

PETITION FOR EXCLUSION OF PROPERTY
(The Oaks of Castle Rock Filing No. 3)

TO: THE BOARD OF DIRECTORS OF THE
CASTLEVIEW METROPOLITAN DISTRICT,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., **CASTLEVIEW, L.L.C.**, a Nevada limited liability company, and the **TOWN OF CASTLE ROCK**, a municipal corporation of the State of Colorado (collectively the “Petitioner”), hereby respectfully requests that the **CASTLEVIEW METROPOLITAN DISTRICT** (the “District”), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Property”), from 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 exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for Douglas County, excluding the Property from 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 a public hearing on the Petition has been published.

Pursuant to § 32-1-501(1), C.R.S., Castleview, L.L.C. agrees to pay all costs associated with the exclusion proceedings on behalf of the Petitioner.

The name and address of the Petitioner is as follows:

Castleview, L.L.C.
30 Cherry Hills Farm Drive
Englewood, Colorado 80113

Town of Castle Rock
100 N. Wilcox Street
Castle Rock, Colorado 80104

Remainder of page intentionally left blank. Signature pages follow.

PETITIONER:

CASTLEVIEW, L.L.C., a Nevada limited liability company

Printed Name: Harvey B. Alpert

Title: Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The above and foregoing instrument was acknowledged before me this _____ day of July, 2018 by Harvey B. Alpert, as Manager of Castleview, L.L.C.

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

***Signature Page 1 of 2 to Petition for Exclusion of Real Property
(The Oaks of Castle Rock Filing No. 3)***

PETITIONER:

TOWN OF CASTLE ROCK, COLORADO

By: _____
Mayor

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The above and foregoing instrument was acknowledged before me this _____ day of August, 2018 by Jennifer Green, as Mayor of the Town of Castle Rock, Colorado.

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

*Signature Page 2 of 2 to Petition for Exclusion of Real Property
(The Oaks of Castle Rock Filing No. 3)*

EXHIBIT A
(The Property)

PROPERTY TO BE EXCLUDED FROM CASTLE VIEW METROPOLITAN DISTRICT

A PARCEL OF LAND BEING A PART OF SECTION 18, T. 8 S., R. 66 W., OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AND CONSIDERING THE WEST LINE OF SAID SECTION 18 TO BEAR SOUTH 01°11'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 88°59'35" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1146.14 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 00°34'46" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1317.67 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 89°07'47" EAST, ALONG NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1332.06 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 00°02'11" WEST, ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 18, A DISTANCE OF 660.08 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 10°58'20" WEST, A DISTANCE OF 5.66 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 1149 AT PAGE 1015, A DISTANCE OF 660.94 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE NORTH 44°50'25" EAST, A DISTANCE OF 43.00 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 183 AT PAGE 65;

THENCE NORTH 89°10'30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1887.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIDGE ROAD;

THENCE SOUTH 00°00'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 628.42 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID RIDGE ROAD;

THENCE SOUTH 89°07'40" WEST, A DISTANCE OF 432.80 FEET;

THENCE NORTH 00°01'43" EAST, A DISTANCE OF 0.99 FEET;

THENCE SOUTH 89°15'37" WEST, A DISTANCE OF 99.67 FEET;

THENCE SOUTH 00°01'43" WEST, A DISTANCE OF 1.22 FEET;

THENCE SOUTH 89°07'40" WEST, A DISTANCE OF 0.03 FEET;

THENCE SOUTH 00°08'46" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 89°08'39" WEST, A DISTANCE OF 602.27 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 507.30 FEET A CENTRAL ANGLE OF 41°35'53" AN ARC DISTANCE OF 368.31 FEET TO A POINT OF TANGENT;

THENCE SOUTH 47°32'46" WEST, ALONG SAID TANGENT, A DISTANCE OF 308.28 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 707.45 FEET A CENTRAL ANGLE OF 51°42'46" AN ARC DISTANCE OF 638.51 FEET TO A POINT OF TANGENT;

THENCE NORTH 80°44'28" WEST, ALONG SAID TANGENT, A DISTANCE OF 64.89 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 950.61 FEET A CENTRAL ANGLE OF 20°49'27" AN ARC DISTANCE OF 345.50 FEET TO A POINT OF TANGENT;

THENCE SOUTH 78°26'05" WEST, ALONG SAID TANGENT, A DISTANCE OF 21.37 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 855.02 FEET A CENTRAL ANGLE OF 25°25'09" AN ARC DISTANCE OF 379.33 FEET TO A POINT OF TANGENT;

THENCE SOUTH 53°00'56" WEST, ALONG SAID TANGENT, A DISTANCE OF 69.76 FEET TO A POINT OF CURVE;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 937.42 FEET A CENTRAL ANGLE OF 04°57'58" AN ARC DISTANCE OF 81.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID ROAD EASEMENT;

THENCE NORTH 41°50'08" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 60.08 FEET TO A POINT ON A NON-TANGENT CURVE SAID POINT ALSO BEING ON A LINE OF A BOUNDARY LINE AGREEMENT AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 703 AT PAGE 622;

THENCE ALONG SAID BOUNDARY AGREEMENT THE FOLLOWING TWO (2) COURSES;

1. ALONG SAID CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 41°57'00" EAST, HAVING A RADIUS OF 997.37 FEET A CENTRAL ANGLE OF 03°27'07" AN ARC DISTANCE OF 60.09 FEET TO A POINT OF NON-TANGENT;
2. NORTH 37°13'39" WEST, A DISTANCE OF 185.29 FEET;

THENCE THE FOLLOWING FIFTEEN (15) COURSES;

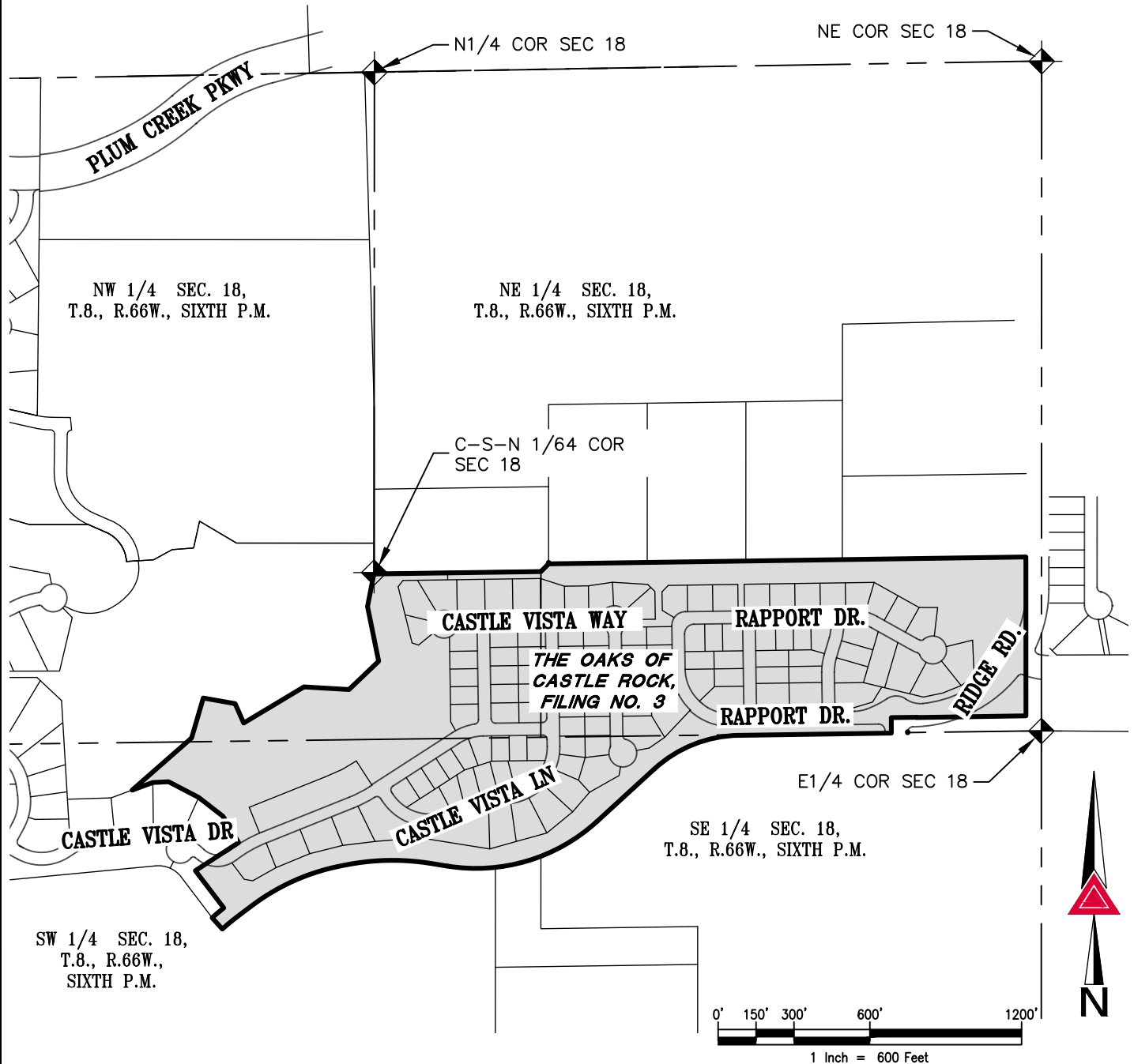
1. NORTH 57°01'15" EAST, A DISTANCE OF 203.63 FEET;
2. NORTH 30°39'29" WEST, A DISTANCE OF 120.96 FEET;
3. NORTH 52°11'42" WEST, A DISTANCE OF 121.82 FEET;
4. NORTH 62°27'14" WEST, A DISTANCE OF 134.16 FEET;
5. SOUTH 87°13'38" WEST, A DISTANCE OF 62.29 FEET;
6. SOUTH 69°50'01" WEST, A DISTANCE OF 87.47 FEET;
7. NORTH 48°45'47" EAST, A DISTANCE OF 312.77 FEET;
8. NORTH 16°18'49" EAST, A DISTANCE OF 164.91 FEET;
9. SOUTH 79°59'03" EAST, A DISTANCE OF 127.98 FEET;
10. SOUTH 23°40'22" EAST, A DISTANCE OF 83.79 FEET;
11. NORTH 59°01'13" EAST, A DISTANCE OF 277.95 FEET;
12. SOUTH 86°34'34" EAST, A DISTANCE OF 178.59 FEET;
13. NORTH 46°16'41" EAST, A DISTANCE OF 162.32 FEET;
14. NORTH 11°30'58" WEST, A DISTANCE OF 220.91 FEET;
15. NORTH 10°58'20" EAST, A DISTANCE OF 131.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 62.69 ACRES, MORE OR LESS.



DEREK S. BROWN, PLS NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE SUITE 1, LITTLETON, CO 80122
303-713-1898

MAP OF PROPERTY TO BE EXCLUDED
A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\134118-01\DWG\EXHIBITS\
DWG NAME: _____
DWG: MDW CHK: DSB
DATE: 7/2/2018
SCALE: 1" = 600'



AZTEC
CONSULTANTS, INC.

Castleview Metro Dist Exclusion Exhibit.DWG

300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
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EXCLUSION MAP
CASTLEVIEW METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO

JOB NUMBER 134118-01

1 OF 1 SHEETS