

**EXHIBIT A  
PROPERTY DESCRIPTION  
RIGHT OF WAY**

A tract or parcel of land over and across that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of said Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 38°38'24" East, a distance of 589.30 feet to the northeast corner of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County and the Point of Beginning;

THENCE South 39°54'23" East, along the southwesterly right of way line of Ridge Road distance of 992.86 feet to the southeast corner of said parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

THENCE South 49°06'41" West, along the south line of said parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, a distance of 20.19 feet;

THENCE North 39°57'52" West, a distance of 499.22 feet;

THENCE North 50°02'08" East, a distance of 10.00 feet;

THENCE North 39°57'52" West, a distance of 502.99 feet to the north line of said parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

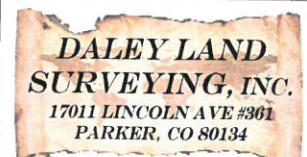
THENCE North 88°55'28" East, along said north line, a distance of 14.38 feet to the Point of Beginning.

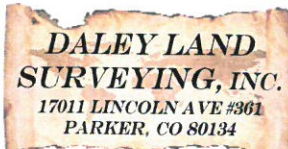
Containing 15653 Square Feet, or 0.359 Acres, more or less.



FOR AND ON BEHALF OF  
DALEY LAND SURVEYING INC.,  
Robert Daley, PLS 35597

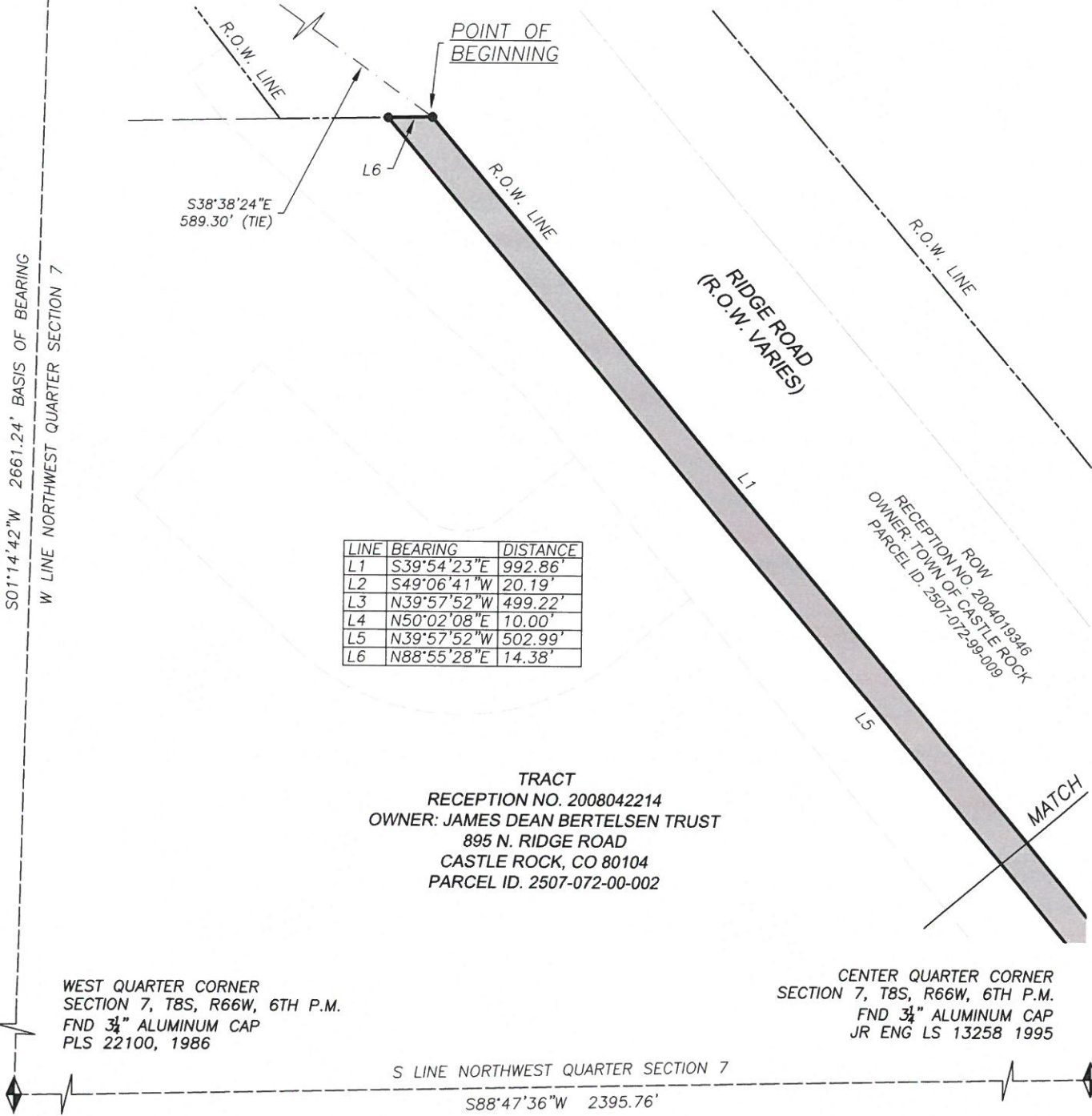
THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



<p>OWNER <b>JAMES DEAN BERTELSEN TRUST</b></p>	<p align="center"><b>RIGHT OF WAY</b></p> <p align="center">NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO</p>	<p align="center">THIS DOES NOT REPRESENT A MONUMENTED SURVEY.</p> 				
<p>APN. 2507-072-00-002</p> <table border="1"> <tr> <td>CALC: AVV</td> <td>DATE: 3/19/2019</td> </tr> <tr> <td>DRWN: AVV</td> <td>JOB No. 1701-003</td> </tr> <tr> <td colspan="2">SHEET 1 OF 4</td> </tr> </table>			CALC: AVV	DATE: 3/19/2019	DRWN: AVV	JOB No. 1701-003
CALC: AVV	DATE: 3/19/2019					
DRWN: AVV	JOB No. 1701-003					
SHEET 1 OF 4						

# ILLUSTRATION TO EXHIBIT A

POINT OF COMMENCEMENT  
 NORTHWEST CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 TST LS 12046, 1985



LINE	BEARING	DISTANCE
L1	S39°54'23"E	992.86'
L2	S49°06'41"W	20.19'
L3	N39°57'52"W	499.22'
L4	N50°02'08"E	10.00'
L5	N39°57'52"W	502.99'
L6	N88°55'28"E	14.38'

TRACT  
 RECEPTION NO. 2008042214  
 OWNER: JAMES DEAN BERTELSEN TRUST  
 895 N. RIDGE ROAD  
 CASTLE ROCK, CO 80104  
 PARCEL ID. 2507-072-00-002

WEST QUARTER CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 PLS 22100, 1986

CENTER QUARTER CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 JR ENG LS 13258 1995

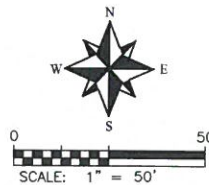
S LINE NORTHWEST QUARTER SECTION 7  
 S88°47'36"W 2395.76'

OWNER  
**JAMES DEAN  
 BERTELSEN TRUST**

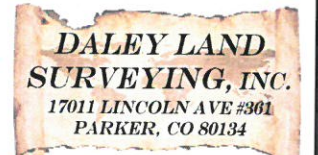
**RIGHT OF WAY**

APN. 2507-072-00-002  
 CALC: AVW DATE: 3/19/2019  
 DRWN: AVW JOB No. 1701-003  
 SHEET 2 OF 4

NW 1/4 SEC. 7, T.8S., R.66W.  
 DOUGLAS COUNTY, COLORADO

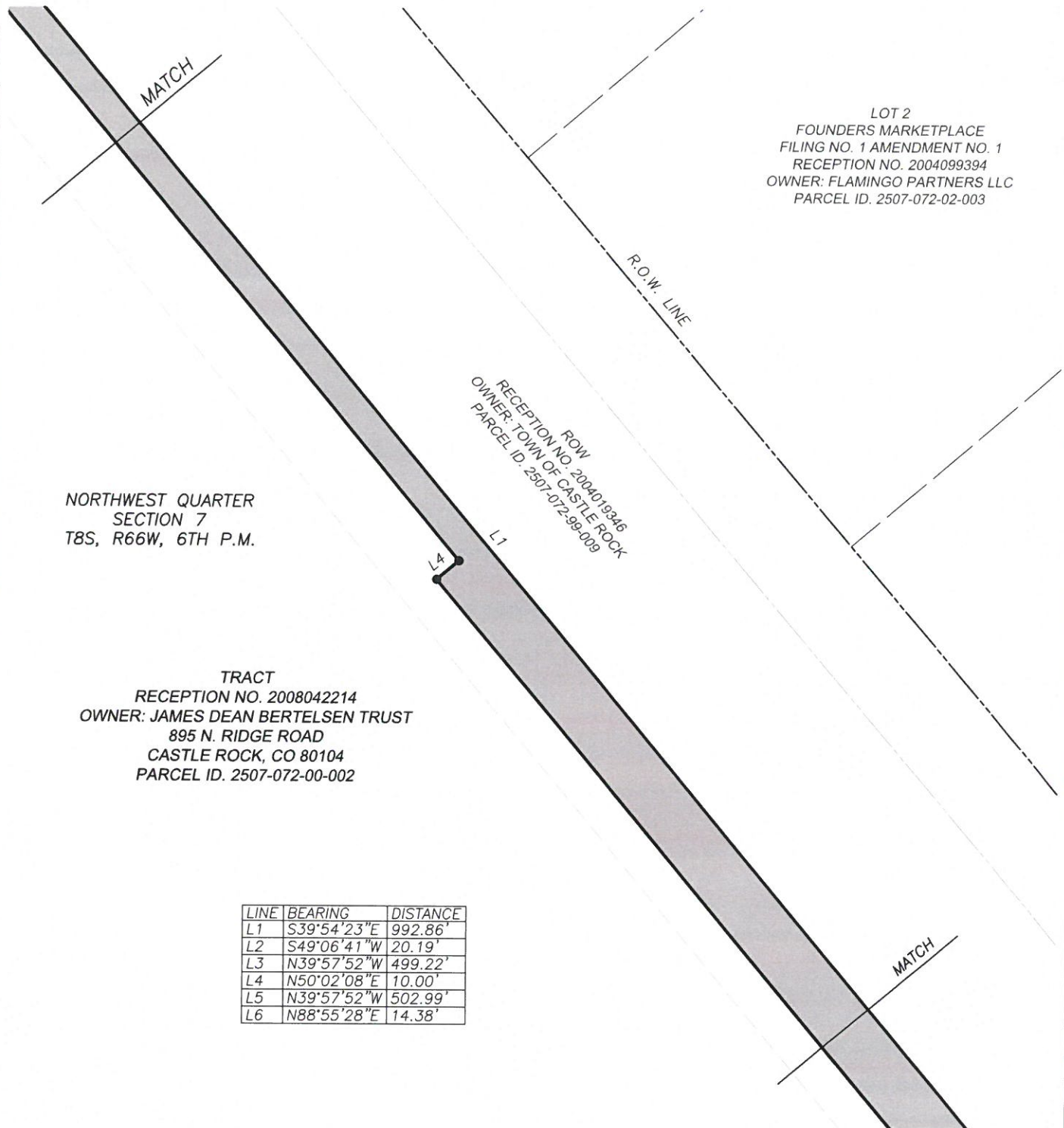


THIS DOES NOT REPRESENT  
 A MONUMENTED SURVEY.



\\Survey\1701003\Drawings\Stanley - Ridge Road Bertelsen ROW Exhibit.dwg

# ILLUSTRATION TO EXHIBIT A



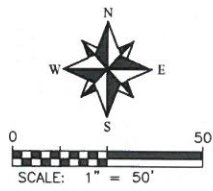
LINE	BEARING	DISTANCE
L1	S39°54'23"E	992.86'
L2	S49°06'41"W	20.19'
L3	N39°57'52"W	499.22'
L4	N50°02'08"E	10.00'
L5	N39°57'52"W	502.99'
L6	N88°55'28"E	14.38'

**JAMES DEAN  
BERTELSEN TRUST**

APN. 2507-072-00-002  
 CALC: AVV    DATE: 3/19/2019  
 DRWN: AVV    JOB No. 1701-003  
 SHEET 3 OF 4

**RIGHT OF WAY**

NW 1/4 SEC. 7, T.8S., R.66W.  
DOUGLAS COUNTY, COLORADO

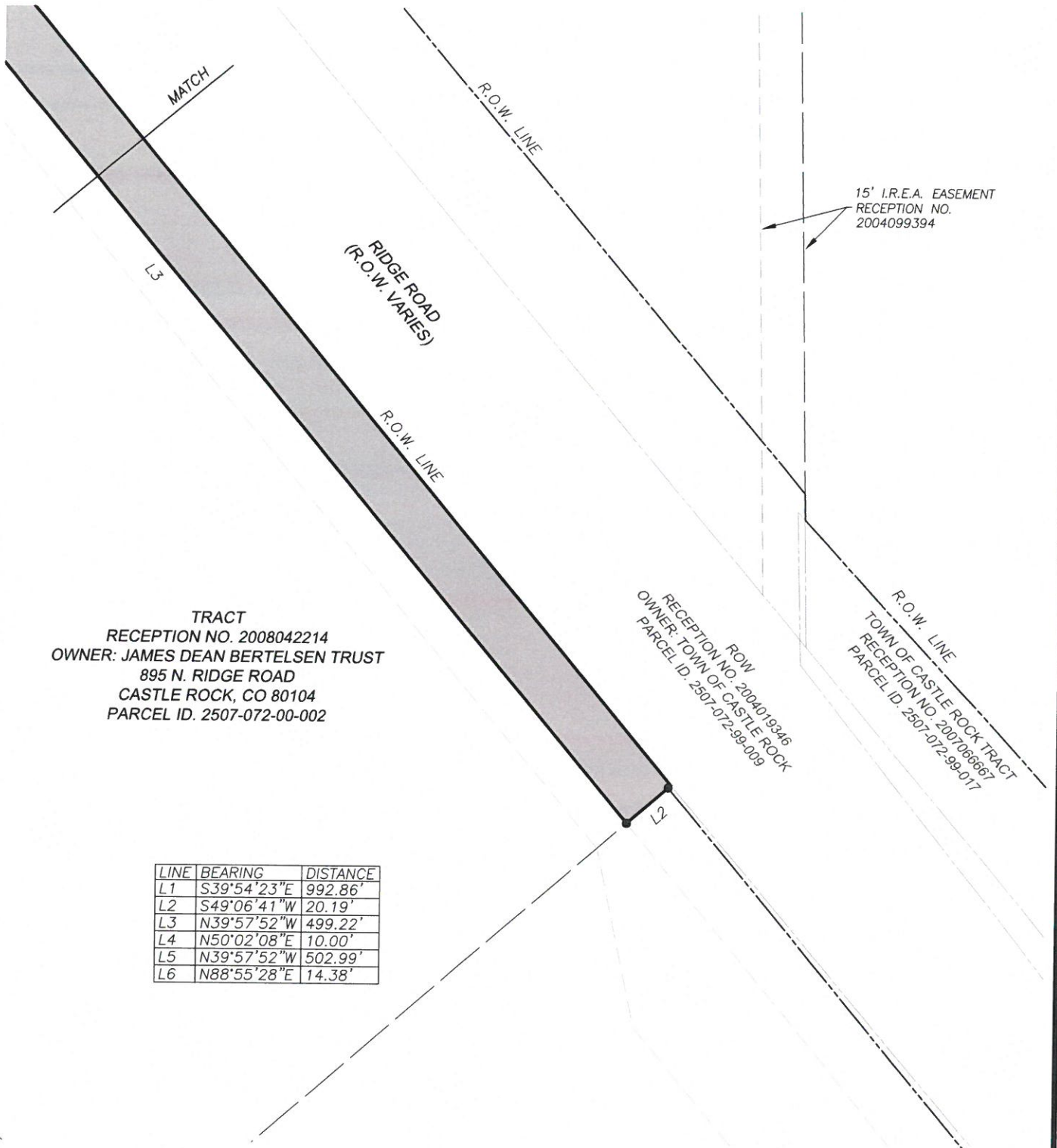


THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.

**DALEY LAND  
SURVEYING, INC.**

17011 LINCOLN AVE #301  
PARKER, CO 80134

# ILLUSTRATION TO EXHIBIT A



LINE	BEARING	DISTANCE
L1	S39°54'23"E	992.86'
L2	S49°06'41"W	20.19'
L3	N39°57'52"W	499.22'
L4	N50°02'08"E	10.00'
L5	N39°57'52"W	502.99'
L6	N88°55'28"E	14.38'

OWNER

**JAMES DEAN  
 BERTELSEN TRUST**

APN. 2507-072-00-002

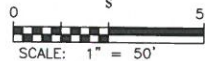
CALC: AVV DATE: 3/19/2019

DRWN: AVV JOB No. 1701-003

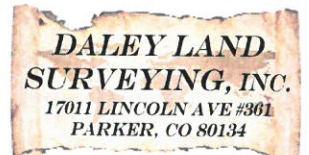
SHEET 4 OF 4

**RIGHT OF WAY**

NW 1/4 SEC. 7, T.8S., R.66W.  
 DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
 A MONUMENTED SURVEY.



**EXHIBIT A  
PROPERTY DESCRIPTION  
SLOPE EASEMENT**

A tract or parcel of land over and across that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 37°30'55" East, a distance of 580.64 feet to the north line of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County and the Point of Beginning;

THENCE South 39°57'52" East, a distance of 502.99 feet;

THENCE South 50°02'08" West, a distance of 10.00 feet;

THENCE South 39°57'52" East, a distance of 499.22 feet to the south line of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

THENCE South 49°06'41" West, along said south line, a distance of 13.44 feet;

THENCE North 39°57'52" West, a distance of 904.11 feet;

THENCE North 48°03'57" West, a distance of 133.76 feet to the north line of that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County;

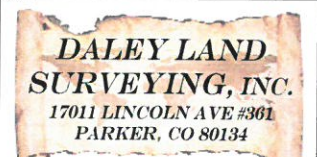
THENCE North 88°55'28" East, along said north line, a distance of 54.33 feet to the Point of Beginning.

Containing 19822 Square Feet, or 0.455 Acres, more or less.



FOR AND ON BEHALF OF  
DALEY LAND SURVEYING INC.,  
Robert Daley, PLS 35597

THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



<small>OWNER</small> <b>JAMES DEAN BERTELSEN TRUST</b>	<b>SLOPE EASEMENT</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.	
<small>APN.</small> 2507-072-00-002				
<small>CALC:</small> AVV				<small>DATE:</small> 3/19/2019
<small>DRWN:</small> AVV				<small>JOB No.</small> 1701-003
SHEET 1 OF 4				

# ILLUSTRATION TO EXHIBIT A

POINT OF COMMENCEMENT  
 NORTHWEST CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 TST LS 12046, 1985

POINT OF BEGINNING

S37°30'55"E  
 580.64' (TIE)

S01°14'42"W 2661.24' BASIS OF BEARING  
 W LINE NORTHWEST QUARTER SECTION 7

LINE	BEARING	DISTANCE
L1	S39°57'52"E	502.99'
L2	S50°02'08"W	10.00'
L3	S39°57'52"E	499.22'
L4	S49°06'41"W	13.44'
L5	N39°57'52"W	904.11'
L6	N48°03'57"W	133.76'
L7	N88°55'28"E	54.33'

TRACT  
 RECEPTION NO. 2008042214  
 OWNER: JAMES DEAN BERTELSEN TRUST  
 895 N. RIDGE ROAD  
 CASTLE ROCK, CO 80104  
 PARCEL ID. 2507-072-00-002

WEST QUARTER CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 PLS 22100, 1986

CENTER QUARTER CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 JR ENG LS 13258, 1995

S LINE NORTHWEST QUARTER SECTION 7  
 S88°47'36"W 2395.76'

OWNER  
**JAMES DEAN  
 BERTELSEN TRUST**

APN. 2507-072-00-002  
 CALC: AVV DATE: 3/19/2019  
 DRWN: AVV JOB No. 1701-003

SHEET 2 OF 4

## SLOPE EASEMENT

NW 1/4 SEC. 7, T.8S., R.66W.  
 DOUGLAS COUNTY, COLORADO



0 50  
 SCALE: 1" = 50'

THIS DOES NOT REPRESENT  
 A MONUMENTED SURVEY.

**DALEY LAND  
 SURVEYING, INC.**  
 17011 LINCOLN AVE #361  
 PARKER, CO 80134

# ILLUSTRATION TO EXHIBIT A

LOT 2  
 FOUNDERS MARKETPLACE  
 FILING NO. 1 AMENDMENT NO. 1  
 RECEPTION NO. 2004099394  
 OWNER: FLAMINGO PARTNERS LLC  
 PARCEL ID. 2507-072-02-003

NORTHWEST QUARTER  
 SECTION 7  
 T8S, R66W, 6TH P.M.

TRACT  
 RECEPTION NO. 2008042214  
 OWNER: JAMES DEAN BERTELSEN TRUST  
 895 N. RIDGE ROAD  
 CASTLE ROCK, CO 80104  
 PARCEL ID. 2507-072-00-002

LINE	BEARING	DISTANCE
L1	S39°57'52"E	502.99'
L2	S50°02'08"W	10.00'
L3	S39°57'52"E	499.22'
L4	S49°06'41"W	13.44'
L5	N39°57'52"W	904.11'
L6	N48°03'57"W	133.76'
L7	N88°55'28"E	54.33'

OWNER  
**JAMES DEAN  
 BERTELSEN TRUST**

---

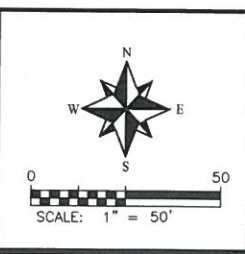
APN. 2507-072-00-002

CALC: AVV	DATE: 3/19/2019
DRWN: AVV	JOB No. 1701-003

SHEET 3 OF 4

**SLOPE EASEMENT**

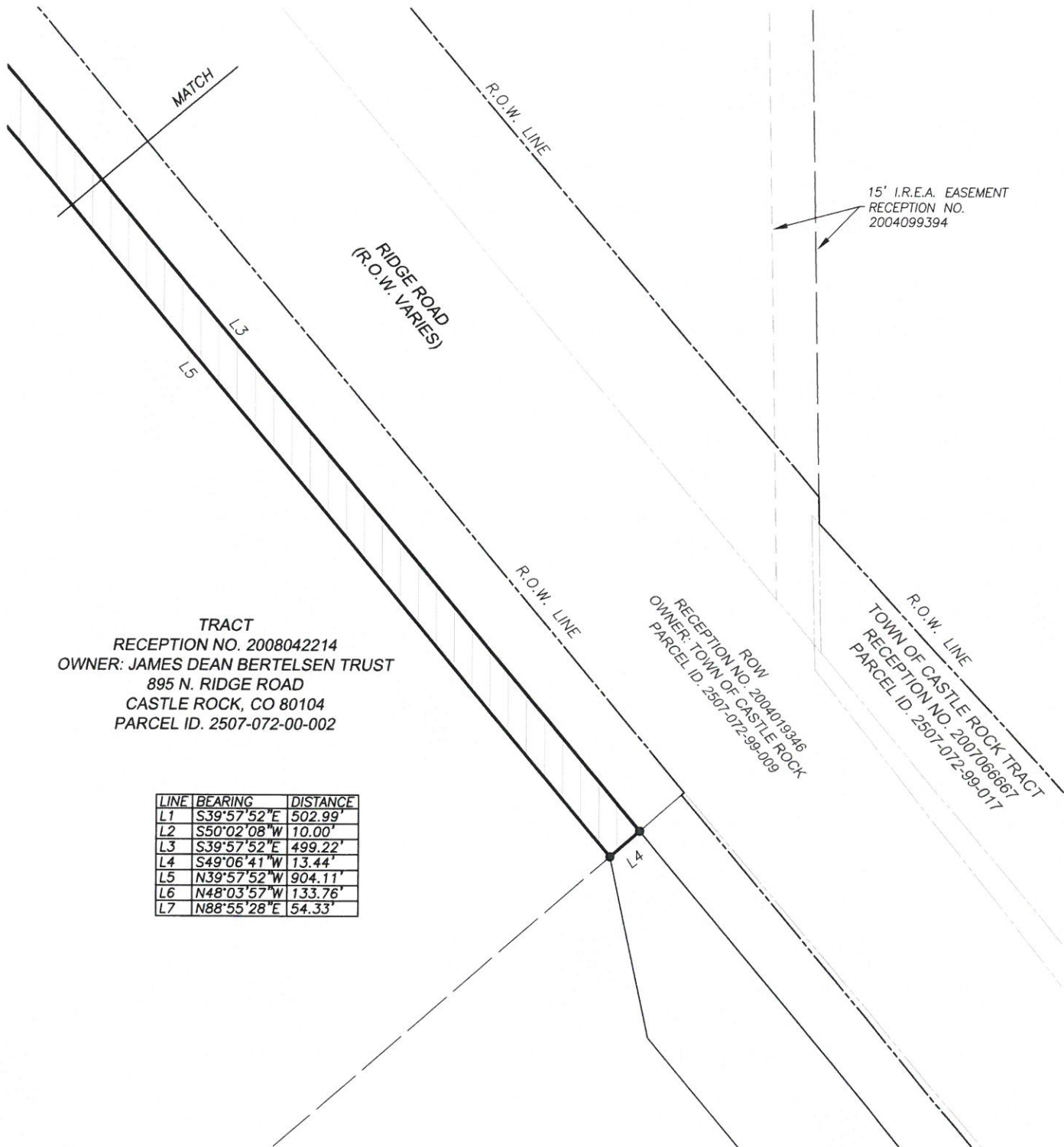
NW 1/4 SEC. 7, T.8S., R.66W.  
 DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
 A MONUMENTED SURVEY.

**DALEY LAND  
 SURVEYING, INC.**  
 17011 LINCOLN AVE #361  
 PARKER, CO 80134

# ILLUSTRATION TO EXHIBIT A



TRACT  
 RECEPTION NO. 2008042214  
 OWNER: JAMES DEAN BERTELSEN TRUST  
 895 N. RIDGE ROAD  
 CASTLE ROCK, CO 80104  
 PARCEL ID. 2507-072-00-002

ROW  
 RECEPTION NO. 2004018346  
 OWNER: TOWN OF CASTLE ROCK  
 PARCEL ID. 2507-072-99-009

R.O.W. LINE  
 TOWN OF CASTLE ROCK TRACT  
 RECEPTION NO. 2007066667  
 PARCEL ID. 2507-072-99-017

LINE	BEARING	DISTANCE
L1	S39°57'52"E	502.99'
L2	S50°02'08"W	10.00'
L3	S39°57'52"E	499.22'
L4	S49°06'41"W	13.44'
L5	N39°57'52"W	904.11'
L6	N48°03'57"W	133.76'
L7	N88°55'28"E	54.33'

OWNER  
**JAMES DEAN  
 BERTELSEN TRUST**

---

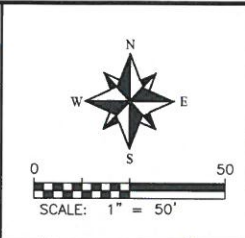
APN. 2507-072-00-002

CALC: AVV	DATE: 3/19/2019
DRWN: AVV	JOB No. 1701-003

SHEET 4 OF 4

**SLOPE EASEMENT**

NW 1/4 SEC. 7, T.8S., R.66W.  
 DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT  
 A MONUMENTED SURVEY.

**DALEY LAND  
 SURVEYING, INC.**  
 17011 LINCOLN AVE #361  
 PARKER, CO 80134



**EXHIBIT A  
PROPERTY DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT**

A tract or parcel of land over and across that parcel of land described at Reception No. 2008042214 in the Public Records of Douglas County, located in the Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, said tract or parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West Line of said Northwest Quarter of Section 7, Township 8 South, Range 66 West of the Sixth Principal Meridian, assumed to bearing South 01°14'42" West, a distance of 2661.24 feet. Monumented by a 3/4" Aluminum Cap stamped PLS 12046 1985 on a 2 3/8" pipe at the Northwest Corner, and by a 3/4" Aluminum Cap stamped PLS 22100 1986 on a 2 3/8" pipe at the West Quarter Corner of said Section 7.

Commencing at the Northwest Corner of Section 7, Township 8 South, Range 66 West of the 6th Principal Meridian;

THENCE South 30°03'14" East, a distance of 624.59 feet to the Point of Beginning;

THENCE South 46°57'54" East, a distance of 72.01 feet;

THENCE along a curve to the left, an arc length of 28.97 feet, said curve having a radius of 20.00 feet, a delta angle of 82°59'58", a chord bearing of South 88°27'53" East and a chord length of 26.50 feet;

THENCE North 50°02'08" East, a distance of 30.63 feet;

THENCE South 39°57'52" East, a distance of 60.00 feet;

THENCE South 50°02'08" West, a distance of 30.63 feet;

THENCE along a curve to the right, an arc length of 115.89 feet, said curve having a radius of 80.00 feet, a delta angle of 82°59'58", a chord bearing of North 88°27'53" West and a chord length of 106.02 feet;

THENCE North 46°57'54" West, a distance of 72.01 feet;

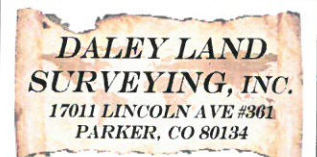
THENCE North 43°02'06" East, a distance of 60.00 feet to the Point of Beginning.

Containing 10504 Square Feet, or 0.241 Acres, more or less.



FOR AND ON BEHALF OF  
DALEY LAND SURVEYING INC.,  
Robert Daley, PLS 35597

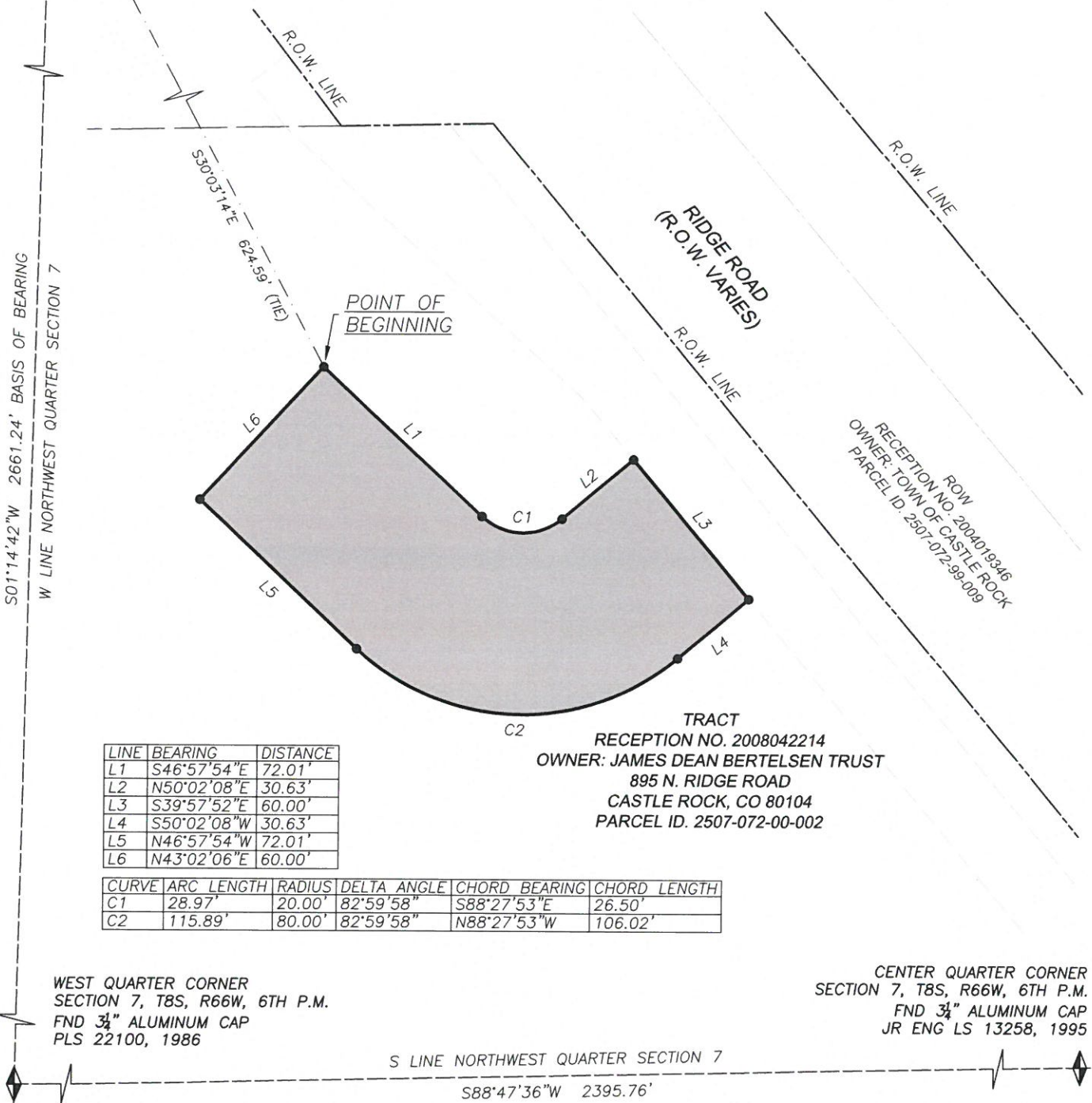
THIS DOES NOT REPRESENT  
A MONUMENTED SURVEY.



<small>OWNER</small> <b>JAMES DEAN BERTELSEN TRUST</b>	<b>TEMPORARY CONSTRUCTION EASEMENT</b>  NW 1/4 SEC. 7, T.8S., R.66W. DOUGLAS COUNTY, COLORADO		THIS DOES NOT REPRESENT A MONUMENTED SURVEY.	
<small>APN.</small> 2507-072-00-002				
<small>CALC:</small> AVV				<small>DATE:</small> 3/19/2019
<small>DRWN:</small> AVV				<small>JOB No.</small> 1701-003
SHEET 1 OF 2				

# ILLUSTRATION TO EXHIBIT A

POINT OF COMMENCEMENT  
 NORTHWEST CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 TST LS 12046, 1985



ROW  
 RECEPTION NO. 2004019346  
 OWNER: TOWN OF CASTLE ROCK  
 PARCEL ID 2507-072-99-009

TRACT  
 RECEPTION NO. 2008042214  
 OWNER: JAMES DEAN BERTELSEN TRUST  
 895 N. RIDGE ROAD  
 CASTLE ROCK, CO 80104  
 PARCEL ID. 2507-072-00-002

LINE	BEARING	DISTANCE
L1	S46°57'54"E	72.01'
L2	N50°02'08"E	30.63'
L3	S39°57'52"E	60.00'
L4	S50°02'08"W	30.63'
L5	N46°57'54"W	72.01'
L6	N43°02'06"E	60.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.97'	20.00'	82°59'58"	S88°27'53"E	26.50'
C2	115.89'	80.00'	82°59'58"	N88°27'53"W	106.02'

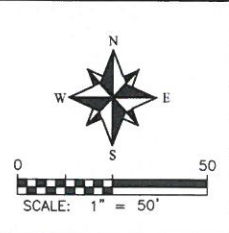
WEST QUARTER CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 PLS 22100, 1986

CENTER QUARTER CORNER  
 SECTION 7, T8S, R66W, 6TH P.M.  
 FND 3/4" ALUMINUM CAP  
 JR ENG LS 13258, 1995

S LINE NORTHWEST QUARTER SECTION 7  
 S88°47'36"W 2395.76'

OWNER  
**JAMES DEAN BERTELSEN TRUST**  
 APN. 2507-072-00-002  
 CALC: AVW DATE: 3/19/2019  
 DRWN: AVW JOB No. 1701-003  
 SHEET 2 OF 2

**TEMPORARY CONSTRUCTION EASEMENT**  
 NW 1/4 SEC. 7, T.8S., R.66W.  
 DOUGLAS COUNTY, COLORADO



THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
**DALEY LAND SURVEYING, INC.**  
 17011 LINCOLN AVE #301  
 PARKER, CO 80134

\\Survey\1701003\Drawings\Stanley - Ridge Road Bertelsen TCE Exhibit.dwg