

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER
METROPOLITAN DISTRICT NO. 1 (the “District”)
HELD
OCTOBER 14, 2020**

A special meeting of the Board of Directors of the Prairie Center Metropolitan District No. 1 (referred to hereafter as “Board”) was convened on Wednesday, the 14th day of October, 2020, at 4:15 P.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held via telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michael Tamblyn (via phone)
Mark A. Waggoner (via phone)

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc. (via phone)

Paula Williams, Esq.; McGeady Becher P.C (via phone)

Thuy Dam; CliftonLarsonAllen LLP (via phone)

Matthew P. Ruhland, Esq.; Collins, Cockrel & Cole, P.C. (via phone)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Williams requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was further noted by Attorney Williams that all Directors’ Disclosure Statements have been filed and no additional conflicts were disclosed.

ADMINISTRATIVE MATTERS

Confirm Quorum/Meeting Location / Posting of Meeting Notices: Attorney Williams noted that a quorum was present. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location

RECORD OF PROCEEDINGS

of the District's board meeting. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed have been received by taxpaying electors within the District boundaries.

Agenda: Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Waggoner and, upon vote, unanimously carried, the Agenda was approved, as presented.

May 5, 2020 Regular Election: Ms. Finn noted for the Board that the May 5, 2020 election was cancelled by the Designated Election Official, as permitted under Colorado law, because there were not more candidates than positions available on the Board of Directors. Director Waggoner was deemed elected to a 3-year term ending in May 2023. The Board discussed the vacancies on the Board.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Tamblyn seconded by Director Waggoner and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Michael Tamblyn
Treasurer	Mark Waggoner
Secretary	Ann E. Finn

Consent Agenda: The Board considered the following actions:

- Ratify approval of payment of claims for the period beginning December 1, 2019 through September 30, 2020 totaling \$13,778.28.

Following review, upon motion duly made by Director Tamblyn, seconded by Director Waggoner and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

2021 Budget: Ms. Dam noted for the Board that the draft 2021 Budget will be distributed to the Board by October 15, 2020.

LEGAL MATTERS

April 28, 2020 letter from the District to counsel for Prairie Corner Development Partners, LLC (“Prairie Corner”), establishing the amount of infrastructure and costs benefitting the proposed Prairie Corner exclusion property to be \$687,040.38, such amount to be reimbursed by Prairie Corner to the District: Attorney Williams discussed with the Board the April 28, 2020 letter from the District to counsel for Prairie Corner.

Following review, upon motion duly made by Director Tamblyn, seconded by Director Waggoner and, upon vote, unanimously carried, the Board ratified approval of the April 28, 2020 letter from the District to counsel for Prairie Corner, establishing the amount of infrastructure and costs benefitting the proposed Prairie Corner exclusion property to be \$687,040.38, such amount to be reimbursed by Prairie Corner to the District.

Exclusion Agreement between the District and Prairie Corner Development Partners, LLC: Attorney Williams reviewed with the Board the Exclusion Agreement between the District and Prairie Corner Development Partners, LLC.

Following review, upon motion duly made by Director Tamblyn, seconded by Director Waggoner and, upon vote, unanimously carried, the Board ratified approval of the Exclusion Agreement between the District and Prairie Corner Development Partners, LLC.

Escrow Agreement by and between the District, Prairie Corner Development Partners, LLC, and Land Title Guarantee Company: Attorney Williams reviewed with the Board the Escrow Agreement by and between the District, Prairie Corner Development Partners, LLC, and Land Title Guarantee Company.

Following review, upon motion duly made by Director Tamblyn, seconded by Director Waggoner and, upon vote, unanimously carried, the Board ratified approval of the Escrow Agreement by and between the District, Prairie Corner Development Partners, LLC, and Land Title Guarantee Company.

Public Hearing on the Exclusion of approximately 10.73 acres of property owned by Prairie Corner Development Partners, LLC: Director Tamblyn opened the Public Hearing on a Petition for Exclusion of approximately 10.73 acres of property owned by Prairie Corner Development Partners, LLC (“Petition”).

RECORD OF PROCEEDINGS

It was noted that publication of notice stating that the Board would consider the inclusion of the property and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Waggoner and, upon vote, unanimously carried, the Board approved the exclusion of the property as described in the Petition and adopted Resolution No. 2020-10-01, Resolution for Exclusion of Real Property. A copy of the resolution is attached hereto and incorporated herein by this reference.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Tamblyn, seconded by Director Waggoner and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By *Ann Finn*
Secretary for the Meeting

RESOLUTION NO. 2020-10-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1**

RESOLUTION FOR EXCLUSION OF REAL PROPERTY

A. **Prairie Corner Development Partners, LLC**, a Colorado limited liability company (the “**Petitioner**”), the 100% fee owner of the Property (defined herein) has petitioned the **Prairie Center Metropolitan District No. 1** (the “**District**”) for the exclusion from the boundaries of said District of the real property hereinafter described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

B. Public Notice has been published in accordance with Section 32-1-501(2), C.R.S., calling for a public hearing on the request for approval of said Petition.

C. No written objection was filed by any person in the District to the Petition.

D. The Board of Directors has taken into consideration all of the factors set forth in Section 32-1-501(3), C.R.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1, ADAMS COUNTY, COLORADO:

1. The Board of Directors finds that:
 - (a) exclusion of the Property is in the best interests of the Property to be excluded;
 - (b) exclusion of the Property is in the best interests of the District;
 - (c) exclusion of the Property is in the best interests of the county or counties in which the District is located;
 - (d) the relative costs to the Property to be excluded from the provision of the District’s services exceed the benefits of the Property remaining within the District’s boundaries;
 - (e) under its current service plan the District does not have the ability to provide economical and sufficient service to both the Property seeking exclusion and all of the properties located within the District boundaries;
 - (f) the District does not have the ability to provide services to the Property to be excluded at a reasonable cost compared with the cost which would be imposed by other entities in the surrounding area providing similar services;
 - (g) denying the petition may have a negative impact on employment and other economic conditions in the District and surrounding areas;

(h) denying the petition may have a negative economic impact on the region and on the District, surrounding area and State as a whole;

(i) an economically feasible alternative service may be available; and

(j) it should not be necessary for the District to levy any additional costs on other property within the District if the Petition for Exclusion is granted.

2. The Board of Directors of the District shall and hereby does, order that the Petition for Exclusion be granted and the Property be excluded from the boundaries of the District subject to Petitioner paying the costs associated with processing the petition and requesting the court enter the Order for Exclusion, and recording thereof.

3. The Board of Directors of the District shall and hereby does further acknowledge and resolve that in accordance with Section 32-1-503, C.R.S., the Property described herein shall be obligated to the same extent as all other property within the District with respect to and shall be subject to the levy of taxes for the payment of that proportion of the outstanding indebtedness of the District and interest thereon existing immediately prior to the effective date of the Order for Exclusion (“**Outstanding Indebtedness**”).

4. The Board of Directors of the District shall and hereby does further order that, in accordance with Section 32-1-503(1), C.R.S., upon the effective date of the Order excluding the Property, the Property shall not be subject to any property tax levied by the Board of Directors of the District for the operating costs of the District.

5. The Board of Directors of the District shall and hereby does further resolve that in its discretion it may establish, maintain, enforce and, from time to time, modify service charges, tap fees, and other rates, fees, tolls and charges, upon residents or users in the area of the District as it existed prior to the exclusion, including the Property, to supplement the proceeds of tax levies in the payment of the Outstanding Indebtedness and the interest thereon.

The name and address of the Petitioner of one hundred percent (100%) of the Property and the legal description of said Property are as follows:

Petitioner:	Prairie Corner Development Partners, LLC
Address of Petitioner:	8480 E. Orchard Rd., Suite 1100 Greenwood Village, CO 80111
Legal Description of the Property:	Approximately 10.73 acres of land legally described on <u>Exhibit A</u> and incorporated herein by this reference.

RESOLUTION APPROVED AND ADOPTED October 14, 2020.

**PRAIRIE CENTER METROPOLITAN
DISTRICT NO. 1**

By: 
President

Attest:


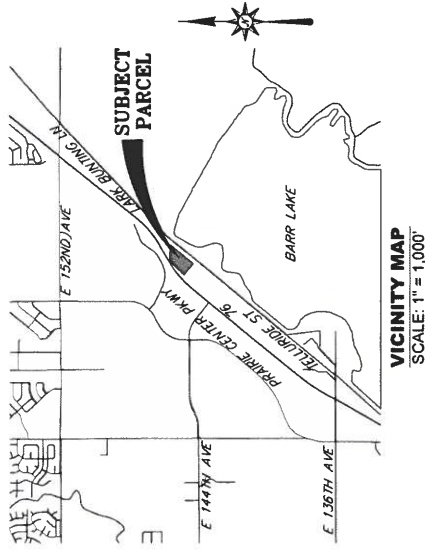

Secretary

EXHIBIT A

Legal Description

PRAIRIE CORNER - BOUNDARY MAP FOR DISTRICT EXHIBIT "A" - VICINITY MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO



	R & R ENGINEERS-SURVEYORS, INC. 1638 W. 8TH STREET, SUITE 310 DENVER, COLORADO 80204 (733) 305-7333-6700 (733) 605-7333-6668 WWW.RRENGINEERS.COM	
	REVISIONS	
	File No. DC18184	Date Drawn 9/29/2000
	Drawn By JDM	Checked By SLB
		Job No. DC18184

EXHIBIT "A" - VICINITY MAP
 LOCATED IN THE NORTHWEST QUARTER OF
 SECTION 22
 TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
 6TH PRINCIPAL MERIDIAN,
 ADAMS COUNTY, COLORADO

PRAIRIE CORNER - BOUNDARY MAP FOR DISTRICT EXHIBIT "B" - LEGAL DESCRIPTION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22, WHENCE THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N00°24'42"W, THENCE S87°58'31"E A DISTANCE OF 571.08 FEET TO THE NORTHEAST CORNER OF PARCEL 11A OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE OF COLORADO PROJECT NO. ID-1 (CX) 76-1 (138) RECORDED IN BOOK 3010 AT PAGE 127 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE BEING THE POINT OF BEGINNING;

THENCE N89°00'49"E ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 423.02 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG WESTERLY AND NORTHWESTERLY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 445 AT PAGE 514 RECORDED IN THE SAID ADAMS COUNTY CLERK AND RECORDERS OFFICE:

- 1) S06°20'11"E A DISTANCE OF 104.56 FEET;
- 2) THENCE S38°28'27"W A DISTANCE OF 869.07 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY LINES OF SAID PARCEL 11A, CORNER IN BOOK 3010 AT PAGE 127:

- 1) N20°38'54"W A DISTANCE OF 47.48 FEET;
- 2) THENCE N51°28'11"W A DISTANCE OF 256.02 FEET;
- 3) THENCE N09°53'43"W A DISTANCE OF 107.87 FEET;
- 4) THENCE N36°12'27"E A DISTANCE OF 578.58 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING FOR THIS PROPERTY DESCRIPTION IS THE EASTERLY LINE OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY THE EAST QUARTER CORNER OF SAID SECTION 16, A 3 1/4" ALUMINUM CAP ON NUMBER 6 REBAR LS# 23027 AND BY THE NORTHWEST CORNER OF SAID SECTION 22, A 3 1/4" ALUMINUM CAP ON A 2" PIPE LS# 10734. SAID LINE BEARS N00°24'42"W (ASSUMED).

EXCEPT THAT PORTION CONVEYED BY INSTRUMENT RECORDED FEBRUARY 9, 2001 UNDER RECEPTION NO. C0759943, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22, WHENCE THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N00°24'42"W, THENCE S87°58'31"E A DISTANCE OF 571.08 FEET TO THE NORTHEAST CORNER OF PARCEL 11A OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE OF COLORADO PROJECT NO. ID-1 (CX) 76-1 (138) RECORDED IN BOOK 3010 AT PAGE 127 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE BEING THE POINT OF BEGINNING;

THENCE N89°00'49"E ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 165.50 FEET;

THENCE S62°36'38"W A DISTANCE OF 296.47 FEET;

THENCE N36°12'27"E ALONG THE EASTERLY LINE OF SAID PARCEL 11A OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. ID-1 (CX) 76-1 (138) RECORDED IN BOOK 3010 AT PAGE 127 A DISTANCE OF 165.50 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING FOR THIS PROPERTY DESCRIPTION IS THE EASTERLY LINE OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY THE EAST QUARTER CORNER OF SAID SECTION 16, A 3 1/4" ALUMINUM CAP ON NUMBER 6 REBAR LS# 23027 AND BY THE NORTHWEST CORNER OF SAID SECTION 22, A 3 1/4" ALUMINUM CAP ON A 2" PIPE LS# 10734. SAID LINE BEARS N00°24'42"W (ASSUMED)

TOGETHER WITH:

A PARCEL OF LAND, KNOWN AS PARCEL 25-EX, DESCRIBED AT RECEPTION NUMBER 2019000073154, AND BEING A PORTION OF PARCEL 25 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. ID-1 (CX) 76-1 (138), RECORDED IN BOOK 4001 AT PAGE 798, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22,

THENCE NORTH 89°00'49" EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 990.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 25, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 25, NORTH 89°00'49" EAST, A DISTANCE OF 303.04 FEET;

THENCE SOUTH 38°28'34" WEST, A DISTANCE OF 1241.20 FEET;

THENCE NORTH 20°38'54" WEST, A DISTANCE OF 163.63 FEET TO THE NORTHERLY MOST INTERSECTION OF SAID PARCEL 25 AND PARCEL 11A, DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NUMBER ID-(CX) 76-1(138), RECORDED IN BOOK 4001 AT PAGE 798;

THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 25, NORTH 38°28'27" EAST, A DISTANCE OF 869.07 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE;

THENCE CONTINUING NORTH, ALONG THE WESTERLY LINE OF SAID PARCEL 25, NORTH 06°20'11" WEST, A DISTANCE OF 134.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 467,401 SQUARE FEET OR 10.73 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 16, A 3 1/4" ALUMINUM CAP, L.S.# 10734, AND A POINT ON LINE, BEING A 1.5" ALUMINUM CAP, L.S.# 12405. SAID LINE IS ASSUMED TO BEAR NORTH 89°00'49" EAST.

LEGAL DESCRIPTION - CONTINUED

TOGETHER WITH:

A PARCEL OF LAND, KNOWN AS PARCEL 25-EX, DESCRIBED AT RECEPTION NUMBER 2019000073154, AND BEING A PORTION OF PARCEL 25 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER P.1003-1(2), RECORDED IN BOOK 445 AT PAGE 514, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 22,

THENCE NORTH 89°00'49" EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 990.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 25, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 25, NORTH 89°00'49" EAST, A DISTANCE OF 303.04 FEET;

THENCE SOUTH 38°28'34" WEST, A DISTANCE OF 1241.20 FEET;

THENCE NORTH 20°38'54" WEST, A DISTANCE OF 163.63 FEET TO THE NORTHERLY MOST INTERSECTION OF SAID PARCEL 25 AND PARCEL 11A, DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NUMBER ID-(CX) 76-1(138), RECORDED IN BOOK 4001 AT PAGE 798;

THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 25, NORTH 38°28'27" EAST, A DISTANCE OF 869.07 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE;

THENCE CONTINUING NORTH, ALONG THE WESTERLY LINE OF SAID PARCEL 25, NORTH 06°20'11" WEST, A DISTANCE OF 134.69 FEET TO THE POINT OF BEGINNING;

CONTAINING: 467,401 SQUARE FEET OR 10.73 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE IS MONUMENTED ON THE WEST BY A 3.25" ALUMINUM CAP, L.S. 10734, AND A POINT ON LINE, BEING A 1.5" ALUMINUM CAP, L.S.#12405. SAID LINE IS ASSUMED TO BEAR NORTH 89°00'49" EAST.

LEGAL DESCRIPTION - AS SURVEYED

A PORTION OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE NORTH 87°58'31" EAST, A DISTANCE OF 571.08 FEET;

THENCE SOUTH 89°00'49" EAST, ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 165.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE, NORTH 89°00'49" EAST, A DISTANCE OF 257.52 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 06°20'11" WEST, A DISTANCE OF 30.13 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 22;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°00'49" EAST, A DISTANCE OF 303.04 FEET;

THENCE DEPARTING SAID LINE, SOUTH 38°24'34" WEST, A DISTANCE OF 1240.00 FEET;

THENCE NORTH 21°00'36" WEST, A DISTANCE OF 163.02 FEET;

THENCE NORTH 20°38'54" WEST, A DISTANCE OF 47.48 FEET;

THENCE NORTH 51°28'11" WEST, A DISTANCE OF 256.02 FEET;


THENCE NORTH 09°53'43" WEST, A DISTANCE OF 107.87 FEET;

THENCE NORTH 36°12'27" EAST, A DISTANCE OF 413.08 FEET;

THENCE NORTH 62°36'38" EAST, A DISTANCE OF 296.47 FEET TO THE AFOREMENTIONED PARALLEL LINE AND TO THE POINT OF BEGINNING.

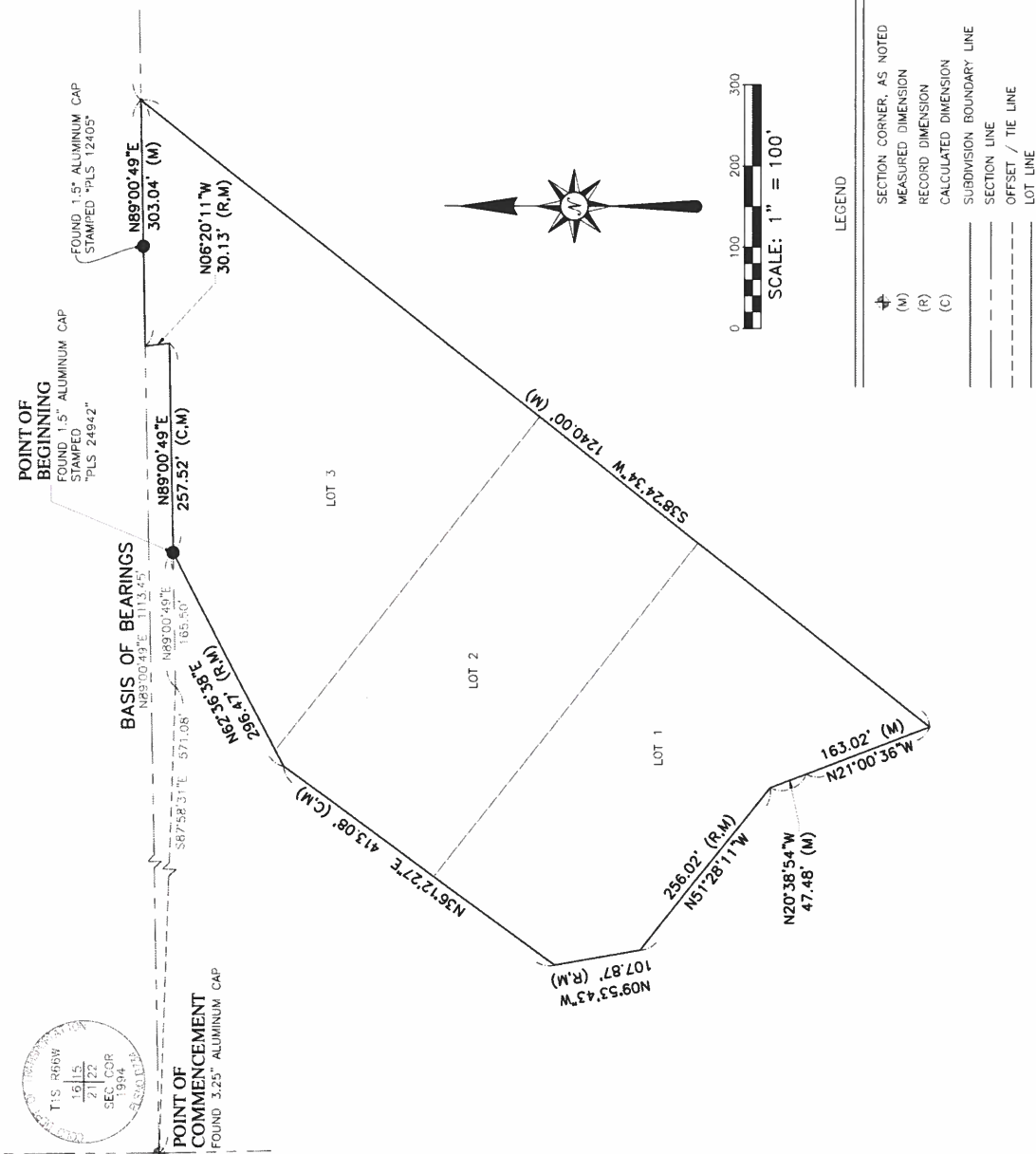
CONTAINING 467,316 SQUARE FEET OR 10.728 ACRE OF LAND.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON A PORTION OF THE NORTH LINE OF SECTION 22, TOWNSHIP 1 NORTHWEST QUARTER OF SAID SECTION 22, BEING A PORTION OF PARCEL 25 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER P.1003-1(2), RECORDED IN BOOK 445 AT PAGE 514, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 16, A 3 1/4" ALUMINUM CAP STAMPED "P.L.S. 10734" AND A POINT ALONG SAID LINE WHEN THE SAID NORTHWEST CORNER BEARS SOUTH 89°00'49" WEST FOR A DISTANCE OF 1113.45 AS MONUMENTED BY A REBAR AND 1.5" ALUMINUM CAP STAMPED "P.L.S. 12405". SAID LINE IS ASSUMED TO BEAR NORTH 89°00'49" EAST.

 R&R ENGINEERS-SURVEYORS, INC. 1656 W. 19TH STREET, SUITE 90 DENVER, COLORADO 80204 (303) 733-9700 (7800) 733-6668 WWW.RRENGINEERS.COM	
File No. DC18184 Date Drawn 05/20/20 Checked By JLM Created By JLM Job No. DC18184	REVISTIONS
EXHIBIT "B" - LEGAL DESCRIPTION LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO	

PRAIRIE CORNER - BOUNDARY MAP FOR DISTRICT EXHIBIT "C" - MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

SECTION CORNER, AS NOTED

MEASURED DIMENSION (M)

RECORD DIMENSION (R)

CALCULATED DIMENSION (C)

SUBDIVISION BOUNDARY LINE

SECTION LINE

OFFSET / TIE LINE

LOT LINE

R&R ENGINEERS-SURVEYORS, INC.
1633 W. 87TH STREET, SUITE 300
DENVER, COLORADO 80204
(303) 758-6700 (F3000-758-6568)
WWW.RRENGINEERS.COM

FILE NO. DC18184
DATE DRAWING/25/2000
DRAWN BY JDM
CHECKED BY SLD
JOB NO. DC18184

EXHIBIT "C" - MAP
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN,
ADAMS COUNTY, COLORADO

CERTIFICATION

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2020-10-01, Resolution of the Board of Directors of Prairie Center Metropolitan District No. 1, Resolution for Exclusion of Real Property.

**PRAIRIE CENTER METROPOLITAN
DISTRICT NO. 1**

Date: October 14, 2020

By: *Ann Finn*
Secretary