



**METZLER HOMESTEAD
& OPEN SPACE PROPERTY**
Castle Rock, Douglas County, Colorado

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Town of Castle Rock Parks & Recreation Department

Prepared for:
Town of Castle Rock
The Estate of Robert F Metzler
Douglas Land Conservancy



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1.0 INTRODUCTION

1.1 Summary

The Town of Castle Rock Parks and Recreation Department manages 23 developed parks, 95 miles of paved and soft-surface trails over 3,000 acres of public open space, land set aside for its conservational, educational, cultural, scenic and recreational values, neighborhood and community buffers, preservation of unique geology or wildlife habitat potential. These parks, trails and protected properties are scattered across the Castle Rock landscape that features steeply sloping terrain, grasslands and woodlands, meandering creeks and gulches, buttes and ridgelines. Castle Rock's average elevation of 6,200-feet offers residents and users at most of the sites panoramic views of the Rocky Mountains extending from Pike's Peak to Longs Peak.

Parks, open space areas and trails are managed and maintained by the Town Parks and Recreation Department. Within that department, property planning, trails planning and construction are conducted by the Parks Planning and Construction Division while the operations and maintenance activities are conducted by the Parks Maintenance Division, with assistance from volunteers from the POST Partners Volunteer Program. The Parks and Recreation Department provides input and recommendations to the Parks and Recreation Commission, which advises the Town Council regarding parks, open space, recreation and golf issues within Castle Rock.

This management plan is created to document the permitted operation and management of the Metzler Homestead and Open Space Property in compliance with that certain Personal Representative's Deed of Conservation Easement (Metzler Property) between Douglas Land Conservancy (DLC) and the Town of Castle Rock.

This management plan follows guidance established in the 2015 Parks, Recreation, Open Space and Trails Master Plan, which is a subset of the 2030 Town of Castle Rock Comprehensive Master Plan, adopted in 2017. This management plan will provide a guide to balance natural resource protection and public recreation on the identified park and open space parcels. It will focus on visitor management, current and future resource management, as well as property operations, including staffing and budget to implement the management plan. The management plan also follows the general direction and concepts developed by Landscape Architectural Firm Design Workshop, which are included within the Master Plan included in Appendix F.

1.2 Background

The properties included in this management plan consists of two private parcels owned by the Metzler family that will be donated to the Town of Castle Rock. The parcels include the homestead parcel with residential and agricultural-related buildings and an adjacent small undeveloped tract immediately adjacent to Founders Parkway with an intake structure for water run-off from surrounding roadways. The property will act as a community buffer and will permanently preserve and protect the natural, open space, scenic, wildlife corridor, educational, historical and recreational values of the property. The management and protection of these properties ensure that the sites are maintained as a natural and recreational resource. There is an adjacent Town-owned public park site that is also referenced in the management plan within Chapter 3.3 since future use of the park site will be connected to the recreational plans for the entire site. In addition, the property is located directly adjacent to an 11-acre parcel that will also be donated to the Town of Castle Rock that is reserved for an education and community recreation facility.

1.3 Operations

Management and maintenance of the property, including activities such as mowing, weed control, sign installation, trail building, trash removal, resource monitoring and fencing repairs will be conducted by the Parks Maintenance staff, Parks Planning staff, other Town departments or licensed contractors under the supervision of Town staff. Volunteers with the established POST Partners Volunteer Program, under the direct supervision of the Volunteer Coordinator and Town staff can assist with trail building and maintenance activities, restoration activities and general park trash removal. Castle Rock Water will be consulted if any maintenance activities are needed on any open ponds and/or stormwater structures. Funding for maintenance and will be provided through the Town's General Fund for Parks operations, or other funds and grants as needed, as approved by Town Council.

1.4 Objectives

The 2015 Master Plan Update for Parks, Recreation, Trails and Open Space has recommended the development of management plans for all significant open space properties to serve as a guide for prescribing appropriate types and levels of use as well as preservation and maintenance of landscapes and ecosystems. This management plan will provide a guide to balance natural resource protection and public recreation while adhering to the Town's guiding principles and policies.

1.5 Goals & Priorities

The overall management goal of the Metzler Properties is preservation of the natural, open space, scenic, educational and recreational values and the surrounding natural environment. Any use of the property must be consistent with the Conservation Easement on the property. Overall management priorities are as follows:

- a. Public safety and welfare
- b. Protection of the natural resource values of the property
- c. Public access and recreation
- d. Administration and management of the property

2.0 PROPERTY INFORMATION

2.1 Physical Description and Location

This management plan has been created for two adjacent parcels that include a homestead parcel with residential and agricultural-related buildings and an adjacent small undeveloped tract. These sites are in the northern portion of the Metzler Ranch neighborhood, north of Founders Parkway and east of Interstate 25. Collectively these two parcels are referred to from this point on as the Metzler Property. Maps located in Figure 1 and 2 show the general and specific location of the property. A more detailed aerial site map is provided in Appendix A.

Property Account Details

State Parcel Number	Account Number
2351-253-00-015	R0605551
2351-253-00-014	R0605552

Public Land Survey System Location

The property is located in SE ¼ of Section 26 and SW ¼ of Section 25, Township 7 South, Range 67 West. Legal Descriptions have been provided in Appendix B. The property address is 3183 Crowfoot Valley Road of the 6 P.M. and consists of 49.58 acres.

2.1.1. Homestead Parcel

This parcel is located at 3183 Crowfoot Valley Road within the incorporated limits of the Town of Castle Rock. The property is located in SE quarter of Section 26 and SW quarter of Section 25, Township 7 South, Range 67 West of the 6th P.M. The subject property is zoned PD and has an established land use of single-family residential (R-SF2). The homestead and related fenced pastures envelope are approximately 4 acres within the overall parcel and are referred to as the Homestead Building Envelope. The surrounding area is referred to as the Conservation Area, and together the Homestead Building Envelope and the Conservation Area are the property.

2.1.2 Property

The property address is 3183 Crowfoot Valley Road. This parcel is also located within the incorporated limits of the Town of Castle Rock. The property is located in SE quarter of Section 26 and SW quarter of Section 25, Township 7 South, Range 67 West of the 6 P.M.

The Conservation Easement on the property identifies two areas for management. Unless otherwise specified, this management plan will apply to the entire Metzler Property, separated into the Conservation Area and Homestead Building Envelope. This management plan will not apply to the adjacent 11-acre education and community recreation building envelope as that area has its own management plan and protective covenants. Please see Appendix B for the Master Plan Exhibit B site map outlining the Conservation Area, Education and Community Recreation Building Envelope (not subject to this management plan) and Homestead Building Envelope.

2.2 Easements and Lease Agreements

The Metzler Estate will be granting a permanent Conservation Easement to Douglas Land Conservancy (DLC), a local nonprofit land trust organization, on the entire Metzler Property, which will then be donated to the Town of Castle Rock. The easement outlines allowed uses for the property and is intended to protect its recreation, natural habitat, open space and other conservation values in perpetuity, with specific uses allowed within each area. The Metzler Property will be operated and managed in accordance with this plan or as otherwise set forth in the Conservation Easement. A copy of the draft easement is provided in Appendix E, which will be replaced with a final signed document following recordation. There are no other easements or agreements on the property as of the date of this management plan. In the event of a conflict between the terms of this management plan and the terms of the Conservation Easement, the terms of the Conservation Easement shall control.

2.3 Conservation Values of the Homestead Property

The conservation values of the homestead parcel include a mix of natural plant communities, wildlife habitat, wetland habitat, open space, scenic, cultural, educational and recreational opportunities. These values will be protected within the limits of the permanent Conservation Easement. More specifically, the property contains a mix of pasture, wetland, foothill prairie, foothill shrubland and mature coniferous plant communities. The property provides wildlife habitat for bear, mule deer, coyotes, foxes, porcupines, as well as small mammals, birds and reptiles. In addition, the property provides historical values for the residents of Castle Rock and Douglas County.

Figure 1. General Colorado State and Douglas County Map

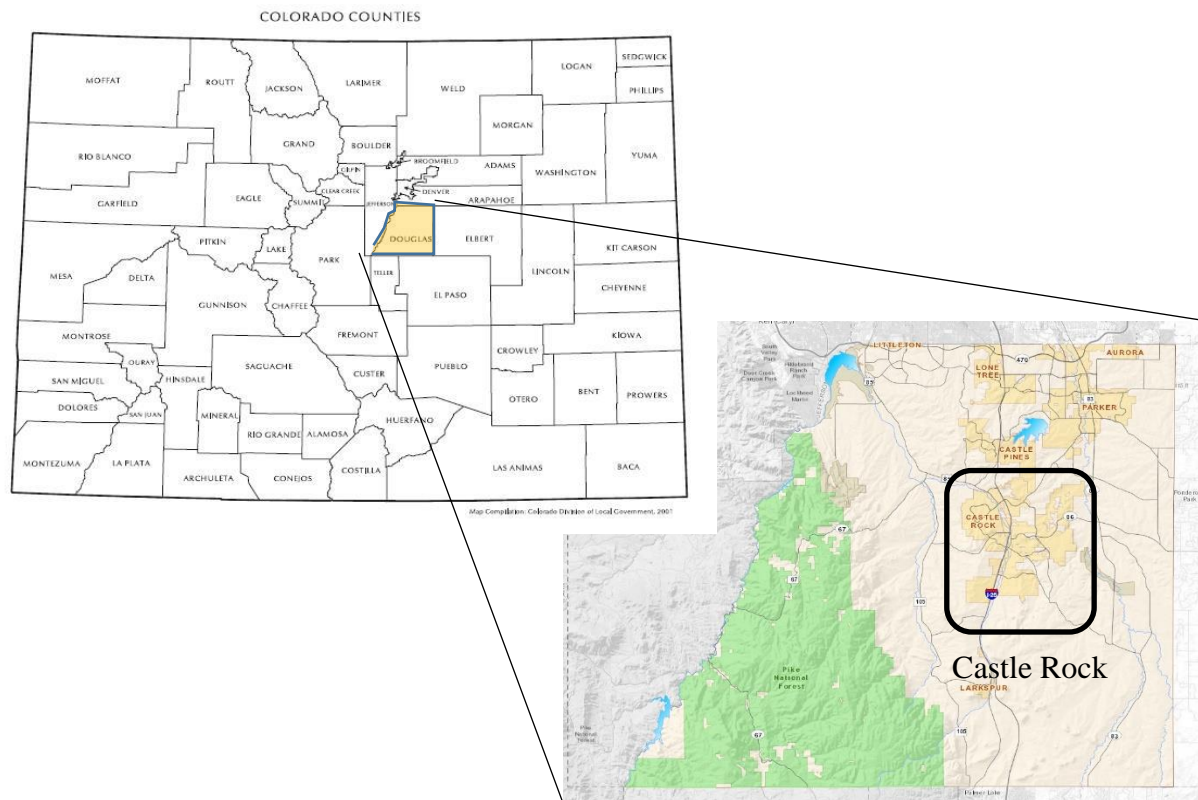
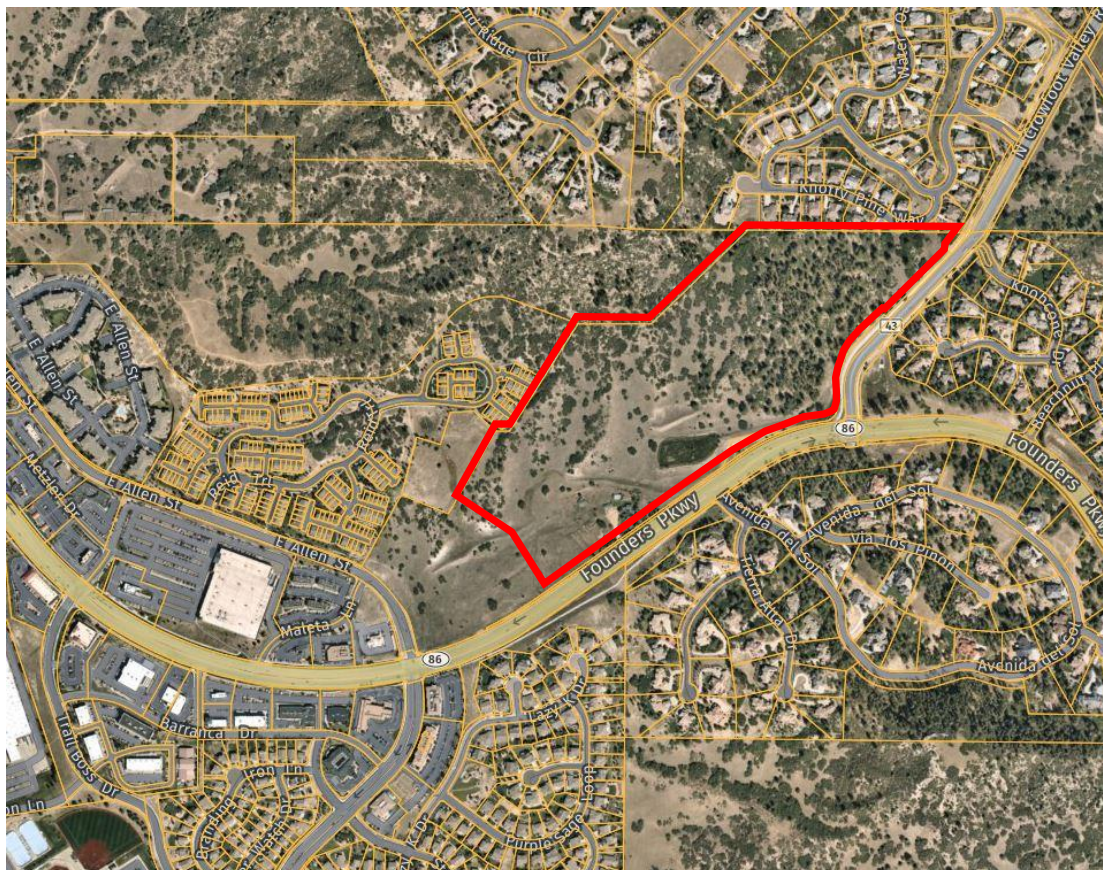


Figure 2. 2017 Aerial Photograph of Subject Property



3.0 PROPERTY RESOURCES

3.1 Existing Land Uses

The homestead site was first settled in the late 1800s, with the original residence constructed in 1899. The property had been the primary residence for the Metzler family but has not been occupied on a consistent basis for several years. The property had been in use for farming and cattle grazing for several decades as part of a dairy farm operation but active farming activities ceased more than 10 years ago. Currently, the property, including the residence, are not in use. There is a caretaker for the areas around the house but the residence is vacant. There are no grazing activities currently and the property is private, not open to any public use. A compilation of site photographs documenting existing site conditions can be found in the Baseline Inventory Report, attached as Appendix D.

A 3.4-acre future park site and 11-acre education and community recreation building is located adjacent to the property and both are currently in an undeveloped condition.

3.2 Existing Homestead Facilities & Improvements

Homestead

The residence and fenced pastureland consists of 4 acres. Areas around the home site are continuously maintained (watered and mowed) by a caretaker. The area directly around the house has the most amount of improvements, including concrete outdoor areas, rock walls, rock pavers, landscaping, planted trees and a concrete-lined artificial pond.

Structures

There are four man-made buildings on the property, plus a brick silo. The residential home was originally built in 1899 but had an addition built in 1997; the total square footage of the residence currently is 3693 sq. ft. Next to the residence is a 987 sq. ft. garage and storage area built in 1946 that was formerly a dairy milking barn. Between the garage and the home is a 780 sq. ft. former chicken coop built in 1950. To the west of the garage is a 1355 sq. ft. dairy barn and leaning brick silo used for grain, built in 1950.



Silo, barn and interior fencing



Residential building

There are several other small man-made miscellaneous structures, including small coops, storage bins and water tanks, located sporadically throughout the property in the disturbed pasture area.

Fences

The perimeters of both parcels are fenced with a combination of barbed wire, smooth strand, wooden post and dowel, white vinyl, wrought iron, timber and woven wire, in various conditions. The majority of the perimeter of the homestead parcel is barbed wire in good condition, except for a missing section on the north side due to a fallen dead pine tree. Post and dowel fencing exists between the homestead and the future park site. The fencing around the outbuildings

that were used to contain horses, cattle and other livestock in small pastures was made with railroad timbers and other pieces of timbers in various sizes, connected with woven wire. There are also several ranch gates around the pastures. There is modern white vinyl fencing and post and dowel fencing around the homestead, garage and former chicken coop buildings, wrought iron around a patio on the south side of the home, barbed wire on the northern perimeter and wooden timber fencing on the west side of the driveway. Within the property, there are remnants of interior barbed wire fencing in different locations but most of the wire strands were broken or not connected to existing t-posts.

Hedgerow

There is a significant growth of junipers, Blue spruce, Ponderosa pine and Russian olives planted along the fence line adjacent to Founders Parkway providing a screening of the house and sound barrier from the traffic noise on Founders Parkway. The hedgerow extends approximately 210 ft. southwest of the driveway and 260 ft. northeast of the driveway.

Roads

There is a compacted dirt driveway, approximately 200' in length, leading from Founders Parkway to the homestead and garage building, with the first 30' of the driveway paved at the connection with the roadway. There is a ranch gate near the southwest corner of the property to provide access to an electrical box, but the route is not marked or defined and does not appear in use. There is another locked ranch gate in the southwest corner connected to a curb cut in the sidewalk on the western side of Crowfoot Valley Road, providing access to an outfall drainage area. Aside from the driveway, there are no other designated vehicle routes on the property.

Trails

There are no designated or social trails on the property at this time.

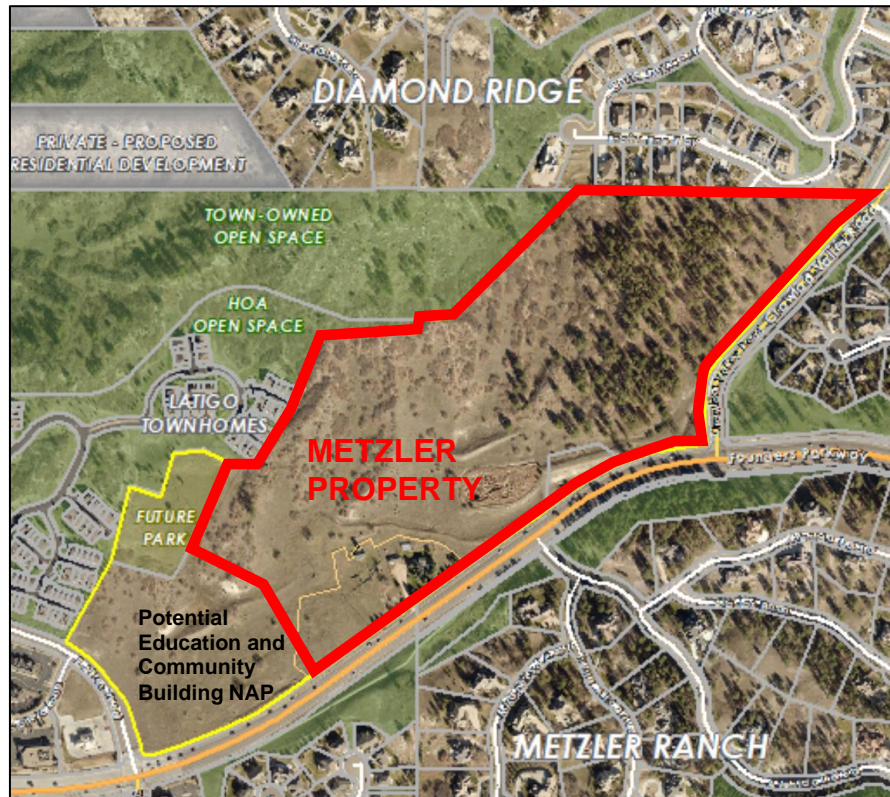
Utilities

There is electricity and well water with a septic for the home and a 500-gallon propane gas tank located near the home's northwest corner. There is an overhead IREA utility line traveling across the property.

3.3 Neighboring Properties

The local area is a mix of residential and open space land, see Figure 3 for more detail. There is residential development to the west and northeast. The development to the west is the Latigo Townhomes that does not directly back-up to the homestead property but does border the park site on the west and north. The private residential lots that directly back-up to the homestead property in the northeast corner are part of the Timber Ridge neighborhood. Founders Parkway borders the homestead parcel on the south and Crowfoot Valley Road on the east. Allen Street borders the homestead parcel on the southwest. The undeveloped land to the northwest of the property is existing Town-owned public open space with multiple social trails; initial trail planning measures have been conducted by Parks and Recreation staff with the intent to develop and construct an unpaved trail system on the site. Existing fencing separates the homestead from the townhomes, public park site, open space area and private residences.

Figure 3. Current Surrounding Land Uses



4.0 NATURAL RESOURCES

4.1 Wildlife

The homestead property provides habitat for a variety of wildlife species. The shrubland slopes, ponderosa forest and wetland areas present variety of habitats, which may contribute to a diversity of wildlife species that use the property. The habitat on the future park site is limited and is not likely to have the diversity of wildlife species as the homestead parcel. The Baseline Report for the homestead parcel provides the following wildlife characteristics of the property:

- Tracks, signs or observations for mule deer, coyote, cottontail and porcupine have been observed on the parcel. The property supports or likely supports other wildlife species such as black bear, bobcat, fox, rattlesnake, bullsnake and various small mammals.
- There are remnants of burrows from a black-tailed prairie dog colony in the southwest corner of the property, but there has not been activity since at least 2008.
- Several bird species were observed nesting on the property, including Red-tailed Hawk, Red-winged Blackbird, American Kestrel, Pygmy Nuthatch, Black-capped Chickadee, House Wren and Plumbeous Vireo. Many other bird species are likely to be found on the property.
- A NDIS database search of the property for State Species of Concern and Federally listed Threatened and Endangered Species did not identify any species that may be present on the property or for which appropriate habitat exists on the property.

4.2 Vegetation

Plant communities at the Metzler Property are the result of location and past disturbance factors. The homestead property is a mixture of pasture, shrubland, wetland and forested ecotones and the future park is open mixed shrubland. The Baseline Report for the homestead parcel provides the following vegetative characteristics of the property:

- Foothills Prairie habitat is present mostly on the western portion of the homestead and future park site where there are well-drained relatively dry, sandy soils. Representatives of this area are typical shortgrass and midgrass prairie species and many other herbaceous species.
- There are also a several patches of significantly tall isolated stands of Gambel oak on the homestead parcel with sheltered understory.
- The ponderosa pine forest community occurs on the eastern portion of the homestead property, with a few scattered pines located along the northern perimeter. Pine trees, often found widely spaced, with an understory of grasses, shrubs and showy wildflowers, characterize the mature forest.
- Improved pastureland exists primarily within the fenced areas around the homestead.
- There are several isolated patches of wetland vegetation found on the homestead property related to a pond, pond outlet, man-made ditch extending from this wetland area and another isolated man-made bermed depression located on the western portion of the pastureland.
- A Colorado Natural Heritage Program database search of the property did not identify any rare, federally-listed or state-listed plant species that may be present or for which appropriate habitat exists on the property.

4.3 Noxious Weeds & Insects

Noxious weeds are found throughout the homestead property but are most prevalent around the outbuildings, grazed pasture areas and wetland area created by the concrete pipe outfall from the pond, as well as areas along the western property line. The most significant noxious weed problem is Scotch thistle, which has become very abundant in disturbed agriculture-related sites and the historically grazed pasture areas on the eastern portion of the property. The biological control agent used to control Diffuse knapweed, the Lesser Knapweed Flowerhead Weevils (*Larimus minutus*), are present on the homestead property.

In addition to these noxious weeds, there is evidence of Mountain pine beetle (*Dendroctonus ponderosae*) infestation in the Ponderosa pines throughout the homestead property. Pines have signs of various stages of infestation, from standing trees with the first stages of browning needles to downed dead needle-less trees with extensive woodpecker damage.

4.4 Wetlands & Riparian Areas

There are several isolated man-made patches of wetlands and riparian areas found on both parcels. The southeast corner of the homestead parcel has limited wetland vegetation created by an outfall pipe connected to a man-made detention pond on the eastern side of Crowfoot Valley Road. This area consists mostly of sandbar willow shrubs and cattails. This drainage area connects to a man-made pond via large metal culverts. The 1-acre pond is dominated by cattails with sandbar willows shrubs and showy milkweed plants that line the edge of the pond. A few peachleaf willow trees are present in the southwest corner of the pond. There is a small limited wetland area around the outlet for the pond with common wetland vegetative species. A man-made somewhat dry ditch extends from this wetland area with limited sedge and rush wetland species. A man-made bermed depression in the western portion of the homestead property has similar vegetation to the pond outlet area.

The future park site has a culvert opening for a detention pond located directly north of the site on HOA property. Drainage from that outfall point crosses the site from north to south. There is limited wetland vegetation found in the wet soils from this intermittent drainage.

5.0 CULTURAL RESOURCES

As one of the last, large privately-held agricultural properties, the ranchland and homestead represent the cultural and natural heritage of the Castle Rock area. There has been residential and agricultural activity on the homestead property since at least 1899 but a Cultural Resources Inventory has not been prepared. The park site likely does not contain any resources since it was disturbed in the past during construction of the Latigo Townhomes. The homestead property has a prominent and visible location along Founders Parkway, with connections to Crowfoot Valley Road, which has been a prominent east-west roadway since at least the 1930s. Prior historic activities in addition to homesteading on this parcel include grazing and farming related to dairy farm operations.

6.0 NATURAL RESOURCE ISSUES & MANAGEMENT RECOMMENDATIONS

6.1 Restoration

A few dump areas are located on the homestead parcel. The first pile contains residential yard waste dumped directly behind the homes on Knotty Pine Way. The second pile of miscellaneous trash and debris is on the upper middle part of the property, close to the northern fence line with the Town-owned open space parcel. The pasture areas should be inspected for random discarded equipment or trash remaining from the historic grazing and farming activities. Debris should be removed to allow native grasses to grow in the area but should be inspected within the first year after clean-up to determine if any noxious weeds are present in the disturbed areas.

6.2 Noxious Weeds & Insects

An integrated weed management approach will be applied on the homestead property to reduce or control the non-native species and encourage native species. The noxious weeds, especially various thistle species found around the pasturelands, should be controlled with herbicides or pulled and removed from the property, following a full inventory and mapping of the different weed species found on the property. Knapweed plants should be monitored if they need to be sprayed or pulled and removed from the property. A licensed contractor or Town Parks Maintenance staff in consultation with the Colorado Noxious Weed Act, Colorado Weed Management Association, Colorado Department of Agriculture and the Douglas County Weed Inspector will conduct any management activities involving herbicides. The maintenance and operations standards for developed parks will be followed after the recreation envelope is developed.

The control and reduction of noxious weeds are especially high priorities and a wide range of strategies should be considered, while protecting the native plants that live among the invasive ones. Weed management strategies on the homestead parcel may include the following measures:

- **Chemical Control (Herbicide Applications)** – Use of herbicides is an effective control strategy for many noxious weeds. Timing and application rates are critical for increasing the effectiveness of the application.
 - *Milestone*®, *Curtail*®, and *2,4-D* are generally effective in controlling diffuse knapweed (*Centurea diffusa*) and biennial thistles. They are most effective when

applied in late spring and early summer. Fall applications can also be effective on rosettes.

- **Telar® and Milestone®** are most effective on Canada thistle (*Cirsium arvense*) and Russian knapweed (*Centaurea repens*) especially when applied in the fall.

- **Mechanical Control** – Appropriately timed mowing of thistles, cheatgrass, and knapweed can effectively reduce seed production.
- **Biological Control** – Many insect species have been approved by the Colorado Department of Agriculture for controlling diffuse knapweed, leafy spurge and other noxious weeds, such as Knapweed Lesser Flowerhead Weevil (*Larinus minutus*) and Root Boring Weevil (*Cyphocleonus achates*). The Town has used these control agents on other Town-owned properties and may consider this site for future releases.
- **Reseeding** – Planting native grasses, forbs and shrubs is another technique to control noxious weeds by providing competition for water, sunlight, and nutrients.

The ponderosa pine forest area on the east side of the homestead parcel should be inventoried to determine the extent of infestation from Mountain Pine Beetles (MPB) in individual trees. Outbreaks of these beetles can result in the loss of most pines in the area. The control of beetle outbreaks, including removal of infected pines, is required under Town Code (Ch. 8.04 Ord. 5.22 §2, 1974). The site should be inspected regularly (at a minimum, annually) to monitor for both MPB and Ips beetles and determine additional infested trees. Town staff or licensed contractors will conduct all control measures, employing technical references and beetle management recommendations from the Colorado State Forest Service and/or Colorado State University Extension.



Affected pine trees

Prevention and control measures will include the following measures:

- For long-term control, the site may need to be thinned to leave only well-spaced healthy trees or create diversity in age and structure of remaining trees.
- For short-term control, it may be necessary to spray, cover, burn or peel attacked trees to kill the beetles.
- Trees from which MPB have already emerged do not need to be treated. Trees showing signs of infestation but have round exit holes around the tree base indicate the lack of beetles.
- Standing or fallen dead trees without any needles can remain as wildlife habitat.

6.3 Erosion

The homestead property has limited potential for erosion due to gentle elevation changes that are relatively stable. Future development on surrounding parcels, trails, access points and other public use may create occurrences of man-made erosion, particularly from the creation of social trails or off-trail use. Man-made erosion problems resulting from the creation or extension of unauthorized social trails and off-trail use can be controlled, through sustainable trail development, signage, fencing and slash (tree limbs) and revegetation of any closed areas, so that recreational use of the site does not accelerate this natural process.

6.4 Wetlands & Riparian Areas

There is significant sedimentation of the pond and outfall areas, resulting in little open water and overgrowth of cattails. The pond area has potential to be healthy riparian habitat with ecological-based management. A full assessment of the pond is needed, including contours and depth surveys, water quality and presence of any invertebrate species. A licensed fisheries-based consultant may be considered to conduct a pond survey before any maintenance activities are proposed. Safety and capacity improvements may be required in accordance with Castle Rock Stormwater Master Plans.

6.5 Wildlife & Species of Concern

There is a diversity of wildlife present on the homestead parcel. The key to maintaining wildlife on the homestead parcel lies within preservation and management of the diverse vegetative communities that exist, prevention of site overuse and trail planning without considering important nesting or denning areas (if found during planning stages). The undeveloped habitat on the homestead parcel will be important for any wildlife species displaced with the development of the park site and southeast corner of the homestead parcel. Use restrictions are included in the Conservation Easement and are intended to prohibit site overuse or misuse. The posting and enforcement of use rules and regulations by the Town support that effort.

7.0 VISITOR MANAGEMENT

7.1 Access

The Metzler Property and adjacent park site have the potential to offer low impact recreation and environmental and agricultural educational opportunities. The properties will be open to the public for permitted uses, following general rules and regulations as provided in the Town of Castle Rock Municipal Code Chapter 12.12.030 (Ord. 2003-41 §2, 2003; Ord. 99-43 §1, 1999; Ord. 93-24 §1, 1993; Ord. 92-12 §1(part), 1992) and the Conservation Easement. There may be limited public access to the residence and outbuildings; DLC will work with the Town to addresses long-term management of and public access to these buildings, including business hours and special event plans. Other than periodic vehicle access by Town and DLC staff, volunteers, contractors, or emergency vehicles, there will be no motorized use on the homestead property outside of designated parking and trailhead areas

7.2 Public Use

Low Impact Recreation

As Town of Castle Rock open space land, the homestead property may be open to the public for low impact recreational and educational uses along trails, such as hiking, walking, mountain biking, dog-walking (on leash only), picnicking, casual nature observations and interpretive cultural, historical and environmental programs. Due to current Town regulations, however, horseback riding will not be allowed on the property. Final recreational opportunities and restrictions will be addressed by the Conservation Easement.

7.3 Residential Homestead & Outbuildings

The homestead and agricultural area, including the private residence, chicken coop, garage, barn and silo may have beneficial uses as office space, storage and/or agricultural education opportunities and should be investigated or assessed for feasibility for modern use. The silo is a visually significant landmark in Castle Rock, especially for long-term residents and frequent travelers on Highway 86, however, it may not be structurally safe to remain and will be assessed by a professional licensed structural engineer. Based on the

structural assessment, the Town will either conduct an appropriate professional repair of the silo using similar materials to safely stabilize the structure's integrity or replace the existing silo with a similar functional structure made of similar materials. If it is determined that the silo should be removed due to safety concerns, the potential to re-use any bricks should be investigated. Most of the smaller man-made structures, such as the dairy barn, chicken coops and water tanks, if they are not historically significant and will not be used as agricultural education opportunities, may be removed. If any structures are demolished, detailed site photographs will be taken and proper state, county and Town demolition procedures will be followed, including permits, asbestos inspection and removal, well and septic tank abandonment, notification of applicable agencies (Historic Preservation Board, Colorado Department of Public Health and Environment, Colorado Division of Water Resources) and coordination with the Town Development Services/Building Department.

7.4 Fencing

There is existing fencing around both the future park site and homestead properties constructed from different materials (barbed wire, smooth strand, wooden post and dowel, white vinyl, wrought iron, timber and woven wire) in various conditions. The homestead parcel perimeter is completely fenced with barbed wire when the site had active livestock grazing. The interior fencing around the livestock pastures are unnecessary and should be removed. The various fencing types around the homestead, driveway, current garage and former chicken coop should be evaluated to determine need and possibility for removal or replacement with similar quality fencing style, such as post and dowel fencing currently used at other open space properties. The post and dowel fencing style will be installed around any trailheads on the homestead parcel to prevent unauthorized vehicle use outside the parking areas. Within the homestead property, there are remnants of interior barbed wire fencing in different locations that are not functional and will be removed by the Town or volunteers to reduce injury and facilitate wildlife movement.

7.5 Trailheads & Parking

There is currently a dirt driveway to the residence and garage area. A designated trailhead for the trail system on the homestead property will be needed to provide and regulate public use of the site. The trailhead will include accessible visitor parking in an unpaved dirt or asphalt lot, along with the following other amenities similar to other open space trailheads: trailhead map kiosk with rules and regulations, individual regulation signs, brochure boxes for site maps, dog waste station, garbage can and portable restroom. This trailhead will be determined through the site design process along with the trail system alignment and accessibility from Founders Parkway or the developed recreational area on the west side next to Allen Street.

7.6 Trails

There are no existing trails on either property. The Town will develop trails which will be sited and constructed in a sustainable manner that minimizes impact to wildlife, drainages, cultural resources, and native vegetation, as well as the Conservation Values outlined in the Conservation Easement. The location of the trails will be submitted to DLC for approval in accordance with the Conservation Easement. A conceptual plan for the trails is attached as Appendix C – Exhibit C – Proposed Trails and Implementation. Universal trail markers will be placed at all trailheads and intersections. Picnic areas and additional interpretive signage will be available where appropriate. A professional licensed contractor familiar with soft-surface trail design and construction or volunteers and Town staff may be used to conduct trail construction. Paved accessible trails may also be required within suitable areas. The Town Park Maintenance staff or community volunteers will conduct ongoing trail maintenance. Additionally, a trail connection from this trail system to the Town-owned open space parcel to the west will be incorporated.

Temporary trail closures and/or realignments may be necessary to address or correct natural resource issues, including user conflicts, trail maintenance, safety hazards, erosion control and noxious weed control, as well as wildlife management issues such as the protection of movement/travel corridors and nesting sites from human activity. These closures will be considered with discretion and in consultation with the Director of Parks and Recreation to prevent displacement of trail users and possibly intensify uses in other areas. The Town will provide notice of trail closures and advisories in advance when possible, unless the closures are made on an emergency basis for the safety of the users, wildlife and natural resources.

7.7 Signage

Appropriate signage should be installed to provide property identification, site map, trail direction, rules and regulations as well as interpretation of the property's natural resources, history and agricultural background. Generally, the design, materials used and placement of all new signs will comply with the Conservation Easement and will match existing signage at other Town-owned open space areas with additional signs to include the following:

- Two property identification signs visible from either Founders Parkway, East Allen Street or Crowfoot Valley Road shall be installed within six months of acquisition of the property, identifying the site as the "Robert and Rosemary Metzler Open Space" or "Metzler Open Space".
- Two interpretive signs shall be installed within 18 months of acquisition of the property providing a descriptive history of the property, highlighting the careers and contributions of Robert and Rosemary Metzler and their dedication of their property as public open space. These interpretive signs should be placed in an accessible and viewable location by individual trail users on the property.

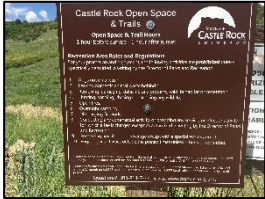
Example Open Space Signs



Interpretive Sign



Property Identification



Rules Sign



Trailhead
Map



Marker
Post

7.8 Public Education

The habitat and cultural and agricultural history found on the homestead parcel can provide a variety of opportunities for natural and cultural resource education and awareness. These opportunities may be either passive, such as the use of interpretive panels displayed along the trail and historical home, or active through the development of environmental educational programs that provide guided hikes to schools, scouts or private groups. All interpretive programs must be organized and led by Town staff, or private instructors/naturalists that have been approved by the Parks and Recreation Director and operate under supervision by Town staff.

7.9 Regulations

Visitors will be required to comply with the Town's General Rules and Regulations, as established in Municipal Code 12.12.030, which will be enforced by the Castle Rock Police Department. The following activities will apply to all recreation areas:

- **Closed Areas.** It shall be unlawful to enter, use or occupy a recreation area during the time such recreation area is closed to entry, use or occupancy.
- **Vandalism.** It shall be unlawful for any person or persons to remove, damage, deface or destroy any real or personal property, wildlife habitat or vegetation.
- **Litter.** It shall be unlawful to deposit or leave any refuse, trash or litter in or upon any recreation area except by depositing such refuse, trash or litter in designated refuse receptacles.
- **Fires.** It shall be unlawful to build, start or light any fire of any nature in any recreation area except in outdoor fireplace grills or camp stoves within designated areas.
- **Hunting.** It shall be unlawful in any recreation area to hunt, trap, catch, molest, harm, kill or chase any wild animal or bird, or to molest their habitat.
- **Firearms and Deadly Weapons.** Except for law enforcement officers in the performance of their duties, it shall be unlawful for any person to openly carry a firearm upon any recreation area upon which the Town Manager has directed to be posted a notification that the carrying of firearms is prohibited. It shall be unlawful to discharge or use explosives, firearms, BB guns, pellet guns, air guns, crossbows, long

bows or slingshots while upon any recreation area, except in designated areas or by law enforcement officers on official duty.

- **Motorized Vehicles.** Parking or driving of unauthorized motor vehicles on a recreation area is not permitted, except on designated roadways and parking areas.
- **Camping.** It shall be unlawful to camp overnight in any recreation area, except in areas which are designated for camping.
- **Dogs.** Dogs are not permitted to run at large in any recreation area. All dogs must be on a leash, cord or chain and held by a person physically able to control the dog.
- **Dumping.** It shall be unlawful to dump commercial or household refuse or any hazardous substances within any recreation area or in any trash containers placed on such land.
- **Hazardous Activities.** It shall be unlawful for any person to engage in any activity on any recreation area which constitutes a hazard to the safety of other persons, except in areas where such activity is specifically authorized.
- **Signs.** Posting of signs of any kind is prohibited, with the exceptions of signs erected and maintained pursuant to and in the discharge of any governmental function, or as required by any law, ordinance or governmental regulation, except as authorized in writing by the director of parks and recreation.
- **Fireworks.** It shall be unlawful to discharge fireworks on any park or open space lands except when authorized in writing by the director of parks and recreation.
- **Commercial Activity.** It shall be unlawful to conduct any commercial activity, or provide any service, product or activity for which a fee is charged, on any park or open space lands, except when such activity is authorized in writing by the director of parks and recreation.
- **Alcoholic Beverages.** As provided in [Chapter 9.12](#) of this Code, it shall be unlawful for any person to consume, serve, sell or possess or have under his or her control, in any recreation area, any alcoholic beverage, except when a special events permit is issued pursuant thereto.
- **Hours of Use.** All park and open space areas shall be closed to public use between the hours of 11:00 p.m. and 5:00 a.m. unless excepted in writing by the Director of Parks and Recreation.
- **Encroachment on Public Property.** It shall be unlawful to construct or place any unauthorized permanent or temporary structure or obstruction on any public property or to block access of said public property to the general public.

These regulations shall not be applicable to nor prohibit any act by any officer or employee of the Town who is engaged in the performance of any act within the scope of his or her employment.

(Ord. 2003-41 §2, 2003; Ord. 99-43 §1, 1999; Ord. 93-24 §1, 1993; Ord. 92-12 §1(part), 1992)

In addition to these general rules and regulations, activities that are inconsistent with the purpose of the Conservation Easement granted to DLC will be prohibited or restricted.

8.0 IMPLEMENTATION RECOMMENDATIONS

8.1 Operation

The Metzler Homestead Property will be operated and improved upon according to this management plan, the Personal Representative's Bargain and Sale Deed or as otherwise set forth in the Conservation Easement granted to Douglas Land Conservancy. Maintenance of the park, recreational facilities and homestead property, including activities such as irrigation, fencing, trees and planter beds, mowing, weed control, sign installation, trail building, trash removal and repairs will be conducted by the Town Staff, licensed contractors or volunteers under the supervision of Town staff. Procedures and standards for all maintenance activities will follow the Castle Rock Parks, Open Space, Trails and Golf Maintenance Standards and Operations Manual (Appendix G). Castle Rock Water Stormwater Division will be consulted if any maintenance activities are needed on the pond and existing stormwater structures but improvements or enlargements to these existing facilities and construction of new ponds will require approval by Douglas Land Conservancy. Funding for maintenance and improvement projects will be provided by the Town of Castle Rock, as approved by Town Council.

8.2 Schedule & Budget

The Bargain and Sale Deed for the property requires that two property identification signs be placed within 6 months of the property transfer and two interpretive signs be placed, trails constructed, the silo repaired or replaced and parking available within 18 months of the property transfer.

8.3 Review & Amendments

This management plan will be reviewed annually at the time of the annual easement monitoring of the property, and the Management Plan or Master Plan shall be amended upon mutual agreement with Douglas Land Conservancy. If the Town intends to undertake any activities not expressly permitted by the Conservation Easement or addressed in this plan, Douglas Land Conservancy will be contacted for approval pursuant to the conservation easement for any amendment to the Management Plan. Any amendment to the Management Plan shall not be effective unless and until reviewed and approved by Douglas Land Conservancy according to the Conservation Easement.

8.4 Summary

The overall management goals of the Metzler Properties are to provide low impact recreational opportunities to the general public and to preserve the Conservation Values on the open space parcel as established in the Conservation Easement. As a result of this management goal, protection of these Conservation Values will have a higher priority over public access and use and the majority of the Metzler property will be left in its natural condition (or improved if there is resource damage). In general, the primary purpose of this open space site, will be to promote the protection, enjoyment and appreciation of the natural environment while the primary purpose of the park site is to promote active recreation.

8.5 Proposed Action Items for Homestead Parcel

	Action Item	Timeline
1.	Acquire Property as donated gift from the Robert F. Metzler Estate	
2.	Finalize a Conservation Easement with Douglas Land Conservancy	Prior to closing
3.	Initiate process to zone entire property as PL-1 Park	TBD
4.	Complete a Cultural Resource Inventory	Within 12 months of conveyance
5.	Establish photo points for easement monitoring	Following easement encumbrance
6.	Assess property boundary for fencing repairs	Within six months of conveyance
7.	Install Two property identification signs	Within six months of conveyance
8.	Conduct an inventory of ponderosa pines to create a pine management plan	Within 12 months of conveyance
9.	Remove any pine trees with active beetle infestation	As determined
10.	Remove internal barbed wire fencing	Within 18 months of conveyance
11.	Remove trash piles and miscellaneous ranching debris	Within 18 months of conveyance
12.	Investigate local historical information related to the buildings with Douglas County Historical Research Center	Within 12 months of conveyance
13.	Conduct engineering assessment of silo	Within six months of conveyance
14.	Install two interpretive signs highlighting the history, lives and accomplishments of the Metzler Family	Within 18 months of conveyance
15.	Create a main trailhead with kiosk, signage, portable restroom, trash receptacles, benches and parking facilities	Within 18 months of conveyance
16.	Build the soft-surface and accessible trails	Within 18 months of conveyance
17.	Install directional signage on the trails	Within 18 months of conveyance
18.	Open the property to public use	Within 18 months of conveyance

Legal Description



LEGAL DESCRIPTION METZLER CONSERVATION EASEMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., INCLUDING A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019047013 OF THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING MONUMENTED WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 WHENCE A LINE TO THE SOUTHWEST CORNER OF SAID SECTION 25, BEING MONUMENTED WITH A 2.5" ALUMINUM CAP STAMPED PLS 6395 BEARS S 00°05'11" E, A DISTANCE OF 2673.60 FEET ALL PER COLORADO STATE PLANE COORDINATES CENTRAL (GRID - NAD 83), SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, SAID NORTH LINE ALSO BEING THE SOUTHERLY LINE OF BROOKWOOD SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2006019898 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE S 89°43'49" E, A DISTANCE OF 633.14 FEET TO THE MOST EASTERLY CORNER OF TRACT D, METZLER RANCH FILING NO.3 AS RECORDED UNDER RECEPTION NO. 01055443 OF SAID CLERK'S OFFICE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE S 89°43'49" E, A DISTANCE OF 1113.79 FEET TO A CORNER OF A RIGHT OF WAY PARCEL DESCRIBED UNDER RECEPTION NO. 2018072620 OF SAID CLERK'S OFFICE;

THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT OF WAY LINE AS DESCRIBED UNDER SAID RECEPTION NO. 2018072620 THE FOLLOWING TWELVE (12) COURSES:

1) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 979.50 FEET, A CENTRAL ANGLE OF 06°30'28", AN ARC LENGTH OF 111.25 FEET, WHOSE CHORD BEARS S 40°25'51" W, A DISTANCE OF 111.19 FEET;

2) S 46°54'00" E, A DISTANCE OF 13.52 FEET; 3) S 43°59'13" W, A DISTANCE OF 477.96 FEET; 4) N 46°00'47" W, A DISTANCE OF 13.50 FEET; 5) S 43°59'13" W, A DISTANCE OF 196.56 FEET;



6) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 371.00 FEET, A CENTRAL ANGLE OF 48°23'58", AN ARC LENGTH OF 313.40 FEET, WHOSE CHORD BEARS S 19°47'14" W, A DISTANCE OF 304.16 FEET;

7) S 04°23'49" E, A DISTANCE OF 18.97 FEET;

8) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 223.99 FEET, A CENTRAL ANGLE OF 16°15'42", AN ARC LENGTH OF 63.57 FEET, WHOSE CHORD BEARS S 03°43'04" W, A DISTANCE OF 63.36 FEET;

9) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 73.74 FEET, A CENTRAL ANGLE OF 63°39'00", AN ARC LENGTH OF 81.92 FEET, WHOSE CHORD BEARS S 46°27'19" W, A DISTANCE OF 77.77 FEET;

10) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 1017.00 FEET, A CENTRAL ANGLE OF 27°49'22", AN ARC LENGTH OF 493.85 FEET, WHOSE CHORD BEARS S 68°09'35" W, A DISTANCE OF 489.01 FEET;

11) S 54°11'38" W, A DISTANCE OF 103.55 FEET;

12) S 54°14'54" W, A DISTANCE OF 1111.94 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE N 35°45'06" W, A DISTANCE OF 333.39 FEET;

THENCE N 60°48'09" W, A DISTANCE OF 356.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT D, METZLER RANCH FILING NO.7 AS RECORDED UNDER RECEPTION NO. 2004025301 OF SAID CLERK'S OFFICE;

THENCE ALONG SAID SOUTHEASTERLY LINE N 29°11'51" E, A DISTANCE OF 432.00 FEET TO A COMMON CORNER OF SAID TRACT D AND TRACT A, SAID METZLER RANCH FILING NO.7;

THENCE ALONG A SOUTHERLY AND SOUTHEASTERLY LINE OF SAID TRACT A THE FOLLOWING TWO (2) COURSES:

1) N 89°40'22" E, A DISTANCE OF 77.00 FEET;

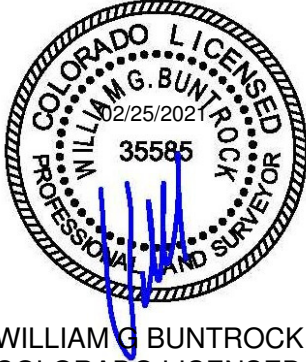
2) N 32°04'47" E, A DISTANCE OF 668.62 FEET TO A COMMON CORNER OF SAID TRACT A AND TRACT D OF SAID METZLER RANCH FILING NO.3;

THENCE ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF SAID TRACT D, METZLER RANCH FILING NO.3 THE FOLLOWING TWO (2) COURSES:

1) N 89°40'22" E, A DISTANCE OF 385.59 FEET; 2) N 45°28'26" E, A DISTANCE OF 710.64 FEET TO THE **POINT OF BEGINNING.**



THE ABOVE DESCRIPTION CONTAINS 2,159,682 SQUARE FEET OR 49.58 ACRES MORE OR LESS.



WILLIAM G BUNTROCK, PLS
COLORADO LICENSED LAND SURVEYOR NO. 35585
TRUE NORTH SURVEYING & MAPPING, LLC TN 21007 R2

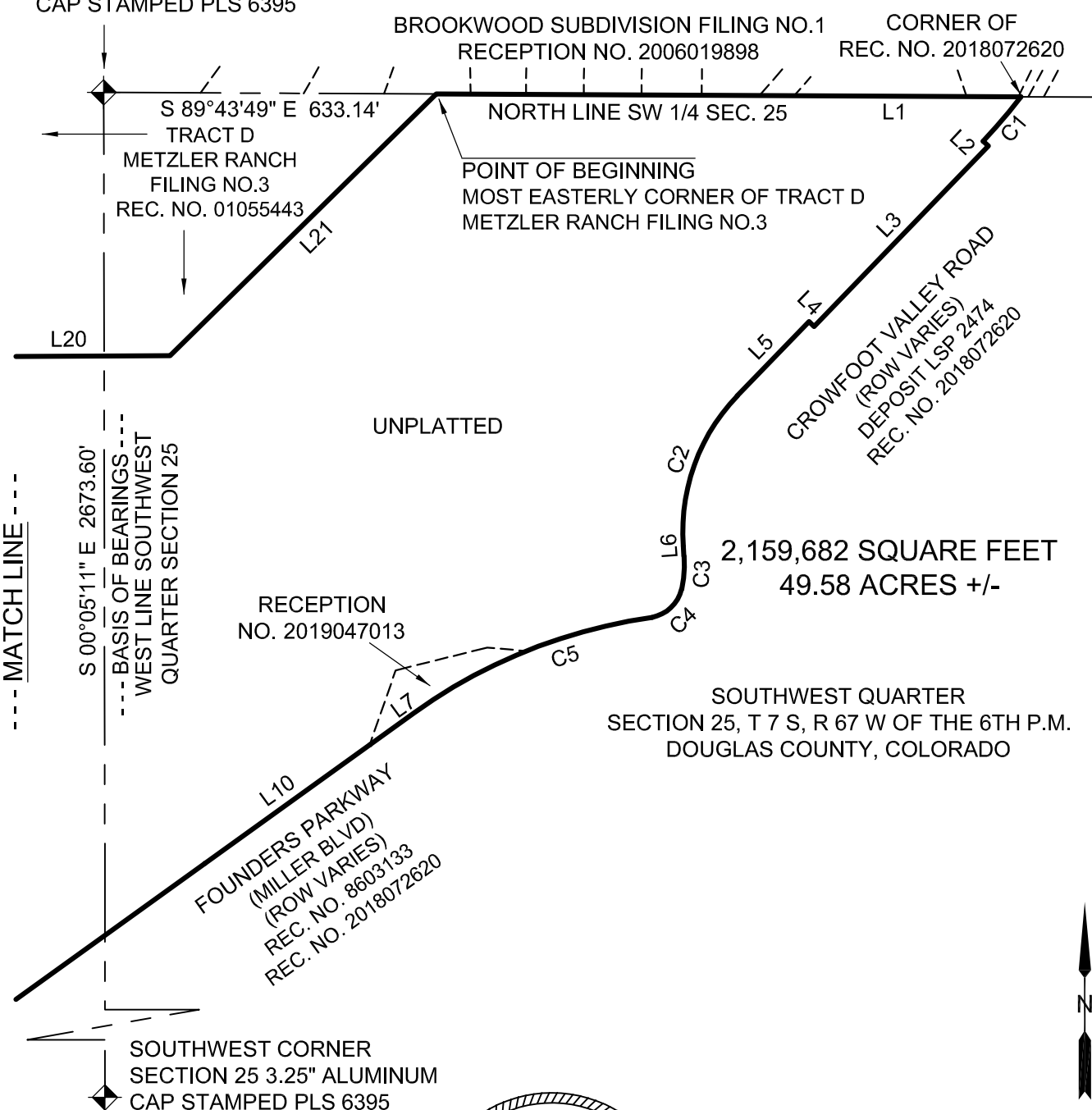
NOTICE - According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

POINT OF COMMENCEMENT
WEST QUARTER CORNER
SECTION 25 2.5" ALUMINUM
CAP STAMPED PLS 6395

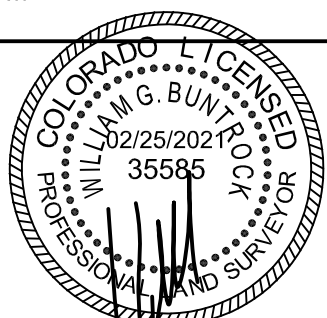
EXHIBIT A

PAGE 4 OF 5

METZLER CONSERVATION EASEMENT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



DATE	02/25/2021
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 21007
HORZ. SCALE	1" = 300'

NOTICE - According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2,159,682 SQUARE FEET
49.58 ACRES +/-

EXHIBIT A

PAGE 5 OF 5

METZLER CONSERVATION
EASEMENT



SOUTHEAST QUARTER
SECTION 26, T 7 S, R 67 W OF THE 6TH P.M.
DOUGLAS COUNTY, COLORADO

TRACT D
METZLER RANCH
FILING NO.3
REC. NO. 01055443

TRACT A
METZLER RANCH FILING NO.7
RECEPTION NO. 2004025301

TRACT D
METZLER RANCH FILING NO.7
RECEPTION NO. 2004025301

LINE	BEARING	DISTANCE
L1	S 89°43'49" E	1113.79'
L2	S 46°54'00" E	13.52'
L3	S 43°59'13" W	477.96'
L4	N 46°00'47" W	13.50'
L5	S 43°59'13" W	196.56'
L6	S 04°23'49" E	18.97'
L7	S 54°11'38" W	103.55'
L10	S 54°14'54" W	1111.94'
L15	N 35°45'06" W	333.39'
L16	N 60°48'09" W	356.67'
L17	N 29°11'51" E	432.00'
L18	N 89°40'22" E	77.00'
L19	N 32°04'47" E	668.62'
L20	N 89°40'22" E	385.59'
L21	N 45°28'26" E	710.64'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°30'28"	979.50'	111.25'	S 40°25'51" W	111.19'
C2	48°23'58"	371.00'	313.40'	S 19°47'14" W	304.16'
C3	16°15'42"	223.99'	63.57'	S 03°43'04" W	63.36'
C4	63°39'00"	73.74'	81.92'	S 46°27'19" W	77.77'
C5	27°49'22"	1017.00'	493.85'	S 68°09'35" W	489.01'

L20

L19

L18

UNPLATTED

COMMON CORNER
TRACT A AND TRACT D

L17

L16

UNPLATTED

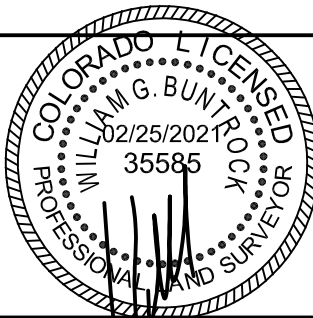
L15

L10

FOUNDERS PKWY
(MILLER BLVD)
(ROW VARIES)
REC. NO. 8603133
REC. 2018072620

--- MATCH LINE ---

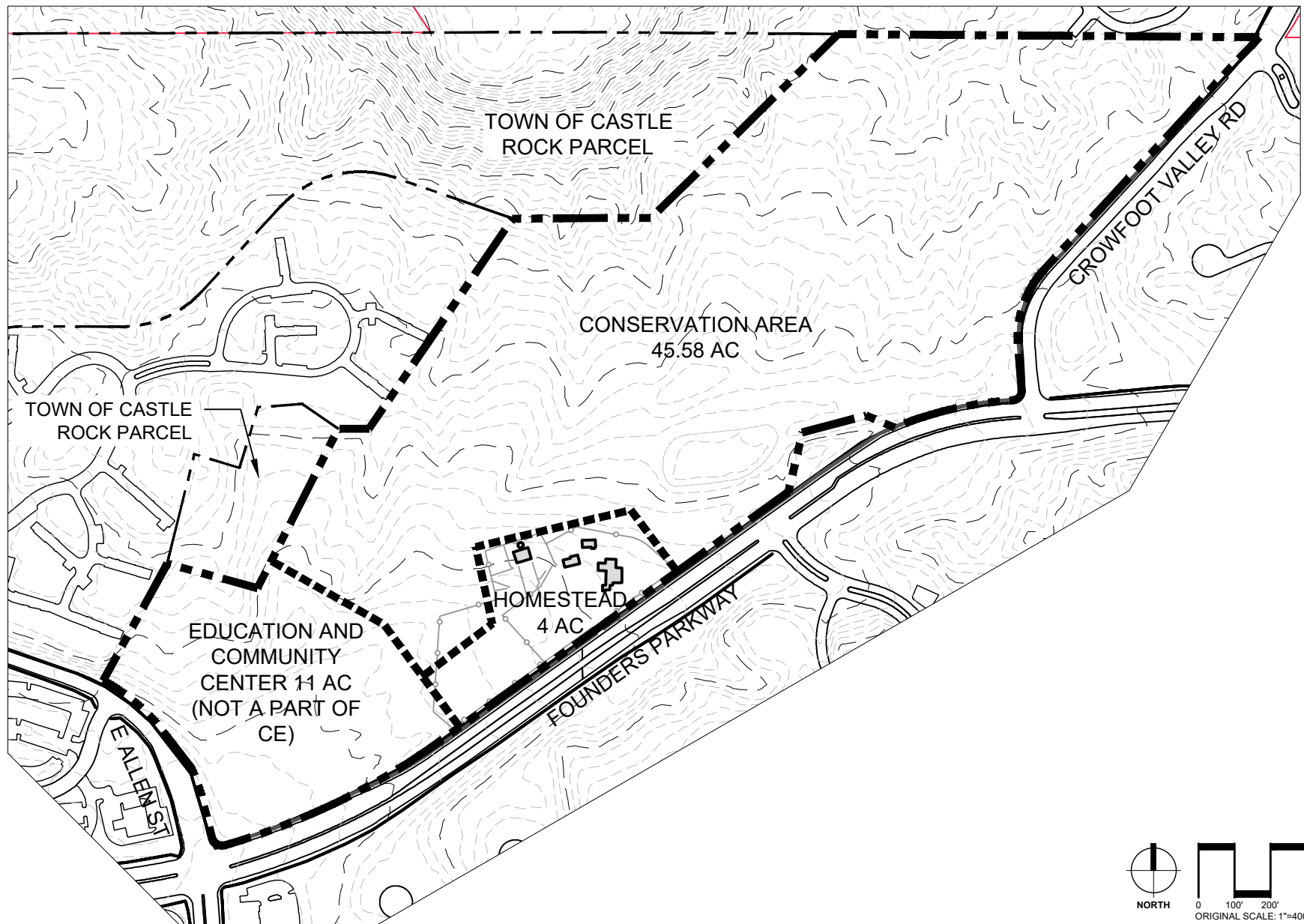
NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



R2

DATE	02/25/2021
DRAWN	BB
CHECKED	BB
APPROVED	BB
PROJECT NO.	TN 21007
HORZ. SCALE	1" = 300'

Master Plan Exhibit B - Conservation Areas



METZLER RANCH MASTER PLAN
CASTLE ROCK, CO

EXHIBIT B - CONSERVATION AREAS

DESIGN WORKSHOP
 Landscape Architecture • Land Planning • Urban Design • Tourism Planning
 1380 Lawrence St. • Suite 100 • Denver, CO 80204-2048 • 303-623-5186 Facsimile 303-623-2280

5 MARCH, 2021

Proposed Trails and Implementation

NOTES

- 1. PROVIDE NEW PARKING, TRAIL ACCESS, RESTROOM, AND TRAILS AS PART OF PHASE 1.
- 2. TWO OPTIONS FOR NEW PARKING AND TRAILHEAD: OFF OF ALLEN ST. OR OFF FOUNDERS PKWY.
- 3. TWO INTERPRETIVE SIGNS REFERENCING THE HISTORY OF THE METZLER PROPERTY AND FAMILY ARE REQUIRED WHEN PROPERTY IS AVAILABLE FOR PUBLIC ACCESS.
- 4. THE SILO MUST BE REPAIRED OR REPLACED PRIOR TO PUBLIC ACCESS.
- 5. IF THE ALLEN ST. LOCATION IS IMPLEMENTED, THE TRAILHEAD AND PARKING MAY GET RELOCATED OR RECONFIGURED IF A RECREATION CENTER WERE TO DEVELOP IN FUTURE.
- 6. A NEW ENTRY POINT OFF OF FOUNDERS PKWY. MAY BE IMPLEMENTED AT A LATER TIME.
- 7. TWO PROPERTY IDENTIFICATION SIGNS ARE REQUIRED WITHIN 6 MONTHS OF PROPERTYT TRANSFER.

