

## WOODMEN HEIGHTS METROPOLITAN DISTRICT 2

THAT PORTION OF THE NORTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: THE EAST 580.00 FEET OF THE NORTH 405.60 FEET, EXCEPT THE EAST 30.00 OF THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MARGARET G. BOOTH BY WARRANTY DEED RECORDED IN BOOK 1502 AT PAGE 126 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID EL PASO COUNTY, UNDER RECEPTION NO. 962656; THENCE SOUTH 88 DEGREES 46 MINUTES WEST ALONG THE NORTH LINE OF SAID BOOTH TRACT AND SAID NORTH LINE EXTENDED A DISTANCE OF 550.00 FEET; THENCE NORTH 0 DEGREES 29 MINUTES 30 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID BOOTH TRACT A DISTANCE OF 648.82 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES WEST PARALLEL TO THE NORTH LINE OF SAID BOOTH TRACT 500.00 FEET; THENCE NORTH 0 DEGREES 29 MINUTES 30 SECONDS EAST 700.00 FEET TO INTERSECT THE NORTH LINE OF THE PIKES PEAK CHAPTER NO. 34, ISAAC WALTON LEAGUE OF AMERICA, INC., A COLORADO CORPORATION PROPERTY AS SHOWN OF RECORD BY WARRANTY DEED DATED OCTOBER 3, 1958, RECORDED OCTOBER 8, 1959, IN BOOK 1704 AT PAGE 421 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID EL PASO COUNTY; THENCE NORTH 88 DEGREES 46 MINUTES EAST ON SAID LAST MENTIONED NORTH LINE 1,080 FEET TO THE NORTHEAST CORNER OF SAID COLORADO CORPORATION AFOREMENTIONED; THENCE SOUTH 0 DEGREES 29 MINUTES 30 SECONDS WEST ON THE EAST LINE OF SAID COLORADO CORPORATION PROPERTY A DISTANCE OF 860 FEET TO INTERSECT THE NORTH LINE OF A RIGHT OF WAY FOR A ROAD; THENCE SOUTH 88 DEGREES 46 MINUTES WEST 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF A ROAD; THENCE SOUTH 0 DEGREES 29 MINUTES 30 SECONDS WEST ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 488.82 FEET TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.

## WOODMEN HEIGHTS METROPOLITAN DISTRICT 2

A tract of land being a portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 6 in Township 13 South, Range 88 West of the 6<sup>th</sup> Principal Meridian whose location and boundaries are more particularly described as follows:

Commencing at a point that is on a line drawn parallel with the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 6, and 860 feet Southerly therefrom, said point being 211.8 feet West of the East line of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  as measured on said parallel line, thence Westerly on said parallel line a distance of 211.8 feet, thence angle left  $88^{\circ}14'30''$  Southerly a distance of 1058.8 feet, thence Westerly parallel with the aforesaid North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 6, a distance of 760.53 feet to the point of beginning and Northeast corner of the tract of land to be described hereby, thence continuing Westerly parallel with the aforesaid North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 6 a distance of 324.85 feet, thence angle left  $88^{\circ}14'30''$ , run Southerly parallel with the East line of the aforesaid Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 6 a distance of 674.82 feet, more or less, to a point of intersection with the South line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 6, thence Easterly on said South line a distance of 181.13 feet, to a point that is 1304.18 feet Westerly from the Southeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 6, thence Easterly on the South line of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 6, a distance of 133.87 feet to a point that is 1171.01 feet Westerly from the Southeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 6, thence angle left  $87^{\circ}18'$  and run Northerly parallel with the East line of the said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 6, a distance of 809.32 feet, more or less, to the point of beginning,

County of El Paso, State of Colorado

## WOODMEN HEIGHTS METROPOLITAN DISTRICT 2

### Parcel A:

A tract of land being a portion of the Northeast quarter of the Southwest quarter of Section 6, Township 13 South, Range 65 West of 6th P.M., whose location and boundaries are more particularly described as follows: Commencing at a point that is on a line drawn parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, and 860 feet Southerly therefrom, said point being 211.8 feet West of the East line of said Southwest quarter of the Northeast quarter as measured on said parallel line; thence Westerly on said parallel line a distance of 211.8 feet, thence angle left  $88^{\circ}16'30''$  Southerly a distance of 1,058.8 feet, thence Westerly parallel with the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 6, a distance of 1,075.38 feet to the point of beginning and Northeast corner of the tract of land described hereby, thence continuing Westerly parallel with the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 6, a distance of 321.78 feet, thence angle left  $88^{\circ}16'30''$ , run Southerly parallel with the East line of the aforesaid Southwest quarter of the Northeast quarter of Section 6, a distance of 680.27 feet more or less to a point of intersection with the South line of the Northeast quarter of the Southwest quarter of Section 6, thence Easterly on said South line a distance of 322.00 feet, thence angle  $87^{\circ}18'1/2''$  and run Northerly parallel with the East line of the aforesaid Southwest quarter of the Northeast quarter of Section 6, a distance of 674.82 feet more or less to the point of beginning together with a nonexclusive right of way for road purposes and for utility service over that tract of land described in Deed recorded August 24, 1956 in Book 1587 at Page 149, under Reception No. 10735, El Paso county, Colorado.

County of El Paso, State of Colorado.

## WOODMEN HEIGHTS METROPOLITAN DISTRICT 2

### PROPERTY DESCRIPTION

South of Woodmen Road and east of Nebraska Lane  
Woodmen Heights No. 7  
-62 AC

A tract of land in the North Half of the Southwest Quarter, and in the Northwest Quarter of Section 8, Township 13 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, El Paso County, Colorado described as follows: Beginning at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 8; thence Westerly on the South line of the North Half of the Southwest Quarter, a distance of 1318.14 feet to intersect the Southerly extension of the Easterly line of Lot 20, Horseshoe Rancheros as recorded in Plat Book E - 2 at Page 66 of the El Paso County records; thence Northerly on said extension, 14.57 feet to the Southeast corner of said Lot 20; thence Northerly on the Easterly line of Lots 20 through 30 inclusive, 3961.83 feet to the Northeast corner of Lot 30; thence Easterly on a line 30.00 feet Southerly from the North line of said Section 8, a distance of 30.00 feet to the Easterly right of way line of the 30 foot roadway described in Book 1803 at Page 353 of the said records; thence Southerly on the Easterly line of the last mentioned roadway 400.00 feet to the North line of the tract of land described in Book 6041 at Page 1466 of the said records; thence Easterly on said Northerly line, 30.00 feet; thence Southerly on a line 60.00 feet Easterly from and parallel with the Easterly lines of Lots 29, 28, 27, 26 and 25, Horseshoe Rancheros, 1580.00 feet to the Northerly line of the tract of land described under reception no. 201009775 of the said records; thence Easterly on the boundary line of the last mentioned parcel, 1271.80 feet to the Northeast corner thereof; thence Southerly on the East line of the West Half of said Section 8, a distance of 1996.17 feet to the point of beginning, containing an approximate area 62.23 Acres, more or less.

## WOODMEN HEIGHTS METROPOLITAN DISTRICT 2

A tract of land being a portion of the Northeast Quarter of the Southwest Quarter of Section 6, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M., whose location and boundaries are more particularly described as follows:

Commencing at a point that is on a line drawn parallel with the North line of the Southwest Quarter of the Northeast Quarter of said Section 6, and 860 feet Southerly therefrom, said point being 211.8 feet West of the East line of the Southwest Quarter of the Northeast Quarter as measured on said parallel line, thence Westerly on said parallel line a distance of 211.8 feet, thence angle left 88 degrees 16' 30" Southerly a distance of 1058.8 feet, thence Westerly parallel with the aforesaid North line of the Southwest Quarter of the Northeast Quarter of Section 6, a distance of 1716.24 feet to the Point of Beginning and the Northeast corner of a tract of land to be described hereby.

Thence continuing Westerly and parallel with the aforesaid North line of the Southwest Quarter of the Northeast Quarter of Section 6 a distance of 461.59 feet more or less to the West line of the Northeast Quarter of the Southwest Quarter aforesaid; thence angle left 88 degrees 28 minutes run Southerly on said West line a distance of 671.57 feet more or less to the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 6; thence Easterly on the South line of the Northeast Quarter of the Southwest Quarter a distance of 470.56 feet; thence angle left 87 degrees 18 1/2 minutes and run Northerly parallel with the East line of the aforesaid Southwest Quarter of the Northeast Quarter of Section 6 a distance of 658.66 feet, more or less to the Point of Beginning,

County of El Paso,  
State of Colorado.

## WOODMEN HEIGHTS METROPOLITAN DISTRICT 2

### EXHIBIT "A"

#### Parcel A:

That portion of the Northeast quarter of the Southwest quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows: Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 6; thence Southerly 880 feet on the Easterly line thereof; thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 423.6 feet; thence angle left  $88^{\circ}16'30''$  Southerly 1058.8 feet; thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 1716.24 feet; thence angle left  $88^{\circ}16'30''$  a distance of 342 feet to the point of beginning of the tract to be described hereby; thence Southerly on last described course a distance of 348.66 feet, more or less, to the South line of the Northeast quarter of the Southwest quarter of said Section 6; thence Easterly on said South line a distance of 319.3 feet; thence angle left  $87^{\circ}18'30''$  Northerly and parallel with the East line of said Southwest quarter of Northeast quarter of said Section 6 a distance of 338.27 feet, more or less, to intersect a line drawn Easterly from point of beginning and parallel with the North line of said Southwest quarter of Northeast quarter; thence West on said line a distance of 319.08 feet to the point of beginning, except the Easterly 30.08 feet as measured on the North line thereof.

#### Parcel B:

A right of way for road purposes and public utility and service lines or pipes over that portion of the Northeast quarter of the Southwest quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows: Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 880 feet on the Easterly line thereof; thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; thence angle left  $88^{\circ}16'30''$  Southerly 1058.8 feet; thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 1397.18 feet to the point of beginning of the tract to be described hereby; thence continue Westerly 30.08 feet on said parallel line; thence angle left  $88^{\circ}16'30''$  Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 680.3 feet, more or less to the South line of the Northeast quarter of the Southwest quarter of said Section 6; thence Easterly on the South line thereof to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Southwest quarter of said Northeast quarter; thence Northerly 680.27 feet on said line to the point of beginning.

#### Parcel C:

A right of way for road and public utility service lines or pipes in the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M. as more particularly described in Instruments recorded June 4, 1956 in Book 1573 at Page 586 and August 24, 1958 in Book 1587 at Page 149, County of El Paso, State of Colorado.

#### SCHEDULE A

This Policy valid only if Schedule B is attached

S21C00TP.2550 Rev. 0/28/04

(25-CO-05-000579.PFD/25-CO-05-000579/73)

## WOODMEN HEIGHTS METROPOLITAN DISTRICT 2

### EXHIBIT "A"

#### Parcel A:

That portion of the Northeast Quarter of the Southwest Quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows: Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 880 feet on the Easterly line thereof; thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; thence angle left  $88^{\circ}16'30''$  Southerly 1058.8 feet; thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 1397.16 feet to the point of beginning of the tract to be described hereby; thence continue Westerly 319.08 feet on said parallel line; thence angle left  $88^{\circ}16'30''$  Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 342.00 feet; thence angle left  $91^{\circ}43'30''$  Easterly parallel with the North line of the Southwest quarter of the Northeast quarter 319.08 feet; thence angle left  $88^{\circ}16'30''$  Northerly parallel with the East line of the Southwest quarter of said Northeast quarter 342.00 feet to the point of beginning, except the Easterly 30.08 feet as measured on the North line thereof.

#### Parcel B:

A right of way for road purposes and public utility and service lines or pipes over that portion of the Northeast quarter of the Southwest quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows: Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 880 feet on the Easterly line thereof; thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; thence angle left  $88^{\circ}16'30''$  Southerly 1058.8 feet; thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 1397.16 feet to the point of beginning of the tract to be described hereby; thence continue Westerly 30.08 feet on said parallel line; thence angle left  $88^{\circ}16'30''$  Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6 a distance of 660.3 feet, more or less to the South line of the Northeast quarter of the Southwest quarter of said Section 6; thence Easterly on the South line thereof to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Southwest quarter of said Northeast quarter; thence Northerly 660.27 feet on said line to the point of beginning.

#### Parcel C:

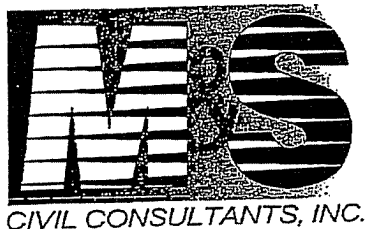
A right of way for road and public utility service lines or pipes in the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M. as more particularly described in instruments recorded June 4, 1956 in Book 1573 at Page 598 and August 24, 1956 in Book 1587 at Page 149, County of El Paso, State of Colorado.

#### SCHEDULE A

This Policy valid only if Schedule B is attached

621CDDTP 2550 Rev. 3/29/04

(25-CO-05-000680.PFD/25-CO-05-000680/72)



15 North Nevada Avenue  
Colorado Springs,  
Colorado 80903  
v 719.955.5485  
f 719.444.8427

### WOODMEN HEIGHTS METROPOLITAN DISTRICT 3

A PARCEL OF LAND BEING A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S 89°23'04" W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N 00°10'59" E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°18'28" W ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1579.87 FEET TO A POINT ON THE NORTHERLY LINE OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202224865;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 08°44'31" W, HAVING A DELTA OF 09°11'43", A RADIUS OF 11991.00 FEET, A DISTANCE OF 1924.41 FEET TO A POINT OF TANGENT;
2. S 89°21'29" W, A DISTANCE OF 2062.38 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S 01°09'01" E HAVING A DELTA OF 04°49'33", A RADIUS OF 10088.00 FEET, A DISTANCE OF 849.68 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 03°16'39", A RADIUS OF 9912.00 FEET, A DISTANCE OF 566.92 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5528 AT PAGE 947;
5. CONTINUE ON THE NORTHERLY LINE OF WOODMEN ROAD WESTERLY TO THE EASTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD; THENCE NORTHERLY ON THE EASTERLY LINE OF BLACK FOREST ROAD TO THE CENTERLINE OF VOLLMER ROAD



REALIGNED, AS SHOWN ON THE PLAT OF FOREST MEADOWS FILING NO. 3; THENCE N 89°21'46" E, ON SAID CENTERLINE, 238.12 FEET TO A POINT OF CURVE ON SAID CENTERLINE; THENCE ON SAID CENTERLINE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 41°46'58", A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 510.47 FEET; THENCE S 49°41'26" E, 58.50 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 41°06'32", A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 358.74 FEET;

THENCE N 89°12'02" E, A DISTANCE OF 2921.06 FEET TO A POINT OF CURVE;

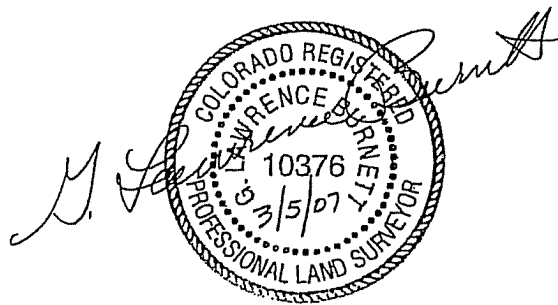
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 78°50'07", A RADIUS OF 690.00 FEET, A DISTANCE OF 949.40 FEET TO A POINT ON CURVE;

THENCE N 90°00'00" E, A DISTANCE OF 787.30 FEET;  
THENCE S 51°30'00" E, A DISTANCE OF 130.27 FEET;  
THENCE S 38°30'00" W, A DISTANCE OF 56.94 FEET;  
THENCE S 49°06'00" W, A DISTANCE OF 381.00 FEET;  
THENCE S 18°00'00" W, A DISTANCE OF 212.94 FEET;  
THENCE N 90°00'00" E, A DISTANCE OF 1350.32 FEET;

THENCE N 03°49'17" E, A DISTANCE OF 262.64 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 16°36'05", A RADIUS OF 950.00 FEET, A DISTANCE OF 275.26 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 13°54'43" W, HAVING A DELTA OF 50°47'33", A RADIUS OF 500.00 FEET, A DISTANCE OF 443.25 FEET TO A POINT ON CURVE; THENCE S 64°42'16" E, A DISTANCE OF 101.02 FEET;  
THENCE N 87°36'42" E, A DISTANCE OF 867.76 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;  
THENCE S 00°10'59" W, ON SAID EAST LINE A DISTANCE OF 1739.02 FEET TO THE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:  
M&S CIVIL CONSULTANTS, INC.  
15 N. NEVADA AVENUE  
COLORADO SPRINGS, CO 80903



**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

WOODMEN HEIGHTS METROPOLITAN DISTRICT 3  
0710.0902

**EXHIBIT 1**

(Woodmen Road Associates, LLP – 39.558 ACRES)

PROPERTY DESCRIPTION

Southeast of Woodmen Road and Marksheffel Road  
Harry Gelles Commercial Property  
~39.5 AC

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL  
PASO COUNTY, COLORADO;

EXCEPTING THE NORTHERLY 30.00 FEET THEREOF FOR WOODMEN ROAD.

CONTAINING A CALCULATED AREA OF 39.558 ACRES

**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

**EXHIBIT 2**

(Woodmen Corridor Associates, LLC – 5 Acres)

**PROPERTY DESCRIPTION**

Southeast of Woodmen Road and Horseshoe Road  
Woodmen Corridor Associates, LLC  
Commercial Property  
~5 AC

**LEGAL DESCRIPTION**

Lot 29, Horseshoe Rancheros, as recorded  
September 19, 1963 in Plat  
Book E-2 at Page 66  
Of the records of El Paso County, Colorado

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## WOODMEN HEIGHTS METROPOLITAN DISTRICT 3

(Harry P. Gelles – Woodmen Road Associates, LLP 22.8 Acres)

### PROPERTY DESCRIPTION

Northeast of Woodmen Road and Black Forest Road  
Harry Gelles Commercial Property  
~22.8 AC

### LEGAL DESCRIPTION

A parcel of land situated in Section 5, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M., in the County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of said Section 5, being a found axle in asphalt; thence N46°22'58"E, a distance of 42.93 feet to the Point of Beginning, being a set pin and cap, LS No. 22568, on the north right-of-way of Woodmen Road and the east right-of-way of Black Forest Road;

thence N02°02'36"E along said easterly right-of-way of Black Forest Road, a distance of 755.77 feet to a point on the southeasterly right-of-way line of Vollmer Road, being a set pin and cap, LS No. 22568;

thence N42°04'54"E, along said southeasterly right-of-way, a distance of 1344.02 feet; thence S02°03'36"W, a distance of 1764.59 feet, to the northerly right-of-way line of Woodmen Road; thence along said northerly right-of-way N89°17'41"W, a distance of 864.50 feet, to the Point of Beginning, except for that portion contained in deed recorded at Reception No. 202224860.

**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

(Dimitria Hurst 5 acres)

PROPERTY DESCRIPTION

Dimitria Argos Hurst  
Commercial Property  
~5 AC

LEGAL DESCRIPTION

Lot 2, Horseshoe Rancheros, as recorded September 19, 1963  
In Plat Book E-2 at Page 66  
Of the Records of El Paso County, Colorado

**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

**PROPERTY DESCRIPTION**

Southwest of Woodmen Road and Black Forest Road  
Dave Karstens – KANAAN Properties, LLC  
Commercial Property  
~5 AC

**LEGAL DESCRIPTION**

Lots 3, Glover Subdivision, as recorded September 13, 1967  
In Plat Book J-2 of Page 57  
Of the records of El Paso County, Colorado

**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

PROPERTY DESCRIPTION

Dennis Grover and Jayne S. Grover – Jaden, LLC  
Commercial Property  
~5 AC

LEGAL DESCRIPTION

Lot 1, Horseshoe Rancheros, as recorded September 19, 1963  
In Plat Book E-2 at Page 66  
Of the Records of El Paso County, Colorado

**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

**PROPERTY DESCRIPTION**

Southwest of Woodmen Road and Black Forest Road  
Thomas D Pfost, Julie R Chase, David A Zallar  
Commercial Property  
~5 AC

**LEGAL DESCRIPTION**

Lots 1, Glover Subdivision, as recorded September 13, 1967  
In Plat Book J-2 of Page 57  
Of the records of El Paso County, Colorado



**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

**PROPERTY DESCRIPTION**

Southwest of Woodmen Road and Black Forest Road  
Thomas D Pfost, Julie R Chase, David A Zallar, Sharal A Zallar  
Commercial Property  
~5 AC

**LEGAL DESCRIPTION**

Lots 2, Glover Subdivision, as recorded September 13, 1967  
In Plat Book J-2 of Page 57  
Of the records of El Paso County, Colorado

### WOODMEN HEIGHTS METROPOLITAN DISTRICT 3

Tract 1 in WESTVIEW ESTATES (Plat Book I-2, Page 37, El Paso County, Colorado records), EXCEPTING any portion thereof taken or conveyed pursuant to El Paso County District Court Case No. 00 CV 115, in El Paso County, Colorado; and

Tracts 2, 4, and 5 in WESTVIEW ESTATES (Plat Book I-2, Page 37, El Paso County, Colorado records), EXCEPTING any portion thereof taken or conveyed pursuant to El Paso County District Court Case No. 00 CV 88, in El Paso County, Colorado.

**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

Tracts 7 and 10 in WESTVIEW ESTATES (Plat Book 1-2, Page 37, El Paso County, Colorado records), in El Paso County, Colorado

### WOODMEN HEIGHTS METROPOLITAN DISTRICT 3

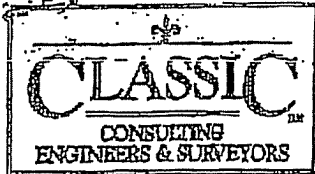
The Southwest One-Quarter of the Northwest One-Quarter, EXCEPT the North 472 feet thereof, as measured on the East and West lines of said Southwest One-Quarter of the Northwest One-Quarter, and the West One-Half of the Southwest One-Quarter, EXCEPT the South 2,130 feet thereof, as measured on the East and West Section lines of said West One-Half of the Southwest One-Quarter, said EXCEPTION being the area thereof included in the plat of WESTVIEW ESTATES, all in section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado EXCEPT that portion described in deed recorded January 27, 2000 under Reception No. 200008908.

Containing 40.67 "NET" acres, more or less.

**WOODMEN HEIGHTS METROPOLITAN DISTRICT 3**

Tract 8 in WESTVIEW ESTATES (Plat Book 1-2, Page 37, El Paso County, Colorado records),  
in El Paso County, Colorado

WOODMEN HEIGHTS METROPOLITAN DISTRICT 3



6985 Carpenter Drive (719)785-0798  
Colorado Springs, Colorado 80919 (719)785-0799(Fax)

JOB NO. 2077.00-28  
DECEMBER 1, 2004

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3/4" ALUMINUM CAP STAMPED "PLS 17498" AND AT THE WEST END BY A 3/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S89°23'04"W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°10'59"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1769.01 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204004025, RECORDS OF EL PASO COUNTY COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY OF SAID LAST MENTIONED TRACT THE FOLLOWING TWO (2) COURSES;  
1. S87°38'42"W, A DISTANCE OF 857.76 FEET;  
2. N64°42'16"W, A DISTANCE OF 101.02 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N64°42'18"W HAVING A DELTA OF 10°08'18", A RADIUS OF 500.00 FEET, A DISTANCE OF 88.62 FEET TO A POINT OF TANGENT;  
THENCE N15°08'28"E, A DISTANCE OF 554.31 FEET;  
THENCE N88°52'28"E, A DISTANCE OF 785.17 FEET, TO A POINT ON THE WESTERLY LINE OF BAR J-B ACRES RECORDED IN PLAT BOOK A-2 AT PAGE 10, SAID POINT BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;  
THENCE S00°10'59"W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 840.55 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 13.000 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, LAND SURVEYOR  
COLORADO P.L.S. NO. 30110  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

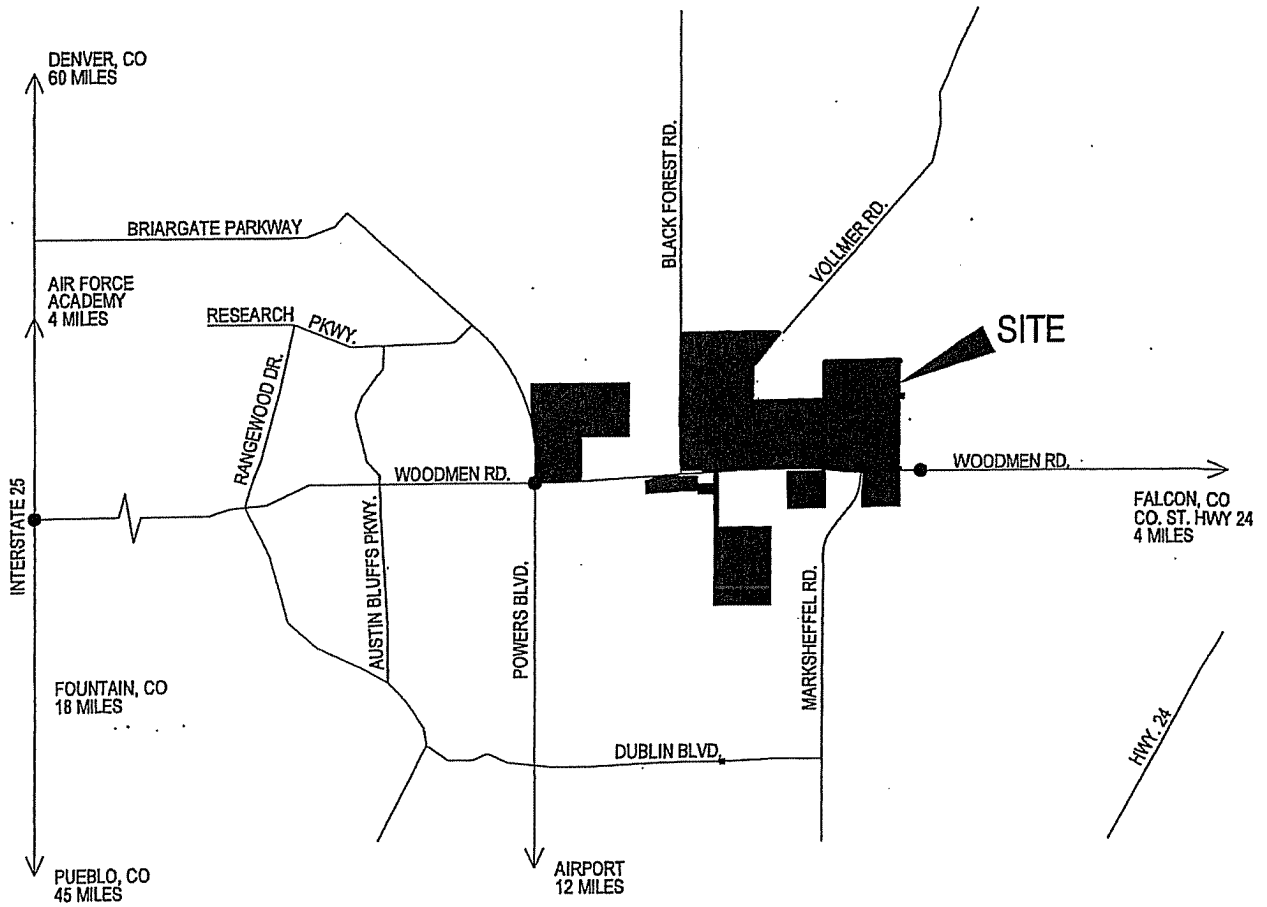
Dec 01, 2004  
DATE

**EXHIBIT B**

Colorado Springs Vicinity Map

# WOODMEN HEIGHTS DISTRICT VICINITY MAP

N.T.S.



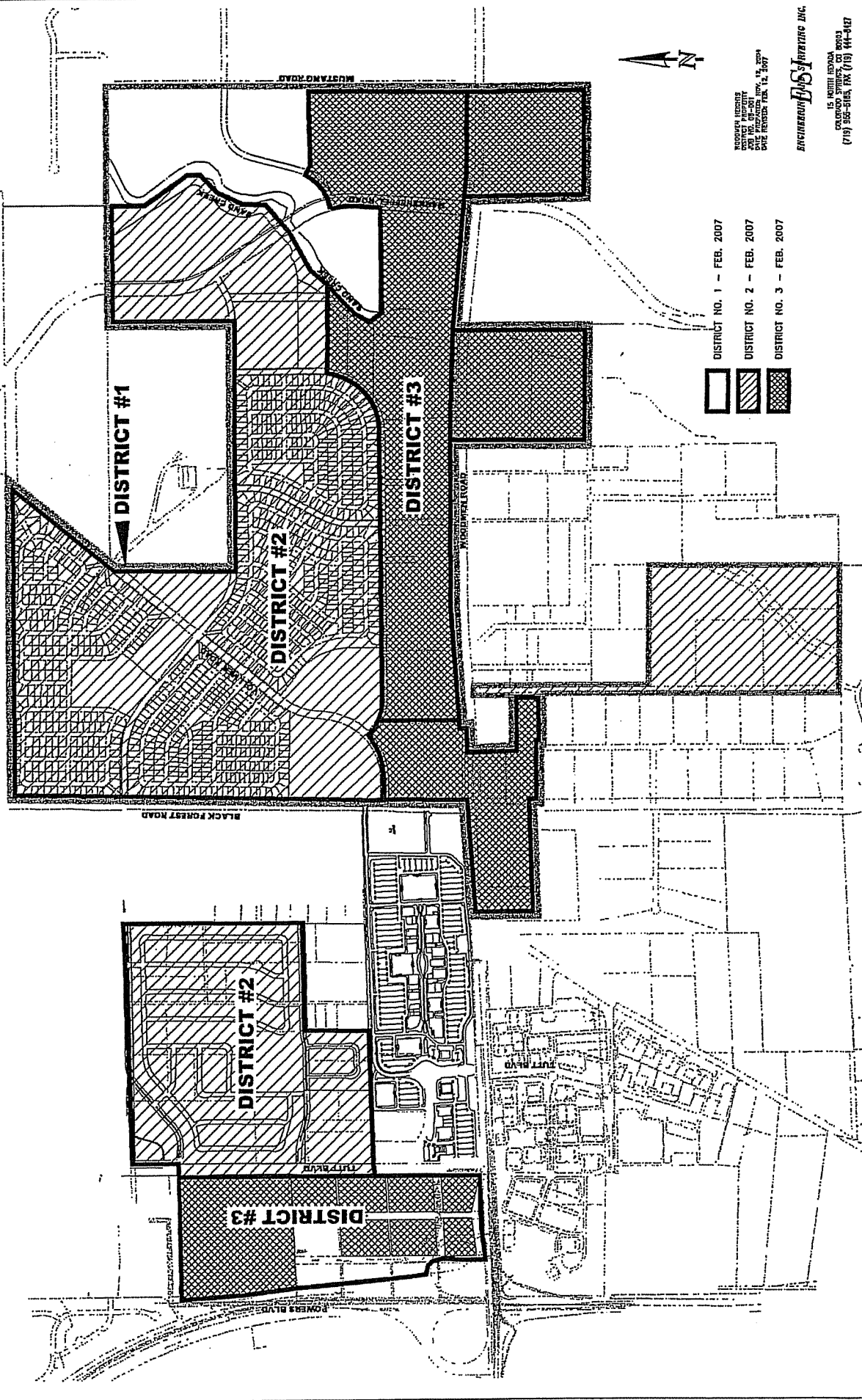


**EXHIBIT C-1**

Initial District Boundary Map

# WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 & 3

2007 BOUNDARY MAP

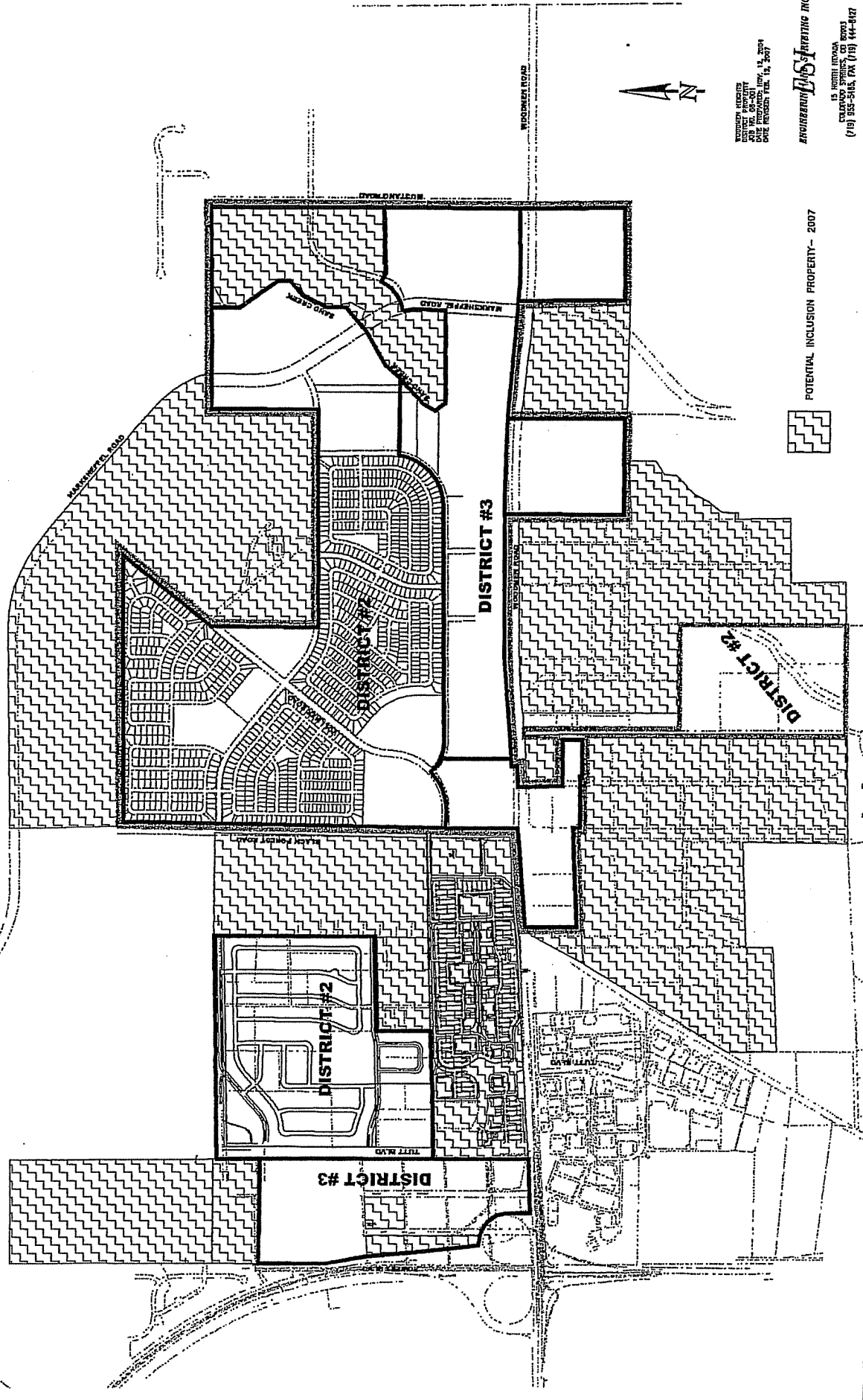


**EXHIBIT C-2**

Inclusion Area Boundary Map

# WOODMEN HEIGHTS METROPOLITAN DISTRICT

2007 POTENTIAL INCLUSION MAP



WOODMEN HEIGHTS METROPOLITAN DISTRICT  
 15 NORTH WOODMEN ROAD  
 WOODMEN HEIGHTS, ILL. 60401  
 DATE PREPARED: FEB. 14, 2007  
 (708) 335-3103, FAX (708) 444-4187

ENGINEER: **D&S** ENGINEERING, INC.

POTENTIAL INCLUSION PROPERTY - 2007

SEEK 1 OF 1

**EXHIBIT D**

Description of Permitted Services to be Provided by the Districts

Description of Services

IGA Required (Yes or No)

The Original Service Plan provides:

“With the exception of certain park improvements and detention ponds, the Districts shall not be authorized to own or operate facilities to be provided pursuant to this Service Plan [Original Service Plan] on a perpetual basis.”

An IGA with the City is to be required for any ongoing maintenance undertaken by the Districts.

**Exhibit E**

**NOTICE OF SPECIAL DISTRICT DISCLOSURE**

**(to be provided to every purchaser of real property within the boundaries of the District)**

Name of District(s):	Woodmen Heights Metropolitan District Nos. 1, 2 and 3
Contact Information for District:	Terry Schooler (District Manager) 455 E. Pikes Peak Avenue, Suit 100 Colorado Springs, CO 80903 719 447-1777
Type of District(s): (i.e. if dual or three districts concept - insert language regarding limited rights of property owners)	Title 32 metropolitan districts to provide infrastructure for the Woodmen Heights community. District No. 1 is the coordinating district and District Nos. 2 and 3 are the taxing districts. Representation on the board of directors for any district is limited to property owners and residents within each individual district
Identify District(s) Improvements Financed by Proposed Bonds (List by major categories, i.e. Roads – Powers Blvd):	Water, sewer, storm sewer, detention, flood and surface drainage and channels, bridges, streets, sidewalks, curbs, gutters, traffic and safety controls, park and recreation entry features, landscaping, retaining walls
Identify Services/Facilities Operated/Maintained by District(s):	With the exception of limited park improvements and detention ponds, the Districts shall not be authorized to own or operate facilities, and an agreement with the City is to be required for any ongoing maintenance undertaken by the Districts.
Mill Levy Cap: (Describe Procedure for any Adjustments to Mill Levy Cap) <i>(Note: The Districts may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the Districts.)</i>	District No. 2 (Residential) 30 mills Debt Service Cap 10 mills Operations and Maintenance Cap 40 mills Total Residential Cap Cap adjustments pursuant to Service Plan  District No. 3 (Commercial) 50 mills Debt Service Cap 10 mills Operations and Maintenance Cap 60 mills Total Commercial Cap Cap adjustments pursuant to Service Plan
Authorized Debt of the District(s) per Operating or Service Plan:	Collectively \$60,000,000 debt limit
Voter Authorized Debt per Election:	\$60,000,000

District Boundaries:	Generally along Woodmen Road between Powers Blvd and Mustang Road
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<p><u>Sample Calculation of Mill Levy Cap for a Residential Property</u></p> <p><b>Assumptions:</b>  Market value is \$250,000  Mill levy cap is 40 mills</p> <p><b>Calculation:</b>  \$250,000 x .0796 = \$19,900 (Assessed Valuation)  \$19,900 x .040 mills = <b>\$796 per year in taxes owed solely to District No. 2 (Residential) if maximum mill levy cap imposed</b></p>	<p><u>Sample Calculation of Mill Levy Cap for a Commercial, Office or Industrial Property</u></p> <p><b>Assumptions:</b>  Market value is \$750,000  Mill levy cap is 60 mills</p> <p><b>Calculation:</b>  \$750,000 x .29 = \$217,500 (Assessed Valuation)  \$217,500 x .060 mills = <b>\$13,050 per year in taxes owed solely to District No. 3 (Commercial) if maximum mill levy cap imposed</b></p>
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