20" W, a distance of 322.23 feet; Thence S 00°13'19" E, a distance of 1290.97 feet; Thence S 00°00'00" W, a distance of 425.36 feet; Thence S 89°54'22" E, a distance of 450.66 feet; Thence S 89°34'07" E, a distance of 894.42 feet to the Northeast corner of the West one-half of the Southeast one-quarter of said Section 7; Thence S 00°23'11" W along the East line of said W 1/2 SE 1/4, a distance of 2628.94 feet to the Southeast corner thereof; Thence N 89°37'45" W along the South line of said Section 7, a distance of 2151.24 feet; Thence N 24°21'21" W, a distance of 581.96 feet; Thence N 35°17'15" W, a distance of 682.31 feet; Thence N 35°54'24" W, a distance of 708.82 feet; Thence N 45°02'33" W, a distance of 278.08 feet; Thence N 42°09'31" W, a distance of 570.17 feet; Thence N 78°42'23" W, a distance of 23.16 feet; Thence N 61°01'20" W, a distance of 294.15 feet; Thence Northwesterly along the arc of a 354.44 foot radius nontangential curve to the right through a central angle of 34°45'06" (the long chord of which bears N 18°27'38" W, a long chord distance of 211.70 feet), an arc length of 214.98 feet; Thence N 32°31'54" W, a distance of 468.96 feet; Thence N 56°20'57" W, a distance of 452.00 feet; Thence N 72°43'12" W, a distance of 505.60 feet; Thence Northwesterly along the arc of a 2550.00 foot radius curve to the left through a central angle of 50°20'35" (the long chord of which bears N 30°03'26" W, a long chord distance of 2169.18 feet), and arc length of 2240.56 feet; Thence N 55°13'44" W, a distance of 3015.89 feet to the point of beginning. Said tract contains 1000.8 Acres, more or less.

EXISTING EASEMENTS (as listed in the title policy)
Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

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8. This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. ***Blanket easement***
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17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). ***Per Plan***

Existing Adjacent Roads and Widths:

Road Name	Width	Type
Prospero Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt
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Peyton Hwy.	28.4'	Maj. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
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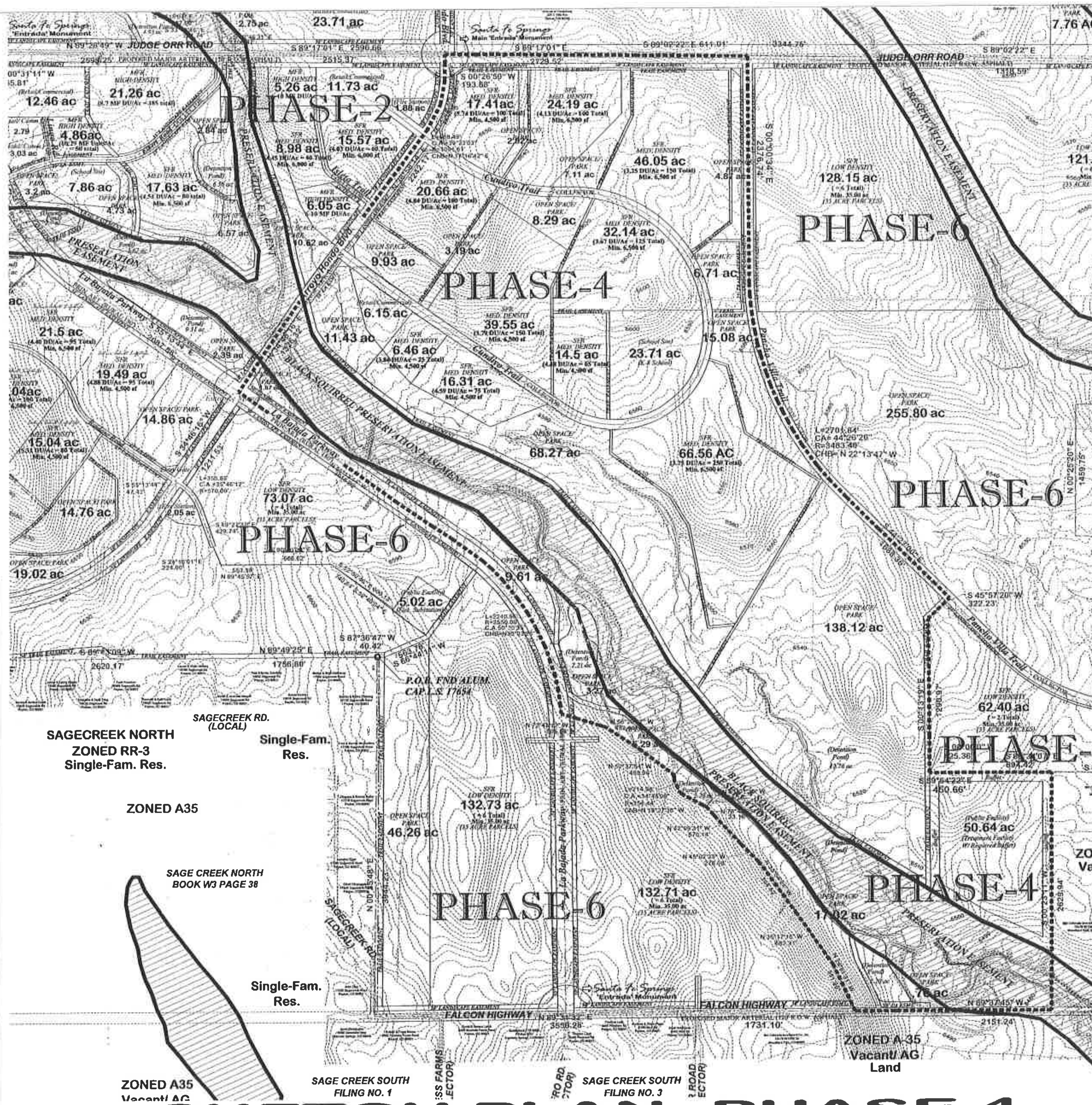
Sagecreek Rd.	25.0'	Collector Gravel
Peerless Farms Rd.	25.1'	Collector/ Asphalt
Carpenter Rd.	24.3'	Collector/ Asphalt
J.D. Johnson Rd.	27.8'	Collector/ Asphalt



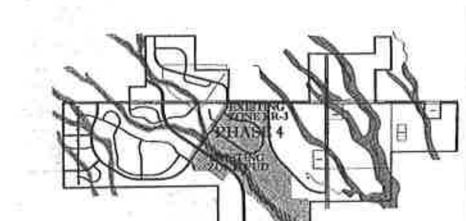
SKETCH PLAN- PHASE 4

PHASE 4 LAND USE KEY

Land Use	Gross AC	%	Total DU	Density
Single Family	283.83	28.2%	1140	Medium
SUBTOTAL:	283.83	28.2%	1140	4.04 DU/AC
School Site	23.71	2.4%	K-8 School	
Comm./ Retail	6.15	0.6%	Commercial Center	
Public Facility	50.64	5.0%	Treatment Plant	
SUBTOTAL:	80.5	8.0%		
OS/P	324.97	32.3%	Open Space/Park	
Pres. Esmt.	182.92	18.3%	Preservation/No-Build	
Trail Esmt.	41.71	4.2%	Trail System	
LS Esmt.	19.18	1.9%	50' Landscape Easement	
SUBTOTAL:	583.05	58.3%		
Road R.O.W.	53.42	5.3%		
TOTAL:	1000.8	100.00%	PUD - Incl. Future Filings	

Notes:

A. This Plan is an amendment to the Santa Fe Springs Sketch Plan as approved by the El Paso County Board of County Commissioners In December, 1989.
B. Acreages and percentages are rounded up to equal 100 %.
C. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be maintained in perpetuity by the Santa Fe Springs Metropolitan District. Preservation Easements are to be owned and maintained by a Conservation Trust organized by Santa Fe Springs.
D. This property is located within a designated fema floodplain as determined by the flood insurance rate map, Community map number 08041c0575 f, effective date march 17, 1997. No structures are permitted with the designated floodplain areas.
E. No direct lot access shall be granted or allowed to Curtis Road, Judge Orr Road, Falcon Highway, or Elbert Road.



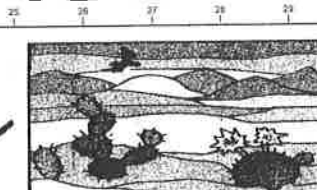
AREA MAP
NTS

William Guman & Associates, Ltd.

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs

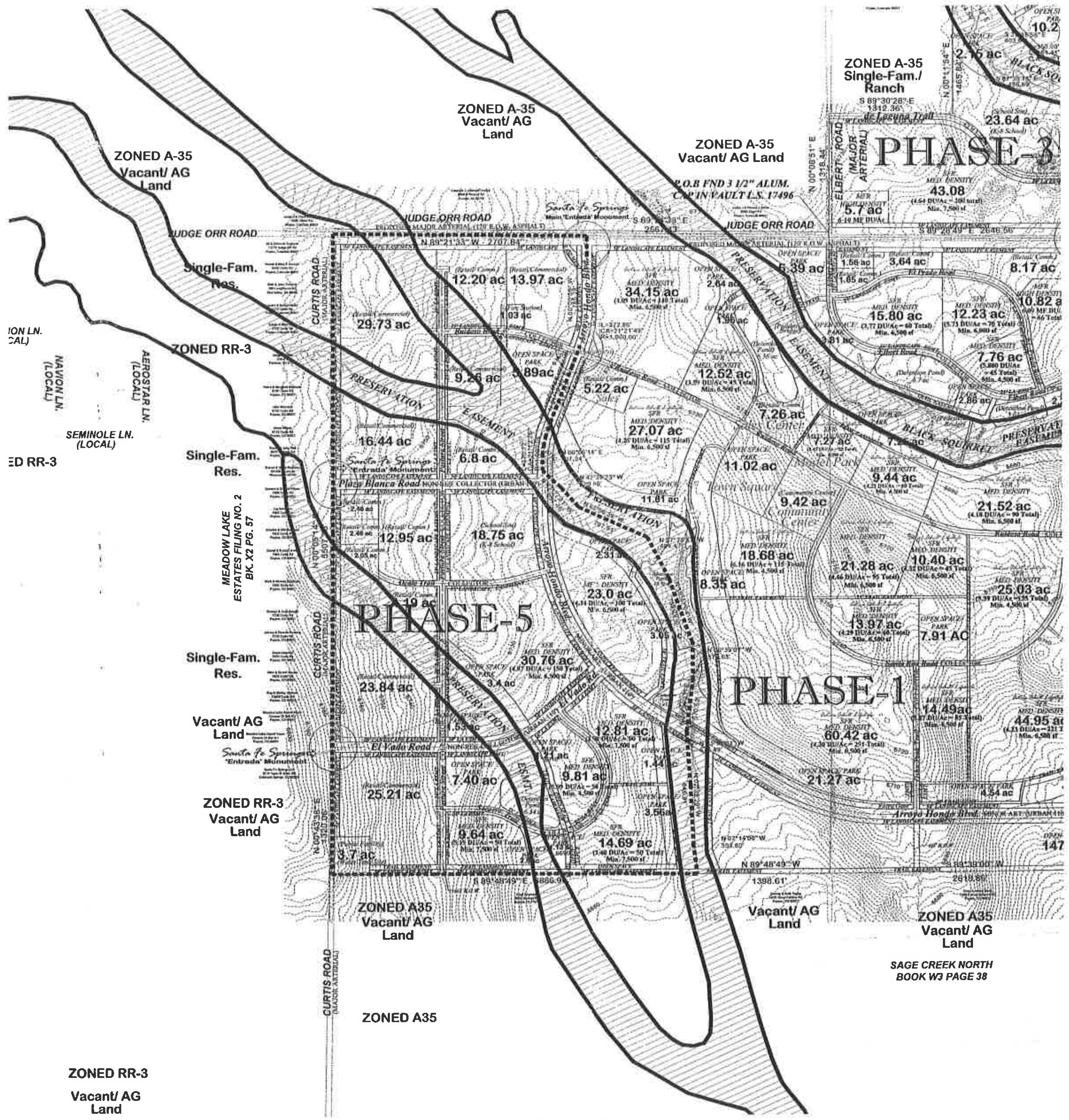
El Paso County, Colorado



DATE:	March 19, 2004	REVISIONS: 6/30/04 Sketch Plan Resubmittal w/ DOT comments addressed
BY:	WFG, JRA, LRG	8/12/04 Sketch Plan Resubmittal w/ PC comments addressed
FILE NO:		8/26/04 BOCC Approval
REVISIONS:		
SCALE: 1"= 500'0"		

SHEET: 6 OF 10

SCANNED



Legal Description:

A tract of land located in Section 3 and 10, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:

Commencing at the Southeast Corner of the North one-half of the north one-half of said Section 10; thence N 89° 48' 49" W along the south line thereof, a distance of 1,398.61 feet to the point of beginning of the tract herein described;

Thence N 07° 14' 06" W, a distance of 303.80 feet; thence N 02° 39' 29" W, a distance of 646.91 feet; thence N 03° 51' 31" W, a distance of 572.49 feet; thence N 06° 54' 23" E, a distance of 570.53 feet; thence N 00° 39' 07" W, a distance of 376.63 feet; thence N 19° 41' 04" W, a distance of 739.29 feet; thence N 27° 23' 37" W, a distance of 494.47 feet; thence N 65° 56' 39" W, a distance of 797.91 feet; thence N 42° 39' 23' W, a distance of 290.96 feet, thence N 47° 27' 31" W, a distance of 257.46 feet; thence N 00° 05' 14" E a distance of 107.24 feet; thence northerly along the arc of a 1,000.00 foot radius curve to the right through a central angle of 21° 14' 26" (the long chord of which bears N 10° 42' 27" E, a long chord distance of 368.60), an arc length of 370.72 feet; thence N 21° 19' 40" E, a distance of 945.09 feet; thence northeasterly along the arc of a 1,000.00 foot radius curve to the left through a central angle of 21° 21' 49" (the long chord of which bears N 10° 38' 45" E, a long chord distance of 370.71 feet), an arc length of 372.87 feet; thence N 00° 02' 09" W, a distance of 785.28 feet to a point on the north line of said Section 3; thence N 89° 21' 33" W along said north line, a distance of 2,707.84 feet to the northwest corner of said Section 3, a distance of 5,507.28 feet to the southwest corner thereof; thence S 00° 43' 38" W along the west line of said N 1/2 N 1/2 of Section 10, a distance of 1,320.06 feet to the southwest corner thereof; thence S 89° 48' 49" E along the south line thereof, a distance of 3,886.90 feet to the point of beginning. Said tract contains 499.4 acres, more or less.

EXISTING EASEMENTS (as listed in the title policy)
Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

1. All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book a at page 78 of the records of El Paso County, Colorado. ***Blanket easement***
2. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
3. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. ***Blanket easement***
4. This property subject to right of way easement as granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
5. This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. ***Blanket easement***
6. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. ***Blanket easement***
7. This property subject to right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 415 and book 3649 at page 405 of the records of El Paso County, Colorado. ***Blanket easement***
8. This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. ***Blanket easement***
9. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
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11. This property subject to right of way easement as granted to mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
12. Subject to right-of-way easement granted to mountain view electric association recorded in book 3673 at page 894, El Paso County, Colorado. ***Blanket easement***
13. Subject to avigation easement recorded in book 5789 at page 1288, El Paso County, Colorado. ***Blanket easement***
14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). ***Per plan***
15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). ***Per plan***
16. Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). ***Per Plan***
17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). ***Per Plan***

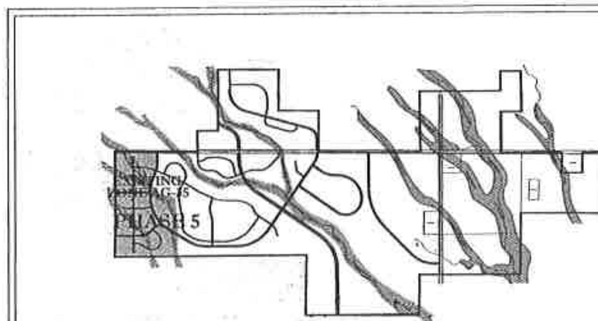
Existing Adjacent Roads and Widths:

Road Name	Width	Type
Prospero Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy.	28.4'	Maj. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector Gravel
Peerless Farms Rd.	25.1'	Collector/ Asphalt
Carpenter Rd.	24.5'	Collector/ Asphalt
J.D. Johnson Rd.	27.8'	Collector/ Asphalt

PHASE 5 LAND USE KEY

Land Use	Gross AC	%	Total DU	Density
Single-Family	100.71	20.2%	450	Medium
SUBTOTAL:	100.71	20.2%	450	4.47 DU/AC
School Site	18.75	3.8%	K-8 School	
Comm./ Retail	162.59	32.6%	Commercial Center	
Pubic Facility	3.7	0.08%	Water Tank Substation	
SUBTOTAL:	185.04	37.1%		
OS/P	35.85	7.2%	Open Space/Park	
Pres. Esmt.	70.78	14.2%	Preservation/No-Build	
Trail Esmt.	11.62	2.3%	Trail System	
LS Esmt.	43.99	8.8%	50' Landscape Easement	
SUBTOTAL:	162.24	32.5%		
Road R.O.W.	51.43	10.3%		
TOTAL:	499.42	100.00%	PUD - Incl. Future Filings	

Notes:
A. This Plan is an amendment to the Santa Fe Springs Sketch Plan as approved by the El Paso County Board of County Commissioners in December, 1989.
B. Acreages and percentages are rounded up to equal 100 %.
C. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be maintained in perpetuity by the Santa Fe Springs Metropolitan District. Preservation Easements are to be owned and maintained by a Conservation Trust organized by Santa Fe Springs.
D. This property is located within a designated fema floodplain as determined by the flood insurance rate map, Community map number 08041c0575 f, effective date march 17, 1997. No structures are permitted with the designated floodplain areas.
E. No direct lot access shall be granted or allowed to Curtis Road, Judge Orr Road, Falcon Highway, or Elbert Road.



AREA MAP
NTS

SKETCH PLAN- PHASE 5

William Guman
& Associates, Ltd.
815 North Weber Street
Colorado Springs, CO 80903
719 633 9700
719 633 8429 fax
www.GumanLtd.com

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
El Paso County, Colorado

DATE: March 19, 2004	REVISIONS:
BY: WFG, JRA, LRG	6/30/04 Sketch Plan Resubmittal w/ DOT comments addressed
FILE NO.:	8/12/04 Sketch Plan Resubmittal w/ PC comments addressed
REVISIONS:	8/26/04 BOCC Approval
SCALE: 1"= 500'	

north
0 500 1000 1500

SHEET:
7
OF
10

LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 EAST

A TRACT OF LAND LOCATED IN SECTION 4, 5, 6, 7 AND 8, ALL IN TOWNSHIP 13 SOUTH, RANGE 63 WEST AND IN SECTION 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE S 89° 02' 22" E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING S 89° 02' 22" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 3344.75 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE EAST ONE-HALF (E ½ E ½) OF SAID SECTION 31; [illegible] ... POINT OF BEGINNING. SAID TRACT CONTAINS [illegible] ACRES, MORE OR LESS.

EXCEPTING THERE FROM: GOVERNMENT LOT 4 LOCATED IN THE NORTHWEST ONE-QUARTER OF SAID SECTION 5;

AND EXCEPTING THERE FROM: THE LAZY E SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER [illegible] OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6;

AND EXCEPTING THERE FROM: THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2315 AT PAGE 645 OF SAID COUNTY RECORDS.

SAID EXCEPTIONS CONTAIN 84.82 ACRES, MORE OR LESS, RESULTING IN A NET AREA OF 2544.9 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 WEST

A TRACT OF LAND LOCATED IN SECTION 1, 2, 11 AND 12, ALL IN TOWNSHIP 13 SOUTH, RANGE 64 WEST AND IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 40" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2648.54 FEET; [illegible] TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 34° 48' 16" W, A DISTANCE OF 1211.53 FEET; [illegible] TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 451.9 ACRES, MORE OR LESS.

Existing Adjacent Roads and Widths:

Road Name	Width	Type
Prospero Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy.	28.4'	Maj. Arterial/ Asphalt
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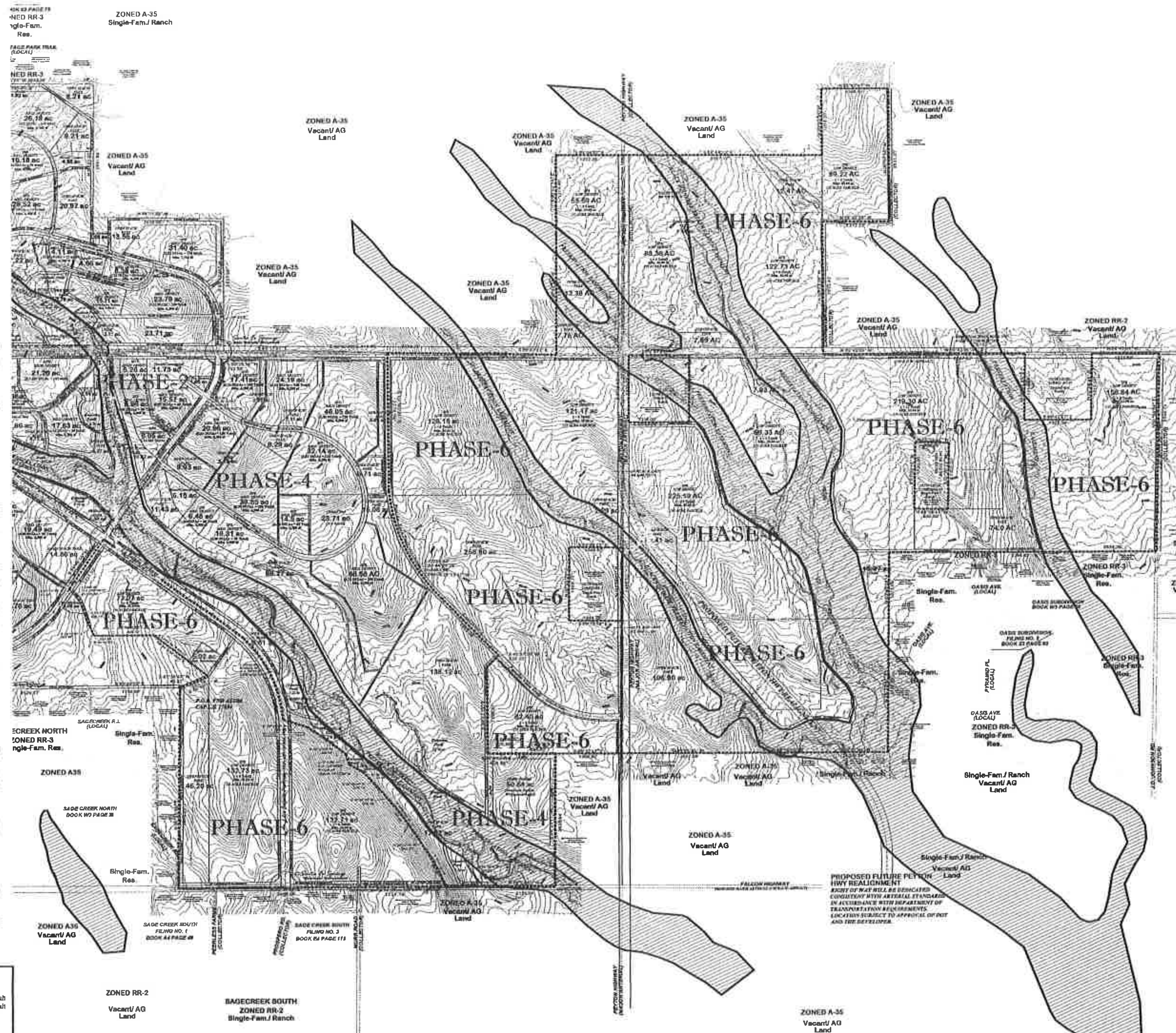
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector Gravel
Peerless Farms Rd.	25.1'	Collector/ Asphalt
Carpenter Rd.	24.5'	Collector/ Asphalt
J.D. Johnson Rd	27.8'	Collector/ Asphalt



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Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

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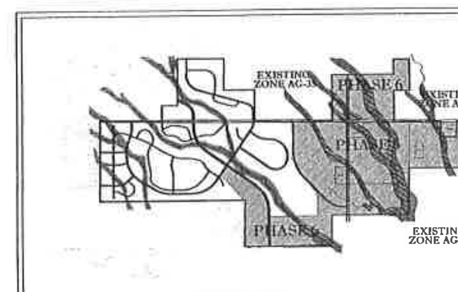
PHASE 6 LAND USE KEY

Land Use	Gross AC	%	Total DU	Density
Single-Family	1666.79	56.7%	78	Low
SUBTOTAL:	1666.79	56.7%	78	0.05 DU/AC
PF	5.02	0.2%	Electric Substation	
SUBTOTAL:	5.02	0.2%		
OS/P	660.20	22.5%	Open Space/Park	
Pres. Esmt.	487.70	16.6%	Preservation/No-Build	
Trail Esmt.	34.87	1.2%	Trail System	
LS Esmt.	26.20	0.9%	50' Landscape Easement	
SUBTOTAL:	1213.99	41.3%		
Road R.O.W.	57.83	2.0%		
TOTAL:	2938.61	100.00%		

Notes:

A. This Plan is an amendment to the Santa Fe Springs Sketch Plan as approved by the El Paso County Board of County Commissioners in December, 1989.
B. Acreages and percentages are rounded up to equal 100 %.
C. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be maintained in perpetuity by the Santa Fe Springs Metropolitan District. Preservation Easements are to be owned and maintained by a Conservation Trust organized by Santa Fe Springs.
D. This property is located within a designated fema floodplain as determined by the flood insurance rate map, Community map number 08041c0575 f, effective date march 17, 1997. No structures are permitted with the designated floodplain areas.
E. No direct lot access shall be granted or allowed to Curtis Road, Judge Orr Road, Falcon Highway, or Elbert Road.
F. The legal description indicates an additional 58.19 acres that includes such things as existing rights of way, outparcels, etc. The acreage available for development is 2,938.61 acres.



AREA MAP
NTS

SKETCH PLAN- PHASE 6

William Guman & Associates, Ltd.
North Weber Street
Colorado Springs, CO 80903
www.GumanLtd.com

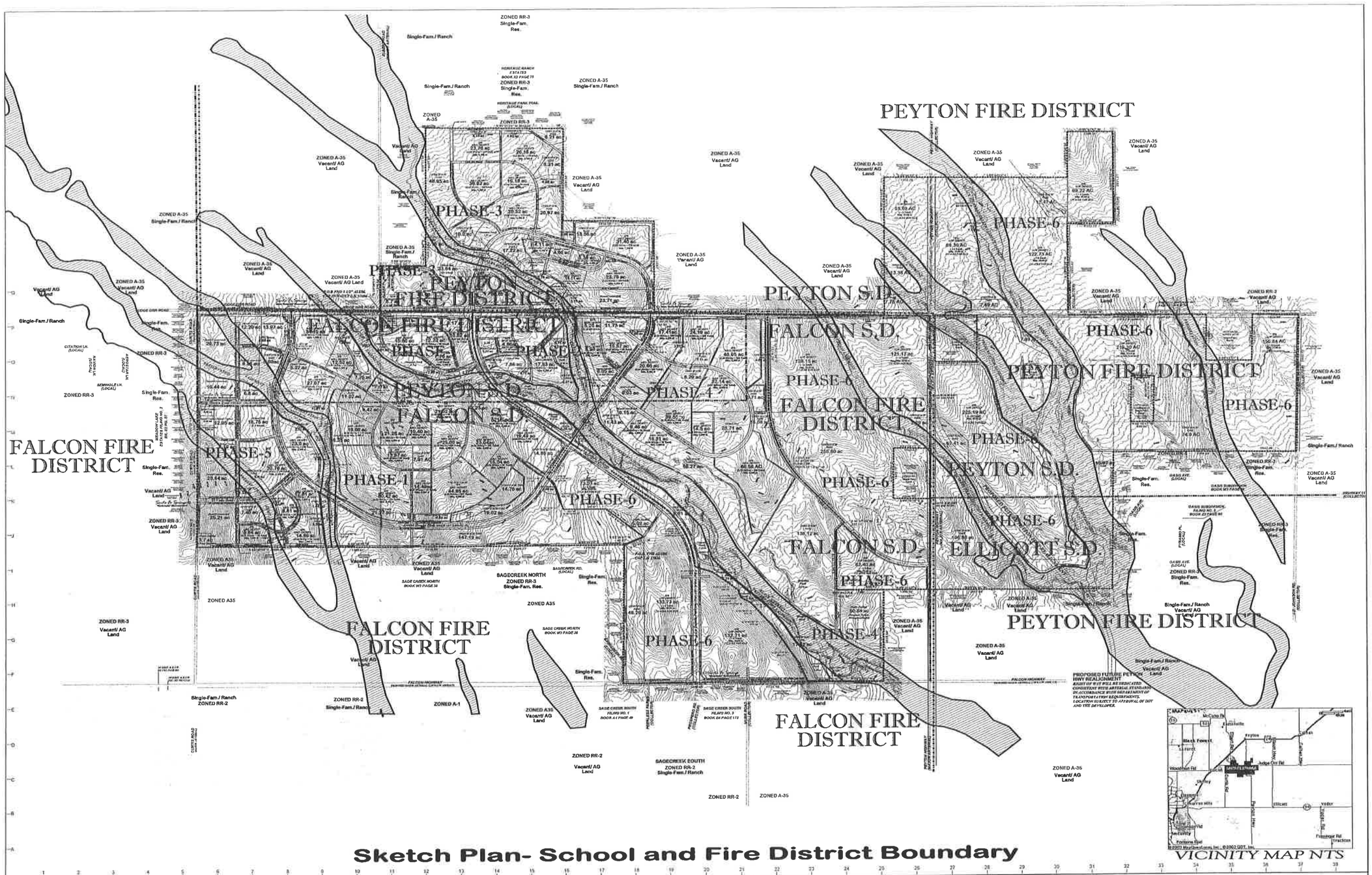
Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
El Paso County, Colorado

DATE:	March 19, 2004	REVISIONS:	
BY:	WFG, JRA, LRG	6/30/04 Sketch Plan Resubmittal	w/ DOT comments addressed
FILE NO:		8/12/04 Sketch Plan Resubmittal	w/ PC comments addressed
REVISIONS:		8/26/04 BOCC Approval	
SCALE: 1"= 1000'0"			

North
SCALE 0 500 1000 1500

SHEET: 8 OF 10



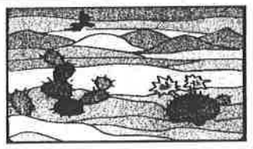
Sketch Plan- School and Fire District Boundary

William Guman & Associates, Ltd.

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs

El Paso County, Colorado



DATE:	March 19, 2004
BY:	WFG, JRA, LRG
FEE NO.:	
REVISIONS:	

REVISIONS:
6/30/04 Sketch Plan Resubmittal
w/ DOT comments addressed
8/12/04 Sketch Plan Resubmittal
w/ PC comments addressed
8/26/04 BOCC Approval

SCALE: 1"= 1000'

SHEET: 9 OF 10

SCANNED

RURAL PRINCIPAL ARTERIAL-4 LANE
NOT TO SCALE

URBAN MINOR ARTERIAL
NOT TO SCALE

URBAN MAJOR COLLECTOR
NOT TO SCALE

ARTERIAL ROADS

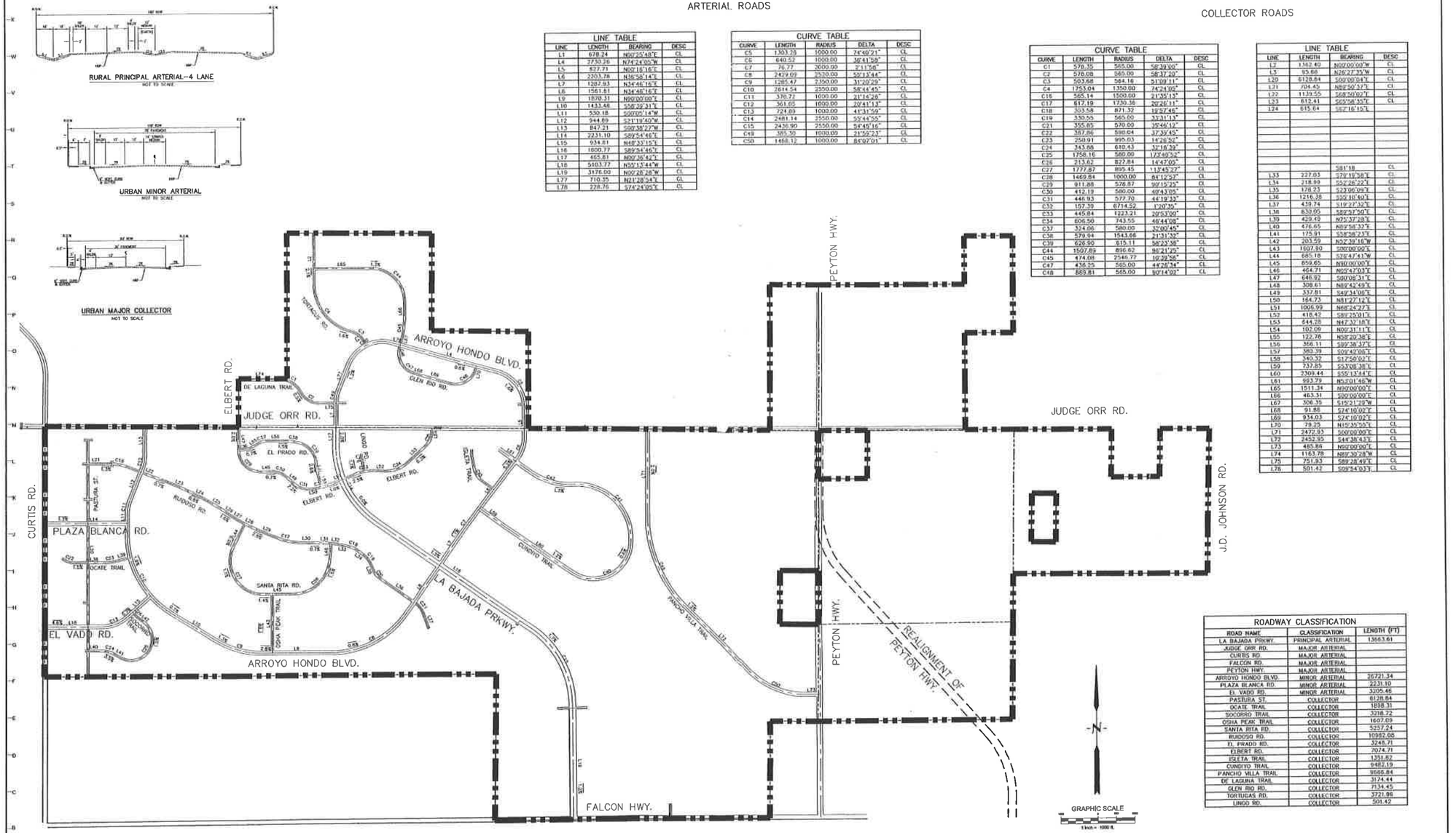
LINE TABLE			
LINE	LENGTH	BEARING	DESC
L1	678.24	N60°25'48"E	CL
L4	3730.26	N74°24'05"W	CL
L5	627.71	N02°16'16"E	CL
L6	2203.78	N36°58'14"E	CL
L7	1287.93	N34°46'16"E	CL
L8	1561.81	N34°46'16"E	CL
L9	1870.31	N90°00'00"E	CL
L10	1433.48	S58°39'31"E	CL
L11	530.18	S90°05'14"W	CL
L12	944.89	S21°19'40"W	CL
L13	847.21	S00°38'27"W	CL
L14	2231.10	S89°54'46"E	CL
L15	934.81	N48°33'15"E	CL
L16	1800.77	S89°54'46"E	CL
L17	465.81	N00°36'42"E	CL
L18	5103.77	N55°13'44"W	CL
L19	3176.00	N00°28'28"W	CL
L77	710.35	N21°28'54"E	CL
L78	228.76	S74°24'05"E	CL

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	DESC
C5	1303.28	1000.00	74°40'21"	CL
C6	640.52	1000.00	36°41'59"	CL
C7	76.77	2000.00	2°11'56"	CL
C8	2429.09	2520.00	55°13'44"	CL
C9	1285.47	2350.00	31°20'29"	CL
C10	2614.54	2550.00	58°44'45"	CL
C11	370.72	1000.00	21°14'26"	CL
C12	361.65	1000.00	20°41'13"	CL
C13	724.89	1000.00	41°31'59"	CL
C14	2481.14	2550.00	55°44'55"	CL
C15	2436.90	2550.00	54°45'16"	CL
C49	385.30	1000.00	21°29'23"	CL
C50	1468.12	1000.00	84°07'01"	CL

COLLECTOR ROADS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	DESC
C1	578.35	565.00	58°38'00"	CL
C2	576.08	565.00	58°37'20"	CL
C3	503.68	564.16	51°09'11"	CL
C4	1753.04	1350.00	74°24'00"	CL
C16	565.14	1500.00	21°35'13"	CL
C17	617.19	1730.36	20°26'11"	CL
C18	303.58	871.32	19°57'46"	CL
C19	330.55	565.00	33°31'13"	CL
C21	355.85	570.00	35°46'12"	CL
C22	367.86	580.04	37°39'45"	CL
C23	259.91	995.03	14°57'52"	CL
C24	343.88	610.43	32°16'39"	CL
C25	1758.16	580.00	173°40'52"	CL
C26	213.62	827.84	14°47'05"	CL
C27	1777.87	895.45	113°45'27"	CL
C28	1469.84	1000.00	84°12'52"	CL
C29	911.88	576.87	90°15'25"	CL
C30	412.19	580.00	40°43'05"	CL
C31	446.93	577.70	44°19'32"	CL
C32	157.39	6714.52	1°20'35"	CL
C33	445.84	1223.21	20°53'00"	CL
C34	606.50	743.55	46°44'08"	CL
C37	324.06	580.00	32°00'45"	CL
C38	579.94	1543.66	21°31'32"	CL
C39	626.90	615.11	58°23'58"	CL
C44	1507.86	896.62	96°21'25"	CL
C45	474.08	2546.77	10°39'56"	CL
C47	436.25	565.00	44°26'34"	CL
C48	869.81	565.00	90°14'02"	CL

LINE TABLE			
LINE	LENGTH	BEARING	DESC
L2	1382.40	N00°00'00"W	CL
L3	95.66	N26°27'35"W	CL
L20	6128.84	S00°00'04"E	CL
L21	704.45	N88°50'27"E	CL
L22	1139.55	S68°50'02"E	CL
L23	812.41	S65°56'35"E	CL
L24	615.64	S82°16'15"E	
		S81°18	CL
L33	227.03	S79°19'58"E	CL
L34	218.99	S52°26'22"E	CL
L35	178.23	S23°06'09"E	CL
L36	1216.38	S35°16'40"E	CL
L37	459.74	S19°27'32"E	CL
L38	830.05	S82°57'50"E	CL
L39	429.49	N75°37'28"E	CL
L40	476.65	N89°58'32"E	CL
L41	175.91	S58°58'23"E	CL
L42	203.59	N52°39'16"W	CL
L43	1607.80	S00°00'00"E	CL
L44	685.18	S78°47'41"W	CL
L45	859.65	N90°00'00"E	CL
L46	464.71	N00°47'03"E	CL
L47	648.92	S00°08'31"E	CL
L48	308.61	N88°42'49"E	CL
L49	337.81	S49°34'06"E	CL
L50	164.73	N81°27'12"E	CL
L51	1006.99	N68°24'27"E	CL
L57	418.43	S89°25'01"E	CL
L53	644.28	N47°37'16"E	CL
L54	102.09	N09°31'11"E	CL
L55	122.78	N58°20'38"E	CL
L56	366.11	S89°38'32"E	CL
L57	383.39	S00°43'06"E	CL
L58	340.32	S12°56'02"E	CL
L59	737.85	S53°08'38"E	CL
L60	2309.44	S55°13'41"E	CL
L61	993.79	N53°01'46"W	CL
L65	1511.34	N90°00'00"E	CL
L66	483.31	S00°00'00"E	CL
L67	306.35	S15°21'29"W	CL
L68	91.88	S74°10'02"E	CL
L69	934.03	S74°10'02"E	CL
L70	78.25	N15°35'55"E	CL
L71	2472.93	S00°00'00"E	CL
L72	2452.95	S44°38'43"E	CL
L73	485.86	N90°00'00"E	CL
L74	1163.78	N89°30'28"W	CL
L75	751.93	S89°28'49"E	CL
L76	501.42	S09°54'03"E	CL



ROADWAY CLASSIFICATION		
ROAD NAME	CLASSIFICATION	LENGTH (FT)
LA BAJADA PRKWY.	PRINCIPAL ARTERIAL	1366.3.61
JUDGE ORR RD.	MAJOR ARTERIAL	
CURTIS RD.	MAJOR ARTERIAL	
FALCON RD.	MAJOR ARTERIAL	
PEYTON HWY.	MAJOR ARTERIAL	
ARROYO HONDO BLVD.	MINOR ARTERIAL	25721.34
PLAZA BLANCA RD.	MINOR ARTERIAL	2231.10
EL VADO RD.	MINOR ARTERIAL	3205.46
PASTURA ST.	COLLECTOR	6128.84
OCATE TRAIL	COLLECTOR	1898.31
SOCORRO TRAIL	COLLECTOR	3218.22
OSHA PEAK TRAIL	COLLECTOR	1607.09
SANTA RITA RD.	COLLECTOR	5257.24
RUIDOSO RD.	COLLECTOR	10952.05
EL PRADO RD.	COLLECTOR	5248.71
ELBERT RD.	COLLECTOR	7074.71
ISLETA TRAIL	COLLECTOR	1231.82
CUNDYO TRAIL	COLLECTOR	9482.19
PANCHO VILLA TRAIL	COLLECTOR	9565.84
DE LAGUNA TRAIL	COLLECTOR	3174.44
GLEN RIO RD.	COLLECTOR	7134.45
TORTUGAS RD.	COLLECTOR	3721.86
LINDO RD.	COLLECTOR	501.42

Road Classification Plan

William Gaman & Associates, Ltd.
Members American Society of Landscape Architects
815 North Weber Street
Colorado Springs, CO 80903
719.633.2470 fax
wmgaman@msn.com
719.632.4074
www.GamanLA.com

Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
Colorado Springs, Colorado

DATE:	March 10, 2004
BY:	KMV
FILE NO.:	KM7
REVISIONS:	
REVISIONS:	05-24-04 - PER COUNTY DOT
	06-30-04 - PER COUNTY DOT
	08-06-04 STREET CHANGES

SCALE: 1"= 1000'

SHEET: 10 OF 10

SCANNED

SKP-04-003

SKP-04-003

RESOLUTION NO. 04-354

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

Commissioner Huffman moved adoption of the following Resolution:

WHEREAS, Realty Development Services did file an application with the El Paso County Planning Department for the approval an Amended Sketch Plan for Santa Fe Springs Subdivision the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 20, 2004, upon which date the Planning Commission did by formal resolution recommend approval of the subject Sketch Plan with conditions and notations; and

WHEREAS, a public hearing was held by this Board on August 26, 2004; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested parties were heard at those hearings.

3. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

4. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

5. The proposed water supply is not sufficient in terms of quality.

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6. The proposed water supply is not sufficient in terms of quantity.

7. The proposed water supply is not sufficient in terms of dependability.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Santa Fe Springs Subdivision for an Amended Sketch Plan as submitted by Realty Development Services for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS:

1. The maximum total residential density shall not exceed 5,370 dwelling units without review and subsequent approval of an amendment to the Sketch Plan.

2. This Plan shall be implemented by the submittal of Planned Unit Development Rezoning applications for the entire project, including the SFR low density portion of the Plan.

3. Landscape requirements for the roadways, entrances and commercial developments shall be established at the PUD Rezoning stage. Landscaping requirements shall at a minimum meet the requirements of Section 35 of the Land Development Code, however it is expected that the landscaping requirement shall exceed those minimums and shall incorporate quality xeriscape standards.

4. Landscaping shall be required by the developer and/or builder for all areas on the Plan indicated by a landscape easement along the roadways.

5. Common architectural elements and themes shall be carried throughout the urban development portion of this Plan. The standards for said architectural elements shall be established with the PUD Development Guidelines. Common architectural elements shall apply to all commercial facilities, community facilities and to a limited degree the residential facades.

6. "Entradas" shall be required at the major entry points to the development and to the individual neighborhoods. The entry signs and landscaping shall follow the landscape and architectural theme established for the development and shall be standardized during the PUD Rezoning process in the Development Guidelines. "Entradas" locations shall closely mirror those shown on the Community Structures & Signage drawing as attached to the report.

7. The applicant shall be required to participate in a fair and equitable manner in off-site road improvements. The applicant is hereby put on notice that an off-site road study and plan shall be prepared and adopted in accordance with Section 49.6 of the Land Development Code, with the intent of being in place prior to approval of any Final Plats for this development.

8. A Letter of Map Revision, converting the Zone A Floodplain to a Zone AE Floodplain, shall be submitted and approved by F.E.M.A. before any Final Plat containing Floodplain is scheduled for hearing by the Board of County Commissioners, unless otherwise authorized by the Floodplain Administrator.

9. Any Preliminary Plan(s) filed adjacent to an arterial or above classified roadway shall require a noise analysis with findings and recommended mitigation that is acceptable to El Paso County.

10. All existing residential developments or parcels shall be buffered. Buffering shall be based upon the size of the existing parcel or lot, and the distance of the existing residence to the Santa Fe Springs boundary.

11. No lot shall be split between a School or Fire District on any Preliminary Plan or Final Plat. If possible, subdivision design shall minimize jurisdictional impacts to this regard.

12. An avigation easement shall be required for he area located within Meadow Lake Airports fly over zone. Proof of said easement shall be required with each Final Plat submittal, as applicable.

13. If the "Active Adult" component of this request is reduced or removed in the development process, the Sketch Plan must be resubmitted for review to include at a minimum, jurisdictional impact on Schools. Substantial change as determined by Development Services will require another amendment.

14. Prior to scheduling any Zoning request for Board of County Commissioners consideration, all minor technical elements of the Plan shall be made satisfactory to the Development Services Department.

15. The Phasing Plan as shown and approved on this amended Sketch Plan by the Board of County Commissioners shall be adhered to unless otherwise altered by Board approval.

NOTATIONS:

1. Action taken by the Planning Commission and Board of County Commissioners on a Sketch Plan shall be considered a preliminary decision to the Zoning and Platting of the property and shall not be considered a final decision for purposes of judicial review.

2. The applicant is put on notice that in the future El Paso County may adopt an Airport Overlay Zoning related to the Meadowlake Airport, which would affect land uses east of the existing and/or future crosswind runways. Such regulations may require a modification of these approved land uses.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 26th day of August 2004, at Colorado Springs, Colorado.

ATTEST:

By: _____
Deputy County Clerk

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Chairman

Commissioner Williams seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Brown	aye
Commissioner Bensberg	abstain
Commissioner Williams	aye
Commissioner Huffman	aye
Commissioner Howells	aye

The Resolution was adopted by a 4-0-1 vote of the Board of County Commissioners of the County of El Paso, State of Colorado.

A PARCEL OF LAND LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST; SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST; SECTIONS 4, 5, 6, 7 AND 8, TOWNSHIP 13 SOUTH, RANGE 63 WEST; SECTIONS 1, 2, 3, 10, 11 & 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THE EAST HALF OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER, OF SAID SECTION 32; EXCEPTING THEREFROM THOSE PORTIONS CONVEYED FOR CANAL PURPOSES IN DEEDS RECORDED IN BOOK 458 AT PAGES 176 AND 180;

THE EAST HALF, THE EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THE SOUTHWEST QUARTER OF SAID SECTION 36;

GOVERNMENT LOTS 1, 3 AND 4; THE SOUTH HALF OF THE NORTH HALF; AND THE NORTH HALF OF THE SOUTH HALF, OF SAID SECTION 4; LESS THAT PORTION COVEYED BY DEED RECORDED IN BOOK 2315 AT PAGE 945 OF THE RECORDS OF SAID EL PASO COUNTY;

ALL OF SAID SECTION 5, LESS AND EXCEPTING THEREFROM GOVERNMENT LOT 4 OF SAID SECTION;

ALL OF SAID SECTION 6, EXCEPTING THEREFROM THE SOUTH 1460.00 FEET OF THE EAST 1044.28 FEET OF THE SOUTHEAST QUARTER;

ALL OF SAID SECTION 7, EXCEPTING THEREFROM THE EAST HALF OF THE SOUTHEAST QUARTER;

THE NORTH HALF OF SAID SECTION 8;

ALL OF SAID SECTION 1;

ALL OF SAID SECTION 2;

ALL OF SAID SECTION 3;

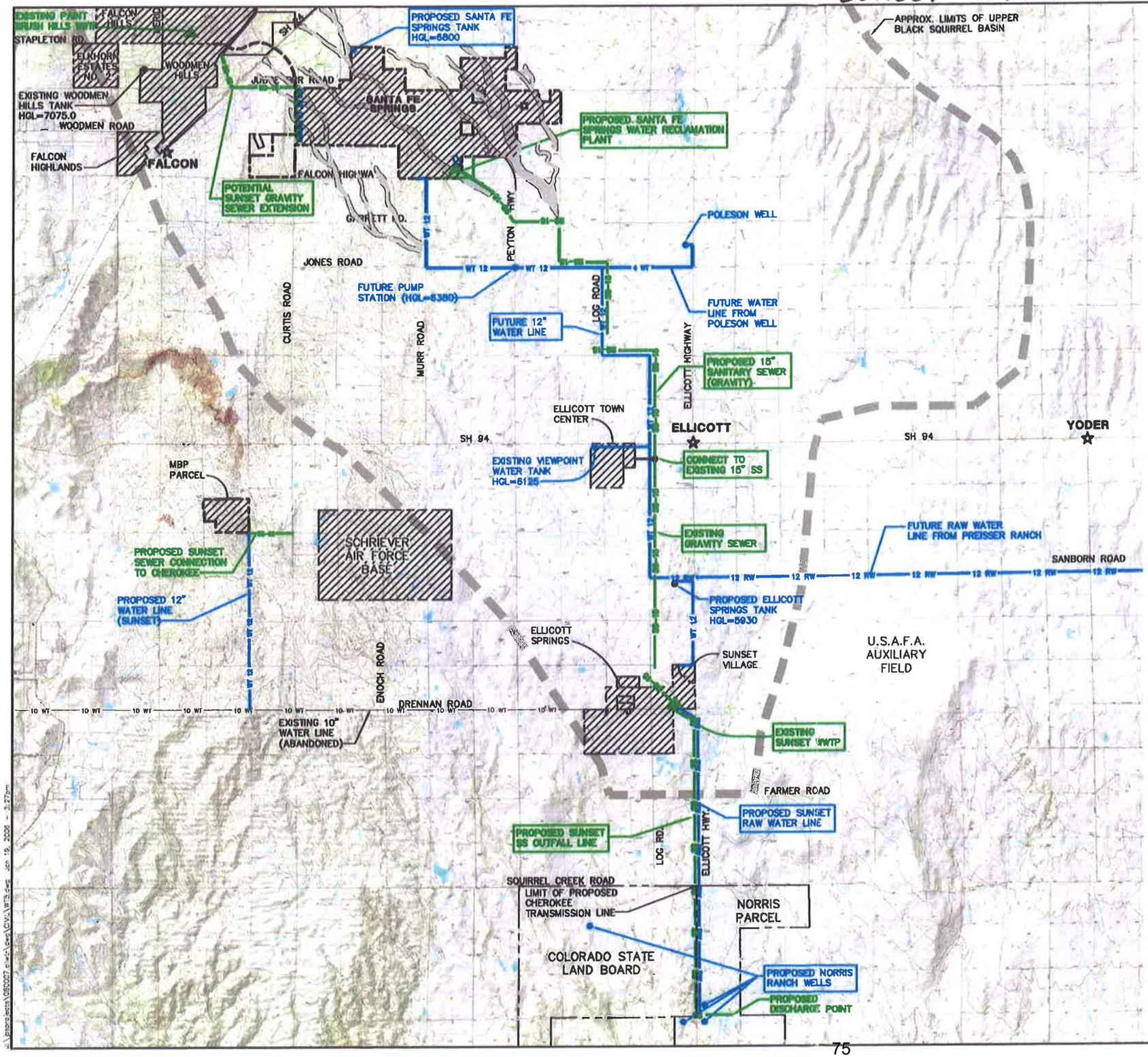
THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 10;

THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 11;

THE EAST HALF, THE EAST 1/3 OF THE WEST HALF AND THE WEST 2/3 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12;

CONTAINING 6,475.02 ACRES MORE OR LESS.

SUNSET METRO DISTRICT OVERALL WATER SYSTEM MASTER PLAN MAP



SUNSET METROPOLITAN DISTRICT

OVERALL WATER SYSTEM MASTER PLAN

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766

HORZ. SCALE:	1"=6000'
VERT. SCALE:	N/A
SURVEYED:	
CREATED:	10/4/05
PROJECT NO:	060007
DRAWN:	MJP
DESIGNED:	JPS
CHECKED:	JPS
LAST MODIFIED:	2/10/09
MODIFIED BY:	JPS
SHEET:	WT1

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ID-04-003

Resolution No. 04-369

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STAT E OF COLORADO

Commissioner Huffman moved adoption of the following Resolution:

WHEREAS, Peter M. Susemihl did file an application with the Planning Department of El Paso County, Colorado, pursuant to §32-1-204(2), C.R.S., for the review of the Combined Service Plans for the Santa Fe Springs Metropolitan District No. 1, Santa Fe Springs Metropolitan District No. 2, and Santa Fe Springs Metropolitan District No. 3 (the "Districts"); and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 20, 2004, upon which date the Planning Commission did by formal resolution recommend disapproval of the subject Combined Service Plans; and

WHEREAS, a public hearing was held by this Board on Thursday, September 2, 2004; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, study of the proposed service plan, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. That the hearings before the Planning Commission and the Board of County Commissioners of El Paso County were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at those hearings.

3. There is sufficient existing and projected need for organized service in the area to be served by the proposed Special Districts.

4. Existing service in the area to be served by the proposed Special Districts is inadequate for present and projected needs.

5. The proposed Special Districts are capable of providing economical and sufficient service to the area within the proposed boundaries.

6. Adequate service is not or will not be available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.

7. The facility and service standards of the proposed Special Districts are compatible with the facility and service standards of each county within which the proposed Special Districts are to be located and each municipality which is an interested party.

8. The proposal is in substantial compliance with a Master Plan adopted pursuant to C.R.S. §30-28-106.

9. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.

10. The creation of the proposed Special Districts will be in the best interests of the area proposed to be served.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Service Plans submitted by Peter M. Susemihl for Santa Fe Springs Metropolitan District No. 1, Santa Fe Springs Metropolitan District No. 2, and Santa Fe Springs Metropolitan District No. 3 , Title 32 Metropolitan Districts, for property more particularly described on the attached Exhibits for each District which are attached hereto and incorporated by reference;

AND BE IT FURTHER RESOLVED that the following conditions shall be placed upon this approval:

1. Approval of this Initial Service Plan shall allow, among other things, organization and formation of these Districts, authorization of maximum bonded indebtedness and establishment of mill levy caps, all pursuant and subject to applicable provisions of C.R.S. Title 32. However, the Districts shall be precluded from any of the following activities until such time as a complete amended Service Plan may be approved by the County:

> Issuance of any bonds or other form of indebtedness
> Certification of any mill levy
> Construction of any facilities
> Condemnation or acquisition of any real property

2. If and when an amended Service Plan is submitted, it shall be processed in accordance with established County procedures and applicable State Statute. In addition to any required or desired changes to the body of the Service Plan document, the new application shall include a complete financial plan and detailed descriptions of proposed projects with cost estimates. A market study or request for waiver of such shall also be required. Such plans and studies shall be consistent with land use approvals in place at the time of the Service Plan Update. At the time of consideration of an amended Service Plan, the County shall have the authority to amend any of the original provisions of the Initial Service Plan.

3. If an amended Service Plan pursuant to Condition #2 above has not been submitted to and approved by the County on or before December 31, 2006, the Boards of the Districts shall agree to take actions necessary to dissolve the Districts, This dissolution shall be completed on or before December 31, 2007, unless such action is formally preempted by either District Court or the State of Colorado.

4. As stated in the Initial Service Plan the combined mill levy of these Districts shall not exceed fifty (50) mills with adjustments allowed for the effects of the Gallagher Amendment. Any part of the mill levy which is operational in nature shall not be Gallagher-adjusted until and unless such debt has been "de-TABORED."

5. Any future annexation of territory which encompasses any territory more than five (5) miles from any of the currently proposed District boundary lines shall be considered a material modification of the Service Plans and shall require prior Board of County Commissioners approval.

6. The Districts shall agree to formation of a Board of County Commissioners-approved Citizens' Advisory Council to be comprised of five (5) property owners within the service area of the Santa Fe Springs Metropolitan Districts. Two (2) or three (3) Council membership shall be open to otherwise qualifying directors of two (2) or three (3) Districts. Bylaws of the Council will be approved by the Board of County Commissioners. Meetings will be held at times and locations convenient to the property owners and such meetings will be supported by the Districts. The elected Chair of the Council will be given one (1) of the five (5) seats on the Board of Directors of District 1 during their tenure as Chair.

Formation of the Council shall not occur until there are at least one hundred (100) dwelling units constructed within Santa Fe Springs. The District shall be responsible for supporting the function of the Council. Creation and continuance of the Council shall be at the sole discretion of the County Commissioners, and Council may be disbanded if there is insufficient interest on the part of area residents.

7. In conjunction with submittal of a complete and amended Service Plan the applicants shall identify a means of providing notice to future property owners, which clearly identifies the limits of representation inherent in this Master District approach.

8. Prior to funding any Local Public Improvements, the service plans and/or any subdivision agreements shall be structured in order to prevent a loss of use tax revenue to the County and other local government entities.

AND BE IT FURTHER RESOLVED that the following notations shall be placed upon this approval:

1. In the event revenues or reserves are insufficient to meet scheduled bond payments, unpaid interest may be carried forward as a subsequent year obligation. This may have the effect of extending the schedule of required bond payments.

2. The applicants are put on notice that the creation of parcels for the purpose of qualifying electors for District 1 does not create a separate interest in the land pursuant to subdivision under CR5, 30-28-101, et seq.

3. In the event that District facilities are used for non-qualifying purposes (such as sales offices) provisions will be made to fairly and equitably compensate the Districts for these uses.

DONE THIS 2nd day of September 2004 at Colorado Springs, Colorado.

ATTEST

Deputy County Clerk

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

BY: _____
Chairman

Commissioner Williams seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Williams	aye
Commissioner Huffman	aye
Commissioner Howells	aye
Commissioner Bensberg	absent
Commissioner Brown	aye

The Resolution was unanimously adopted by the Board of County Commissioners of the County of El Paso, State of Colorado.

Resolution No. 04-369
EXHIBIT

Santa Fe Springs Met. Dist. No. 1

LEGAL DESCRIPTION:

SANTA FE SPRINGS

WATER TANK SITE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 00°43'38" W, ALONG THE WEST LINE OF SAID SECTION 10, 920.06 FEET TO THE POINT OF BEGINNING; THENCE S 89°48'49" E, 405.00 FEET; THENCE S 00°43'38" W, 400.00 FEET; THENCE N 89°48'49" W; 405.00 FEET TO A POINT ON SAID WEST LINE; THENCE N 00°43'38" E, ALONG SAID WEST LINE, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.719 ACRES MORE OR LESS.

Resolution No. 04-369
EXHIBIT

[redacted]

Santa Fe Springs Met. Dist. No. 2
4 pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

RESIDENTIAL PARCEL 4

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1, 2, 3, 6, 7, 10, 11 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44° 26' 26" (THE LONG CHORD OF WHICH BEARS S 22° 13' 47" E, A LONG CHORD DISTANCE OF 2634.62 FEET), AN ARC LENGTH OF 2701.84 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51'31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 920.47 FEET; THENCE N 72° 43' 12" W, A DISTANCE OF 505.06 FEET; THENCE N 06° 29' 39" W, A DISTANCE OF 122.42 FEET; THENCE N 11° 11' 09" W, A DISTANCE OF 268.96 FEET; THENCE N 16° 23' 28" W, A DISTANCE OF 216.17 FEET; THENCE N 24° 43' 10" W, A DISTANCE OF 423.03 FEET; THENCE N 32° 28' 25" W, A DISTANCE OF 318.12 FEET; THENCE N 38° 39' 45" W, A DISTANCE OF 351.51 FEET; THENCE N 42° 53' 54" W, A DISTANCE OF 259.51 FEET; THENCE S 35° 46' 57" W, A DISTANCE OF 1036.89 FEET; THENCE S 67° 23' 33" W, A DISTANCE OF 400.77 FEET; THENCE S 65° 07' 26" W, A DISTANCE OF 163.10 FEET; THENCE S 87° 36' 47" W, A DISTANCE OF 40.42 FEET; THENCE S 89° 49' 25" W, A DISTANCE OF 1756.80 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (N ½ NE ¼) OF SAD SECTION 11; THENCE S 89° 43' 09" W ALONG THE SOUTH LINE OF SAID N ½ NE ¼, A DISTANCE OF 2620.17 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 39' 00" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 2618.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE

NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 4880.51 FEET TO THE SOUTHEAST CORNER OF A PARCEL 5, WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTHERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER OF SAID TANK SITE AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 5275.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3,570.35 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE

SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: SOUTHEASTERLY EXCEPTION PARCEL 3

A TRACT OF LAND LOCATED IN SECTIONS 6, 7 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER

THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40° 08' 36" (THE LONG CHORD OF WHICH BEARS S 20° 04' 52" E, A LONG CHORD DISTANCE OF 2390.97 FEET), AN ARC LENGTH OF 2440.59 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED;

THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04° 17' 50" (THE LONG CHORD OF WHICH BEARS S 42° 18' 05" E, A LONG CHORD DISTANCE OF 261.19 FEET), AN ARC LENGTH OF 261.25 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51' 31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 281.86 FEET; THENCE N 31° 01' 07" E, A DISTANCE OF 3215.33 FEET; THENCE N 30° 35' 56" E, A DISTANCE OF 482.96 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 331.05 ACRES, MORE OR LESS.

Resolution No. 04-369
EXHIBIT

Santa Fe Springs Met. Dist. No. 3
2 Pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL NUMBER 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

Bocc

RESOLUTION NO. 05-25

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

REZONE 285.99 ACRES FROM THE RR-3 DISTRICT TO THE PUD DISTRICT FOR SANTA FE SPRINGS (PUD-04-003)-REALTY DEVELOPMENT SERVICES

Commissioner Huffman moved adoption of the following Resolution:

WHEREAS, Realty Development Services did file a petition with the Planning Department of El Paso County to Rezone the herein described property in El Paso County from the RR-3 (Rural Residential) Zone District to the PUD (Planned Unit Development) Zone District; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 23, 2004, upon which date the Planning Commission did by formal resolution recommend approval of the subject Zone change petition with conditions and notation; and

WHEREAS, a public hearing was held by this Board on January 6, 2005; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested parties were heard at those hearings.

3. The proposed PUD (Planned Unit Development) District zoning is in general conformity with the Master Plan for El Paso County, Colorado, or the applicable comprehensive plan or any amendments thereto.

4. The proposed land use will be compatible with existing and permitted land uses in the surrounding area and will be in harmony and responsive with the character of the surrounding area.

ROBERT C. "BOB" BALINK
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5. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor.

6. A need for development has been demonstrated.

7. The proposed development will not have a negative effect upon the existing and future development of the surrounding area.

8. The proposed PUD (Planned Unit Development) District zoning will achieve and advance the stated purposes set forth in Section 16 of the El Paso County Land Development Code.

9. The existing and proposed public services and facilities are adequate for the proposed development, and the proposed public services and facilities will be timely provided.

10. The existing and proposed internal/external transportation network is suitable and adequate to carry the anticipated traffic generated by the proposed development, and the proposed transportation network improvements will be timely provided.

11. For the above-stated and other reasons, the proposed Zoning is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the petition of Realty Development Services for a Zone change from the RR-3 (Rural Residential) Zone District to the PUD (Planned Unit Development) Zone District for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED the following conditions shall be placed upon this approval:

CONDITIONS:

1. Development of the property shall be in accordance with the approved Development Plan and Development Guide. Minor modifications may be made subject to the limitations contained in Section 16, paragraph Q of the El Paso County Land Development Code.

2. Maximum dwelling units within the Santa Fe Springs PUD-2 shall be 415 dwelling units, unless a density transfer is requested by the applicant and approved by the Board of County Commissioners as outlined below.

3. Should the "Active Adult" component be reduced and or relocated within any Santa Fe Springs PUD, an administrative modification of the applicable Development Plan shall be allowed by the Development Services Director subject to the following:

   a. The School District(s) shall be consulted to determine if an additional school site or an expansion of an existing school site is needed and if such a site(s) and/or land shall be provided.

   b. The number of units off-set by the inclusion of a school site may be transferred to another PUD area within the boundary of the Santa Fe Springs Sketch Plan, except that area shown on the Sketch Plan to be single-family – low density (35-acre parcels) in the Peyton Highway area (now shown as PUD-7, Phase 6).

   c. Density transfer to the Santa Fe Springs PUD-2 shall be limited to 10% (42 units) of the total dwelling units approved (415 dwelling units) within PUD-2.

   d. Preservation Easements shall not be converted for development through a density transfer.

   e. Open Space conversion shall be limited to ten percent (10%) within any given PUD.

   f. In no case shall the transfer of density or dwelling units be allowed to exceed the 5,370 dwelling unit cap as approved on the Santa Fe Springs Sketch Plan.

   g. In no case shall the overall "Active Adult" component (as defined by the applicant) within the overall Santa Fe Springs Sketch Plan boundary fall below 30% of the overall residential dwelling unit composition. The

ratio does not apply as a minimum requirement within any particular PUD.

h. "Active Adult" (as defined by the applicant) shall be defined as that development limited to households containing at least one person older than 55, however those younger than 55 but older than 19 can also live in the home. Persons younger than 19 are allowed to visit but no more than 60 days in a year. The Active Adult restrictions shall be specified in the Codes, Covenants and Restrictions for the associated development.

4. Landscaping shall be required by the developer and/or builder for all areas on the Development Plan indicated by a landscape easement along the roadways. Landscape Plans shall be submitted with the Preliminary Plan documents. Landscaping shall be collateralized as part of the Estimate of Guaranteed Funds.

5. The applicant shall be required to participate in a fair and equitable manner in off-site road improvements. The applicant is hereby put on notice that an off-site road study and plan shall be prepared and adopted in accordance with Section 49.6 of the Land Development Code with the intent of being in place prior to approval of any Final Plats for this development.

6. A letter of Map Revision, converting the Zone A floodplain to a Zone AE Floodplain, shall be submitted to and approved by FEMA before any final plat containing floodplain is scheduled for hearing by the Board of County Commissioners, unless otherwise authorized by the Floodplain Administrator.

7. Any preliminary plan(s) filed adjacent to an arterial or above classified roadway shall require a noise analysis with finding and recommended mitigation that is acceptable to El Paso County.

8. No lot shall be split between a school or fire district on any preliminary plan or final plat. If possible, subdivision design shall minimize jurisdictional impacts to this regard.

9. The Development Plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any Preliminary Plan for hearing by the Planning Commission.

10. All owners of record must sign the Development Plan.

11. A full plot plan review will be required for all non-residential developments within this PUD. Prior to approval of any Plot Plan the land use(s), densities, setbacks, height limits, landscaping, buffering, screening and access locations as depicted on the Plot Plan shall be found to be in conformance with the Development Plan as approved by the Board of County Commissioners and applicable regulations within the Land Development Code.

12. Applicable Park and School fees shall be paid with any Final Plats reflecting, if appropriate, the credits for dedication of a school site and any park credits received.

13. Prior to recording the Development Plan the following shall be finalized:

    a. All technical review issues of the Planning and Engineering Division shall be resolved and changes, as applicable, to the Development Plan and Development Guide shall be completed.

    b. Applicant shall provide verification that communication between the applicant and the School District(s), Fire District(s) and MVEA are continuing regarding the proposed final locations of the requested sites.

14. In the event urban services have not been extended to some part of the overall Santa Fe Springs property within five (5) years of Board of County Commissioners' approval of this request, the Board may consider rezoning back to the original RR-3 (Rural Residential) classification.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 6th day of January 2005, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chairman

By: _____
Deputy County Clerk

Commissioner Williams seconded the adoption of the foregoing Resolution. The roll having been called, all five Commissioners voted "aye," and the Resolution was unanimously adopted by the Board of County Commissioners of the County of El Paso, State of Colorado.

Resolution No. 05-25
EXHIBIT A

A TRACT OF LAND LOCATED IN SECTION 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 00° 31' 11" W, A DISTANCE OF 465.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55° 44' 55" (THE LONG CHORD OF WHICH BEARS S 27° 21' 16" E, A LONG CHORD DISTANCE OF 2384.42 FEET), AN ARC LENGTH OF 2481.14 FEET; THENCE S 55° 13' 44" E, A DISTANCE OF 2087.88 FEET; THENCE N 34° 46' 16" E, A DISTANCE OF 1326.32 FEET; THENCE N 36° 58' 14" E, A DISTANCE OF 2242.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1001.61 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39° 23' 03" (THE LONG CHORD OF WHICH BEARS N 17° 16' 42" E, A LONG CHORD DISTANCE OF 675.01 FEET), AN ARC LENGTH OF 688.49 FEET; THENCE N 00° 26' 50" E, A DISTANCE OF 193.88 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 2515.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2598.25 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 286.15 ACRES, MORE OR LESS.

27

RECEIVED
AUG 3 1 2004
EPC DEVELOPMENT SERVICES

CONSOLIDATED
PRELIMINARY
SERVICE PLANS

SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 1
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 2
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 3

EL PASO COUNTY, COLORADO

September 2, 2004

As Approved by the
El Paso County Board
of County Commissioners
Date 9/2/04

ID-04-003

CONSOLIDATED SERVICE PLANS

FOR

SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 1
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 2
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 3

Prepared by:

Peter M. Susemihl

SUSEMIHL, McDERMOTT & COWAN, P.C.
660 Southpointe Court, Suite 210
Colorado Springs, CO 80906
(719)579-6500 (F)(719) 579-9339

September 2, 2004

IN CONSULTATION WITH:

a. Initial Property Owners:

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SF Holdings, LLC
Cheak S. Kwan
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Colorado Springs, CO 80903
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b. Consultants:

Sherman & Howard-Bond Counsel
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LIST OF EXHIBITS

1. District Map
2. Legal Description
3. Preliminary Engineering Plans

SUMMARY

The following is a summary of general information regarding the proposed Districts provided for The convenience of the reviewers of this Service Plan. Please note that the following information Is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed District:	Santa Fe Springs Metropolitan District No. 1 ("District No. 1") Santa Fe Springs Metropolitan District No. 2 ("District No. 2") Santa Fe Springs Metropolitan District No. 3 ("District No. 3")
Proposed Improvements:	Road improvements, park and recreation features, water and sewer facilities, and drainage
Infrastructure Capital Costs:	Estimated at not more than $85,000,000
Debt Authorization	Up to $85,000,000 Limited Tax General Obligation Bonds
Proposed Mill Levy:	30 Mills for District 2 20 Mills for District 3 10 Mills for Operations and Maintenance
Proposed M/L Cap	50 Mills 2004 Equivalency
Platting Fee:	$2500 per single family residential unit $1000 per multi-family unit $.25 per square foot of commercial
Functions of the Owner/Developer:	The Owner/Developer will initially provide the necessary credit enhancements for financing of all infrastructure capital costs and will meet the obligations of any operating and debt service deficits. The Owner/Developer will fund all organizational costs of the District subject to reimbursement as provided by law.
Functions of the Districts:	Santa Fe Springs Metropolitan District No. 1 will see that all infrastructure is designed and constructed to appropriate local and state standards. This service or management district will maintain all infrastructure with the exception of roads and associated drainage pipes which will be conveyed to the County. The Developer will provide financial assistance for construction and maintenance. Santa Fe Springs Metropolitan District No. 2 shall provide financing for public facilities, services, and programs benefiting the future

	residential residents and landowners of the community. Santa Fe Springs Metropolitan District No. 3 shall provide financing for public facilities, services, and programs benefiting the future commercial properties of the community.
Material Modifications:	Modification to this Service Plan shall be required if there is a change in the basic services provided by the Districts, including the addition of any types of services provided and for any other matter described as a material modification by state law.
Current Population:	0
Current Valuation for Assessment	Agricultural
Projected A/V	$131,000,000

A. INTRODUCTION

Necessary public facilities, services, and programs will be provided to the 6,420 acre Santa Fe Springs development by three metropolitan districts which will be created pursuant to Title 32 Colorado Revised Statutes. The three districts will be named Santa Fe Springs Metropolitan District No. 1, Santa Fe Metropolitan District No. 2, and Santa Fe Metropolitan District No. 3. The Districts will coordinate their efforts to provide public services in the most efficient manner possible.

Santa Fe Springs Metropolitan District No. 1 will be responsible for managing the design, construction, and operation of the public facilities and improvements and for providing funding to support the necessary costs and services and as such, will be deemed to be a "Service District".

Santa Fe Springs Metropolitan District No. 2 will be responsible for providing funding to support costs related to services and improvements utilizing the tax base, fees, and charges from the residential properties and will be deemed to be a "Financing District" in order to generate the necessary revenues.

Santa Fe Springs Metropolitan District No. 3 will be responsible for providing funding to support costs related to services and improvements utilizing the tax base, fees, and charges from the commercial properties and will be deemed to be a "Financing District" in order to generate the necessary revenues.

It is the intention to hold an election forming these Districts on November 2, 2004 in order to authorize debt and a mill levy. The developer has committing to commencing infrastructure by early 2005. One component of the infrastructure is the offsite road improvements that need to be completed. This will take a new regional traffic study which is in process. Therefore, this document is intended to be a preliminary service plan that meets the statutory requirements. Building permits will not be issued until a full, complete, and amended service plan is filed and approved. The Amended Service plan will contain a revised and updated marketing plan, infrastructure development analysis, and financial plan.

It is recommended that these Districts have the following authority granted by Title 32, Colorado Revised Statutes:

- Water
- Wastewater
- Street improvements and safety protection
- Park and recreation
- Drainage
- Landscaping
- Mosquito control
- Transportation.

It is proposed that the Districts provide the following municipal services, both within and without the boundaries of the Districts as may be necessary:

WATER – Design and construction, of a complete potable and non-potable water supply system, including, but not limited to, storage, transmission, and distribution system, consisting of, but not limited to, transmission lines, distribution mains, laterals, storage facilities, pumping facilities, and easements and appurtenant facilities.

WASTEWATER – Design and construction of a complete sanitary sewage and storm drainage collection and transmission system, consisting of, but not limited to, collection mains, laterals, transmission lines, and pumping facilities and all necessary, incidental and appurtenant facilities, land and easements. Wastewater services will be provided initially by Susnset Metropolitan District.

STREET IMPROVEMENTS AND SAFETY PROTECTION – Design, acquire, and construct arterial and collector street improvements and related safety protection devices including, but not limited to, bridges, fencing, trails, lighting, landscaping, traffic and safety controls and devices. Streets are to be dedicated to the County for ownership and permanent maintenance. Any street related medians and landscaping will be owned and maintained by the District.

PARK AND RECREATION - Design, acquire, construct, operate and maintain park and recreational facilities, including, but not limited to, active parks, pocket parks, open space, trails, fencing, and landscaping. Parks may be dedicated to the County or owned and maintained by the Districts.

MOSQUITO CONTROL - Provide for the eradication and control of mosquitoes, including but not limited to, elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

TELEVISION RELAY AND TRANSLATION – Provide for the design, acquisition, construction, completion, installation, operation and maintenance of television relay and translation facilities, cable and communication facilities, fiber optic conduit network, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities.

TRANSPORTATION – Design, acquire, construct, install, and/or operate and maintain transportation system improvements, including, but not limited to, transportation equipment, park and ride facilities and public parking lots, structures, roofs, covers and facilities, together with all necessary incidental and appurtenant facilities, land and easements together with extensions of and improvements to said facilities within and without the boundaries of the Districts; provided however, that the design, acquisition, construction, installation, and/or operation and maintenance of public transportation improvements shall, where applicable, be subject to entry into authorizing contracts pursuant to the provisions of Part 2, Article 1 of Title 29, Colorado Revised Statutes.

DRAINAGE – Design, acquire, and construct all necessary drainage facilities including, but not limited to, detention ponds, culverts, pipes, channels, swales, and weirs in

accordance with an approved regional drainage plan and in conjunction with adjoining drainage features.

OTHER POWERS – In addition to the above-enumerated powers, the Districts shall have the authority (1) to amend this Service Plan as needed, with the approval of El Paso County, subject to appropriate statutory procedures; (2) without amending this Service Plan, to defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the Districts with the County being notified if any of these actions take place; and, (3) to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

(1) A map of the proposed Districts and a legal description of their boundaries are found at Exhibits 1 and 2.

(2) The creation of the Districts will be in the best interests of the property proposed to be served. The Districts will have the flexibility and statutory powers to provide long-term services to the residents and property owners. New districts have numerous advantages over other vehicles which could be utilized to supply services to this area.

While a Homeowners Association might be set up to provide these services by way of covenants imposed on the real property, an Association may lack both the financing ability, the flexibility and the longevity that would be provided by the Districts. Additionally, an Association would not possess certain of the statutory powers that are allowed to the Districts.

(3) Adequate municipal services for the development are not expected to be made available through any other county, municipality or quasi-municipal corporation.

(4) Insofar as the development consists of proposed municipal-type residential and commercial densities within its boundaries, Districts, as entities which are separate from the developer, can provide these services on a long term basis. A publicly controlled district with an elected board of directors, versus a Homeowners Association or any private Utility Company, would be the most capable of providing these municipal services.

(5) Although there is municipal debt to be authorized, the Owner, if necessary, may supply the credit enhancements needed for the initial debt. Limited tax general obligation debt will be issued from time to time depending on the current market conditions, success of development and pace of development as determined by the Districts. In addition there will be a mill levy cap not to exceed 50 mills.

(6) The proposed Districts will be in compliance with the approved Sketch Plan.

B. INFRASTRUCTURE ANALYSIS

It is anticipated that infrastructure would consist of water and sewer lines, roads, safety devices, drainage improvements, and park and recreation facilities.

The public facilities would be phased with the development and constructed over a fifteen year period of time. Preliminary engineering costs are as follows:

Sewer and water	$35,000,000
Onsite Roads	$18,500,000
Offsite Roads	$10,000,000
Drainage, Bridges, Detention	$10,000,000
Parks, Recreation and Rec Center	$ 8,000,000
Contingency	$ 3,500,000
Total	$85,000,000

Attached at Exhibit 3 are maps showing the preliminary engineering plan to provide the above services and facilities. The overall system wastewater and water plan is set out showing the delivery of wastewater to the Sunset Metropolitan District Plant. Also set out in the Exhibit is the Filing 1 and PUD Street Improvements, the internal street improvement costs, and the onsite water and wastewater master plans.

C. FINANCIAL PLAN ANALYSIS

It is presently estimated that the total cost of the District improvements (including, engineering, district formation, initial administrative costs of the District, bond issuance costs, underwriting discounts, capitalized interest and fees) will be approximately $85,000,000.

It is anticipated that some amount of limited tax general obligation bonds will be issued as will be set forth in a detailed financial plan as part of the amended service plan. A mill levy of 30 mills for the residential district and 20 mills for the commercial district will be proposed with a cap of 50 mills. If necessary, there will be letters of credit, bond insurance, or other credit enhancements.

It is anticipated that the first issuance of bonds will be for $14,000,000 and subsequent issues will average $5,000,000 per year until the full authorization is used. Tax revenues would not be received until 2006 or 2007 and it is projected that in the first year after construction of residences, taxes would approximate $83m 520. At total build-out in fifteen years, the assessed valuation would be $135,940,000 which would produce $2,188,000 in tax revenues from the residential properties and $1,160,000 in tax revenues from the commercial properties.

Impact fees would produce $15,000,000 at the rate of $2500 per single family residential unit, $1000 per multi-family unit, and $.25 per square foot of commercial space.

Any proposed general obligation bonds, if not rated as investment grade by one or more nationally recognized organizations which regularly rate such obligations, must be limited tax general

obligation bonds. No unlimited general obligation bonds will be issued without the consent of the City Council and an approved amendment to this Service Plan.

All bonds or other debt instruments, if not rated as investment grade, must be issued in minimum denominations of $100,000 and sold only to accredited investors as defined in Rule 501(a) promulgated under the Securities Act of 1933 or to the developers of the project.

Any debt will not constitute a debt or obligation of the County in any manner and the full faith and credit of the County will not be pledged for any repayment. This will be clearly stated in any offering circulars, prospectus or disclosure statements. The name of the County shall not be used in connection with the offering of any securities.

Proceeds from the sale of debt instruments and other revenues of the Districts may not be used to pay landowners for right-of-way acquisition or easements.

To demonstrate the statutory ability of providing economical and sufficient service and to demonstrate the financial ability of the Districts to discharge the proposed indebtedness, there will be limitation placed upon how, when, and under what circumstances the debt will be issued. The Amended Service Plan will provide for the following:

1. The Owner will supply the credit enhancements needed for the initial debt to be issued by the Districts which enhancement may consist of a purchase of a portion of the bonds as a subordinated issue. The credit enhancement may consist of the Owner guaranteeing the payment of certain fees so that a default is avoided and the mill levy cap is not reached.

2. Limited tax general obligation debt will be issued by the Districts as is justified by the assessed valuation. In addition there will be a mill levy cap of 50 mills which will insure future residents and property owners that property taxes will not become excessive even if development plans are not met.

3. As the overall assessed valuation of the Districts increases, limited tax general obligation debt will be issued in order to pay for necessary infrastructure and/or to finance the bonds. Any debt that is issued will be in compliance with CRS 32-1-1101(6)(a) in that the debt will not exceed the greater of two million dollars or 50% of the assessed valuation of the District, unless the debt falls within the category of one of the statutory exceptions; i.e. rated, secured, insured, institutional sale with denominations of $500,000, etc.

D. MARKETING AND PROJECTIONS

A complete marketing study will be made a part of the Amended Service Plan and will demonstrate that the anticipated share of the residential and commercial market in El Paso County will be sufficient to produce the revenues necessary to finance the public improvements.

The present marketing plan calls for following build-out:

200 units in 2006
300 units in 2007
350 units in 2008
350 units in 2009
400 units in 2010
400 units in 2011
500 units in 2012
500 units in 2013
500 units in 2014
500 units in 2015
500 units in 2016
500 units in 2017
300 units in 2018

5300 units total

E. INTERGOVERNMENTAL AGREEMENT

An intergovernmental agreement will clarify the nature of the functions and services that each District will provide and will set forth the arrangements for the financing, construction and operations of the improvements.

F. OVERLAPPING DISTRICTS

There are no overlapping districts providing similar services.

G. MISCELLANEOUS

The following is additional information to further explain the functions of the Districts:

(a) The contemplated municipal services are under the jurisdiction of the Special District Control Act and not the Public Utilities Commission.

(b) The District shall meet all requirements of El Paso County and the Colorado Department of Transportation.

(c) At this time there are no plans to exercise the power of eminent domain within or without the District's boundaries; however, the power shall be available for use by the District as allowed by law.

H. COMPLIANCE

The Owners will supply all such additional information as may be required by the Board of County Commissioners and agree that:

1. An annual report will be required and submitted as described in C.R.S. 32-1-207(3)(d);

2. The Districts may be dissolved in accordance with statutory procedures once all debt and reimbursements have been paid and the Districts are failing to provide any services; and

3. Once all debt is retired District 1 may be consolidated into Districts 2 and 3 or dissolved; and

4. Should material modifications occur as described in C.R.S. 32-1-207(2), the District shall apply for approval of such modifications to the Board of County Commissioners.

I. CONCLUSION

To meet the present and future demands for the residents, it is proposed that the three Districts perform the municipal functions that are described in this Service Plan.

It is submitted that this Service Plan for the proposed Districts establishes that:

(a) There is sufficient existing and projected need for the improvements in the area to be serviced by the proposed Districts;

(b) The proposed Districts is capable of providing economical and sufficient service to the Service Area;

(c) The area to be included in the proposed Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

(d) Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

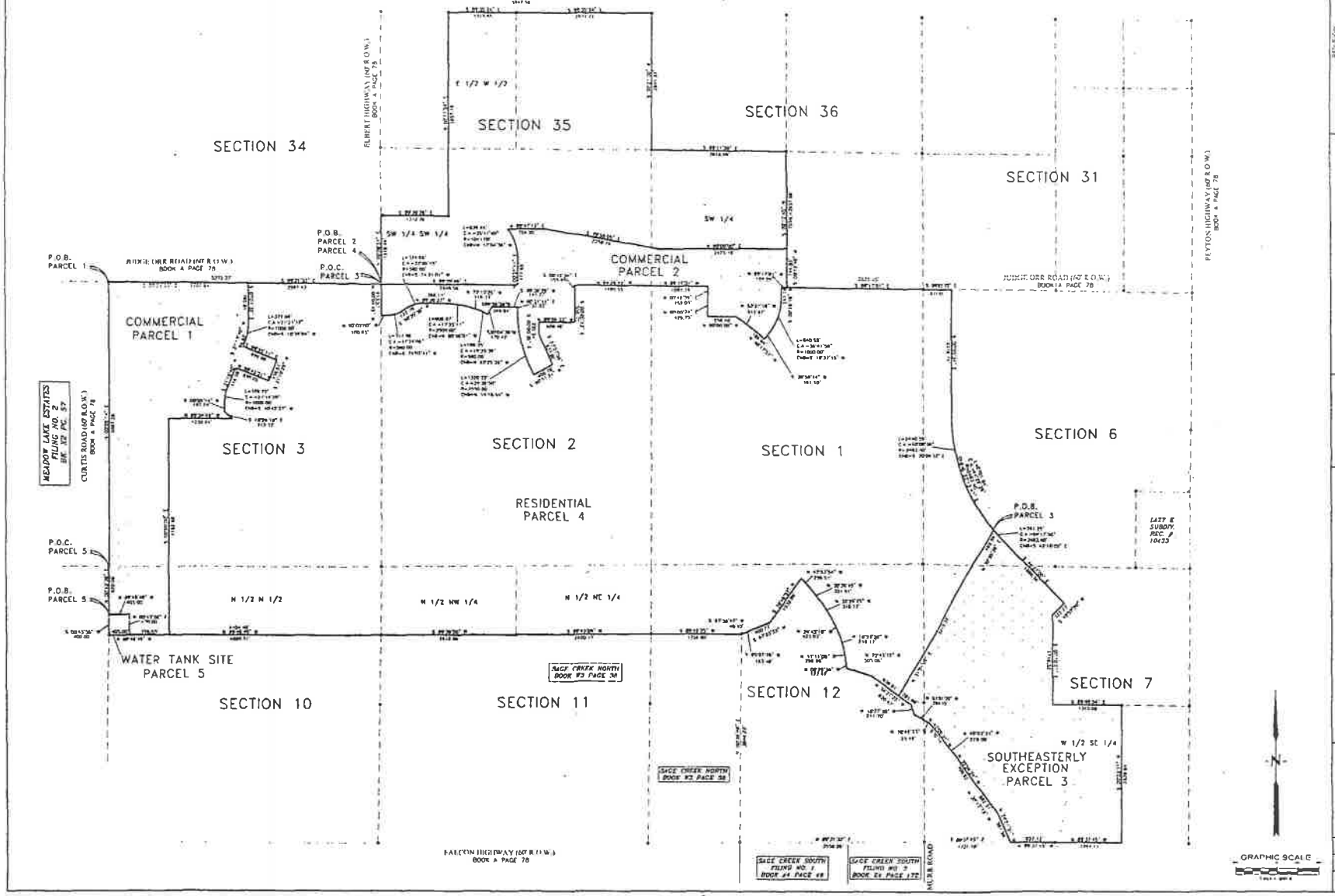
(e) The facility and service standards of the proposed Districts are compatible with the facility and service standards of the County within which the proposed special district is to be located and each municipality which is an interested party under Section 32-1-204(I), Colorado Revised Statutes;

(f) The creation of the proposed Districts is in the best interests of the area proposed to be served.

Susemihl, McDermott & Cowan, P.C.

SANTA FE SPRINGS COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT TRACTS

EL PASO COUNTY, COLORADO



TRI-CORE ENGINEERING

SANTA FE SPRINGS
EL PASO COUNTY

REALTY DEVELOPMENT SERVICES
25 NORTH TEJON, SUITE 300
COLORADO SPRINGS, CO 80903

METROPOLITAN DISTRICT TRACTS

SCALE (H): 1"=800'
SCALE (V): N/A
DRAWN BY: RLS
DESIGNED BY: RLS
CHECKED BY: RLS
DATE: 03/20/04

PROJECT NO: 5005.0001
FILENAME: RES-COM-PUD.DWG
DRAWING NO: 1
SHEET 1 OF 1

[redacted]

Santa Fe Springs Met. Dist. No. 1

LEGAL DESCRIPTION:

SANTA FE SPRINGS

WATER TANK SITE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 00°43'38" W, ALONG THE WEST LINE OF SAID SECTION 10, 920.06 FEET TO THE POINT OF BEGINNING; THENCE S 89°48'49" E, 405.00 FEET; THENCE S 00°43'38" W, 400.00 FEET; THENCE N 89°48'49" W, 405.00 FEET TO A POINT ON SAID WEST LINE; THENCE N 00°43'38" E, ALONG SAID WEST LINE, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.719 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

SANTA FE SPRINGS

RESIDENTIAL PARCEL 4

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1, 2, 3, 6, 7, 10, 11 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44° 26' 26" (THE LONG CHORD OF WHICH BEARS S 22° 13' 47" E, A LONG CHORD DISTANCE OF 2634.62 FEET), AN ARC LENGTH OF 2701.84 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51'31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 920.47 FEET; THENCE N 72° 43' 12" W, A DISTANCE OF 505.06 FEET; THENCE N 06° 29' 39" W, A DISTANCE OF 122.42 FEET; THENCE N 11° 11' 09" W, A DISTANCE OF 268.96 FEET; THENCE N 16° 23' 28" W, A DISTANCE OF 216.17 FEET; THENCE N 24° 43' 10" W, A DISTANCE OF 423.03 FEET; THENCE N 32° 28' 25" W, A DISTANCE OF 318.12 FEET; THENCE N 38° 39' 45" W, A DISTANCE OF 351.51 FEET; THENCE N 42° 53' 54" W, A DISTANCE OF 259.51 FEET; THENCE S 35° 46' 57" W, A DISTANCE OF 1036.89 FEET; THENCE S 67° 23' 33" W, A DISTANCE OF 400.77 FEET; THENCE S 65° 07' 26" W, A DISTANCE OF 163.10 FEET; THENCE S 87° 36' 47" W, A DISTANCE OF 40.42 FEET; THENCE S 89° 49' 25" W, A DISTANCE OF 1756.80 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (N ½ NE ¼) OF SAD SECTION 11; THENCE S 89° 43' 09" W ALONG THE SOUTH LINE OF SAID N ½ NE ¼, A DISTANCE OF 2620.17 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 39' 00" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 2618.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE

NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 4880.51 FEET TO THE SOUTHEAST CORNER OF A PARCEL 5, WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTHERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER OF SAID TANK SITE AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 5275.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3,570.35 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE

SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: SOUTHEASTERLY EXCEPTION PARCEL 3

A TRACT OF LAND LOCATED IN SECTIONS 6, 7 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER

THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40° 08' 36" (THE LONG CHORD OF WHICH BEARS S 20° 04' 52" E, A LONG CHORD DISTANCE OF 2390.97 FEET), AN ARC LENGTH OF 2440.59 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED;

THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04° 17' 50" (THE LONG CHORD OF WHICH BEARS S 42° 18' 05" E, A LONG CHORD DISTANCE OF 261.19 FEET), AN ARC LENGTH OF 261.25 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51' 31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 281.86 FEET; THENCE N 31° 01' 07" E, A DISTANCE OF 3215.33 FEET; THENCE N 30° 35' 56" E, A DISTANCE OF 482.96 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 331.05 ACRES, MORE OR LESS.

Santa Fe Springs Met. Dist. No. 3
2 Pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

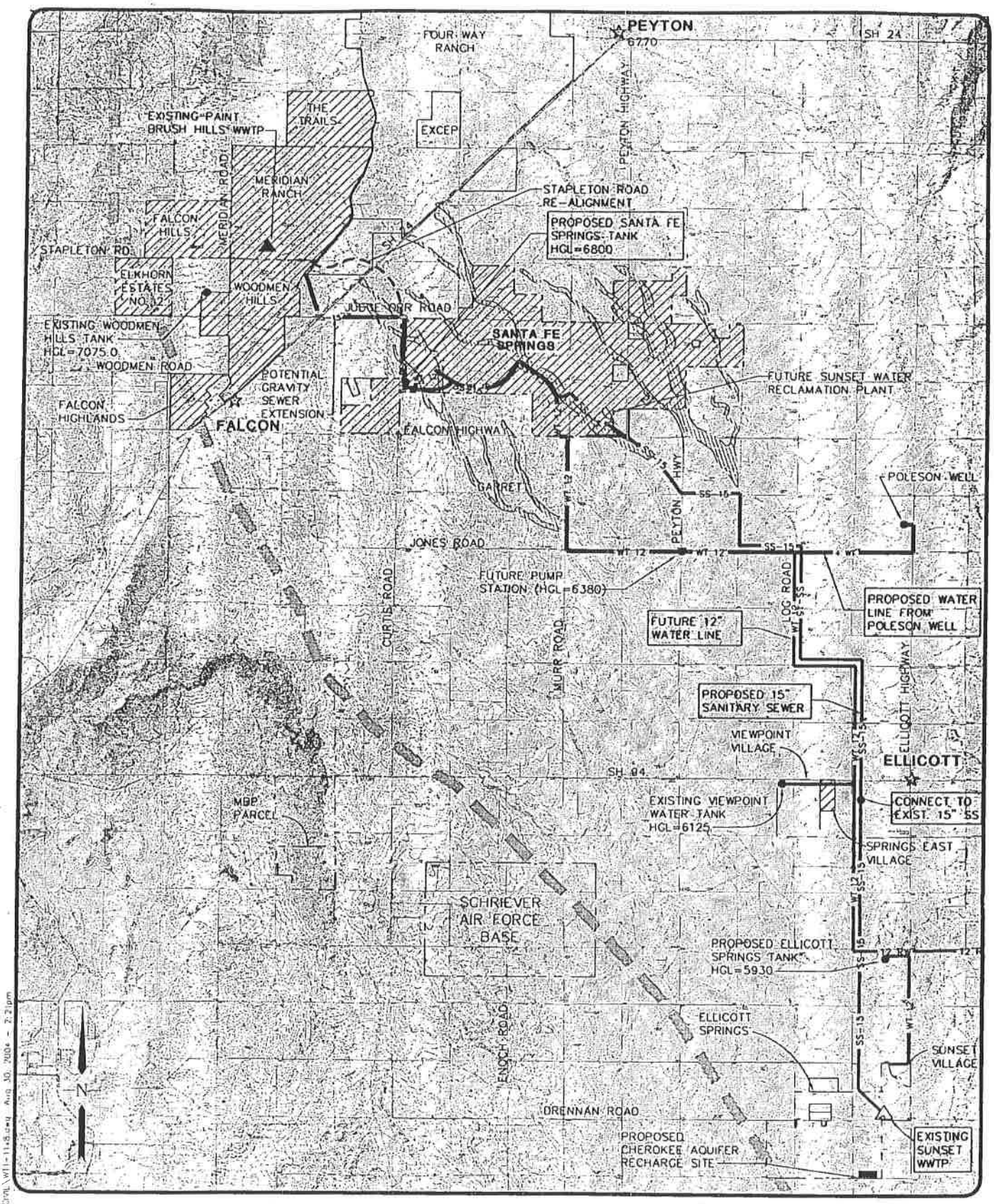
LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL NUMBER 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36; TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W; A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 178.15 ACRES, MORE OR LESS.



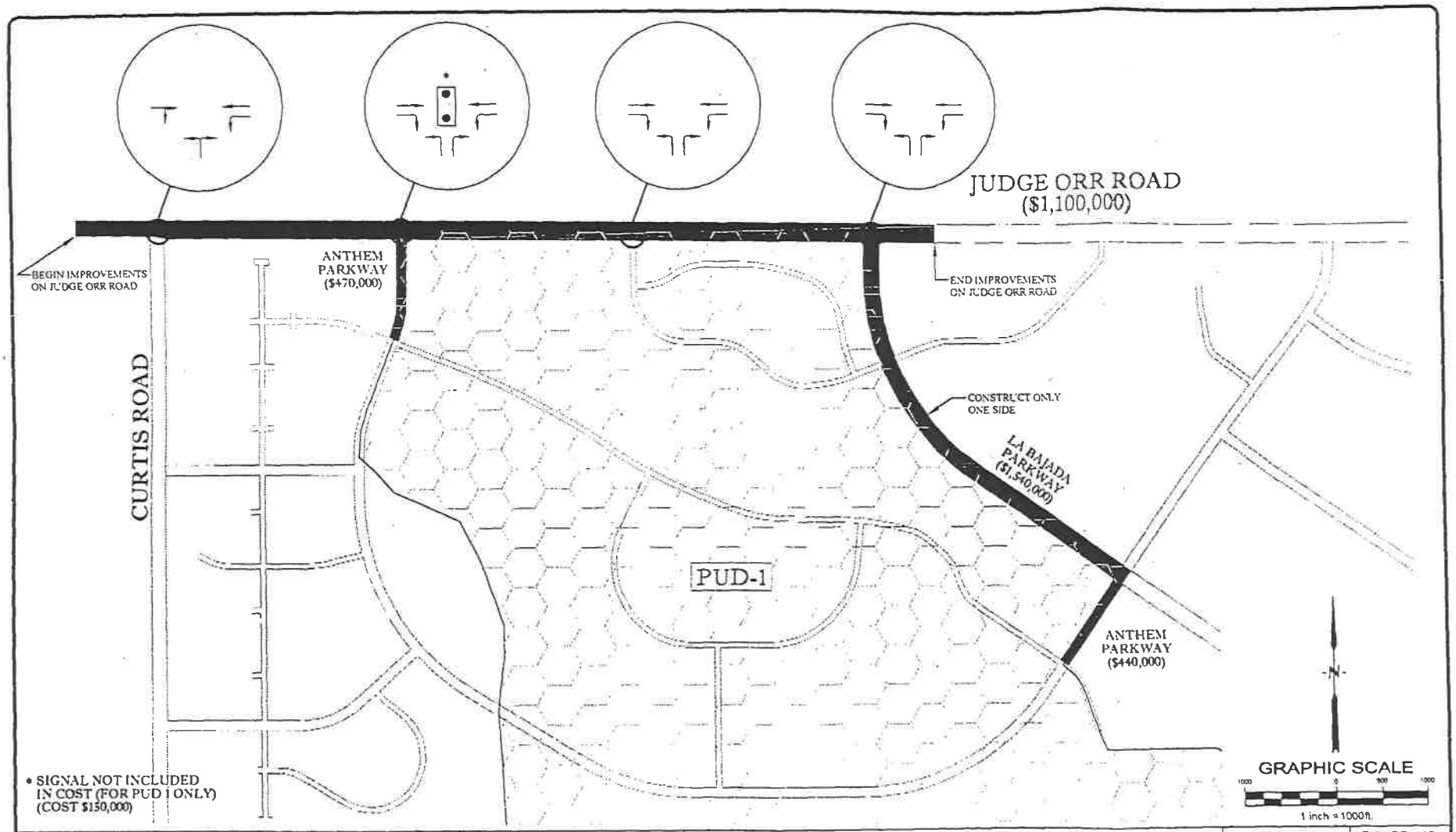
SUNSET METROPOLITAN DISTRICT

JPS ENGINEERING

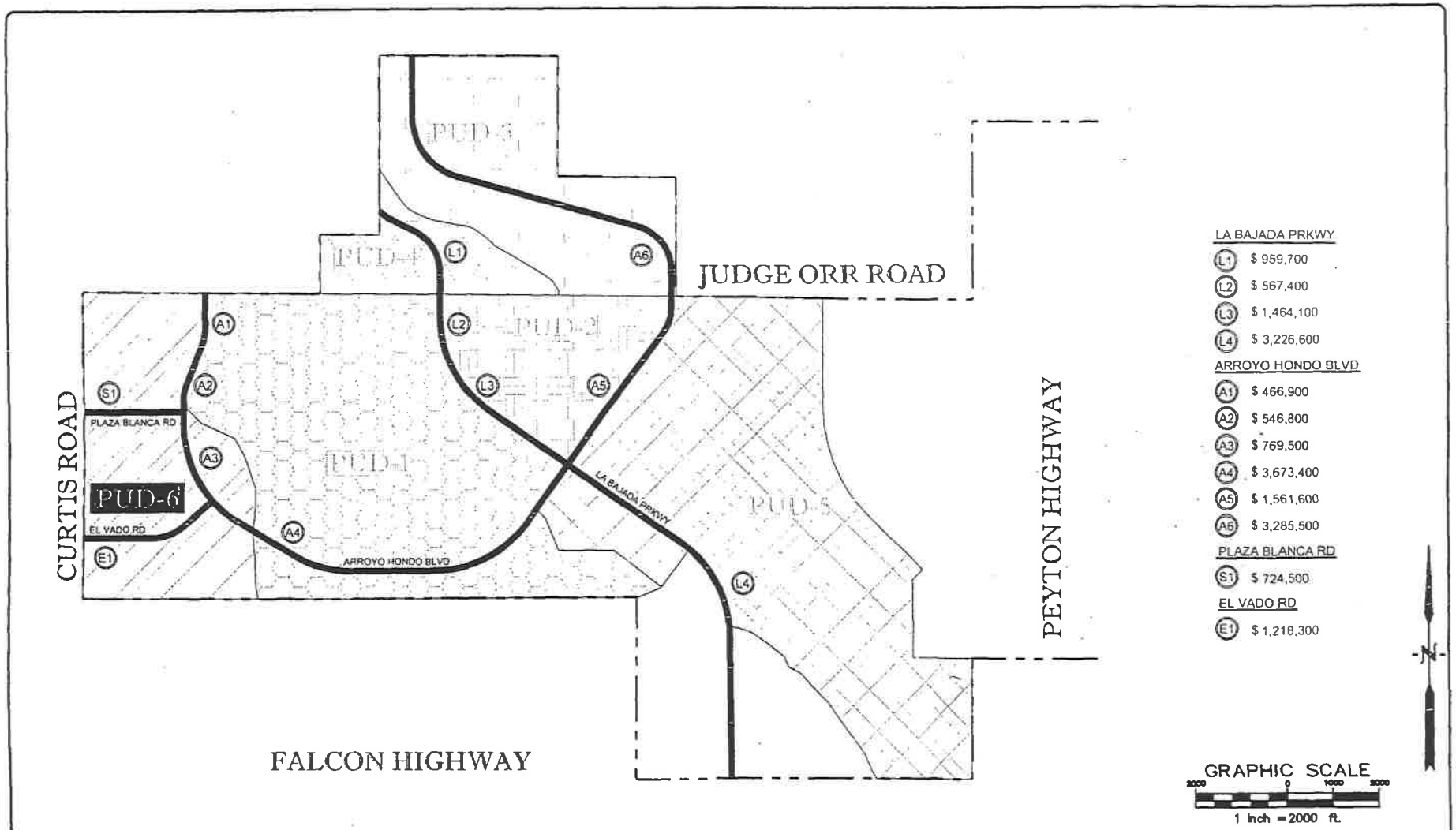
OVERALL WATER SYSTEM MASTER PLAN

FIGURE WT1

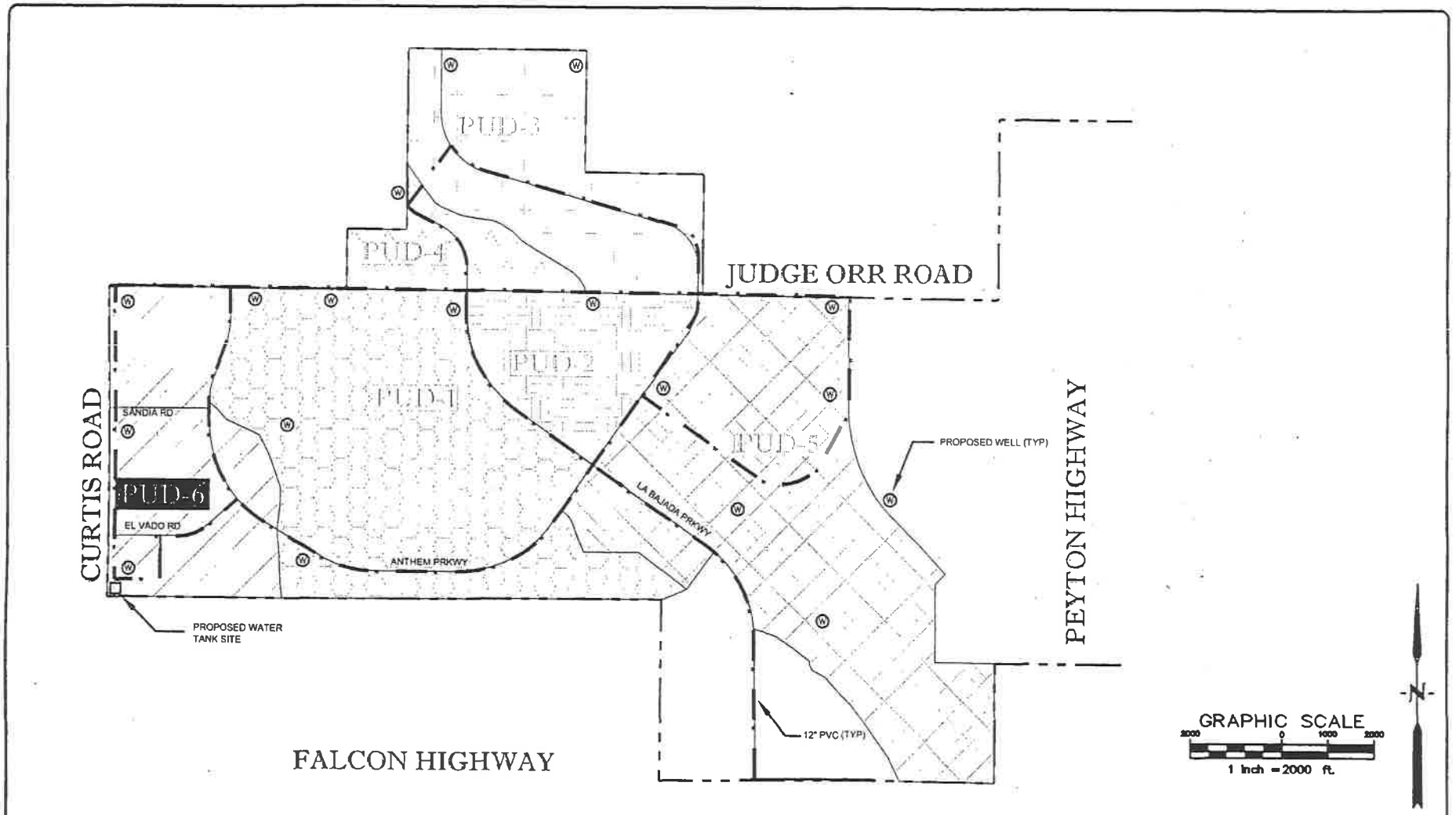
JPS PROJ NO 080007



PREPARED BY: TRI-CORE ENGINEERING, 5526 N. ACADEMY BLVD, SUITE 204, COLORADO SPRINGS, CO 80918, PHONE (719) 264-1560, FAX (719) 264-1193, CONTACT: JEFFERY MAXWELL P.E., PTOE	PREPARED FOR: REALTY DEVELOPMENT SERVICES, 25 NORTH TEJON, COLORADO SPRINGS, CO 80903, PHONE (719) 227-1022, CONTACT: RAY O'SULLIVAN	FILING 1 & PUD 1 STREET IMPROVEMENTS	SCALE: NTS; DATE: MAR. 25, 2004	FIGURE NO. 1



PREPARED BY: TRI-CORE ENGINEERING, 6578 N. ACADEMY BLVD, SUITE 204, COLORADO SPRINGS, CO 80918, PHONE (719) 264-1560, FAX (719) 264-1180, CONTACT: JEFFERY MAXWELL P.E., PTOE	PREPARED FOR: REALTY DEVELOPMENT SERVICES, 75 NORTH TEJON, COLORADO SPRINGS, CO 80903, PHONE (719) 227-1022, CONTACT: RAY O'SULLIVAN	INTERNAL STREET IMPROVEMENT COSTS	SCALE: 1"=2000'	FIGURE NO 1
			DATE: MAR. 25, 2004	



PREPARED BY:
TRI-CORE ENGINEERING
5326 N. ACADEMY BLVD, SUITE 204
COLORADO SPRINGS, CO 80918
PHONE (719) 264-1560
FAX (719) 264-1193
CONTACT: JEFFERY MAXWELL, P.E., PTOE

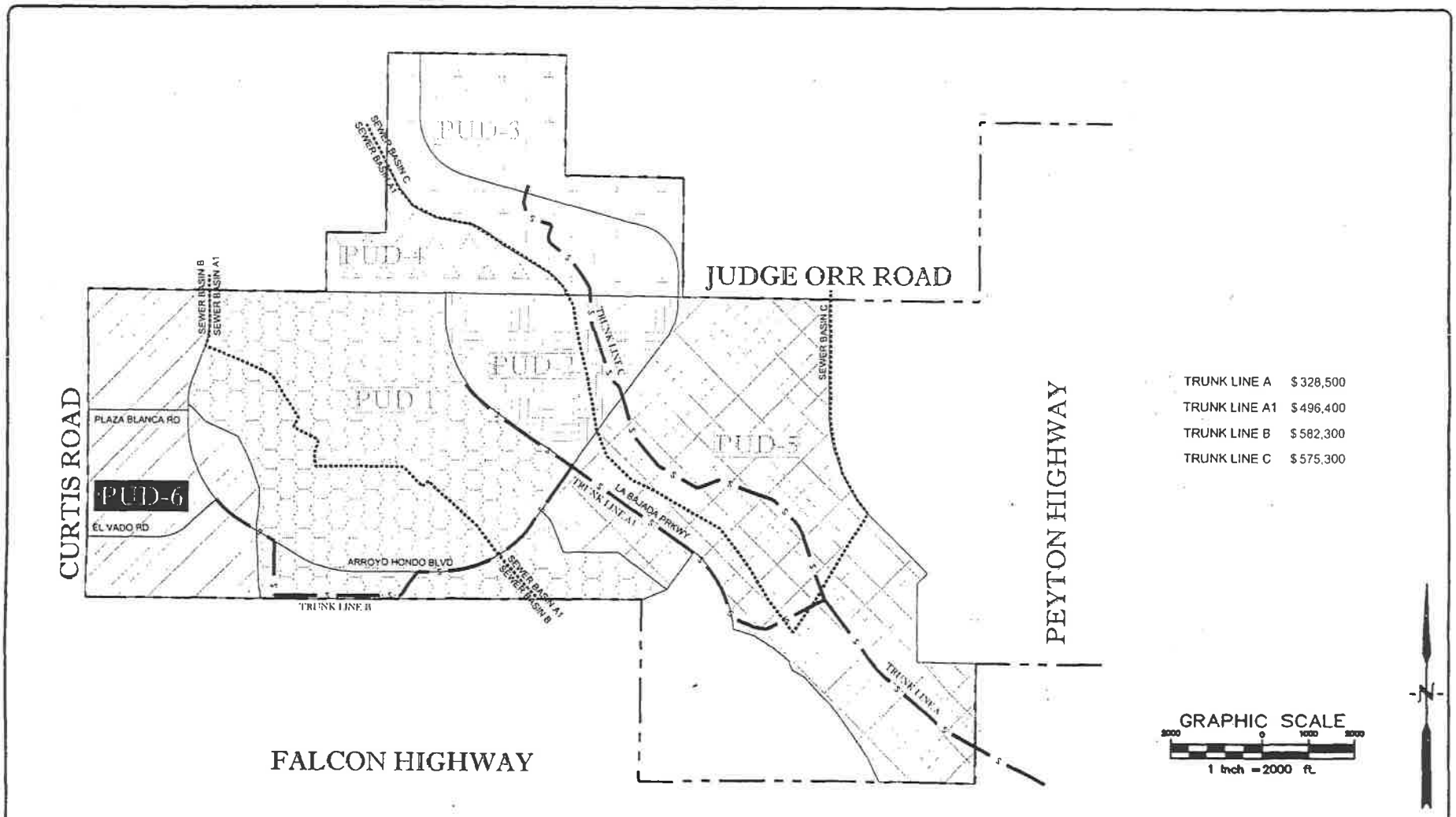
PREPARED FOR:
REALTY DEVELOPMENT SERVICES
75 NORTH TEJON
COLORADO SPRINGS, CO 80903
PHONE (719) 227-1022
CONTACT: RAY O'SULLIVAN

ON-SITE WATER SYSTEM MASTER PLAN

SCALE: 1"=2000'

DATE: MAR. 25, 2004

FIGURE NO. 3



PREPARED BY: TRI-CORE ENGINEERING, 5526 N. ACADEMY BLVD., SUITE 204, COLORADO SPRINGS, CO 80918, PHONE (719) 264-1560, FAX (719) 264-1193, CONTACT: JEFFERY MAXWELL, P.E., PTOE	PREPARED FOR: REALTY DEVELOPMENT SERVICES, 25 NORTH TEJON, COLORADO SPRINGS, CO 80903, PHONE (719) 227-1022, CONTACT: RAY O'SULLIVAN	ON-SITE WASTEWATER SYSTEM MASTER PLAN	SCALE: 1"=2000'; DATE: MAR. 25, 2004	FIGURE NO 2

CLERK TO BOCC

15

ROBERT C. "BOB" BALINK
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Rec $0.00 1 of 13

RESOLUTION NO. 06-19

JAN 2 3 2006

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

EPC DEVELOPMENT SERVICES

RESOLUTION TO APPROVE THE AMENDED SERVICE PLAN FOR THE TITLE 32 SANTA FE SPRINGS METROPOLITAN DISTRICT NOS. 1, 2, AND 3 (ID-05-007)

WHEREAS, Santa Fe Springs Metropolitan District did file an application with the Development Services Department of El Paso County, Colorado, pursuant to 32-1-204(2) C.R.S., as amended, for the proposed Amended Service Plan for Santa Fe Springs Metropolitan District Nos. 1, 2, and 3 ("Districts"); and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 29, 2005, upon which date the Planning Commission did by formal resolution recommend approval of the subject Amended Service Plan with conditions and notation; and

WHEREAS, on December 19, 2005, the Board ordered a public hearing to be held on the Service Plan on January 12, 2006; and

WHEREAS, notice of the hearing before the Board was duly published in the *El Paso County Advertiser and New*, and provided to the division of local government on December 21, 2005, as required by law; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board held a public hearing on the Amended Service Plan for the Districts on January 12, 2006; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, study of the proposed amended service plan, recommendations of the El Paso County Planning Commission, comments of the El Paso County Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. That the hearings before the Planning Commission and the Board of County Commissioners of El Paso County were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at those hearings.

3. There is sufficient existing and projected need for organized service in the area to be served by the proposed Special Districts.

4. Existing service in the area to be served by the proposed Special Districts is inadequate for present and projected needs.

5. The proposed Special Districts are capable of providing economical and sufficient service to the area within the proposed boundaries.

6. Adequate service is not or will not be available to the area through the County, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

7. The facility and service standards of the proposed Special Districts are compatible with the facility and service standards of El Paso County.

8. The proposal is in substantial compliance with a Master Plan adopted pursuant to C.R.S. §30-28-106.

9. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.

10. The creation of the proposed Special Districts will be in the best interests of the area proposed to be served.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby determines that the applicable requirements of Section 32-1-207 (2), C.R.S., as amended, relating to the filing of an Amended Service Plan for the Santa Fe Springs Metropolitan District Nos. 1, 2, and 3, and the applicable requirements of Section 32-1-204(1), C.R.S., relating to notice of the hearing by the Board, have been fulfilled in a timely manner.

BE IT FURTHER RESOLVED the Board hereby approves the Amended Service Plan for the Santa Fe Springs Metropolitan District Nos. 1, 2, and 3 for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference.

AND BE IT FURTHER RESOLVED that the following conditions shall be placed upon this approval:

1. As stated in the Service Plan, the combined debt service and operational mill levy shall not exceed fifty (50.0) mills (Gallagher adjusted) for any property within these combined Districts until and unless the Board of County Commissioners subsequently determines to remove the mill levy cap in a manner consistent with State Statutes at a subsequent public hearing.

2. As stated in the Service Plan, the maximum authorized indebtedness for this District shall be $102.5 million (one hundred two million and five hundred thousand dollars) without express prior authorization of the Board of County Commissioners. Any increase in authorized debt beyond this amount shall constitute a material modification of the Service Plan. Each of the three (3) Districts has authority to issue debt up to the maximum allowable limit so long as the overall limit is not exceeded.

3. The period of maturity for all bonds shall be limited to no more than thirty (30) years without express prior approval of the Board of County Commissioners. Such approval, although required, is not considered to be a major modification which would trigger the need to revise the Service Plan.

4. Any future annexation of territory by this District, which encompasses any territory more than five (5) miles from any of the currently proposed District boundary lines, shall be considered a material modification of the Service Plan and shall require prior Board of County Commissioners' approval.

5. Prior to funding any Local Public Improvements, the District shall provide assurances that El Paso County and any other eligible taxing entity will be held harmless with respect to the potential loss of Sales Tax Revenue associated with the purchase of construction materials associated with these Local Public Improvements, had they been privately funded.

6. This Districts shall agree to formation of a Board of County Commissioners-approved Citizens' Advisory Council to be comprised of five (5) property owners within the service area of the Santa Fe Springs Metropolitan Districts. Two (2) or three (3) Council memberships shall be open to otherwise qualifying directors of two (2) or three (3) Districts. Bylaws of the Council will be approved by the Board of County Commissioners. Meetings will be held at times and locations convenient to the property owners and such meetings will be supported by the Districts. The elected Chair of the Council will be given one (1) of the five (5) seats on the Board of Directors of District 1 during their tenure as Chair.

   Formation of the Council shall not occur until there are at least one hundred (100) dwelling units constructed within Santa Fe Springs. The Districts shall be responsible for supporting the function of the Council. Creation and continuance of the Council shall be at the sole discretion of the County Commissioners, and Council may be disbanded if there is insufficient interest on the part of area residents.

7. The Districts agree, to the extent that the Service Plan approved by the Board of County Commissioners includes the power of eminent domain and/or the power of dominant eminent domain, that its power of eminent domain and/or power of dominant eminent domain, regardless of the extent of the power granted to special districts and/or metropolitan districts under state law, shall be limited to the acquisition of property that the Districts intend to be owned, controlled or maintained by the Districts and/or another government entity and is for the material use or benefit of the general public, and which term "material use or benefit for the general public" shall never include as a material purpose the acquisition of property for the furtherance of an economic development plan and which term shall also never include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes.

8. The applicant shall provide a disclosure form to future purchasers of property in a form consistent with Exhibit B to this Resolution. Such notice shall be recorded with each Final Plat associated with this development.

9. These Districts shall not be eligible for distribution of Conservation Trust Funds for any areas which overlap the boundaries of the Ellicott Metropolitan District without the prior consent of both that District and the Board of County Commissioners for El Paso County.

AND BE IT FURTHER RESOLVED that the following notations shall be placed upon this approval:

1. In the event revenues or reserves are insufficient to meet scheduled bond payments, unpaid interest may be carried forward as a subsequent year obligation. This may have the effect of extending the schedule of required bond payments.

2. Consistent with the El Paso County Special District Policies, the Districts are encouraged to become members of the El Paso County Water Authority.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

AND BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be filed in the records of the County and submitted to the petitioners for the purpose of filing in the District Court of El Paso County.

AND BE IT FURTHER RESOLVED that all resolutions or parts thereof, in conflict with the provisions hereof, are hereby repealed.

DONE THIS 12th day of January 2006, at Colorado Springs, Colorado.

ATTEST:

By: _____
Deputy County Clerk

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: Sallie Clark
Chair

Resolution No. 06-19
EXHIBIT A

Santa Fe Springs Met. Dist. No. 1

LEGAL DESCRIPTION:

SANTA FE SPRINGS

WATER TANK SITE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 00°43'38" W, ALONG THE WEST LINE OF SAID SECTION 10, 920.06 FEET TO THE POINT OF BEGINNING; THENCE S 89°48'49" E, 405.00 FEET; THENCE S 00°43'38" W, 400.00 FEET; THENCE N 89°48'49" W, 405.00 FEET TO A POINT ON SAID WEST LINE; THENCE N 00°43'38" E, ALONG SAID WEST LINE, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.719 ACRES MORE OR LESS.

Santa Fe Springs Met. Dist. No. 2
4 pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

RESIDENTIAL PARCEL 4

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1, 2, 3, 6, 7, 10, 11 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44° 26' 26" (THE LONG CHORD OF WHICH BEARS S 22° 13' 47" E, A LONG CHORD DISTANCE OF 2634.62 FEET), AN ARC LENGTH OF 2701.84 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51'31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 920.47 FEET; THENCE N 72° 43' 12" W, A DISTANCE OF 505.06 FEET; THENCE N 06° 29' 39" W, A DISTANCE OF 122.42 FEET; THENCE N 11° 11' 09" W, A DISTANCE OF 268.96 FEET; THENCE N 16° 23' 28" W, A DISTANCE OF 216.17 FEET; THENCE N 24° 43' 10" W, A DISTANCE OF 423.03 FEET; THENCE N 32° 28' 25" W, A DISTANCE OF 318.12 FEET; THENCE N 38° 39' 45" W, A DISTANCE OF 351.51 FEET; THENCE N 42° 53' 54" W, A DISTANCE OF 259.51 FEET; THENCE S 35° 46' 57" W, A DISTANCE OF 1036.89 FEET; THENCE S 67° 23' 33" W, A DISTANCE OF 400.77 FEET; THENCE S 65° 07' 26" W, A DISTANCE OF 163.10 FEET; THENCE S 87° 36' 47" W, A DISTANCE OF 40.42 FEET; THENCE S 89° 49' 25" W, A DISTANCE OF 1756.80 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (N ½ NE ¼) OF SAD SECTION 11; THENCE S 89° 43' 09" W ALONG THE SOUTH LINE OF SAID N ½ NE ¼, A DISTANCE OF 2620.17 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 39' 00" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 2618.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE

NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 4880.51 FEET TO THE SOUTHEAST CORNER OF A PARCEL 5, WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTHERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER OF SAID TANK SITE AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 5275.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3,570.35 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE

SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: SOUTHEASTERLY EXCEPTION PARCEL 3

A TRACT OF LAND LOCATED IN SECTIONS 6, 7 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER

THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40° 08' 36" (THE LONG CHORD OF WHICH BEARS S 20° 04' 52" E, A LONG CHORD DISTANCE OF 2390.97 FEET), AN ARC LENGTH OF 2440.59 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED;

THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04° 17' 50" (THE LONG CHORD OF WHICH BEARS S 42° 18' 05" E, A LONG CHORD DISTANCE OF 261.19 FEET), AN ARC LENGTH OF 261.25 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51' 31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 281.86 FEET; THENCE N 31° 01' 07" E, A DISTANCE OF 3215.33 FEET; THENCE N 30° 35' 56" E, A DISTANCE OF 482.96 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 331.05 ACRES, MORE OR LESS.

Santa Fe Springs Met. Dist. No. 3
2 Pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

3

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL NUMBER 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

Exhibit B

NOTICE OF SPECIAL DISTRICT DISCLOSURE

(to be provided to every purchaser of real property within the boundaries of the District)

Name of District(s):	
Contact Information for District:	
Type of District(s): (i.e. if dual or three districts concept - insert language regarding limited rights of property owners)	
Identify District(s) Improvements Financed by Proposed Bonds (List by major categories, i.e. Roads – Powers Blvd):	
Identify Services/Facilities Operated/Maintained by District(s):	
Mill Levy Cap: (Describe Procedure for any Adjustments to Mill Levy Cap) ***(Note: This District may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the District.)***	
Authorized Debt of the District(s) per Operating or Service Plan:	
Voter Authorized Debt per Election:	
District Boundaries:	See attached map

Sample Calculation of Mill Levy Cap for a Residential Property	**Sample Calculation of Mill Levy Cap for a Commercial, Office or Industrial Property**
Assumptions: $250,000 is the market value Mill levy cap is 35 mills	**Assumptions:** $750,000 is the market value Mill levy cap is 35 mills
Calculation: $250,000 x .0796 = $19,900 (Assessed Valuation) $19,900 x .035 mills = **$696.50 per year in taxes owed solely to the Special District**	**Calculation:** $750,000 x .29 = $217,500 (Assessed Valuation) $217,500 x .035 mills = **$7,612.50 per year in taxes owed solely to the Special District**

JERK TO DCHC

ID-05-007

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RESOLUTION NO. 06-19

JAN 2 3 2006

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO EPC DEVELOPMENT SERVICES

RESOLUTION TO APPROVE THE AMENDED SERVICE PLAN FOR THE TITLE 32 SANTA FE SPRINGS METROPOLITAN DISTRICT NOS. 1, 2, AND 3 (ID-05-007)

WHEREAS, Santa Fe Springs Metropolitan District did file an application with the Development Services Department of El Paso County, Colorado, pursuant to 32-1-204(2) C.R.S., as amended, for the proposed Amended Service Plan for Santa Fe Springs Metropolitan District Nos. 1, 2, and 3 ("Districts"); and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 29, 2005, upon which date the Planning Commission did by formal resolution recommend approval of the subject Amended Service Plan with conditions and notation; and

WHEREAS, on December 19, 2005, the Board ordered a public hearing to be held on the Service Plan on January 12, 2006; and

WHEREAS, notice of the hearing before the Board was duly published in the *El Paso County Advertiser and New*, and provided to the division of local government on December 21, 2005, as required by law; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board held a public hearing on the Amended Service Plan for the Districts on January 12, 2006; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, study of the proposed amended service plan, recommendations of the El Paso County Planning Commission, comments of the El Paso County Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.

2. That the hearings before the Planning Commission and the Board of County Commissioners of El Paso County were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at those hearings.

3. There is sufficient existing and projected need for organized service in the area to be served by the proposed Special Districts.

4. Existing service in the area to be served by the proposed Special Districts is inadequate for present and projected needs.

5. The proposed Special Districts are capable of providing economical and sufficient service to the area within the proposed boundaries.

6. Adequate service is not or will not be available to the area through the County, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

7. The facility and service standards of the proposed Special Districts are compatible with the facility and service standards of El Paso County.

8. The proposal is in substantial compliance with a Master Plan adopted pursuant to C.R.S. §30-28-106.

9. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.

10. The creation of the proposed Special Districts will be in the best interests of the area proposed to be served.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby determines that the applicable requirements of Section 32-1-207 (2), C.R.S., as amended, relating to the filing of an Amended Service Plan for the Santa Fe Springs Metropolitan District Nos. 1, 2, and 3, and the applicable requirements of Section 32-1-204(1), C.R.S., relating to notice of the hearing by the Board, have been fulfilled in a timely manner.

BE IT FURTHER RESOLVED the Board hereby approves the Amended Service Plan for the Santa Fe Springs Metropolitan District Nos. 1, 2, and 3 for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference.

AND BE IT FURTHER RESOLVED that the following conditions shall be placed upon this approval:

1. As stated in the Service Plan, the combined debt service and operational mill levy shall not exceed fifty (50.0) mills (Gallagher adjusted) for any property within these combined Districts until and unless the Board of County Commissioners subsequently determines to remove the mill levy cap in a manner consistent with State Statutes at a subsequent public hearing.

2. As stated in the Service Plan, the maximum authorized indebtedness for this District shall be $102.5 million (one hundred two million and five hundred thousand dollars) without express prior authorization of the Board of County Commissioners. Any increase in authorized debt beyond this amount shall constitute a material modification of the Service Plan. Each of the three (3) Districts has authority to issue debt up to the maximum allowable limit so long as the overall limit is not exceeded.

3. The period of maturity for all bonds shall be limited to no more than thirty (30) years without express prior approval of the Board of County Commissioners. Such approval, although required, is not considered to be a major modification which would trigger the need to revise the Service Plan.

4. Any future annexation of territory by this District, which encompasses any territory more than five (5) miles from any of the currently proposed District boundary lines, shall be considered a material modification of the Service Plan and shall require prior Board of County Commissioners' approval.

5. Prior to funding any Local Public Improvements, the District shall provide assurances that El Paso County and any other eligible taxing entity will be held harmless with respect to the potential loss of Sales Tax Revenue associated with the purchase of construction materials associated with these Local Public Improvements, had they been privately funded.

6. This Districts shall agree to formation of a Board of County Commissioners-approved Citizens' Advisory Council to be comprised of five (5) property owners within the service area of the Santa Fe Springs Metropolitan Districts. Two (2) or three (3) Council memberships shall be open to otherwise qualifying directors of two (2) or three (3) Districts. Bylaws of the Council will be approved by the Board of County Commissioners. Meetings will be held at times and locations convenient to the property owners and such meetings will be supported by the Districts. The elected Chair of the Council will be given one (1) of the five (5) seats on the Board of Directors of District 1 during their tenure as Chair.

   Formation of the Council shall not occur until there are at least one hundred (100) dwelling units constructed within Santa Fe Springs. The Districts shall be responsible for supporting the function of the Council. Creation and continuance of the Council shall be at the sole discretion of the County Commissioners, and Council may be disbanded if there is insufficient interest on the part of area residents.

7. The Districts agree, to the extent that the Service Plan approved by the Board of County Commissioners includes the power of eminent domain and/or the power of dominant eminent domain, that its power of eminent domain and/or power of dominant eminent domain, regardless of the extent of the power granted to special districts and/or metropolitan districts under state law, shall be limited to the acquisition of property that the Districts intend to be owned, controlled or maintained by the Districts and/or another government entity and is for the material use or benefit of the general public, and which term "material use or benefit for the general public" shall never include as a material purpose the acquisition of property for the furtherance of an economic development plan and which term shall also never include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes.

8. The applicant shall provide a disclosure form to future purchasers of property in a form consistent with Exhibit B to this Resolution. Such notice shall be recorded with each Final Plat associated with this development.

9. These Districts shall not be eligible for distribution of Conservation Trust Funds for any areas which overlap the boundaries of the Ellicott Metropolitan District without the prior consent of both that District and the Board of County Commissioners for El Paso County.

AND BE IT FURTHER RESOLVED that the following notations shall be placed upon this approval:

1. In the event revenues or reserves are insufficient to meet scheduled bond payments, unpaid interest may be carried forward as a subsequent year obligation. This may have the effect of extending the schedule of required bond payments.

2. Consistent with the El Paso County Special District Policies, the Districts are encouraged to become members of the El Paso County Water Authority.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

AND BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be filed in the records of the County and submitted to the petitioners for the purpose of filing in the District Court of El Paso County.

AND BE IT FURTHER RESOLVED that all resolutions or parts thereof, in conflict with the provisions hereof, are hereby repealed.

DONE THIS 12th day of January 2006, at Colorado Springs, Colorado.

ATTEST:

By: _____
Deputy County Clerk

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: Sallie Clark
Chair

Resolution No. 06-19
EXHIBIT A

Santa Fe Springs Met. Dist. No. 1

LEGAL DESCRIPTION:

SANTA FE SPRINGS

WATER TANK SITE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 00°43'38" W, ALONG THE WEST LINE OF SAID SECTION 10, 920.06 FEET TO THE POINT OF BEGINNING; THENCE S 89°48'49" E, 405.00 FEET; THENCE S 00°43'38" W, 400.00 FEET; THENCE N 89°48'49" W, 405.00 FEET TO A POINT ON SAID WEST LINE; THENCE N 00°43'38" E, ALONG SAID WEST LINE, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.719 ACRES MORE OR LESS.

Santa Fe Springs Met. Dist. No. 2
4 pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

RESIDENTIAL PARCEL 4

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1, 2, 3, 6, 7, 10, 11 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44° 26' 26" (THE LONG CHORD OF WHICH BEARS S 22° 13' 47" E, A LONG CHORD DISTANCE OF 2634.62 FEET), AN ARC LENGTH OF 2701.84 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51'31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 920.47 FEET; THENCE N 72° 43' 12" W, A DISTANCE OF 505.06 FEET; THENCE N 06° 29' 39" W, A DISTANCE OF 122.42 FEET; THENCE N 11° 11' 09" W, A DISTANCE OF 268.96 FEET; THENCE N 16° 23' 28" W, A DISTANCE OF 216.17 FEET; THENCE N 24° 43' 10" W, A DISTANCE OF 423.03 FEET; THENCE N 32° 28' 25" W, A DISTANCE OF 318.12 FEET; THENCE N 38° 39' 45" W, A DISTANCE OF 351.51 FEET; THENCE N 42° 53' 54" W, A DISTANCE OF 259.51 FEET; THENCE S 35° 46' 57" W, A DISTANCE OF 1036.89 FEET; THENCE S 67° 23' 33" W, A DISTANCE OF 400.77 FEET; THENCE S 65° 07' 26" W, A DISTANCE OF 163.10 FEET; THENCE S 87° 36' 47" W, A DISTANCE OF 40.42 FEET; THENCE S 89° 49' 25" W, A DISTANCE OF 1756.80 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (N ½ NE ¼) OF SAD SECTION 11; THENCE S 89° 43' 09" W ALONG THE SOUTH LINE OF SAID N ½ NE ¼, A DISTANCE OF 2620.17 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 39' 00" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 2618.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE

NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 4880.51 FEET TO THE SOUTHEAST CORNER OF A PARCEL 5, WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTHERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER OF SAID TANK SITE AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 5275.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3,570.35 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE

SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: SOUTHEASTERLY EXCEPTION PARCEL 3

A TRACT OF LAND LOCATED IN SECTIONS 6, 7 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER

THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40° 08' 36" (THE LONG CHORD OF WHICH BEARS S 20° 04' 52" E, A LONG CHORD DISTANCE OF 2390.97 FEET), AN ARC LENGTH OF 2440.59 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED;

THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04° 17' 50" (THE LONG CHORD OF WHICH BEARS S 42° 18' 05" E, A LONG CHORD DISTANCE OF 261.19 FEET), AN ARC LENGTH OF 261.25 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51' 31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 281.86 FEET; THENCE N 31° 01' 07" E, A DISTANCE OF 3215.33 FEET; THENCE N 30° 35' 56" E, A DISTANCE OF 482.96 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 331.05 ACRES, MORE OR LESS.

Santa Fe Springs Met. Dist. No. 3
2 Pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

3

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL NUMBER 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

Exhibit B

NOTICE OF SPECIAL DISTRICT DISCLOSURE

(to be provided to every purchaser of real property within the boundaries of the District)

Name of District(s):	
Contact Information for District:	
Type of District(s): (i.e. if dual or three districts concept - insert language regarding limited rights of property owners)	
Identify District(s) Improvements Financed by Proposed Bonds (List by major categories, i.e. Roads – Powers Blvd):	
Identify Services/Facilities Operated/Maintained by District(s):	
Mill Levy Cap: (Describe Procedure for any Adjustments to Mill Levy Cap) *(Note: This District may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the District.)*	
Authorized Debt of the District(s) per Operating or Service Plan:	
Voter Authorized Debt per Election:	
District Boundaries:	See attached map

Sample Calculation of Mill Levy Cap for a Residential Property	**Sample Calculation of Mill Levy Cap for a Commercial, Office or Industrial Property**
Assumptions: $250,000 is the market value Mill levy cap is 35 mills	**Assumptions:** $750,000 is the market value Mill levy cap is 35 mills
Calculation: $250,000 x .0796 = $19,900 (Assessed Valuation) $19,900 x .035 mills = **$696.50 per year in taxes owed solely to the Special District**	**Calculation:** $750,000 x .29 = $217,500 (Assessed Valuation) $217,500 x .035 mills = **$7,612.50 per year in taxes owed solely to the Special District**

ID-05-007

Law Offices of

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Peter M. Susemihl
psusemihl@smmclaw.com

January 3, 2006

El Paso County Special District Review Committee
Att: Carl Schueler
2880 International Circle
Colorado Springs, CO 80901

RE: Sante Fe Springs Metropolitan Districts No. 1, 2 and 3

Dear Carl:

Enclosed please find 12 copies of the final Amended Consolidated Service Plan date January 12, 2006. I believe that I have covered all of your comments contained in your e-mail of October 27, 2005 but will summarize as follows:

1. Sketch Plan Amendments: See first line in Section B on page 6.
2. Operation shortfalls: Developer will be repaid from revenues (Section C.g,, page 11.
3. Lower mill levy and fees justification: last paragraph on page 8.
4. Mill levy cap is still at 2005 equivalency since that is what was approved in the initial service plan and the debt authorization.
5. Timing of Ellicott Plant: addressed under Wastewater on page 4.
6. Removed reference to Woodmen Hills on Page 5.
7. New market analysis is at Exhibit 7.
8. References to DOT and Colorado Department of Transportation are made.
9. Left open the option of keeping District 1 in place in order to do operations.
10. IGA has been adopted but we note that it can be amended.

Sincerely,

SUSEMIHL, MCDERMOTT & COWAN, P.C.

Peter M. Susemihl
cc: client

RECEIVED

JAN 0 3 2006

EPC DEVELOPMENT SERVICES

AMENDED
CONSOLIDATED
SERVICE PLANS

SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 1
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 2
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 3

EL PASO COUNTY, COLORADO

January 12, 2006

As Approved by the
El Paso County Board
of County Commissioners
Date 1/12/06

RECEIVED
JAN 0 3 2006
EPC DEVELOPMENT SERVICES

AMENDED
CONSOLIDATED
SERVICE PLANS

FOR

SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 1
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 2
SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 3

Prepared by:

Peter M. Susemihl

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660 Southpointe Court, Suite 210
Colorado Springs, CO 80906
(719)579-6500 (F)(719) 579-9339

January 12, 2006

IN CONSULTATION WITH:

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SF Holdings, LLC
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7. Marketing Analysis
8. Intergovernmental Agreement
9. Water Summary

SUMMARY

The following is a summary of general information regarding the proposed Districts provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed Districts:	Santa Fe Springs Metropolitan District No. 1 ("District No. 1") Santa Fe Springs Metropolitan District No. 2 ("District No. 2") Santa Fe Springs Metropolitan District No. 3 ("District No. 3") (collectively the "Districts")
Proposed Improvements	Road improvements, park and recreation features, water and sewer facilities, and drainage
Infrastructure Capital Costs:	Estimated at $129,000,000.
Debt Authorization:	Up to $102,500,000 Limited Tax Obligation Bonds (each District)
Proposed Mill Levy:	30 Mills for Debt in District 2 20 Mills for Debt in District 3 3 Mills for Operation in District 2 and District 3
Proposed M/L Cap	50 Mills 2004 equivalency
Facility Fees	$2702 per SFD $.25 per square foot commercial
Functions of the Owner/Developer:	The Owner/Developer will initially provide the necessary credit enhancements for financing of all infrastructure capital costs and will meet the obligations of any operating and debt service deficits. The Owner/Developer will fund all organizational costs of the District subject to reimbursement as provided by law.
Functions of the Districts:	Santa Fe Springs Metropolitan District No. 1 will see that all infrastructure is designed and constructed to appropriate local and state standards. This service or management district will maintain all

	infrastructure with the exception of roads and associated drainage pipes which will be conveyed to the County. The Developer will provide financial assistance for construction and maintenance. Santa Fe Springs Metropolitan District No. 2 shall provide financing for public facilities, services, and programs benefiting the future residential residents and landowners of the community. Santa Fe Springs Metropolitan District No. 3 shall provide financing for public facilities, services, and programs benefiting the future commercial properties of the community.
Material Modifications:	Modification to this Service Plan shall be required if there is a change in the basic services provided by the District, including the addition of any types of services provided and for any other matter described as a material modification by state law.
Current Population:	0
Current Valuation for Assessment	Agricultural
Projected AV	$236,854,000

A. INTRODUCTION

Necessary public facilities, services, and programs will be provided to the 6,420 acre Santa Fe Springs development by three metropolitan districts which have been created pursuant to Title 32 Colorado Revised Statutes pursuant to an election held November 2, 2004 and a Court Decree recorded November 16, 2004. The three districts are named Santa Fe Springs Metropolitan District No. 1, Santa Fe Metropolitan District No. 2, and Santa Fe Metropolitan District No. 3. The Districts will coordinate their efforts to provide public services in the most efficient manner possible.

A Preliminary Consolidated Service Plan was approved by the Board of County Commissioners by Resolution 04-369 dated September 2, 2004. A condition of approval was that no major activity be undertaken by the Districts until after the approval of this Amended Service Plan.

Santa Fe Springs Metropolitan District No. 1 will be responsible for managing the design, construction, and operation of the public facilities and improvements and for providing funding to support the necessary costs and services and as such, will be deemed to be a "Service District".

Santa Fe Springs Metropolitan Districts No. 2 and No. 3 will be responsible for providing funding to support costs related to services and improvements utilizing the tax base, fees, and charges and will be deemed to be the "Financing Districts" in order to generate the necessary revenues. District No. 2 encompasses the residential properties and District No. 3 encompasses the commercial properties.

An intergovernmental agreement (Exhibit 8) will clarify the nature of the functions and services that each District will provide and will set forth the arrangements for the financing, construction and operations of the improvements.

In addition, the Districts may enter into an agreement with a non-profit development corporation for the purposes of providing coordinated maintenance, administration, and other services and the imposition of fees on certain land sales which fees would be committed to servicing debt.

This tri-district structure is proposed to provide the following benefits: (1) services and improvements can be financed in the most favorable and efficient manner; (2) services will be available when needed through a managed and phased development; and, (3) there will be a capped mill levy and reasonable tax burden as a result of managed financing and coordinated completion of infrastructure. Financing will be phased to avoid long term carrying costs that could occur if

improvements are constructed too early.

It is proposed that the Districts provide the following municipal services, both within and without the boundaries of the District as may be necessary:

WATER - Design, construction, operation and maintenance of a complete potable and non-potable water supply system, including, but not limited to, storage, transmission, and wells, production and treatment facilities, distribution system, consisting of, but not limited to, transmission lines, distribution mains, laterals, storage facilities, pumping facilities, and easements and appurtenant facilities. The Districts may also enter into intergovernmental agreements with other service providers in the region.

WASTEWATER - Design, construction, operation and maintenance of a complete sanitary sewage and storm drainage collection, transmission and treatment system, consisting of, but not limited to, collection mains, laterals, transmission lines, pumping facilities, treatment works, disposal facilities, and all necessary, incidental and appurtenant facilities, land and easements. Initially, wastewater service will be provided by the Sunset Metropolitan Plant located south of Ellicott, Colorado. It is anticipated that this plant will be used on an interim basis until its closure. At that time, it is anticipated a new mechanical plant will be constructed within the District and on a temporary basis wastewater treatment will be provided by Sunset Metropolitan District and an Intergovernmental agreements will be entered into. The Sunset Plant will be in use for a period of time from two to five years and the new plant will be on line in that same time period.

STREET IMPROVEMENTS AND SAFETY PROTECTION - Design and construction of arterial and collector street improvements and related safety protection devices including, but not limited to, bridges, fencing, trails, lighting, landscaping, traffic and safety controls and devices. Streets are to be dedicated to the County for permanent maintenance. Any street related medians and landscaping will be maintained by the Districts.

PARK AND RECREATION - Design, construction, operation and maintenance of park and recreational facilities, including open space, trails, clubhouses, equine facilities, fencing, and landscaping.

MOSQUITO CONTROL - Provide for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds and purchase,

lease, contracting or other use of equipment or supplies for mosquito control.

TELEVISION RELAY AND TRANSLATION – Provide for the design, acquisition, construction, completion, installation, operation and maintenance of television relay and translation facilities, cable and communication facilities, fiber optic conduit network, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities.

TRANSPORTATION – Design, acquire, construct, install, and/or operate and maintain transportation system improvements, including transportation equipment, park and ride facilities and public parking lots, structures, roofs, covers and facilities, together with all necessary incidental and appurtenant facilities, land and easements together with extensions of and improvements to said facilities within and without the boundaries of the District; provided however, that the design, acquisition, construction, installation, and/or operation and maintenance of public transportation improvements shall, where applicable, be subject to entry into authorizing contracts pursuant to the provisions of Part 2, Article 1 of Title 29, Colorado Revised Statutes.

DRAINAGE – Design and construct all necessary drainage facilities including detention ponds, culverts, pipes, channels, swales, and weirs in accordance with an approved regional drainage plan.

OTHER POWERS – In addition to the above-enumerated powers, the District shall have the authority (1) to amend this Service Plan as needed, with the approval of El Paso County, subject to appropriate statutory procedures; (2) without amending this Service Plan, to defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the District with the County being notified if any of these actions take place; and, (3) to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

(1) A map of the proposed Districts and a legal description of the boundaries are found at Exhibits 1 and 2.

(2) The creation of the Districts will be in the best interests of the property proposed to be served. The Districts will have the flexibility and statutory powers to provide long-term services to the residents within its boundaries. New Districts have numerous advantages over other vehicles which could be utilized to supply services to this area.

While a Homeowners Association might be set up to provide these services by way of covenants imposed on the real property, an Association may lack both the financing ability, the flexibility and the longevity that would be provided by the Districts. Additionally, an Association would not possess certain of the statutory powers that are allowed to the Districts.

There are no other nearby Districts that could provide the necessary level of service for this development.

(3) Adequate municipal services for the development is not expected to be made available through any other county, municipality or quasi-municipal corporation.

(4) Insofar as the development consists of proposed municipal-type residential and commercial densities within its boundaries, there should be an entity separate from the developer to provide services on a long-term basis. A publicly controlled district with an elected board of directors, versus a Homeowners Association or any private Utility Company, would be the most capable of providing these municipal services.

(5) Although there is municipal debt to be authorized, the Owner will supply the credit enhancements needed for the initial debt. Limited tax general obligation debt will be issued as is justified by the assessed valuation. In addition there will be a mill levy cap not to exceed 50 mills.

The market analysis shows several scenarios of proposed build-out that are conservative and demonstrate that taking into account the fees and charges for municipal services together with the overlapping mill levy from other governmental entities, that Santa Fe Springs will be competitive in the market place. A Market Plan is included at Exhibit 7. This Market Analysis shows both the likely scenario for build-out and also the "worst case" scenario.

(6) The proposed District will be in compliance with an approved Amended Sketch Plan which has been processed by the County. The approval of the Sketch Plan, as one of its conditions, may authorize the formation of a districts that will be responsible for the provision of municipal services.

B. DEVELOPMENT ANALYSIS

Development will occur pursuant to the Sketch Plan as now approved or amended in the future.

1. Attached as Exhibit 3 is a preliminary engineering plan for water, wastewater, and

roads. An analysis of the Infrastructure Capital Costs for streets and drainage, traffic and safety control, water system, waste water system, and park and recreation features is attached as Exhibit 4. The District will only do those public improvements that will benefit the residents of the entire district; i.e. water wells, chlorination, wastewater treatment system, arterial and collector streets, offsite roads, main distribution lines for water and wastewater, parks, drainage, engineering, etc. Exhibit 4 is a summary of the anticipated costs and a complete breakdown by category and phase. It is estimated that the total infrastructure for the entire District will take until the year 2025 to complete all phases. The total cost of all public infrastructure to be financed by the Districts is $128,612,593.

2. At complete build-out, the Districts are planned to consist of 5,370 single family units, 2 million square feet of commercial space, and 3,295 acres of public uses including schools, open spaces, easements, and rights of way. The average home price will be approximately $180,000.

(a) Attached as Exhibit 7 is a substantive Market Analysis of the residential properties for this project. This Analysis is conservative in nature and assumes anywhere from 100 to 150 single family units per year. The Market Analysis depicts the likely build-out scenario and the "worst case scenario". The Financial Plan Analysis (Exhibits 5 and 6) does not depend upon the build out scenarios set forth in the Market Analysis as the three-district concept will insure that infrastructure construction does not exceed the build-out.

(b) The Market Analysis emphasizes the absorption rate of the residential District.

(c) The absorption and market share of development to be captured by District No. 2, depending upon various scenarios, is shown. The Market Analysis has taken into account the impacts of competitive developments that are located in this part of El Paso County or may be proposed in the near future.

(d) Since the Marketing Plan at Exhibit 7 was done in conjunction with the Preliminary Service Plan approved in 2004, there has been an updated Marketing Plan dated January 2, 2006 which addresses some issues raised by El Paso County Staff and projects the commercial build-out.

(e) Because of the use of three districts, the limited mill levy and the fact that the Owner will guaranty the payment of the initial revenue bonds, there will be no financial threat to the homeowners. Future bonded indebtedness will only be done as the assessed valuation

warrants the same and with the use of limited tax general obligation bonds.

C. FINANCIAL PLAN ANALYSIS

The Owner will supply the credit enhancements needed for the initial debt to be issued by the Districts or will be the purchaser and owner of the initial bonds. Limited tax general obligation debt will be issued as is justified by the assessed valuation. In addition there will be a mill levy cap of 50 mills which will insure future residents that property taxes will not become excessive even if development plans are not met. The 50 mill cap will not only be set forth in this Service Plan, but will also be a contractual part of the IGA and will be described in the debt issues which will be a part of the ballot for the organizational election.

Attached as Exhibit 5 is a Financial Plan for District No. 1 and the residential district, District No. 2 which plan projects finances over the next forty nine year period of time and shows developer debt being incurred in District No. 1. This Plan shows the number of units projected to come on line each year and then depicts the revenue to be derived from a mill levy of 30 mills for debt, 3 mills for operations, and a facilities fee of $2,702 per single family unit. The Plan also estimates the annual operating costs for the District. The Assessed Valuation for District No. 2 is projected to increase from 0 in 2008 to $132,418,272 by the year 2055. The following tranches of bonds are projected to be issued by District No. 2:

2007	$ 4,200,000
2010	$ 6,550,000
2013	$ 8,600,000
2016	$ 9,050,000
2019	$10,000,000
2022	$ 8,100,000
2025	$ 4,200,000

Attached as Exhibit 6 is a Financial Plan for the commercial district, District No. 3. This Plan shows the number of square feet of commercial units projected to come on line each year and then depicts the revenue to be derived from a mill levy of 20 mills for debt, 3 mills for operations, and a facilities fee of $.25 per square foot of commercial space. The mill levy and facilities fees are lower than for District No. 2 in order to compensate for some of the negative effects that the Gallagher Amendment is having on commercial properties in the State of Colorado with the assessed valuation rate set at 29% of market value. This lower rate may encourage the commercial development in District No. 3. The Plan also estimates the annual operating costs for the District. The Assessed Valuation for District No. 3 is projected to increase from 0 in 2010 to $104,436,545

by the year 2050. The following tranches of bonds are projected to be issued by District No. 3:

2009	$ 3,150,000
2011	$ 3,400,000
2013	$ 3,650,000
2015	$ 3,900,000
2017	$ 4,250,000
2020	$ 4,900,000

The coupon rate of these bonds is projected at 7% but this rate should decrease over time with the increase in assessed valuation.

At the November 2, 2004 election, each District authorized debt up to $102,500,000 (limited tax general obligation bonds, 2004 equivalency The District may authorize, issue, sell, and deliver such bonds, notes, contracts, reimbursement agreements, or other obligations evidencing or securing a borrowing (collectively, "Bonds") as are permitted by law; provided that the following limitations shall apply except where waived by El Paso County:

1. All Bonds, regardless of whether the District has promised to impose an ad valorem mill levy for their payment, shall be exempt from registration under the Colorado Municipal Bond Supervision Act, or shall be registered under such Act.

2. The principal amount of any issue of Bonds for the payment of which the District promises to impose an ad valorem property tax ("General Obligation Bonds"), together with any other outstanding issue of General Obligation Bonds of the District, may not at the time of issuance exceed fifty percent (50%) of the valuation for assessment of the taxable property in the District, as certified by the assessor, except that the foregoing shall not apply to an issue of General Obligation Bonds for the payment of which the District has covenanted to impose a maximum mill levy of not more than 50 mills (a mill being equal to 1/10 of 1 cent) per annum (the "Limited Mill Levy Bonds"); provided that, such Limited Mill Levy Bonds may also provide that in the event the method of calculating assessed valuation is changed after the date of approval of the Initial Service Plan by any change in law, change in method of calculation, or change in the percentage of actual valuation used to determine assessed valuation, the 50 mill levy limitation herein provided may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. With the consent of the Board of County Commissioners of El Paso County, the District may provide that

Limited Mill Levy Bonds may convert to unlimited mill levy General Obligation Bonds when the outstanding principal amount of all General Obligation Bonds is equal to or less than fifty percent (50%) of the valuation for assessment of the taxable property in the District, as certified by the assessor, and once Limited Mill Levy Bonds have been so converted to unlimited mill levy General Obligation Bonds, the District may provide that such General Obligation Bonds shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's debt to assessed ratio.

The mill levy will be capped at 50 mills although it is anticipated that any debt will be satisfied with a mill levy of 35 mills per year for both debt service and operations. The election also authorized the mill levy for operations and maintenance.

There are no land acquisition costs reflected in this project as all land is owned free and clear and the Owner will give land or interests in land, as reasonably needed and mutually agreed, to the districts without charge. The Infrastructure Capital Costs (Exhibit 4) depicts the estimated costs of infrastructure capital costs, including engineering, for the entire development as well as for the Districts' share.

(a) District No. 1may issue revenue bonds necessary for the initial improvements and this shall not constitute debt or indebtedness within the meaning of any provision or limitation of the laws of Colorado or the State Constitution. The exact interest rates, discounts, and their form will be determined at the time of issuance and will reflect market conditions at the time. The primary source of revenues will be mill levies, tap fees and monthly user charges paid by Districts No. 2 and No. 3 to District No. 1 pursuant to the intergovernmental agreement. The bonds will be credit enhanced by the Owner as needed. Should revenue bonds be issued, they will not be issued in any amount that exceeds the overall debt limitations set forth in this Service Plan.

(b) As the overall assessed valuation of Santa Fe Springs, Districts No. 2 and No. 3, pursuant to the Intergovernmental Agreement (IGA, Exhibit 8), will issue limited tax general obligation debt in order to pay for necessary infrastructure and/or to refinance bonds. Any debt that is issued will be in compliance with CRS 32-1-1101(6)(a) in that the debt will not exceed the greater of two million dollars or 50% of the assessed valuation of the Districts, unless the debt falls within the category of one of the statutory exceptions; i.e. rated, secured, insured, etc. Districts No. 2 and No. 3, by the financial obligation created by the IGA, will levy its limited capped mill levy (or fewer mills if possible) and pay the resulting revenues to District No. 1 for payment of debt service on bonds.

(c) As property is platted, the Developer/Builder will assign and transfer to District No. 1 the necessary ground water and other raw water rights at no cost necessary to serve the platted parcels.

(d) All major infrastructure capital improvements together with the necessary easements will be assigned and deeded to District No. 1.

(e) As reflected in the Marketing Plan (Exhibit 7), these Districts should be capable of providing economical service within the boundaries.

(f) If development does not occur as projected then there will be a delay in the addition of infrastructure and the incurring of additional debt.

(g) It is anticipated that in the formative years the Districts will have shortfalls in being able to meet its monthly operations and maintenance expenses. The Owner is prepared to assume these obligations for the development of the initially included property within the Districts subject to the Owner being repaid from revenues.

(h) All taxes have been paid and are current.

(i) It is not anticipated that there would be any financial difficulties that could affect the performance of the proposed Districts under this Service Plan due to the fact that there is a cap on the mill levy and the debt is issued in phases consistent with the assessed valuations.

(j) It is anticipated that all improvements will be constructed to the standards imposed by El Paso County Department of Transportation, El Paso County Development Services Department, and the State Health Department.

(k) In addition to property taxes, the Districts may also rely upon other revenue sources authorized by law and this Service Plan to offset the expenses of capital construction and District management, operations and maintenance. These will include the power to assess fees, rates, tolls, penalties, and charges as provided in Title 32, CRS, as amended.

D. INFRASTRUCTURE ANALYSIS

A general description of the facilities to be constructed and the standards of such construction showing that they are compatible with the facilities and standards of El Paso County follows:

ARTERIAL AND COLLECTOR STREET IMPROVEMENTS & SAFETY PROTECTION

The Districts intend to provide for the acquisition, construction, completion, installation and/or operation and maintenance of street improvements, both on-site and off-site, including curbs, gutters, sidewalks, bridges, overpasses, bike paths and pedestrian ways, irrigation, landscape, streetscape and entryways, parking lots and structures, and a system of traffic and safety controls and devices on streets and highways, including signalization, together with all necessary, incidental, and appurtenant facilities, right-of-ways, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the Districts. The Districts will only provide for the arterial and collector roads and streets that serve the entire development.

All streets and safety protection facilities will be constructed in accordance with engineering and design requirements appropriate for the surrounding terrain, and shall be compatible with the standards of the County of El Paso, the Colorado Department of Transportaion, and other local public entities as may be appropriate.

The District recognizes that it may be required to make a fair contribution to offsite road improvements needed for facilities including extensions of Curtis Road.

DRAINAGE

All storm sewers and facilities will be constructed in accordance with the standards and specifications of the Colorado Department of Transportation, the County of El Paso, and any other local jurisdiction as appropriate. Again, the drainage improvements would be phased along with other capital construction improvements; however, if drainage improvements are required to be up-fronted or constructed in advance of a normal schedule, the Owner will be entitled to reimbursement. The drainage improvements would consist of detention/retention ponds, roadway swales and piping. Drainage improvements that are an integral part of the street and roadway system will be maintained by El Paso County along with routine street maintenance. Detention ponds will be maintained by the Districts. All drainage structures and facilities will be coordinated with the regional drainage plan of El Paso County.

WATER DISTRIBUTION AND STORAGE

The water distribution and storage system will consist of, but not be limited to, pipes, fire

hydrants, storage facilities, pumping stations, controls, deep well construction, wells, treatment systems, turbine pumps and related equipment. The water system will be coordinated with the Falcon Fire Protection District and the Peyton Fire Protection District in order to meet their requirements with regard to fire flows. Water quality will meet all standards as set by the State Department of Health or other applicable laws and regulations. The water system shall comply with all federal, state, and county requirements, including any requirements shown on approved plats. The District will adopt industrial pre-treatment water quality standards which will be enforced by ordinance by the District.

Water will be available for use within the proposed District from ground water municipal wells and other sources. Title to the well permits and concomitant water rights are currently held by the Owners. Water rights, sufficient for each plat, will be assigned and transferred to the Districts as each plat is recorded.

The total water system will be phased.

SANITARY SEWER SYSTEM

The wastewater treatment and/or collection facilities will be designed, constructed and maintained in accordance with the standards of the Colorado Department of Health and the County of El Paso, and any other state or federal rules and regulations. The sanitary sewer system would consist of a complete collection system with forced main sewage lift stations to deliver sewage to the Sunset Metropolitan District Plant. The Owners have purchased an ownership interest in this plant and are also planning for the eventual enlargement of the sewage capability through a new tertiary treatment plant that could be utilized to recharge the Black Squirrel Basin. The Districts may also participate in intergovernmental agreements with other service providers in the region.

PARK AND RECREATION

Park and recreation facilities of the Districts would consist of undisturbed open space, improved park areas, recreation centers, and trails. Recreation facilities may also include a golf course (with related facilities), equine trails and facilities in the future. Again, these improvements would be phased along with the rest of the development and will be paid for by the Owner. See Exhibit 4. Treated wastewater eventually may be utilized for irrigation of parks and open space. Mosquito control as required will also be provided.

TELEVISION RELAY AND TRANSLATION/CABLE TELEVISION

The Service District may design, acquire, construct, complete, install, operate and maintain

television relay and translation facilities, cable and communication facilities, fiber optic conduit network, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities.

Exhibit 4 does not detail the Capital Infrastructure Costs for the installation of cable t.v. as it is presently unknown whether the cable t.v. operation will be retained and owned by the District or whether services will be provided by an outside entity.

OPERATION, MAINTENANCE AND ADMINISTRATION

The proposed District No. 1 would operate and maintain all major public facilities. It is planned that the wastewater treatment facilities will be operated in cooperation with Sunset Metropolitan District. The financial plan does not include those costs associated with the marketing and development which are not the responsibility of the District. In the formative years, it is anticipated that the user charges will be inadequate to meet the expenses of operation, maintenance and administration, in which case the same shall be funded by the Owner subject to reimbursement.

(a) District No. 1 will cause improvements to be designed and constructed according to County and other local and state specifications.

(b) The Districts understand that other agencies may be involved due to the type of infrastructure.

OWNER RESPONSIBILITIES

The Owner, and through its development company has assumed the responsibility of providing the necessary credit enhancements to support the issuance of the initial revenue bonds. In addition, the owner shall provide a mechanism to meet any financial shortfalls in District operations subject to reimbursement.

E. INTERGOVERNMENTAL AGREEMENTS

Exhibit 8 sets forth the initial intergovernmental agreement ("IGA") which has been entered into between the three Districts and which can be amended. While the final IGA is yet to be adopted, it is anticipated that it will be in the form presently set forth. The IGA sets forth the terms for facilities funding, construction, and operation. The IGA recognizes the voter approved debt and requires District No. 2 and No. 3 to issue this debt when and as it is needed. The IGA further

provides the guidelines for construction management and operations by District No. 1.

F. MISCELLANEOUS

The following is additional information to further explain the functions of the Districts:

(a) The contemplated municipal services are under the jurisdiction of the Special District Control Act and not the Public Utilities Commission.

(b) The Owner intends to meet all requirements of the El Paso County Land Development Code as may be required.

(c) As a water provider, a summary of the water resources and estimate of uses is attached as Exhibit 9.

(d) This project is in compliance with the duly adapted County, Regional and State Long-Range Water Quality Management Plan insofar as the Sunset Metropolitan District has been designated as a regional facility.

(e) The Sunset Metropolitan Facility is already permitted by the State of Colorado and the proposed District will meet all requirements of said permit.

(h) At this time there are no plans to exercise the power of eminent domain within or without the District's boundaries; however, the power shall be available for use by the District as allowed by law.

G. OVERLAPPING TAXING ENTITITES.

The following are the mill levies certified by other overlapping taxing entitites:

El Paso County	6.43	mills
EPC Road and Bridge	1.582	mills
Falcon School No. 49	43.281	mills (part of the Districts)
Pikes Peak Library	3.495	mills
Falcon Fire District	5.712	mills
Upper Black Squirrel	7.55	mills
Peyton School No. 23	39.399	mills (part of the Districts)

H. COMPLIANCE

The Owner will supply all such additional information as may be required by the Board of County Commissioners and agrees that:

1. An annual report will be required and submitted as described in C.R.S. 32-1-207(3)(d);

2. The Districts may be dissolved in accordance with statutory procedures in the event development activity permanently ceases and the District is failing to provide any services; and

3. Should material modifications occur as described in C.R.S. 32-1-207(2), the Districts shall apply for approval of such modifications to the Board of County Commissioners.

4. At the direction of the Board of Directors, District No. 1 may be dissolved or consolidated with District No. 2 or 3.

5. Any future annexations of territory more than 5 miles from the initial boundaries of the District shall be considered a material modification of this Service Plan requiring the approval of the Board of County Commissioners.

6. The District shall not have the authority to apply for or utilize any Conservation Trust ("Lottery") funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a major modification which would require the need to revise this Service Plan.

I. CONCLUSION

To meet the long term public improvement and service needs of the future residents of Santa Fe Springs it is proposed that the three Districts perform the municipal functions that are described in this Service Plan.

It is submitted that this Service Plan for the proposed Districts establishes that:

(a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;

(b) The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

(c) The proposed Districts are capable of providing economical and sufficient service to the Development;

(d) The area to be included in the proposed Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

(e) Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

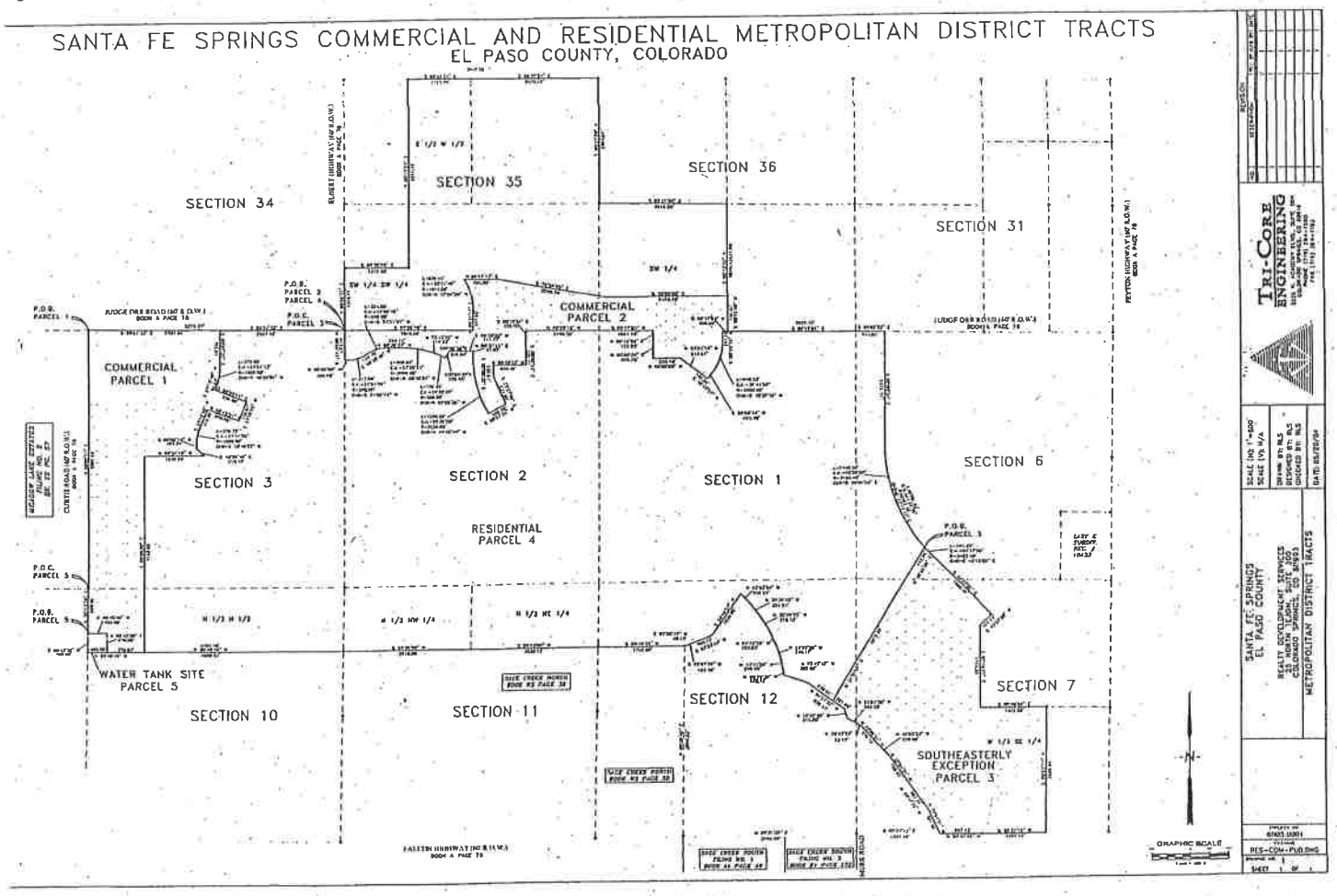
(f) The facility and service standards of the proposed Districts are compatible with the facility and service standards of the County within which the proposed special district is to be located and each municipality which is an interested party under Section 32-1-204(I), Colorado Revised Statutes;

(g) The proposal is in substantial compliance with a master plan adopted pursuant to Section 30-28-106, CRS; and,

(h) The proposal is in compliance with any duly adopted County, regional, or state long-range water quality management plan for the area; and,

(i) The creation of the proposed Districts is in the best interests of the area proposed to be served.

SUSEMIHL, MCDERMOTT & COWAN, P.C.


SANTA FE SPRINGS COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT TRACTS
EL PASO COUNTY, COLORADO
SECTION 34
SECTION 35
SECTION 36
SECTION 31
SECTION 3
SECTION 2
SECTION 1
SECTION 6
SECTION 10
SECTION 11
SECTION 12
SECTION 7
COMMERCIAL PARCEL 1
COMMERCIAL PARCEL 2
RESIDENTIAL PARCEL 4
WATER TANK SITE PARCEL 5
SOUTHEASTERLY EXCEPTION PARCEL 3
TRI-CORE ENGINEERING
SANTA FE SPRINGS
EL PASO COUNTY
METROPOLITAN DISTRICT TRACTS

LEGAL DESCRIPTION:

SANTA FE SPRINGS

WATER TANK SITE PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 00°43'38" W, ALONG THE WEST LINE OF SAID SECTION 10, 920.06 FEET TO THE POINT OF BEGINNING; THENCE S 89°48'49" E, 405.00 FEET; THENCE S 00°43'38" W, 400.00 FEET; THENCE N 89°48'49" W, 405.00 FEET TO A POINT ON SAID WEST LINE; THENCE N 00°43'38" E, ALONG SAID WEST LINE, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.719 ACRES MORE OR LESS.

Santa Fe Springs Met. Dist. No. 2
4 pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

RESIDENTIAL PARCEL 4

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1, 2, 3, 6, 7, 10, 11 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44° 26' 26" (THE LONG CHORD OF WHICH BEARS S 22° 13' 47" E, A LONG CHORD DISTANCE OF 2634.62 FEET), AN ARC LENGTH OF 2701.84 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51'31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 920.47 FEET; THENCE N 72° 43' 12" W, A DISTANCE OF 505.06 FEET; THENCE N 06° 29' 39" W, A DISTANCE OF 122.42 FEET; THENCE N 11° 11' 09" W, A DISTANCE OF 268.96 FEET; THENCE N 16° 23' 28" W, A DISTANCE OF 216.17 FEET; THENCE N 24° 43' 10" W, A DISTANCE OF 423.03 FEET; THENCE N 32° 28' 25" W, A DISTANCE OF 318.12 FEET; THENCE N 38° 39' 45" W, A DISTANCE OF 351.51 FEET; THENCE N 42° 53' 54" W, A DISTANCE OF 259.51 FEET; THENCE S 35° 46' 57" W, A DISTANCE OF 1036.89 FEET; THENCE S 67° 23' 33" W, A DISTANCE OF 400.77 FEET; THENCE S 65° 07' 26" W, A DISTANCE OF 163.10 FEET; THENCE S 87° 36' 47" W, A DISTANCE OF 40.42 FEET; THENCE S 89° 49' 25" W, A DISTANCE OF 1756.80 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (N ½ NE ¼) OF SAD SECTION 11; THENCE S 89° 43' 09" W ALONG THE SOUTH LINE OF SAID N ½ NE ¼, A DISTANCE OF 2620.17 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 39' 00" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 2618.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE

NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 4880.51 FEET TO THE SOUTHEAST CORNER OF A PARCEL 5, WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTHERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER OF SAID TANK SITE AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 5275.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3,570.35 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMERCIAL PARCEL 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE

SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 178.15 ACRES, MORE OR LESS.

AND EXCEPTING THEREFROM THE FOLLOWING TRACT: SOUTHEASTERLY EXCEPTION PARCEL 3

A TRACT OF LAND LOCATED IN SECTIONS 6, 7 AND 12, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N 00° 08' 51" E ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1318.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW 1/4 SW 1/4); THENCE S 89° 30' 28" E ALONG THE NORTH LINE OF SAID SW ¼ SW ¼, A DISTANCE OF 1312.36 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 00° 11' 54" E ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE HALF (E1/2 W 1/2) OF SAID SECTION 35, A DISTANCE OF 3957.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 35' 24" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 3947.56 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 21' 00" W, A DISTANCE OF 2641.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 36; THENCE S 89° 11' 50" E ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 2616.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00° 12' 40" W ALONG THE EAST LINE OF SAID SW ¼, A DISTANCE OF 2637.98 FEET TO THE SOUTHEAST CORNER

THEREOF; THENCE S 89° 17' 01" E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2622.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 02' 22" E ALONG THE NORTHERLY LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET; THENCE S 00° 00' 34" E, A DISTANCE OF 2376.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40° 08' 36" (THE LONG CHORD OF WHICH BEARS S 20° 04' 52" E, A LONG CHORD DISTANCE OF 2390.97 FEET), AN ARC LENGTH OF 2440.59 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED;

THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID 3483.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04° 17' 50" (THE LONG CHORD OF WHICH BEARS S 42° 18' 05" E, A LONG CHORD DISTANCE OF 261.19 FEET), AN ARC LENGTH OF 261.25 FEET; THENCE S 44° 27' 00" E, A DISTANCE OF 1688.36 FEET; THENCE S 45° 57' 20" W, A DISTANCE OF 322.23 FEET; THENCE S 00° 10' 01" E, A DISTANCE OF 1716.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 7; THENCE S 89° 40' 54" E ALONG SAID NORTH LINE, A DISTANCE OF 1345.08 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W1/2 SE 1/4) OF SAID SECTION 7; THENCE S 00° 23' 11" W ALONG THE EAST LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 2628.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF SAID W 1/2 SE 1/4, A DISTANCE OF 1294.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 37' 45" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 7, A DISTANCE OF 857.13 FEET; THENCE N 24° 51' 31" W, A DISTANCE OF 581.96 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.82 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 570.14 FEET; THENCE N 78° 42' 23" W, A DISTANCE OF 23.16 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE N 18° 27' 38" W, A DISTANCE OF 211.70 FEET; THENCE N 54° 27' 22" W, A DISTANCE OF 281.86 FEET; THENCE N 31° 01' 07" E, A DISTANCE OF 3215.33 FEET; THENCE N 30° 35' 56" E, A DISTANCE OF 482.96 FEET TO THE POINT OF BEGINNING. SAID EXCEPTED TRACT CONTAINS 331.05 ACRES, MORE OR LESS.

Santa Fe Springs Met. Dist. No. 3
2 Pages

LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL 1

A TRACT OF LAND LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89° 21' 33" E ALONG THE NORTH LINE OF SAID SECTION 3, DISTANCE OF 2707.84 FEET; THENCE S 00° 01' 32" E, A DISTANCE OF 785.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 21' 12" (THE LONG CHORD OF WHICH BEARS S 10° 39' 04" W, A LONG CHORD DISTANCE OF 370.53 FEET), AN ARC LENGTH OF 372.69 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 94.67 FEET; THENCE S 68° 55' 11" E, A DISTANCE OF 696.89 FEET; THENCE S 21° 10' 25" W, A DISTANCE OF 436.01 FEET; THENCE N 68° 43' 31" W, A DISTANCE OF 698.05 FEET; THENCE S 21° 19' 40" W, A DISTANCE OF 416.38 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21° 14' 26" (THE LONG CHORD OF WHICH BEARS S 10° 42' 27" W, A LONG CHORD DISTANCE OF 368.60 FEET), AN ARC LENGTH OF 370.72 FEET; THENCE S 00° 05' 14" W, A DISTANCE OF 107.24 FEET; THENCE S 48° 29' 18" E, A DISTANCE OF 212.12 FEET; THENCE N 89° 54' 46" W, A DISTANCE OF 1230.24 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 4162.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N 1/2 N 1/2) OF SAID SECTION 10; THENCE N 89° 48' 49" W ALONG SAID SOUTH LINE, A DISTANCE OF 776.03 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WATER TANK SITE; THENCE N 00° 43' 38" E ALONG THE EASTERLY BOUNDARY OF SAID TANK SITE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 48' 49" W ALONG THE NORTH LINE OF SAID TANK SITE, A DISTANCE OF 405.00 FEET TO THE NORTHWEST CORNER THEREOF AND ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE N 00° 43' 38" E ALONG SAID WEST BOUNDARY, A DISTANCE 920.06 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 05' 14" E ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 5507.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 268.35 ACRES, MORE OR LESS.

3

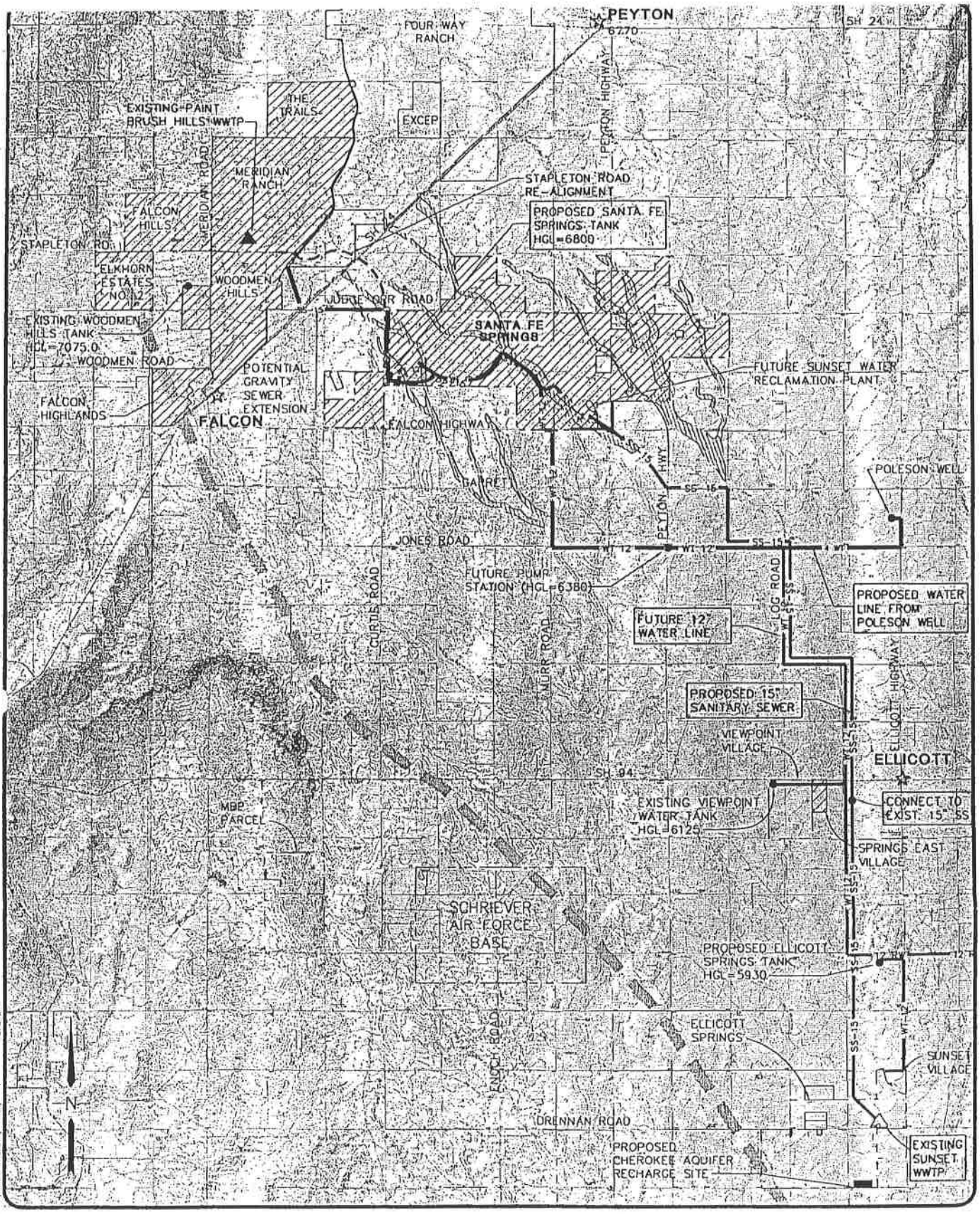
LEGAL DESCRIPTION:

SANTA FE SPRINGS

COMMERCIAL PARCEL NUMBER 2

A TRACT OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST AND IN SECTIONS 1 AND 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 28' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2646.56 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 477.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1041.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 11' 40" (THE LONG CHORD OF WHICH BEARS N 17° 04' 39" W, A LONG CHORD DISTANCE OF 629.44 FEET), AN ARC LENGTH OF 639.44 FEET; THENCE N 89° 47' 13" E, A DISTANCE OF 704.20 FEET; THENCE S 79° 58' 05" E, A DISTANCE OF 2258.79 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 2475.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE S 00° 12' 40" W ALONG SAID EAST LINE, A DISTANCE OF 744.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89° 17' 01" W, A DISTANCE OF 106.89 FEET; THENCE S 00° 16' 16" W, A DISTANCE OF 241.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 41' 58" (THE LONG CHORD OF WHICH BEARS S 18° 37' 15" W, A LONG CHORD DISTANCE OF 629.63 FEET), AN ARC LENGTH OF 640.52 FEET; THENCE S 36° 58' 14" W, A DISTANCE OF 191.10 FEET; THENCE N 48° 17' 57" W, A DISTANCE OF 186.64 FEET; THENCE N 53° 21' 18" W, A DISTANCE OF 512.67 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 558.40 FEET; THENCE N 00° 00' 24" E, A DISTANCE OF 426.75 FEET; THENCE N 00° 42' 59" E, A DISTANCE OF 152.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 17' 01" W ALONG SAID NORTH LINE, A DISTANCE OF 1091.19 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE N 89° 28' 49" W ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1490.55 FEET; THENCE S 00° 12' 34" E, A DISTANCE OF 155.45 FEET; THENCE S 00° 00' 13" E, A DISTANCE OF 556.70 FEET; THENCE N 89° 59' 33" W, A DISTANCE OF 688.48 FEET; THENCE S 00° 00' 35" E, A DISTANCE OF 225.54 FEET; THENCE S 23° 27' 56" E, A DISTANCE OF 637.80 FEET; THENCE S 60° 51' 21" W, A DISTANCE OF 406.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 39' 50" (THE LONG CHORD OF WHICH BEARS N 14° 18' 44" W, A LONG CHORD DISTANCE OF 1305.53 FEET), AN ARC LENGTH OF 1320.22 FEET; THENCE N 00° 31' 11" E, A DISTANCE OF 37.02 FEET; THENCE S 89° 38' 29" W, A DISTANCE OF 141.27 FEET; THENCE S 89° 59' 38" W, A DISTANCE OF 349.84 FEET; THENCE S 30° 04' 39" W, A DISTANCE OF 170.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19° 35' 39" (THE LONG CHORD OF WHICH BEARS N 62° 25' 36" W, A LONG CHORD DISTANCE OF 197.38 FEET), AN ARC LENGTH OF 198.35 FEET; THENCE N 72° 13' 25" W, A DISTANCE OF 116.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 25' 11" (THE LONG CHORD OF WHICH BEARS N 80° 56' 01" W, A LONG CHORD DISTANCE OF 605.73 FEET), AN ARC LENGTH 608.07 FEET; THENCE N 89° 38' 37" W, A DISTANCE OF 366.11 FEET; THENCE WESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 00' 45" (THE LONG CHORD OF WHICH BEARS S 74° 21' 01" W, A LONG CHORD DISTANCE OF 319.86 FEET), AN ARC LENGTH OF 324.06 FEET; THENCE S 58° 20' 38" W, A DISTANCE OF 122.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31° 24' 06" (THE LONG CHORD OF WHICH BEARS S 74° 02' 41" W, A LONG CHORD DISTANCE OF 313.91 FEET), AN ARC LENGTH OF 317.88 FEET; THENCE N 90° 00' 00" W, A DISTANCE OF 100.85 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N 00° 04' 45" W ALONG SAID WEST LINE, A DISTANCE OF 613.57 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 178.15 ACRES, MORE OR LESS.



SUNSET METROPOLITAN DISTRICT

JPS ENGINEERING

OVERALL WATER SYSTEM MASTER PLAN

FIGURE WT1

JPS PROJ NO. 080007

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(2)

DISTRICT COURT, EL PASO COUNTY, COLORADO 270 S. Tejon Street Colorado Springs, CO 80903 IN THE MATTER OF THE ORGANIZATION OF THE SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 1	▲ COURT USE ONLY ▲
Attorneys for the Division of Local Governments: CYNTHIA H. COFFMAN, Attorney General LEEANN MORRILL, No. 38742* First Assistant Attorney General MATTHEW D. GROVE, No. 34269* Assistant Solicitor General 1300 Broadway, 6th Floor Denver, CO 80203 Telephone: (720) 508-6157 Email: leeann.morrill@coag.gov; matt.grove@coag.gov *Counsel of Record	Case No. 2004 CV 3805
PETITION FOR ORDER AND CERTIFICATION OF DISSOLUTION OF SPECIAL DISTRICT	

COMES NOW the Division of Local Government ("the Division") of the Colorado Department of Local Affairs, by and through the Colorado Attorney General and undersigned counsel, and petitions the Court to certify the Division's Declaration of Dissolution of the Santa Fe Springs Metropolitan District No. 1. As grounds for this petition, the Division states as follows:

1. The Santa Fe Springs Metropolitan District No. 1 ("the District") is a quasi-municipal corporation and political subdivision organized pursuant to the provisions of article 1 of title 32, C.R.S.

2. Colorado law requires that Title 32 special districts file certified copies of their annual budgets with the Office of the Division of Local Government of the Department of Local Affairs and hold or properly cancel elections. Sections 29-1-116 and 32-1-801 to 835, C.R.S., respectively.

3. The Division has not received a copy of the District's budget for the past two consecutive years nor has the Division received a certification of the District's election results from the most recent regular election.

4. Pursuant to § 32-1-710(2)(a), C.R.S., the Division is authorized to declare a special district dissolved if the district has failed to demonstrate to the Division that the district has performed its statutory or service responsibilities or will proceed to perform such

responsibilities. Pursuant to § 32-1-710(2)(b), C.R.S., there is a presumption of such failure if the district has failed to hold or properly cancel an election, no board has been appointed pursuant to § 32-1-905(2.5), C.R.S., and there will be no interruption of services being provided by the district.

5. The Division believes administrative dissolution of the District pursuant to § 32-1-710, C.R.S. is appropriate, because the District has failed to hold or properly cancel an election and has not provided or attempted to provide any of the services or facilities for which the District was organized for two consecutive years and because the District has not responded to the Division's letter informing the District of the Division's intent to dissolve it.

6. Pursuant to § 32-1-710(1), C.R.S., the Division notified the District by first-class certified mail of the Division's intent to certify the District dissolved. Copies of the Notice and certified mail receipt numbered 7003-3110-0003-1641-6437 are attached hereto as **Exhibit 1**, at pages 4-6. More than thirty days have passed since the Division notified the District of its intent to certify the District dissolved, during which time the District has not objected and has failed to demonstrate to the Division that the District has performed or will proceed to perform its statutory and/or service responsibilities.

7. The Division has declared the District dissolved. The Division's Declaration of Dissolution is filed with this Court contemporaneously with this Petition as **Exhibit 1**, at pages 1-3.

8. The Division has provided notice of its application to this Court for certification of the Division's Declaration of Dissolution by sending true and complete copies of this Petition and the Declaration of Dissolution, by first-class U.S. mail to the interested parties listed on the attached Certificate of Service in accordance with § 32-1-710(3), C.R.S.

The Division respectfully petitions the Court for certification of the dissolution of the Santa Fe Springs Metropolitan District No. 1 and for an Order disposing of any of the assets of the District in accordance with § 32-1-708, C.R.S. Pursuant to § 32-1-801(3), the Division respectfully requests that the Court "make a determination on the division's declaration within thirty days after the declaration has been submitted."

Dated this 6th day of October, 2016.

CYNTHIA H. COFFMAN
Attorney General

s/ Matthew D. Grove
LEEANN MORRILL
First Assistant Attorney General
MATTHEW D. GROVE
Assistant Solicitor General
Public Officials Unit
State Services Section
Attorneys for the Colorado Department of Local Affairs, Division of Local Governments
*Counsel of Record

CERTIFICATE OF SERVICE

I hereby certify that on the 6th day of October, 2016, I served the foregoing ***Petition for Order and Certification of Dissolution of Special District*** and ***Declaration of Dissolution*** to the interested parties herein pursuant to § 32-1-710(3), C.R.S. via ICCES or by causing true and complete copies of same to be deposited in the U.S. mail, first-class postage prepaid at Denver, Colorado, addressed to each of the following:

Santa Fe Springs Metropolitan District No. 1
c/o Susemihl McDermott & Cowan, PC
660 Southpointe Court, Ste. 210
Colorado Springs, CO 80906

El Paso County Clerk and Recorder
1675 West Garden of the Gods Rd.
Colorado Springs, CO 80907

Board of Commissioners
El Paso County
200 South Cascade Ave., Ste. 100
Colorado Springs, CO 80903

El Paso County Assessor
1675 West Garden of the Gods Rd.
Ste. 2300
Colorado Springs, CO 80907

s/ Matthew D. Grove

PUD 7 - PEYTON HIGHWAY REALIGNMENT EXHIBITS

PUD 7 LAND USE KEY

Land Use	Gross AC	%	Total DU	Use
AG-35	1666.79	56.7%	78	SFR
SUBTOTAL:	1666.79	56.7%	78	0.05 DU/AC
PF	5.02	0.2%	Electric Sub-Station	
SUBTOTAL:	5.02	0.2%		
OS/ P	660.20	22.5%	Open Space/Park	
Pres. Esmt.	487.70	16.6%	Preservation/No-Build	
Trail Esmt.	34.87	1.2%	Trail System	
LS Esmt.	26.20	0.9%	Landscape Easement	
SUBTOTAL:	1213.99	41.3%		
Road R.O.W.	57.83	2.0%		
TOTAL:	2938.61	100.00%	PUD - Incl. Future Filings	

Notes:

A. This Plan is an amendment to a portion of the Santa Fe Springs Phase One Planned Unit Development Plan (February 1990) as approved by the El Paso County Board of County Commissioners.

B. Acreages and percentages are rounded up to equal 100%.

C. Proposed uses are permitted principal uses as defined by the El Paso County Land Development Code.

D. All proposed uses are as permitted in a PUD (Planned Unit Development) as approved by the Board of County Commissioners.

E. Areas designated Open Space/Park, Preservation Easements, and Landscape Easements are no-build zones. These are to be owned and maintained in perpetuity by the Santa Fe Springs Metropolitan District. All developed parks and community centers are to be maintained by the Santa Fe Springs Metropolitan District.

F. All public roadways are to be dedicated to and maintained by El Paso County.

G. This property is located within a designated fema floodplain as determined by the flood insurance rate map, Community map number 08041c0575f, effective date March 17, 1997. No structures are permitted with designated floodplain areas.

H. This property is subject to the Santa Fe Springs Development Guidelines as recorded under Reception NO.________ of the records of El Paso County.

I. The electrical substation site is to be owned and maintained by the Mountain View Electrical Association. All water issue related sites, such as the waste water treatment facility and the water tank site, are to be owned and maintained by the Sunset Metropolitan District.

EXISTING EASEMENTS (as listed in the title policy)

Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

1. All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book a at page 78 of the records of El Paso County, Colorado. ***Blanket easement***
2. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
3. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. ***Blanket easement***
4. This property subject to right of way easement as granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
5. This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. ***Blanket easement***
6. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. ***Blanket easement***
7. This property subject to right of way easement granted to mountain view electric association, inc., as recorded in book 3649 at page 415 and book 3649 at page 405 of the records of El Paso County, Colorado. ***Blanket easement***
8. This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. ***Blanket easement***
9. This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. ***Blanket easement***
10. This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. ***Blanket easement***
11. This property subject to right of way easement as granted to mountain view electric association, inc., as recorded in book 3649 at page 394 of the records of El Paso County, Colorado. ***Blanket easement***
12. Subject to right-of-way easement granted to mountain view electric association recorded in book 3673 at page 894, El Paso County, Colorado. ***Blanket easement***
13. Subject to avigation easement recorded in book 5789 at page 1288, El Paso County, Colorado. ***Blanket easement***
14. Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). ***Per plan***
15. Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). ***Per plan***
16. Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). ***Per Plan***
17. Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). ***Per Plan***

Existing Adjacent Roads and Widths:

Road Name	Width	Type
Prospero Rd.	24.5'	Collector/ Asphalt
Murr Rd.	27.8'	Collector/ Asphalt
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Peyton Hwy.	28.4'	Rural Min. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Sagecreek Rd.	25.0'	Collector Gravel
Peerless Farms Rd.	25.1'	Collector/ Asphalt
Oasis Ave.	25.0'	Local/ Asphalt
Carpenter Rd.	24.5'	Collector/ Asphalt
J.D. Johnson Rd.	27.8'	Collector/ Asphalt

Proposed Interior Roads and R.O.W.

Road Name	R.O.W.	Type
Pancho Villa Trail	100' R.O.W.	Collector/ Asphalt
La Bajada Parkway	180' R.O.W.	Rural Principal Art./ Asphalt

LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 EAST

A TRACT OF LAND LOCATED IN SECTION 4, 5, 6, 7 AND 8, ALL IN TOWNSHIP 13 SOUTH, RANGE 63 WEST AND IN SECTION 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

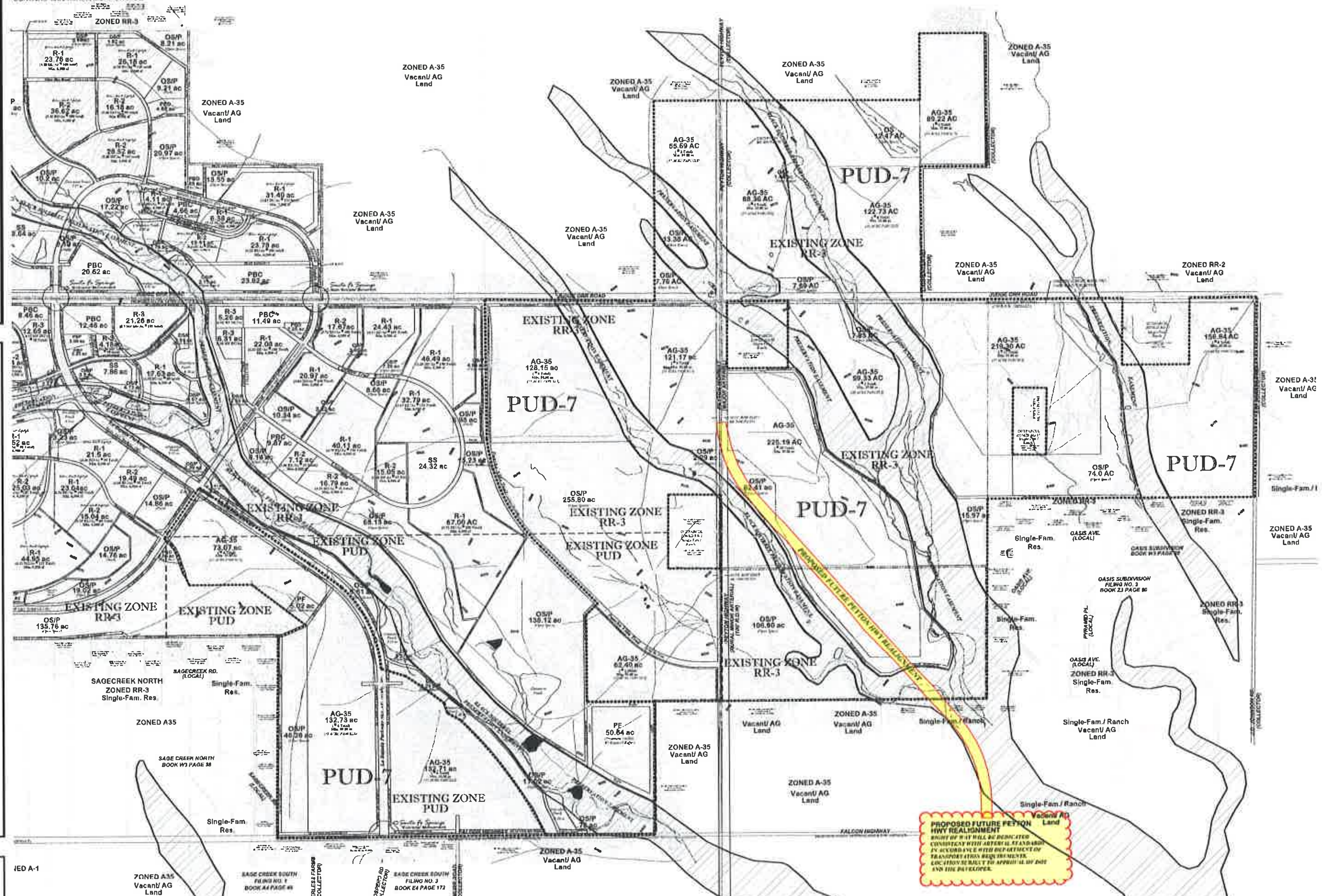
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S 89° 02' 22" E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 611.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING S 89° 02' 22" E ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 3344.75 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE EAST ONE-HALF (E ½ E ½) OF SAID SECTION 31; THENCE N 00° 13' 59" E ALONG THE WEST LINE OF SAID E1/2 E1/2, A DISTANCE OF 2635.57 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE ¼ NE ¼) OF SAID SECTION 31; THENCE N 00° 02' 14" E ALONG THE WEST LINE OF SAID SE ¼ NE ¼, A DISTANCE OF 1317.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 04' 20" E ALONG THE NORTH LINE OF SAID SE ¼ NE ¼, A DISTANCE OF 1322.28 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 89° 44' 23" E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF SAID SECTION 32, A DISTANCE OF 3927.17 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE ¼ NE ¼) OF SAID SECTION 32; THENCE N 00° 03' 34" W ALONG THE WEST LINE OF SAID NE ¼ NE ¼, A DISTANCE OF 1318.20 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89° 42' 47" E ALONG THE NORTH LINE OF SAID NE ¼ NE ¼, A DISTANCE OF 1328.91 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 00° 07' 55" E ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 2631.20 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (E ½ SE ¼) OF SAID SECTION 32; THENCE N 89° 49' 59" W ALONG THE NORTH LINE OF SAID E ½ SE ¼, A DISTANCE OF 1312.23 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 03' 28" E ALONG THE WEST LINE OF SAID E ½ SE ¼, A DISTANCE OF 2632.42 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 49' 08" E ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1315.46 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 43' 05" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2647.37 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW ¼ NE ¼) OF SAID SECTION 4; THENCE ALONG THE WEST, SOUTH AND EAST BOUNDARY OF SAID NW ¼ NE ¼ OF SAID SECTION 4, THE FOLLOWING THREE COURSES: (1) THENCE S 00° 52' 40" W, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER THEREOF; (2) THENCE S 89° 41' 27" E, A DISTANCE OF 1321.34 FEET TO THE SOUTHEAST CORNER THEREOF; (3) THENCE N 00° 58' 40" E, A DISTANCE OF 1315.69 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 89° 43' 05" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1323.69 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 01° 04' 54" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 3945.75 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF (S ½ S ½) OF SAID SECTION 4; THENCE N 89° 39' 11" W ALONG THE NORTH LINE OF SAID S ½ S ½, A DISTANCE OF 5265.63 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 40' 29" W ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 1313.65 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 00° 37' 17" W ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 2638.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE N 89° 56' 58" W ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 2617.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 50' 45" W ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 8, A DISTANCE OF 2617.68 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 22' 47" W, A DISTANCE OF 1300.90 FEET; THENCE N 89° 34' 07" W, A DISTANCE OF 804.42 FEET; THENCE N 89° 54' 22" W, A DISTANCE OF 450.88 FEET; THENCE N 00° 00' 00" E, A DISTANCE OF 425.36 FEET; N 00° 13' 19" W, A DISTANCE OF 1292.67 FEET; THENCE N 45° 57' 20" E, A DISTANCE OF 322.23 FEET; THENCE N 44° 27' 00" W, A DISTANCE OF 1588.38 FEET THENCE NORTHWESTERLY ALONG THE ARC OF 3483.40 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGEL OF 44° 28' 26" (THE LONG CHORD OF WHICH BEARS N 22° 13' 47" W, A LONG CHORD DISTANCE OF 2634.62 FEET), AN ARC LENGTH OF 2701.84 FEET; THENCE N 00° 00' 34" W, A DISTANCE OF 2376.74 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2638.73 ACRES, MORE OR LESS.

EXCEPTING THERE FROM GOVERNMENT LOT 4 LOCATED IN THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;
AND EXCEPTING THERE FROM THE LAZY E SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 10433 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6;
AND EXCEPTING THERE FROM THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2315 AT PAGE 945 OF SAID COUNTY RECORDS.
SAID EXCEPTIONS CONTAIN 94.32 ACRES, MORE OR LESS, RESULTING IN A NET AREA OF 2544.9 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: P.U.D. PARCEL NUMBER 7 WEST

A TRACT OF LAND LOCATED IN SECTION 1, 2, 11 AND 12, ALL IN TOWNSHIP 13 SOUTH, RANGE 64 WEST AND IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89° 29' 49" E ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2848.56 FEET; THENCE S 00° 31' 11" W, A DISTANCE OF 465.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55° 44' 55" (THE LONG CHORD OF WHICH BEARS S 27° 21' 16" E, A LONG CHORD DISTANCE OF 2384.42 FEET), AN ARC LENGTH OF 2481.14 FEET; THENCE S 55° 13' 44" E, A DISTANCE OF 2087.68 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S 34° 46' 16" W, A DISTANCE OF 1211.53 FEET; THENCE S 55° 13' 44" E, A DISTANCE OF 47.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 570.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35° 46' 12" (THE LONG CHORD OF WHICH BEARS S 37° 20' 38" E, A LONG CHORD DISTANCE OF 350.10 FEET), AN ARC LENGTH OF 355.85 FEET; THENCE S 19° 27' 32" E, A DISTANCE OF 438.74 FEET; THENCE S 24° 18' 01" E, A DISTANCE OF 224.00 FEET; THENCE N 89° 45' 57" E, A DISTANCE OF 553.38 FEET; THENCE S 90° 00' 00" E, A DISTANCE OF 668.62 FEET; THENCE S 52° 50' 46" E, A DISTANCE OF 740.64 FEET; THENCE S 52° 40' 04" E, A DISTANCE OF 600.13 FEET; THENCE S 88° 44' 11" W, A DISTANCE OF 553.78 FEET; THENCE S 87° 36' 47" W, A DISTANCE OF 40.42 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12; THENCE S 00° 35' 48" W ALONG THE WEST LINE OF SAID SE ¼ NW ¼ AND THE WEST LINE OF THE EAST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 3974.23 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89° 31' 02" E ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 3558.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE S 89° 37' 45" E ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1731.16 FEET; THENCE N 24° 51' 31" W, A DISTANCE OF 581.86 FEET; THENCE N 35° 17' 15" W, A DISTANCE OF 682.31 FEET; THENCE N 35° 54' 24" W, A DISTANCE OF 708.62 FEET; THENCE N 45° 02' 33" W, A DISTANCE OF 278.08 FEET; THENCE N 42° 09' 31" W, A DISTANCE OF 579.14 FEET; THENCE N 76° 42' 23" W, A DISTANCE OF 23.18 FEET; THENCE N 61° 01' 20" W, A DISTANCE OF 294.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 354.44 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 45' 06" (THE LONG CHORD OF WHICH BEARS N 18° 27' 38" W, A LONG CHORD DISTANCE OF 211.70 FEET), AN ARC LENGTH OF 214.98 FEET; THENCE N 52° 37' 54" W, A DISTANCE OF 468.98 FEET; THENCE N 58° 20' 57" W, A DISTANCE OF 452.00 FEET; THENCE N 72° 43' 12" W, A DISTANCE OF 505.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2550.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50° 20' 35" (THE LONG CHORD OF WHICH BEARS N 30° 03' 26" W, A LONG CHORD DISTANCE OF 2169.18 FEET), AN ARC LENGTH OF 2240.56 FEET; THENCE N 55° 13' 44" W, A DISTANCE OF 3015.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 451.9 ACRES, MORE OR LESS.



PROPOSED PUD ZONING DISTRICTS

AG-35	Residential (Min. 35 acre lot size)	PF	Public Facility	OS/P	Open Space / Park	PER PLAN	50' Landscape Setback/Easement	PER PLAN	Multi-Use Trail (50' Easement)

Development Plan-PUD 7

THIS PLAN PREPARED BY WILLIAM GUMAN & ASSOCIATES ON BEHALF OF REALTY DEVELOPMENT SERVICES FALLS UNDER THE AUTHORITY OF THIS DEVELOPMENT PLAN PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SANTA FE SPRINGS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISION OF PART IV, SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION, AND THAT SUCH PART IV, SECTION 16 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SANTA FE SPRINGS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

UPON PRESENTATION OF THE DEVELOPMENT PLAN, AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, TO THE PLANNING DEPARTMENT, THE SIGNATURES OF THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS AND THE PLANNING DIRECTOR SHALL BE AFFIXED TO THE DOCUMENT.

NO CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS SHALL BE MADE ON THE DEVELOPMENT PLAN UPON THE AFFIXING OF ALL SIGNATURES TO SAID PLAN. THE DEVELOPMENT PLAN SHALL NOT BE RECORDED UNTIL ALL CONDITIONS WHICH REQUIRE SATISFACTION BEFORE RECORDING CAN TAKE PLACE ARE SATISFIED.

THE APPLICANT SHALL PAY RECORDING FEES AS REQUIRED PRIOR TO RECORDING THE DEVELOPMENT PLAN.

THE AFOREMENTIONED SANTA FE SPRINGS RANCH HAVE EXECUTED THIS INSTRUMENT THIS ___ DAY OF __________, 20___, A.D.

__________, MANAGER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF __________, 20___, BY ________, MANAGER

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: ____________

NOTARY PUBLIC: ____________

COUNTY APPROVAL:

APPROVAL IS GRANTED THIS ___ DAY OF __________, 20___, A.D.

EL PASO COUNTY PLANNING DIRECTOR

COUNTY APPROVAL:

APPROVAL IS GRANTED THIS ___ DAY OF __________, 20___, A.D.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ___ O'CLOCK ___.M., THIS ___ DAY OF __________, 20___ A.D., AND DULY RECORDED UNDER RECEPTION NO. __________ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: ______ THERESA A. SUNDHOLT

SURCHARGE: ______ BY: __________

CERTIFICATE OF OWNERSHIP

I ____________________ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SANTA FE SPRINGS, COUNTY CASE NUMBER PUD-04-002, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

OWNER OF RECORD OF AUTHORIZED AGENT

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20_____, BY (NAME) __________, AS (TITLE)__________, OF __________, AN AUTHORIZED SIGNATORY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: ____________

NOTARY PUBLIC: ____________

Prepared and Submitted by:

William Guman & Associates, LTD.
815 N. Weber St.
Colorado Springs, CO 80903
Attn: Bill Guman/ Jason Alwine

Submitted on Behalf of:

Realty Development Services
25 N. Tejon St., 3rd Floor
Colorado Springs, CO 80903
Attn: Raymond O'Sullivan

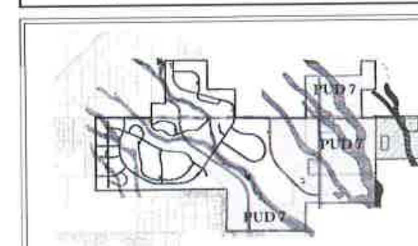
Mineral Rights Owners of Record:

Singer Brothers
P.O. Box 755
Tulsa, OK 74101-0755

U.S. Government
General Services Administration
Washington, D.C. 20405

Sandra Creager et al
3840 Constitution Avenue
Colorado Springs, Co 80909

Georgia Brennicke et al
3840 Constitution Avenue
Colorado Springs, Co 80909



AREA MAP-NTS

William Guman & Associates, Ltd.

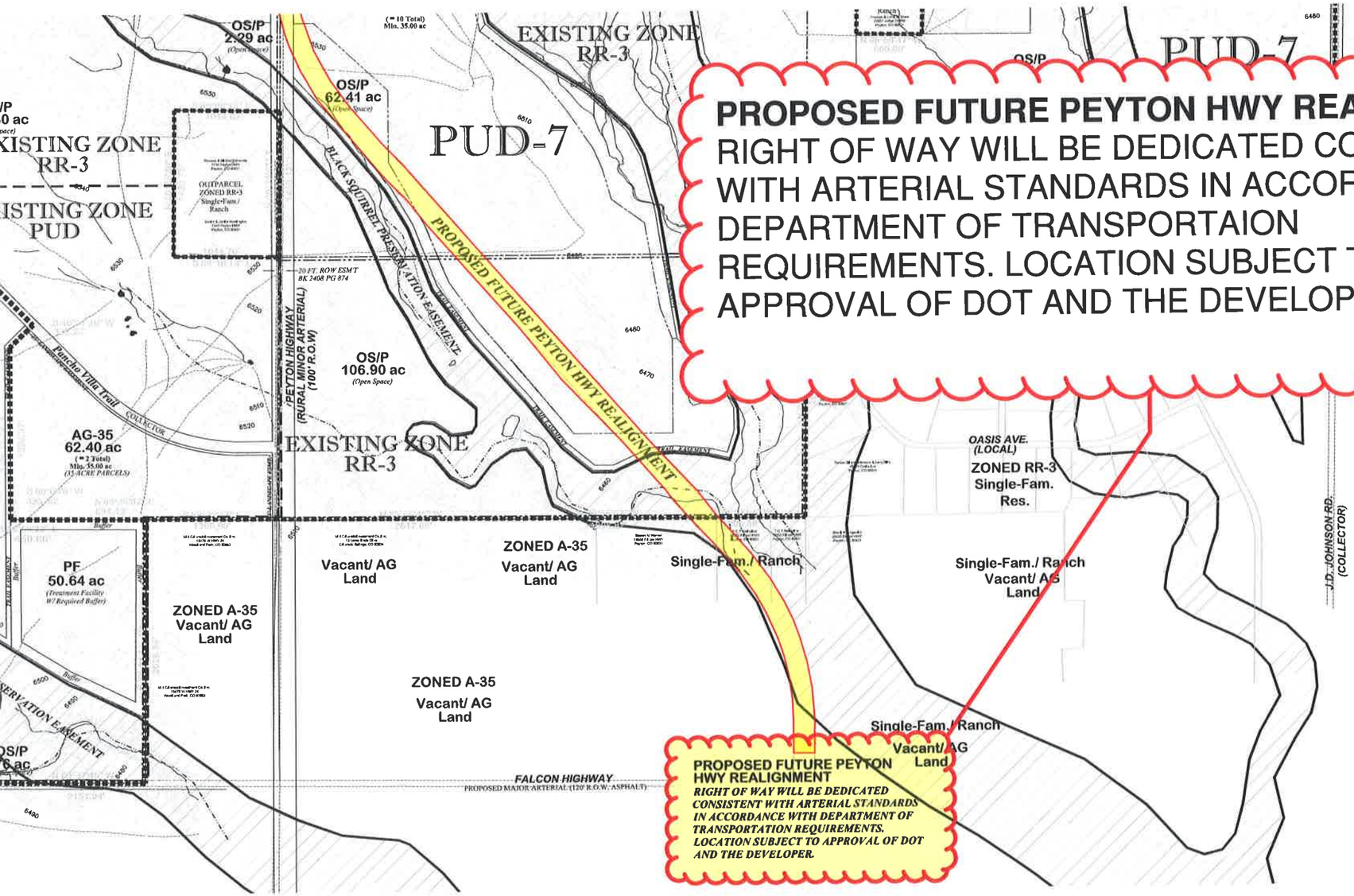
Realty Development Services
25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs
El Paso County Colorado

DATE:	September 10, 2004
BY:	WFG, JRA, LRG
FILE NO:	
REVISIONS:	SFS PUD-7 COMMENTS 10/15/04
	SFS PUD-7 BOCC APPROVAL 11/18/04
SCALE:	1" = 1000'0"

north

SHEET: 2 OF 3



CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

OWNER OF RECORD OF AUTHORIZED AGENT

OO)

) SS

O)

STRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY
BY (NAME)_____, AS (TITLE)_____,
_____, AN AUTHORIZED SIGNATORY.

AND OFFICIAL SEAL:

PIRES: _____

_____

l Submitted by:

William Guman & Associates, LTD.
815 N. Weber St.
Colorado Springs, CO 80903
Attn: Bill Guman/ Jason Alwine

Submitted on Be

Realty Developm
25 N. Tejon St., 3
Colorado Springs,
Attn: Raymond O

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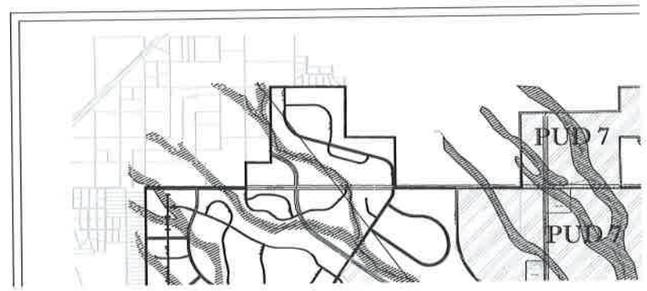
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