

PETITION FOR INCLUSION OF PROPERTY

(The Pines at Forest Meadows, Filing No. 1)

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **EPC HOLDINGS, LLC**, a Colorado limited liability company, (the "**Petitioner**") hereby respectfully requests that the **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2** (the "**District**"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

EPC Holdings, LLC
P.O. Box 908
Colorado Springs, CO 80901

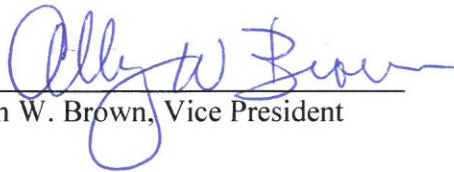
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PETITIONER:

EPC HOLDINGS, LLC,
a Colorado limited liability company

By: Springs Land Ventures, LLC,
a Colorado limited liability company, as Manager

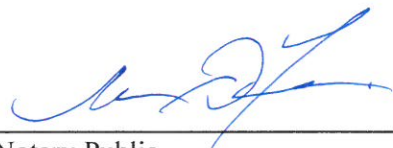
By: Entity Management Company, Inc.,
a Colorado corporation, as Manager

By: 
Allyn W. Brown, Vice President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

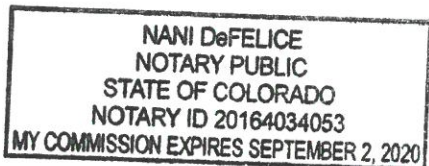
The above and foregoing instrument was acknowledged before me this 30th day of January 2017, by Allyn W. Brown, as Vice President of Entity Management Company, Inc., a Colorado corporation, the Manager of Springs Land Ventures, LLC, a Colorado limited liability company, the Manager of EPC Holdings, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.



Notary Public

My commission expires: SEPTEMBER 2, 2020



*Signature Page to Petition for Inclusion of Real Property
(The Pines at Forest Meadows, Filing No. 1)*

EXHIBIT A
(The Property)



20 Boulder Crescent, STE 110
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

PINES AT FOREST MEADOWS - "INCLUSION"

M&S Job No. 08-038
January 27, 2017

A REPLAT OF LOTS 2 AND 3 AND 4 AND 5, AS PLATTED IN WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 208712847 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER TOGETHER WITH A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHEASTERLY LINE OF LOT 1, AS PLATTED IN WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 208712847 OF THE RECORDS OF THE EL PASO COUNTY CLERK, AS MONUMENTED AT THE SOUTH END BY A REBAR AND YELLOW SURVEYORS CAP STAMPED "M&S CIVIL PLS 10376" AND AS MONUMENTED AT THE NORTH END BY A REBAR AND YELLOW SURVEYORS CAP STAMPED "M&S CIVIL PLS 10376" SAID LINE IS ASSUMED TO BEAR $N00^{\circ}38'14''W$, A DISTANCE OF 469.26 FEET;

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1, AS PLATTED IN SAID WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1 SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 202224865 OF SAID COUNTY RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE $N00^{\circ}38'14''W$ ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 779.26 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1 SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 2 SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST MEADOWS AVENUE, AS PLATTED IN FOREST MEADOWS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 206712298 AND FOREST MEADOWS FILING NO. 6, AS RECORDED UNDER RECEPTION NO. 213713373; AND FOREST MEADOWS FILING NO. 6A, AS RECORDED UNDER RECEPTION NO. 213713374 OF SAID COUNTY RECORDS;

THENCE $N89^{\circ}21'46''E$ ALONG THE NORTHERLY LINE OF SAID LOT 2, 3, 4 AND 5, SAID LINE ALSO BEING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1947.08 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FOREST MEADOWS AVENUE, ALONG THE ARC OF A 723.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $15^{\circ}42'40''$, AN ARC LENGTH OF 198.25 FEET, (THE LONG CHORD OF WHICH BEARS $N81^{\circ}30'27''E$, A LONG CHORD DISTANCE OF 197.63 FEET) TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AT RECEPTION NO. 213006396 OF SAID EL PASO COUNTY RECORDS;

THENCE $S00^{\circ}35'00''E$ ALONG THE WEST LINE OF SAID PARCEL DESCRIBED AT 213006396, A DISTANCE OF 803.02 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD THE FOLLOWING TWO (2) COURSES:

1. S89°21'29"W, A DISTANCE OF 1966.85 FEET TO A POINT ON CURVE;
2. ALONG THE ARC OF A 10088.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°59'44", AN ARC LENGTH OF 175.28 FEET, (THE LONG CHORD OF WHICH BEARS S88°21'07"W, A LONG CHORD DISTANCE OF 175.28 FEET) TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 38.217 ACRES OF LAND, MORE OR LESS.

PREPARED BY:
CORY L. SHARP, COLORADO P.L.S. NO. 32820
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80901

